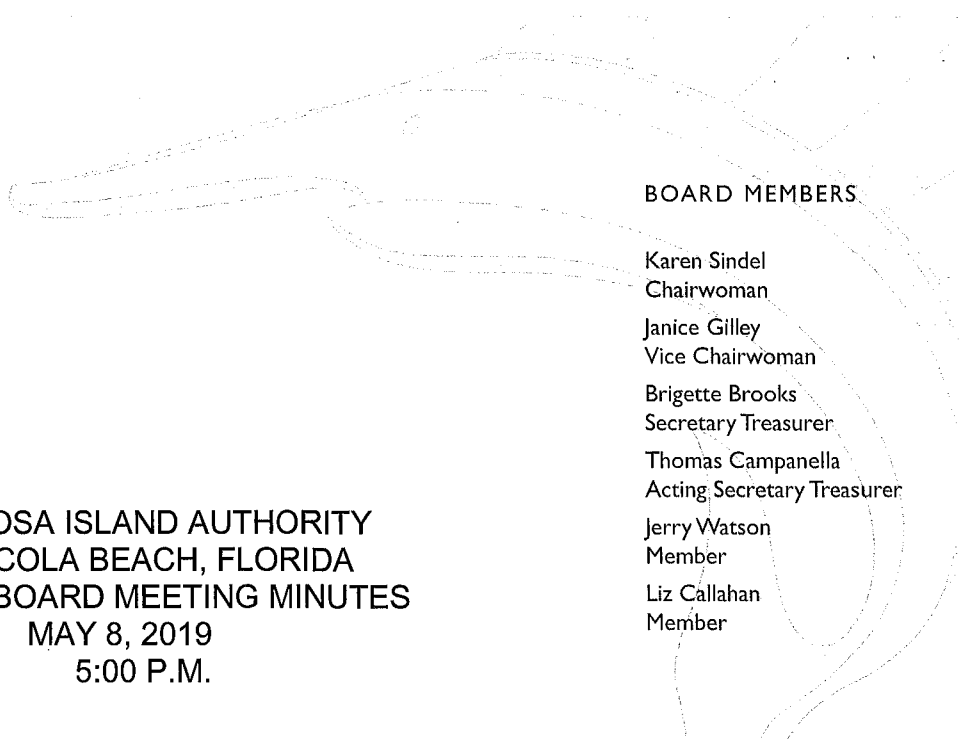




**SANTA ROSA  
ISLAND AUTHORITY**



**BOARD MEMBERS**

- Karen Sindel  
Chairwoman
- Janice Gilley  
Vice Chairwoman
- Brigette Brooks  
Secretary Treasurer
- Thomas Campanella  
Acting Secretary Treasurer
- Jerry Watson  
Member
- Liz Callahan  
Member

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MAY 8, 2019  
5:00 P.M.**

1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday May 8, 2019, beginning at 5:00 p.m. Members in attendance were: Ms. Liz Callahan, Dr. Thomas Campanella, Ms. Janice Gilley, Mr. Jerry Watson, and Ms. Karen Sindel, Chair. Ms. Brigette Brooks was absent. Ms. Sindel led the Pledge of Allegiance, followed by a moment of meditation.

4. **APPROVAL OF MINUTES (Regular Board Meeting – 04/10/2019)**

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (04/10/2019) as presented. (5-0)**

5. **CHANGES OR ADDITIONS TO AGENDA**

6. **ADOPTION OF AGENDA**

**Upon motion of Dr. Thomas Campanella seconded by Ms. Liz Callahan, the Board unanimously approved the agenda as presented. (5-0)**

7. **CHAIR'S COMMENTS**

The Chair congratulated Ms. Gilley on her being selected as the new Escambia County Administrator. She stated the SRIA Board had been thoroughly blessed by Ms. Gilley.

8. **COMMISSIONER BENDER'S COMMENTS**

The Commissioner wasn't in attendance.

9. **PENSACOLA BEACH VISITOR'S INFORMATION CENTER**

Ms. Alison Westmoreland presented this month's report for the VIC.

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CONSENT AGENDA

10. COMMITTEE REPORTS

B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIRMAN,  
DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Billy Martin, Flounders – 800 Quietwater Beach Rd. – to sublease to Greer Crow, d/b/a Float My Boat, LLC, to operate a pontoon boat rental from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

Item # 2 – Request by Julian MacQueen, Best Western – 16 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a business from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

Item # 3 – Request by Julian MacQueen, Surf and Sand Hotel – 40 Ft. Pickens Rd. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a business from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved staff's recommendation.**

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

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

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

**Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (5-0)**

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Request by Buck Lee, on behalf of John C. and Linda Nowell – 28 Calle Hermosa – for the SRIA to approve an amendment to the lease for 28 Calle Hermosa to

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separate the existing lease into three (3) new separate leases associated with three different parcels. (Staff report by Paolo Ghio) (Referred from the April 24, 2019 Committee Meeting)

Mr. Ghio gave background on the item.

Me. Lee handed out a package to the Board, which no one, including staff, had seen prior to the meeting.

Ms. Sindel asked the Board to take a minute to review the "conclusion" section in the handout, and said she had concerns about density and the building cap.

Mr. Watson asked if Mr. Lee could just review the "high points" with the Board.

