



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
APRIL 24, 2019**

BOARD MEMBERS

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

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 26, 2019
RE: Minutes of April 24, 2019 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 24, 2019. Members present were Ms. Brigette Brooks, Chair, Dr. Thomas Campanella, and Ms. Janice Gilley. Also present were Board Members Ms. Karen Sindel, Ms. Liz Callahan and Mr. Jerry Watson. Ms. Brooks, Chair, called the meeting to order and presented the following items:

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)

Ms. Schrock gave the background and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the 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, paying all applicable percentages and fees. (3-0)

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)

Ms. Schrock gave the background and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Julian MacQueen, Best Western

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– 16 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a business from leasehold property, paying all applicable percentages and fees. This will be a temporary use permit, with operation May-October. (3-0)

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)

Ms. Schrock gave the background and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the 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. This will be a temporary use permit, with operation May-October. (3-0)

Item # 4 – 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 separate the existing lease into three (3) new separate leases associated with three different parcels. (Staff report by Paolo Ghio)

Mr. Ghio gave background, with staff recommending:

Subject to the SRIA and the leaseholder agreeing on the terms of the dividing of the current lease into three leases associated with three parcels, i.e., combined Lots 14 & 15, Lot 21 and Lot 22, staff recommends approval for the request to amend the current lease to divide lots 14 and 15 from lots 21 and 22 and to further divide Lot 21 from Lot 22.

Subject to the above Board approval, SRIA Staff will make recommendations to the committee for amending the current lease to establish three new leases, including the terms, for combined Lots 14 and 15 as well as Lot 21 and Lot 22, respectively. The new leases for Lots 21 and 22 will have a condition that under the 2004 Board approved residential building allocation and cap, no residential structure may be built on either Lot 21 or Lot 22.

SPEAKER:

Mr. Buck Lee, with Buck Lee Governmental Consulting Inc., reviewed his background material, stressing the Sugar Bowl request in 2002 to separate leases, which was granted. He asked for the “same consideration” for his clients.

There was a motion made by Ms. Gilley, seconded by Dr. Campanella, (for discussion) to deny staff’s recommendation. The motion was later withdrawn.

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It was pointed out that the informational material brought forth by Mr. Lee stopped at 2002, when there were still building units available. Further backup was provided by SRIA staff from 2004. The density cap had been met and approved by the SRIA Board in January of 2004, and ratified by the BOCC that same year.

Ms. Brooks asked Mr. Stebbins if the SRIA has the authority to modify the density cap, and was told absolutely not.

Ms. Brooks asked if the count was 1 unit per residential structure and if so, how did Santa Rosa Villas I go from 34 units to 31 units.

Mr. Stebbins referenced the density cap report from 2004 and stated that it was due to the 4 lots being combined into one lease. For Santa Rosa Villas I, (Calle Hermosa), the 31 building units were set after the 4 building units were combined into 1 lease, thereby removing 3 building units from the subdivision permanently.

Brief discussion followed.

Ms. Gilley asked Mr. Lee if he was asking to have density transferred, as that was her concern. She pointed out the density cap had been maintained since it had been set in 2004.

Mr. Lee said he is not asking to modify the density cap.

Dr. Campanella suggested holding this item for full Board discussion at the May 8, 2019 Regular Board Meeting.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved to bring this to the May 8, 2019, Regular Board Meeting, for further discussion. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

(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.)



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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
APRIL 24, 2019**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 26, 2019
RE: Minutes of April 24, 2019 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 27, 2019. Members present were Dr. Thomas Campanella, Chair, Mr. Jerry Watson and Ms. Karen Sindel. Also present were Board Members Ms. Elizabeth Callahan, Ms. Brigette Brooks, and Ms. Janice Gilley. 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.

Mr. Watson asked if Ms. Johnson had any thoughts as to why the numbers were down a small bit this month.

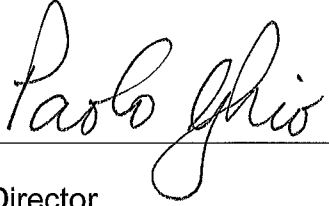
Ms. Johnson stated hotel rentals were down and the weather was cooler than last year. Ms. Gilley asked Ms. Johnson if she felt like the SRIA was losing money on Air BNBs that don't report their revenue.

Ms. Johnson said the market had definitely grown, and the loss of revenue was a possibility.

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

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



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