



**SANTA ROSA  
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
AUGUST 8, 2018  
5:00 P.M.**

**BOARD MEMBERS**

Jerry Watson  
Chairman  
Karen Sindel  
Vice Chairman  
Janice Gilley  
Secretary Treasurer  
Tammy Bohannon  
Acting Secretary Treasurer  
Brigette Brooks  
Member  
Thomas Campanella  
Member

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday August 8, 2018 beginning at 4:59 p.m. Members in attendance were: Ms. Karen Sindel, Dr. Thomas Campanella and Ms. Brigette Brooks. Ms. Janice Gilley and Mr. Jerry Watson were absent. Ms. Karen Sindel, Acting Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 7/11/2018)

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Board unanimously approved the minutes of the Regular Board Meeting (7/11/2018) as presented. (4-0)**

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Board unanimously approved the agenda as presented. (4-0)**

7. CHAIRMAN'S COMMENTS

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

9. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY

Mr. Forte was absent, Mr. Ghio said he would pass along any comments the Board had for him. There were none.

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CONSENT AGENDA

10. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10 A – to make modifications to the existing units to create one large retail space. (Staff report by Paolo Ghio)

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

- B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

**No action taken, discussion item only.**

- C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, 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.**

- D. OPERATIONS COMMITTEE, MS. JANICE GILLEY, CHAIRWOMAN, MS. BRIGETTE BROOKS AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Request by Mr. Ed Renton - For discussion of public/private funding for construction of any building on public property. (Staff report by Paolo Ghio)

**Discussion item only.**

Item # 2 – Request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. (Staff report by Robbie Schrock)

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

**Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously approved the Consent Agenda as presented. (4-0)**

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Evaluation of the progress of the ROW clearing and update on leaseholder meeting. (Staff report by Paolo Ghio)

Mr. Ghio requested to let the speakers go first, prior to his report.

SPEAKER:

Michael Craighead – He said the required clearing of the ROW isn't fair to everybody, that the SRIA is taking away people's driveways, plants and trees. He said if it's being done for more parking, the residents need to be told that. He requested no parking at all on Ariola, as that's the only fair thing to do.

Lloyd Mattair – Mr. Mattair agrees Ariola needs to be addressed for safety concerns, but disagrees with the entire Island having to comply with the clearing of the ROW. He stated that professionals need to identify the issues. He doesn't think there is enough signage and complained that Public Works doesn't keep the sand off the road well enough.

Karin Zimmerman – She stated she never received the letter that was sent regarding the ROW. She said the problem is people have spent a lot of money putting up walls and vegetation, and the SRIA should have said something when it was being put in. She said there has never been any maintenance of the easement and doesn't feel this will hold up in court.

Hazel Boone – She stated she has pictures of cars that are parked on Ariola, with all 4 tires on the pavement. She said she had to pull over 5 times to get to the meeting tonight, because 2 cars can't pass each other on the road. She said Ariola either needs to be repaved or have no parking on it.

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Liz Hewson – She is in favor of the project, and stated it is a public safety issue. She told about the fire truck and school bus having issues getting through on Ariola. She has already cleared her ROW.

James Burbank – He presented the Board with sketches he made for a possible parking solution. He said there needs to be more signage letting drivers know that the ROW is stabilized for 8 feet. He blames the traffic and parking issues on the large houses that are being built on Ariola.

Mr. Ghio stated he had met with most of the audience on Monday evening, and felt like there was some agreement on the necessity of clearing the ROW for public safety issues. He said this is a phased project, with the first phase being the clearing of the ROW, then the second phase would be to decide what gets stabilized and possibly converted to parking. He said he had driven the Island, and believes there has been about 15% compliance. He admitted that the letter that was sent out could have been misunderstood, which may have contributed to a lack of cooperation on the clearing. He stressed public safety is the driving force behind the project. He stated he might do a trial on Ariola, stabilizing some areas and adding signage. He said he is meeting with the head of the County Road Dept. the following week, and that clearing of the sand off Ariola is on the list of things to have done. He explained that utilities, sidewalks and driveways are all acceptable uses of the ROW. He stated Ariola used to be wider, but due to storms, it is difficult to tell where the asphalt ends. He said by stabilizing the ROW with Bahama rock, it will be equal to widening Ariola and Panferio, with a substance that lets water seep into the ground.

Mr. Stebbins stated the SRIA nor the County have waived any rights by not maintaining the ROW for the last few years.

Mr. Ghio explained his plan to possibly put some nose-in parking in at the emergency access areas on the Avenidas, while still maintaining enough space for emergency vehicles. He will stabilize and also place some “No Parking after sunset” signs. He asked the Board to give clear direction regarding the removal of manmade objects, then decide what to stabilize after all is clear. He agreed the stabilizations wouldn’t be done by local crews, he would utilize the County Road Department or contractors. He stated funding for the stabilization is still to be determined. Mr. Ghio maintained that shrubs and bushes will need to be removed, but perhaps some mature trees can be saved.

Ms. Sindel said she appreciated all the effort by staff and leaseholders, and encouraged all to focus on phase 1, and later look at other phases.

