



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Tammy Bohannon
Chairwoman
Dave Pavlock
Vice Chair
Thomas Campanella
Secretary Treasurer
Jerry Watson
Acting Secretary Treasurer
Karen Sindel
Member
Janice Gilley
Member
W. A. "Buck" Lee
Executive Director

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
SEPTEMBER 9, 2015
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday September 9, 2015 beginning at 5:04 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, Ms. Karen Sindel, Mr. Jerry Watson, and Ms. Janice Gilley. Ms. Tammy Bohannon, Chairwoman, was a couple of minutes late, so Acting Chair Pavlock led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 08/12/2015)
(Special Board Meeting – 08/26/2015)

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (08/12/2015) as presented. (5-0)

Upon motion of Ms. Janice Gilley seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Special Board Meeting (08/26/2015) as presented. (5-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

Ms. Bohannon resumed Chair of the meeting, and announced there would be an addition of #4 under Old Business, "Approval of a proposed continued clarification to the remaining zones in LDC Section 3-5".

6. **ADOPTION OF AGENDA**

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as amended. (6-0)

7. **CHAIRWOMAN'S COMMENTS**

Ms. Bohannon told about an article in the PNJ that contained incorrect information.

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Ms. Bohannon announced the retirement of Mr. Bob West, and stated he had done so many good things for the Beach. She read the proclamation for Mr. West, and Mr. Lee presented an award to Mr. West.

Mr. West gave his heartfelt thanks to the staff and Board.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report to the Board. She thanked the Board for their support of The Taste of the Beach. She invited all present to attend.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (08/26/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Request by Sonny and Beverly Campbell – Lot 42, Block B, Villa Sabine, 232 Sabine Dr. – Request to construct an in ground swimming pool with an encroachment of 33.5' in to the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Joseph and Angela Lemke – Lot 7, Block 26, Villa Segunda, 1103 Panferio Dr. – Request to construct an in ground swimming pool with an encroachment of 13' in to the rear yard setback, and 8' in to the west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier to erect a public pier sign. (Staff report by Paolo Ghio)

This item was pulled from consideration by the leaseholder.

Item #4 – Discussion regarding possible property exchange/ sale between ECUA and SRIA. (Staff report by Paolo Ghio)

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The Committee unanimously approved staff's recommendation and gave final Board approval at the Special Board Meeting that followed the Committee meeting on August 26, 2015.

B. DEVELOPMENT & LEASING COMMITTEE, (08/26/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Daniel Dugan to hold a weekly farmer's market on the Pensacola Beach Boardwalk. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to amend the two current Master Leases regarding delegation of the public restrooms. (Staff report by Executive Director Buck Lee)

This item was pulled from consideration by the leaseholder.

C. ADMINISTRATIVE COMMITTEE, (08/26/2015) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.

Item # 2 – Discussion on a Consumer Price Index (CPI). (Staff report by Dottie Ford)

There was no action taken on this item.

Item # 3 - Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to move the parking of the Public Safety vehicles in the Casino Beach parking lot. (Staff report by Bob West)

This item was pulled from consideration by the leaseholder.

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as presented. (5-0)

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REGULAR AGENDA

10. OLD BUSINESS

Item # 1 - Request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the current license agreement for the placement of tables and chairs in the public area. (Report by Mike Stebbins)

Mr. Stebbins stated there were some minor changes that needed to be made to the agreements, and requested this item be returned to Committee.

Upon motion of Ms. Karen Sindel seconded by Dr. Thomas Campanella, the Board voted unanimously to move this item to the September 23, 2015 Committee Meeting agenda. (6-0)

Ms. Gilley asked if the map had been approved for the Farmer's Market on Sundays, and how these licensed areas would impact that. Staff will review both to make sure the maps for both are accurate and don't interfere with each other.

Item # 2 - Approval of the Interlocal Agreement with Escambia County and the 7th Interim Agreement for use of Portofino Island Improvement funds for the Pensacola Beach East gate entry construction. (Report by Mike Stebbins)

Mr. Stebbins stated he recommended adopting the form of the Interlocal Agreement, subject to County approval on October 8, 2015. He stated if the County changes anything, he will bring it back to the Board. He said Portofino has already agreed and signed off on the 7th Interim Agreement.