SPEAKER:

Mr. Buck Lee – He reviewed the transaction that took place in Sugar Bowl in 2003, and said he is asking for the same consideration for the Nowell's request.

Ms. Gilley said she is hesitant to make changes to the building cap, and would need to talk to legal counsel and the Executive Director before the Board starts "trading places" around. She is hesitant to move forward this evening.

Mr. Lee stated he is not asking to exceed the building cap.

Mr. Lee offered to meet with anyone that wanted to, in order to discuss the request.

Ms. Sindel stated she wanted to make sure the Board wouldn't be opening "Pandora's Box" and doesn't want to start trading density.

Dr. Campanella said he will pass on discussion on this item until he has had time to digest the new material handed out.

Ms. Sindel asked if the Board wanted further discussion tonight or to bring the item back at a later time.

Mr. Watson asked to bring the item back, so legal can give his opinion.

Ms. Callahan said the issue to her is "lots vs. leases".

Mr. Stebbins stated there was 1 unit per lease, so this area had started with 34, but then the 4 leases were combined, so the number of units went down to 31.

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Ms. Callahan asked if there was a bank of units.

Mr. Stebbins said no, and the allocation of units hadn't been completed when the Sugar Bowl transaction was approved.

Mr. Stebbins asked for discussion to be tabled until the next meeting.

**Upon motion of Mr. Jerry Watson seconded by Ms. Liz Callahan, the Board unanimously approved bringing this item to the May 22, 2019, Committee Meeting. (5-0)**

13. NEW BUSINESS

Item # 1 – Request by Surf & Sand Development d/b/a Jelly's – 5-K Via de Luna Dr. – to approve a revised Landlord Consent for a mortgage loan. (Staff report by Mike Stebbins)

Mr. Stebbins gave background on the item and explained they needed an estoppel certificate, in order to finance Jelly's Restaurant, stating there were no existing defaults with the SRIA.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Board unanimously approved the request by Surf & Sand Development d/b/a Jelly's – 5-K Via de Luna Dr. – to approve a revised Landlord Consent for a mortgage loan. (5-0)**

14. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board and stated all the tax cases had removed the SRIA from consideration.

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board.

Mr. Watson asked if the Sabine dredging was on schedule and if there were any add-ons that would increase the contract price.

Mr. Huggins said everything was going great, and there were no add-ons.

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Mr. Huggins said the mobi-mats were moving ahead.

Ms. Sindel praised the mobi-mat project.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He stated something extra had been ordered for the mobi-mats that he thinks everyone will like.

**Chair Sindel changed the order of Visitor's forum and Board Member's forum, so the Board spoke first.**

15. BOARD MEMBER'S FORUM

Ms. Sindel said the BCC has requested the SRIA craft language for a potential ordinance to support the non-binding referendum that was passed in November in 2018 in favor of the preservation of Santa Rosa Island. She asked if any other Board Members had been approached by their Commissioner regarding this and potential language for the ordinance.

No member had spoken with their Commissioner regarding this item.

Ms. Sindel asked all Board Members to speak with their Commissioner, and said no timetable had been given for the SRIA's response.

Mr. Watson commended the Commissioners for giving the SRIA the opportunity to help craft this and looked forward to meeting with his Commissioner.

Ms. Gilley asked for Mr. Ghio (with Mr. Stebbins) do a sampling of leases, and have language available, especially early leases.

Ms. Callahan asked if discussion would be in a meeting or a workshop.

Ms. Sindel said a workshop is critical, and lots of documentation is needed.

Ms. Callahan pointed out that the SRIA Board is not trying to decide for or against an ordinance, but what will be in the ordinance.

Dr. Campanella said that the 24500 language needs to be maintained in the ordinance. He suggested combining this item with the next lease workshop.

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16. VISITOR'S FORUM

SPEAKERS:

ALL THE SPEAKERS LISTED BELOW ARE WITH THE "SAVE OUR BEACHES"  
GROUP -

- Diane Krumel
- Anita Feliciano
- Nancy Hagman
- Lil Eubanks
- Angie Dement

They all spoke in favor of an ordinance supporting the non-binding referendum regarding the preservation of Santa Rosa Island.

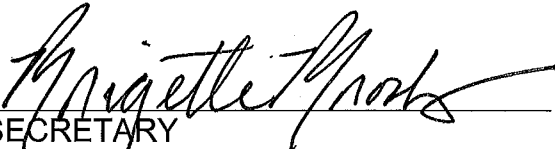
SPEAKER:

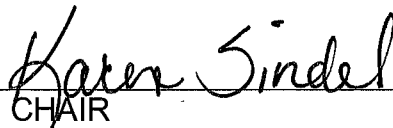
Terry Preston – She asked the Board to consider why there needs to be an ordinance, how it needs to read, and what do we want to save? She said the PBA gets a bad name, but they want what everyone else in Escambia County wants; to maintain the building cap, preserve public access and also preserve the conservation and recreation areas.

Ms. Sindel directed staff to suggest potential workshop dates, and asked the Board to meet with their Commissioners and come back with their thoughts.

17. ADJOURN

**There being no further business to come before the Board, Chair Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 5:52 p.m.**

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
CHAIR

(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.)