



**SANTA ROSA**  
ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 14, 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 February 14, 2018 beginning at 5:00 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Brigette Brooks, Ms. Janice Gilley, and Dr. Thomas Campanella. Ms. Tammy Bohannon was absent. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 1/10/2018)

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved the minutes of the Regular Board Meeting (01/10/2018) as presented. (5-0)**

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

**Upon motion of Ms. Brigette Brooks seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as presented. (5-0)**

7. CHAIRMAN'S COMMENTS

Mr. Watson expressed sympathy and well wishes for Ms. Tammy Bohannon and her family in the death of her husband.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

9. PRESENTATION BY E.W. BULLOCK

Ms. Leslie Perino gave a marketing update for the SRIA Board. (See attached)

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

Mr. Forte gave his report to the Board. He stated he would bring back designs to the Board at the 60% completion stage for the roundabouts in late March/early April.

Mr. Forte said the new traffic cabinet was in, and suggested putting a decorative wrap on it to deter vandalism. He will work with Ms. Schrock on the design.

Mr. Forte said the goal date for the ferry service to begin is May 19, 2018 and demo work will begin very soon on the pier to get it ready.

A brief discussion followed regarding the ferry service.

Mr. Forte also presented Phase II of the Congestion Management Plan, see attached. He suggested a few changes, including upgrading to solar lighting and cutting back on the suggested landscaping for the new parking lot area near the Sheriff's substation. The Board agreed to his suggestions. Discussion was held regarding the type of vegetation used, with all agreeing minimal, indigenous species would be best. (See attached)

CONSENT AGENDA

11. COMMITTEE REPORTS

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

Item # 1 – Request for acceptance of the approved SRIA 2015 Grant application (FMA-2015-013/ 10 homes to be elevated), and the approved 2016 Grant application (FMA 2016-010/ 2 homes to be elevated). And to extend the existing contract for Mr. Jeffrey S. Ward to manage the approved 2015 and 2016 FEMA Mitigation Grant Projects. (Staff report by Paolo Ghio)

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

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Item # 2 - Request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9' into the rear yard setback. (Staff report by Paolo Ghio)

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

**The following item was pulled from the agenda by the leaseholder.**

Item # 4 – Request by Robert Rinke, Pensacola Beach Holdings, LLC d/b/a Pensacola Beach Boardwalk - 400 Quietwater Beach Rd. - to discuss improvements to the Boardwalk. (Staff report by Paolo Ghio)

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

Item # 1 – Request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property. (Staff report by Robbie Schrock)

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

Item # 2 – Request by Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on leasehold property. (Staff report by Robbie Schrock)

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

- 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 Ashley Curd, Lazy Days Beach Rental, LLC, to operate a beach rental service behind Holiday Inn Express. (Staff report by Robbie Schrock)

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

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

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Request by Bradley & Jennifer D. Seitel – 1408 Via de Luna Dr. – Lot 4, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated the two parties had reached a compromise that all were pleased with. He thanked Melody Forte for working so diligently on this matter for weeks.

Ms. Gilley voiced concerns that the objecting neighbor might have felt coerced into agreeing to the pool.

Ms. Forte stated concessions were made on both sides and the neighbor assured her that his needs had been addressed and met.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the request by Bradley & Jennifer D. Seitel – 1408 Via de Luna Dr. – Lot 4, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (5-0)**

Item # 2 – Discussion/revision of the Beach Rental Service Policy. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and explained the further revisions he made to the policy.

A brief discussion was held.

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Board unanimously approved the revisions to Beach Rental Service Policy. (5-0)**

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13. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board and reviewed an item with the Board that had been resolved.

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board, and made sure the Board all had a copy of the mobi-mat dune walkover narrative. He said he had spoken with other areas that use the mats, and had been given very positive reports. He asked the Board to review the information and give him some direction on whether or not to move forward with the process of permitting for them.

Mr. Huggins also said the first phase of the 3 playgrounds was complete, and showed before and after pictures to the Board. (See attached)

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

He introduced Ms. Susan Watson, the Island's Animal Control Officer, and praised the job she has done so far.

Mr. Ghio also welcomed the new Lieutenant for the Island, Kevin Pachucki.

Mr. Ghio said the target date for the ferry service to begin in May 18, and some entities have the expectation that the SRIA should provide ground transport for the riders, once they disembark. Mr. Ghio said he told Escambia County to identify a funding source to provide trolley service during the daytime hours, and that the SRIA had the evening hours covered. He pointed out our trolley service starts Memorial Day weekend, which is a week past the target date. He said he calculated that around \$60,000.00 was needed to fund the extra hours. Mr. Ghio reminded the Board that initially, all that was asked of the SRIA was permission to land at Quietwater, not to fund this project in any way.

Ms. Brooks asked what the \$60,000.00 would cover?

Mr. Ghio told her that money would cover about 100 days of trolley service in the daytime hours.

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Dr. Campanella said finite figures were needed, that there may be no need for a trolley. He stated people will most likely stay in the core, but pointed out the Island already has pedicabs and golf carts. He said the landing pier isn't even completed yet, the County has no money.

Ms. Gilley stated the SRIA wants the ferry to be successful, and the SRIA needs to encourage this from the start.

Ms. Sindel said this expectation will be on the SRIA, and we need to help and plan right now, or it will look like the SRIA let it fail.

Mr. Ghio pointed out there are creative minds at the County, and everyone could possibly contribute something.

14. VISITOR'S FORUM

There were no speakers.

15. BOARD MEMBER'S FORUM

Mr. Watson praised the SRIA staff for keeping everyone informed on things pertaining to the Island, so if a Board Member is ever questioned on items, they have a ready answer.

16. ADJOURN

There being no further business to come before the Board, Chair Jerry Watson declared the Regular Board Meeting of the SRIA Board adjourned at 6:31 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.)