Mr. Pavlock made a motion which was seconded by Dr. Campanella, but it was later withdrawn.

Discussion followed on a sign and where it would be placed.

SPEAKER:

David Forte – Escambia County Public Works - He stated Baskerville Donovan was working on the concept and that signage and placement would come back to the SRIA Board for approval.

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There was discussion as to whether or not the SRIA Board would have any further input on the this project, rather than just approving the monies to be taken from the Island Beautification Fund.

Dr. Campanella talked about the Master Plan and stated Portofino is not the Eastern Gateway. He maintained Mr. Rinke merely wants to slow the traffic down for his guests' safety.

Mr. Forte explained the plan for raised medians, different crossings, landscaping, and colored concrete pavers.

Ms. Bohannon asked if the Board gets to approve the plan, and Mr. Forte stated the County had already approved a change order to the Master Plan.

Mr. Forte said Escambia County thought the Master Plan had been adopted by the SRIA Board years ago.

Mr. Pavlock and Dr. Campanella agreed the Master Plan had been discussed, but nothing was adopted.

Mr. Stebbins stated he would need to tweak the Interlocal Agreement (ILA) to add the verbiage of sign approval by the SRIA Board.

Discussion followed.

A motion was made by Mr. Watson, seconded by Ms. Karen Sindel to accept both agreements, with the inclusion of the sign verbiage in the ILA, but the motion was later withdrawn.

Discussion followed regarding whether the sign would be by Portofino or where the current sign is located.

Dr. Campanella suggested doing away with the wording of "Eastern Gateway" and calling the project "Traffic calming and improvements in front of Portofino".

Mr. Stebbins stated he would have to re-work both documents and suggested sending them back to Committee.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously voted to reject both documents, and to have Mr. Stebbins re-work them to refer to the project as Construction and Traffic Calming. (6-0)

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Item # 3 - Request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to amend the lease fee percentage paid by the West side of the pier.(Staff report by Dottie Ford)

Ms. Ford gave background on the item and stated staff still recommended denial, since all fees would be reduced by 50% on October 1, 2015.

SPEAKER:

Mike Pinzone – He stated he is asking for further reduction in order to help his vendors on the Pier. He is not asking for a reduction for fishing or walking on the pier. He said he was told if he asked for something that reasonable, he wouldn't be denied.

Discussion followed.

Upon motion of Mr. Dave Pavlock seconded by Ms. Janice Gilley, the Board voted to deny the request by Sharon Regan, representing Sunset Holding Company, Inc. d/b/a Gulf Fishing Pier, to amend the lease fee percentage paid by the West side of the pier. (4-2) Mr. Watson and Ms. Bohannon voted in the negative.

ADDED BY CHAIRWOMAN:

Item # 4 - Approval of a proposed continued clarification to the remaining zones in LDC Section 3-5. (Staff report by Paolo Ghio)

Mr. Ghio explained staff recommended approval of the item.

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board voted unanimously to approve the request for continued clarification to the remaining zones in the LDC Section 3-5. (6-0)

11. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee presented his report for the review of the Board. He also read his retirement letter to the Board.

Ms. Bohannon asked Mr. Lee if he would be amenable to a contract buy out through May 23 of 2016.

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Mr. Lee asked when he would actually leave.

Ms. Bohannon suggested a leave date of October 9, 2015. She said since a transition is taking place, the Board might want to consider her suggestion.

Mr. Watson asked if Mr. Lee has had time to consider this request.

Mr. Lee stated his main concern is getting through the transition, and 30 days would give him time to contact the Board of Retirement.

Ms. Bohannon stated she and Mr. Lee have discussed a transitional plan.

Mr. Pavlock stated he wanted Mr. Lee to stay through the transition, and doesn't see any advantage to having him leave early.

Ms. Gilley agrees with Mr. Pavlock, but said she needed more information.

Mr. Pavlock said there are people on staff that are fully capable of keeping the SRIA going in the direction it has been going.

Mr. Lee stated whoever comes in to lead needs to be from within the organization. He explained the staff is like a close knit family. He stated if the Board wants him to leave in 30 days, he would, and there was money in the budget to give the directors a raise. Mr. Lee stated it has been a pleasure working here, and explained the process of how he was selected to be the Executive Director.

