



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 9, 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 May 9, 2018 beginning at 5:02 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Janice Gilley, Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Brigette Brooks. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

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

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting 4/11/2018) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

Mr. Watson announced that Old Business # 4 (Request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. – to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property.) had been pulled from the agenda, at the request of the sublease applicant, and that Mr. David Forte – Escambia County - was being added after Mr. Steve Hayes spoke.

6. ADOPTION OF AGENDA

Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Board unanimously approved the agenda as amended. (6-0)

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 STEVE HAYES, VISIT PENSACOLA

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See attached report, which was presented by Steve Hayes, of Visit Pensacola, and Jason Nicholson, the Chairman of the Board of Visit Pensacola.

10. REPORT BY DAVID FORTE, CONGESTION MANAGEMENT FOR PENSACOLA BEACH

Mr. Forte gave the attached report, and told the SRIA Board he was looking for a recommendation from them tonight to take to the BOCC. He explained Phase 3 was 2 roundabouts and 3 pedestrian underpasses. He is asking for a recommendation to move forward or not with 100% of the design phase, which is currently at 60%.

Much discussion followed regarding traffic flow with the new monitored traffic light at the intersection of Via de Luna and Ft. Pickens.

Discussion was held on the construction funding, with all members agreeing the money isn't currently available.

Clark Bailey with Volkert, told the Board there is plenty of room on the Island for these projects, and that the Island will actually gain 10 parking spots. He also explained the drainage process for the underpasses.

Discussion was held on the safety of dual-lane roundabouts between the Board and the representatives from Volkert.

Discussion was held on the height of the road at the underpasses and the roundabouts.

The possible negative impact to businesses during construction was discussed. Mr. Forte stated there would be a public education process if the process moves forward.

Dr. Campanella voiced his concerns and isn't supportive of moving forward with the process.

SPEAKERS:

| | |
|--------------------|--------------|
| Charlie Rotenberry | Not in favor |
| Melissa Peno | Not in favor |
| Bill Ray | Not in favor |

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Daniel Lockmon Not in favor

Mike Pinzone In favor

Discussion was held on the hopefully positive impact the smart monitoring technology of the new traffic signal box at the main intersection will have, with Ms. Gilley, Ms. Brooks and Ms. Bohannon agreeing that it would be a good idea to evaluate how well this system works with alleviating some of the traffic congestion through the summer months.

Ms. Sindel encouraged her fellow Board Members to look to the future and proceed with this process. She stated moving this process to 100% design will give the data that the Board needs to make further decisions on the project.

SPEAKERS:

Robert Rinke In favor

Holly Fulford Worried about trees being harmed in Morgan Park

Rusty Branch In favor, and spoke for the DIB, as well, in favor

Mr. Watson spoke in favor of moving forward with the process of 100% design.

Mr. Forte explained if the Board did move forward with the design, it would take 4-6 months, and then funding would be discussed.

Upon amended motion of Ms. Karen Sindel seconded by Brigette Brooks, the Board approved to send a recommendation to the BOCC that they move forward to 100% of design planning on the Pensacola Beach Congestion Management Project, asking Escambia County to take into consideration the following factors: the impact to Island businesses, the smart monitoring of the beach traffic light through the summer months while working with Santa Rosa County on their signal light timing as well, the return on the investment of the project, and the time of construction. (5-1) Dr. Campanella voted in the negative.

This vote is **not** final approval of the entire project.

CONSENT AGENDA

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11. COMMITTEE REPORTS

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

Item # 1 – Request by Tisdale Florida Rentals, LLC – 1000 Maldonado Dr. – Lot 24, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' into the 15' east side setback. . (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 - Request by Nathan & Shannon Szoke – 400 Via de Luna. – Lot 1, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' into the 15' east side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 - Request by Babikow Properties, LLC – 307 Maldonado Dr. – Lot 9, Block 10, Villa Primera – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 4' into the 15' west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 - Request by Ted and Kimberly Coltrain – 242 Le Starboard Dr.– Lot 5, Lafitte Cove – to construct an in ground swimming pool and spa with an encroachment of 5' into the 35' (per plat) rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 5 - Request by Max and Theresa Scroggins – 903 Rio Vista Dr. – Lot 4, Block 31, Villa Segunda – to install a living shoreline, natural habitat, consisting of a rip rap base with oyster shell mixed in to a marsh bed with native plantings from their leasehold property. (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

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Item # 1 – Request by San Souci Condominiums – 999 Ft. Pickens Rd. – to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 - 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.