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Dr. Campanella said that people are allowed to improve the ROW, but if there is a project that impacts the ROW, the contractor doesn't have to put the ROW back the way they found it. He pointed out that opening the Avenidas has been looked at before, and it met with serious public disapproval. He encouraged the audience to take an interest in "Our Island". He stated there are enforcement issues with no parking, and more tickets need to be issued.

Ms. Brooks agreed that public safety is the primary concern, and shame on the SRIA for not taking action previously on the clearing of the ROWs. She understands that people have spent money on the ROWs and don't want to have to remove items. She likes the idea of stabilizing around 50 feet for parking.

Ms. Bohannon stated the # of parking spots should match the # of bedrooms in each house, but she's aware the rule is not in the building code. She agrees with the stabilization of Ariola, and stated property values will increase once the ROWs are established. She is against opening up the Avenidas and wants to stabilize the shoulders near Portofino for additional parking. She doesn't think "no parking after sunset" signage will work at the emergency access points.

Ms. Sindel stated the focus should be on public safety, first, then look at hardening the shoulders and the funding for that.

Mr. Ghio said the letter stated leaseholders had 30 days to comply, and requested to extend the grace period until the end of August, before Code Enforcement is given the green light to move forward.

Ms. Bohannon suggested giving leaseholders until Sept. 15, as school is starting and it's the end of the season.

Ms. Sindel asked for specific bullet points to be put on the SRIA website about what has to be removed.

Mr. Ghio stated he has asked the County to survey the entire Island and make a GIS map for people to see their property lines. He said this could be uploaded to the SRIA website.

Ms. Sindel wants a handout drawn up to supply the information, in case people come into the office with questions.

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Ms. Bohannon said she has major concerns with 50 + year old trees, as this could be very costly for the leaseholder. She asked if the leaseholder could contact Mr. Ghio regarding this.

Mr. Ghio agreed to talk to the residents with large trees that have questions.

12. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board.

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board. He stated the multi-use path should be completed by the end of the week, with touch ups to follow.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board.

Mr. Ghio went to the podium and invited Ms. Liz Hewson to join him. He then read a complimentary letter she had written regarding the great job Public Works has done with the cleanup of the Beach after large events, such as Blue Angels. The letter was presented to Charlie Morgan, Don Vinyard and Adel Tomasek. Mr. Morgan accepted the letter, praising his 2 supervisors for all their hard work. He encouraged people to clean up after themselves when they come to the Beach.

13. VISITOR'S FORUM

Speaker:

Christian Wagley – He told about the threat of offshore drilling, and encouraged all to vote yes on Amendment 9, in order to ban this activity. He requested the Board take a formal position, and stated he would send a sample resolution to be considered.

Terry Preston – She said the BOCC wants to kick the SRIA while “they are down”, and encouraged the Board to go to the Committee of the Whole Meeting on 8/9/2018. Ms. Sindel stated the agenda and backup wasn't even posted until 36 hours ago.

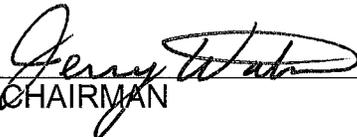
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14. BOARD MEMBER'S FORUM

15. ADJOURN

There being no further business to come before the Board, Acting-Chair Karen Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 6:00 p.m.

  
\_\_\_\_\_  
SECRETARY

  
\_\_\_\_\_  
CHAIRMAN

(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.)

August 8, 2018

Escambia County Public Works Department  
Pensacola Beach Station  
25 Via de Luna  
Pensacola Beach, FL 32561

To the men and women of the Escambia County Public Works Department, Pensacola Beach Station:

Every summer Pensacola Beach is host to Red, White and Blues, a four-day celebration of military and civilian aviation that attracts thousands upon thousands of visitors to the island. This summer was no different except for the record breaking crowds and soaring temperatures.

On both Friday, July 14 and Saturday, July 15, Pensacola Beach was filled to capacity by Red, White and Blues celebrants. The official traffic count from Escambia County showed that 39,491 vehicles passed through the toll booth on those days filling up the Casino Beach parking lot and any other available space in record time. It was also noted that the heat index pushed the thermometer passed the 100 degree mark.

Unfortunately, this record breaking crowd left more than their footprints behind on the white sands of Pensacola Beach and parking lots, thus becoming your responsibility to clean up after them. It was brought to my attention that the entire station worked trash patrol, day and night during this event, and within 90 minutes of the last aerobatic maneuver, you were clearing the trash from the Casino Beach parking lot.

Your valiant effort was noted by residents like myself, the Pensacola Beach Advocates and the Pensacola Beach Chamber of Commerce. Everyone was stunned and totally appreciative that by 5:30 a.m. on Sunday, July 16, you had returned Pensacola Beach to its natural and pristine beauty.

On behalf of the residents, the Pensacola Beach Advocates and the Pensacola Beach Chamber of Commerce, thank you for a job well done.

Sincerely,



Liz Waters Hewson  
1203 Ariola Drive  
Pensacola Beach, FL 32561