Mr. Watson stated he has the upmost confidence in the staff. He is concerned about the perception being the Board wanting to send him off in 30 days. He said he wants Mr. Lee to stay through January, unless Mr. Lee wants to leave earlier.

Ms. Bohannon stated the earlier leave date was Mr. Lee's idea, that he has no energy for the transition.

Ms. Sindel said having continuity during the transition period is important, but If Mr. Lee wants to leave early, he can. She would like to see some staff shadow him if he decides to stay through January.

Ms. Bohannon stated talk of a successor should be tabled at this time.

Dr. Campanella said he wanted Mr. Lee to stay until January 15, 2016, during the transition time. He encouraged his fellow Board Members to talk to their

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Commissioners regarding the future of the SRIA, and said he has heard nothing regarding this topic.

Ms. Bohannon said there is value in having the SRIA be separate from the County. She said Mr. Lee has done a fabulous job as Executive Director and suggested Paolo Ghio serve as interim director.

Ms. Sindel stated Mr. Ghio was a good choice, and that someone needed to take the leadership role and be held accountable.

Ms. Gilley said she would like to see an organizational chart.

Ms. Bohannon said she has requested the 3 directors' duties and job descriptions.

Mr. Lee stated staff would bring a proposal back to the September 23, 2015 Committee Meeting.

Ms. Schrock said the 3 remaining directors had a proposal and had tried to talk to each Board Member personally about it. She said the directors haven't spoken to Ms. Sindel or Ms. Gilley as of yet.

Ms. Sindel questioned staff telling the Board how to proceed.

Mr. Pavlock stated he felt Ms. Schrock was well qualified for the position, as well.

Ms. Schrock said she appreciated the thought, but all 3 directors have a proposed plan A & B, and would greatly appreciate the opportunity to discuss with each Board Member.

Ms. Sindel stated Mr. Lee needs to let the Board know when he makes a decision.

Mr. Lee stated further discussion could be held at the Committee Meeting on September 23, 2015.

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He told the Board about the Marta Lou Chandler situation, and stated it is not a lawsuit yet, however they have asked for a \$200,000.00 settlement. He recommends denial of the request.

Upon motion of Mr. Jerry Watson seconded by Mr. Dave Pavlock, the Board unanimously voted to reject the offer from Mary Lou Chandler's attorney for a

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\$200,000.00 settlement. (6-0)

C. ENGINEER'S REPORT

Mr. Huggins submitted his monthly report for the review of the Board. He said Gulf Power would be mobilizing the following week for work on the access road.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He also asked for adoption of the local mitigation strategy plan. He said the LMS is updated every 5 years and all benefit from it.

Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved adoption of the local mitigation strategy plan. (6-0)

12. VISITOR'S FORUM

SPEAKER:

Mike Pinzone – He stated he was shocked to hear of Mr. Lee's retirement. He praised Mr. Lee for bringing the Island through storms and oil spills. He said Mr. Lee always put his heart and soul into the job, and he presented a letter signed by local businesses as well as Jeff Miller and Jeb Bush.

Ms. Sharon Regan read the letter to the audience.

Mr. Lee thanked Mr. Pinzone and Ms. Regan.

13. BOARD MEMBER'S FORUM

Ms. Bohannon called a Special Board Meeting on September 23, 2015 for the approval of the 2 Interlocal Agreements (1 with County regarding traffic calming and construction, and 1 for transfer of services to County) and the 7th Interim agreement for traffic calming and construction.

Ms. Gilley reminded everyone about the town hall meeting on September 14, 2015 with Mr. Jack Brown.


Mr. Pavlock had a question regarding the Mobile Vendor Policy.

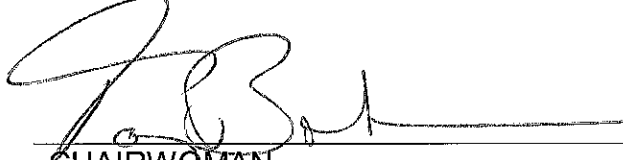
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A brief discussion followed.

14. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 6:49 p.m.


SECRETARY


CHAIRWOMAN

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)