



**SANTA ROSA**  
ISLAND AUTHORITY

BOARD MEMBERS

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Brigette Brooks  
Vice Chairwoman  
Thomas Campanella  
Secretary Treasurer  
Jerry Watson  
Acting Secretary Treasurer  
Liz Callahan  
Member  
Bubba Peters  
Member

**SANTA ROSA ISLAND AUTHORITY**  
**ARCHITECTURAL & ENVIRONMENTAL COMMITTEE**  
**OCTOBER 23, 2019**

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: October 25, 2019  
RE: Minutes of October 23, 2019 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday October 23, 2019. Members present were Ms. Karen Sindel, Chair, Ms. Liz Callahan, and Mr. Bubba Peters. Also present were Board Members Ms. Brigette Brooks, Dr. Thomas Campanella and Mr. Watson. Ms. Sindel, Chair, called the meeting to order and presented the following items:

Item # 1 – Approval of a Modification # 3 to Sub-grant Agreement for FMA-PJ-04-FL-2015-013, to increase the funding by \$94,562.03, modify the scope of work, and approval for the Board Chairman to execute the document. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval.

Mr. Peters asked that since there was a limit increase request, how would that impact the SRIA's budget, and Mr. Ghio told him there was no impact.

**Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request for a Modification # 3 to Sub-grant Agreement for FMA-PJ-04-FL-2015-013, to increase the funding by \$94,562.03, modify the scope of work, and approval for the Board Chairman to execute the document. (3-0)**

Item # 2 - Request by Richard and Elsa Sjolander – 226 Ariola Dr. – Lot 3, Block 16, Villa Primera – to encroach 15' into the 20' rear yard setback, and 10' into the 15' side yard

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OCTOBER 23, 2019

setback, for the construction of an in ground swimming pool, and appurtenances. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

Discussion followed regarding which 2 houses had objections.

Ms. Callahan asked if there were other pools in the area, and was told yes, but there were no objections to the pool that was further to the west.

Mr. Peters asked if it was fairly common for houses to take up most of the building space on property for the structure, and then ask for setback exceptions.

Mr. Ghio said owners commonly like to maximize the footprint of the house, and then come in and ask for a modification to the setbacks for pools.

SPEAKER:

Jack Kirk – He is an adjoining neighbor. He was hoping to be able to go after the Sjolanders spoke. He has concerns that he's seen 3 different sets of plans, and isn't sure what is being presented tonight. He stated the Sjolander's are trying to enhance their property and beach experience at the expense of his. He stated the house is built to the limits of the setbacks and they (Sjolanders) knew there was no way a pool could have been built that way.

Ms. Sindel asked staff if this was the final set of plans.

Mr. Ghio thought so, but there was some confusion as to whether or not the neighbors had seen the latest plans.

SPEAKER:

Richard Sjolander – He thanked Ms. Forte and Mr. Ghio, and said he and his wife had owned lots of property on Pensacola Beach, but had never attempted to build a pool before. He stated they were trying to be good neighbors.

There was discussion regarding the height of the proposed fence, the landscaping plan and the proposed deck.

Ms. Brooks asked if the pool could be smaller, in order to compromise.

Mr. Ghio stated that was up to the applicant.

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
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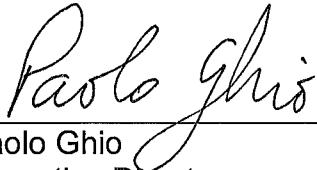
Further discussion followed, regarding downsizing the pool and the hardscape surrounding the pool.

Ms. Callahan asked if this type of request was routine for new construction.

Mr. Ghio stated that requests with no objections usually get staff approval.

Ms. Sindel agreed that there were valid concerns, however if there were issues over noise or traffic, law enforcement needed to be called. She also has concerns over the fact that perhaps the neighbors haven't seen the latest plans.

**Upon motion of Ms. Liz Callahan seconded by Mr. Bubba Peters, the Committee unanimously approved moving this item to the November 6, 2019 Full Board, Regular Agenda, for further discussion. (3-0)**



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Paolo Ghio  
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY**  
**DEVELOPMENT & LEASING COMMITTEE**  
**OCTOBER 23, 2019**

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: October 25, 2019  
RE: Minutes of October 23, 2019 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 23, 2019. Members present were Ms. Brigette Brooks, Chair, Dr. Thomas Campanella, and Mr. Bubba Peters. Also present were Board Members Ms. Karen Sindel, Ms. Liz Callahan and Mr. Watson. Ms. Brooks, Chair, called the meeting to order and presented the following items:

Item # 1– Request by Robert Ledenko - 112 Ariola Dr. - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

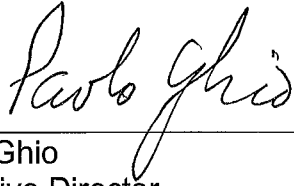
Mr. Ghio gave the background for the item and stated staff recommended approval. He explained the final agreed upon version by SRIA legal and Mr. Ledenko was at each Board Members' spot.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Bubba Peters, the Committee unanimously approved the request by Robert Ledenko - 112 Ariola Dr. - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (3-0)**

Ms. Brooks pointed out the leaseholders have been paying taxes on the property.

There being no further business before the Committee, the meeting was adjourned.

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DEVELOPMENT & LEASING COMMITTEE  
OCTOBER 23, 2019



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Paolo Ghio  
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
OCTOBER 23, 2019**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** October 25, 2019  
**RE:** Minutes of October 23, 2019 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 23, 2019. Members present were Dr. Thomas Campanella, Chair, and Ms. Karen Sindel and Mr. Jerry Watson. Also present were Board Members Ms. Brigette Brooks, Ms. Liz Callahan and Mr. Bubba Peters. Dr. Campanella, Chair, called the meeting to order and presented the following item:

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

Ms. Johnson presented the financial report.

**Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)**

There being no further business before the Committee, the meeting was adjourned.

Paolo Ghio  
Executive Director

PG:jt

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