Upon motion of Dr. Thomas Campanlla seconded by Ms. Brigette Brooks, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Approval to award the bid for the multi-use path. (Staff report by Selection Review Committee Member, Janice Gilley)

Ms. Gilley gave background on this item and told the Board the Selection Review Committee was pleased with the responses they received, from 5 local contractors. She said they recommended using Chavers Construction Company.

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved awarding the contract for the multi-use path, Phase 1, to Chavers Construction for a base bid of \$571,041.10. (6-0)

Item # 2 – Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins) (Referred from April 25, 2018 Committee Meeting)

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Mr. Stebbins gave background on the item and pointed out that staff had given the Board more research on statistics, as requested.

SPEAKERS:

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|------------------|---|
| Robert Rinke | In favor of continuation |
| Rusty Branch | In favor of continuation, read a list of names from the Destination Marketing Organization in favor |
| Gina Dudley | In favor of continuation |
| Michael Hope | In favor of continuation |
| Amanda Donaldson | In favor of continuation |
| Gus Tyke | In favor of continuation |
| Ian Folakan | In favor of continuation |
| Elyse Waite | In favor of continuation |
| Mike Pinzone | In favor of continuation |

Discussion was held as to whether the recommendation would be to re-visit this in a year's time with anecdotal and statistical analysis given to the SRIA 90 days prior to sunseting, or to perhaps ask for a complete continuation with no sunset provision.

Ms. Gilley is not in favor of the ordinance, she stated people need to behave themselves.

Mr. Stebbins asked if it was ok for him to work with staff to draft the letter for the Chairman to sign.

Upon amended motion of Dr. Thomas Campanella seconded by Ms. Brigitte Brooks, the Board approved sending a letter of support to the BOCC for continuation of the Open Container Ordinance. (4-2) Ms. Gilly and Mr. Watson voted in the negative.

The following item has been removed for consideration at the request of the leaseholder.

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Item # 3 – Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio) (Referred from April 25, 2018 Committee Board Meeting)

The following item has been removed for consideration at the request of the potential leaseholder.

Item # 4 -Request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. – to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property. (Staff report by Robbie Schrock) (Referred from April 25, 2018 Committee Meeting)

13. 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.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He also gave a breakdown of project costs for the Gulfside restrooms, stating the lowest bid was \$810,000, which is up \$10,000 from last year's bid. He offered the Board these choices: scrap the project completely, put the project on hold, or look at constructing a restroom like the ones at Park East and Park West. He said it might be possible with the funds we have to build one to that scale.

Dr. Campanella said another option is to try and piggyback off of the Portofino Tower Construction.

Ms. Bohannon stated Robert Rinke won't want a Park East or Park West restroom.

Mr. Ghio said that Mr. Rinke is aware of this report, and that Mr. Rinke had offered last month to try and make up some of the shortfall, however he's made no offer since seeing these numbers. He pointed out that Mr. Rinke would have to agree to the change (Park East or Park West restroom), as the funds are from the Portofino Island Improvement Fund.

Discussion followed as to what further costs there would be, and when construction

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could take place.

Most of the Board Members were in agreement that Mr. Rinke wouldn't agree to downsizing the project.

Ms. Sindel questioned if it really needed to be built at all.

Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Board unanimously approved to table the project and reject the bid. (6-0)

Mr. Ghio stated the hurricane re-entry stickers were being put in the mail on Thursday, the 10th of May, and that he would be adding a request for an expansion of the dog park at the East end of the Island to the Committee Agenda.

14. VISITOR'S FORUM

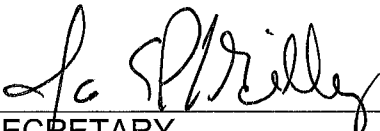
15. BOARD MEMBER'S FORUM

Dr. Campanella cautioned the Board for granting approval on the 100% design for the roundabouts and underpasses, as he doesn't want that to be perceived as the SRIA Board green-lighting the whole project.

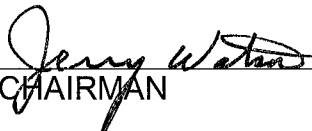
Mr. Stebbins encouraged each Board Member to speak to their Commissioner and make certain their thoughts and wishes were known.

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 8:28 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.)