



**SANTA ROSA  
ISLAND AUTHORITY**

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**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
FEBRUARY 28, 2018**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 2, 2018  
**RE:** Minutes of February 28, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday February 28, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Ms. Brigitte Brooks, Mr. Jerry Watson and Ms. Tammy Bohannon. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2018 Turtle Monitoring Season. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2018 Turtle Monitoring Season. (3-0)**

Item # 2 - Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2018 Shorebird Monitoring i.e. Piping Plover. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2018 Shorebird Monitoring i.e. Piping Plover. (3-0)**

Item # 3 - Request by Jeff Fortino – 1409 Maldonado Dr. – Lot 13, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 7' into the rear yard setback. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Jeff Fortino – 1409 Maldonado Dr. – Lot 13, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 7' into the rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)**

Item # 4 - Request by Brian Keigley – 1011 Panferio Dr. – Lot 3, Block 27, Villa Segunda – to construct an in ground swimming pool with an encroachment of 21' into the rear yard setback and 4.6' into the west side yard setback. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Brian Keigley – 1011 Panferio Dr. – Lot 3, Block 27, Villa Segunda – to construct an in ground swimming pool with an encroachment of 21' into the rear yard setback and 4.6' into the west side yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)**

Item # 5 - Request by Glenn Barclay – 208 Ariola Dr. – Lot 3, Block 15, Villa Primera – to construct an in ground swimming pool with an encroachment of 10' into the west side yard setback. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Glenn Barclay – 208 Ariola Dr. – Lot 3, Block 15, Villa Primera – to construct an in ground swimming pool with an encroachment**

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**of 10' into the west side yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)**

Item # 6 - Beach to Bay, LLC – 460 Pensacola Beach Blvd. - Request to construct a 4' x 265' access pier, 4' x 10' terminal platform, 3' x 10' step down deck, and a 2 slip uncovered boat lift. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Beach to Bay, LLC – 460 Pensacola Beach Blvd. - to construct a 4' x 265' access pier, 4' x 10' terminal platform, 3' x 10' step down deck, and a 2 slip uncovered boat lift from commercial leasehold property, in accordance with all applicable local, State, and Federal codes and regulations. (3-0)**

Item # 7 - Discussion regarding the proposal for public access across Beach to Bay property (460 Pensacola Beach Blvd.) by Robert Rinke. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

**SPEAKER:**

Robert Rinke – Mr. Rinke gave some history on the parcel and explained he was working with Escambia County to figure out a perpetual easement on his property to allow for a 5' public pedestrian path. He said he wanted to keep the go-cart track intact, and stated the County has said they will fund any adjustments that need to be made to the track to accommodate the pedestrian path.

Mr. Ghio said BDI has run the figures and Mr. Rinke will only be giving up 685 sf to accommodate the path.

Mr. Rinke asked the Board and staff to “observe the area this summer” directly behind the Boardwalk, where he would like to build a deck. He stated people don't use the area right up next to the building. He stated with the ferry system starting this Spring, there is a need for a restaurant with a deck overlooking the Sound. He said the deck would be open to the public, that it wouldn't be necessary for someone to purchase food or drink from the restaurant.

Mr. Ghio said the County attorney will be drawing up the perpetual easement agreement, and Mr. Stebbins will review it.

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Ms. Bohannon asked for clarification that the perpetual easement and the deck request at the Boardwalk were 2 separate projects.

Mr. Ghio assured her that the projects were completely separate and were not contingent upon each other.

Ms. Gilley voiced her concerns over safety at the racetrack, as the track will be very close to the fence, upon first glance.

Mr. Forte (Escambia County Project Manager) said the logistics hadn't been figured out yet about adjusting the racetrack, but he assured the Committee he would work with Mr. Huggins (BDI) and they would figure out what buffers or barricades were needed to insure the safety of all.

Mr. Ghio said that Escambia County would be responsible for the design and implementation for any remediation necessary to the racetrack to accommodate the 5' pedestrian path.

**Upon amended motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Committee unanimously approved having the Escambia County attorney prepare a document to accept a perpetual easement across a portion of the Beach to Bay, LLC leasehold (460 Pensacola Beach Blvd.), subject to the review and approval by SRIA legal counsel, and Escambia County shall be fully responsible for the design, construction, and funding of any remediation needed to reconfigure the racetrack on the Beach to Bay, LLC leasehold (460 Pensacola Beach Blvd.) to accommodate the perpetual easement. (3-0)**

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



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Paolo Ghio  
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
FEBRUARY 28, 2018**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 2, 2018  
**RE:** Minutes of February 28, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, February 28, 2018. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella and Ms. Brigette Brooks. Also present were Board Members Mr. Jerry Watson, Ms. Karen Sindel and Ms. Janice Gilley. Ms. Bohannon, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by Greg Gordon, Sabine Marina – 715 Pensacola Beach Blvd. – to sublease to John Fagan, d/b/a Gulf Offshore Charters, Inc. to operate a charter fishing business from leasehold property. (Staff report by Robbie Schrock)

Ms. Schrock gave backup on the item and stated staff recommended approval.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved of the request by Greg Gordon, Sabine Marina – 715 Pensacola Beach Blvd. – to sublease to John Fagan, d/b/a Gulf Offshore Charters, Inc., to operate a charter fishing business from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 2 – Request by Beach to Bay, LLC – 460 Pensacola Beach Blvd. – to sublease to Adventures Abound @ Pensacola Beach, LLC. (Staff report by Robbie Schrock)

Ms. Schrock gave backup on the item and stated staff recommended approval.

Ms. Gilley asked if the previous snack bar had served alcohol.

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Ms. Schrock said she wasn't sure if it did previously, but that the lease allows for it.

Ms. Bohannon voiced concerns over the number of jet skis in that area.

Ms. Schrock assured her that there wasn't going to be an increase in the number of jet skis, and there were currently 16.

**Upon motion of Ms. Brigitte Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved of the request by Beach to Bay, LLC – 460 Pensacola Beach Blvd. – to sublease to Adventures Abound @ Pensacola Beach, LLC, to operate an “activities” sublease from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 3 – Request by Mike Pinzone, Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to make changes to the fees charged on the pier. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

SPEAKER:

Mike Pinzone – Manager of the Gulf Pier – He explained to the Committee all the problems he has been having with the misuse of the family pass, as well as the arm band walkers. He feels his request to change the fees is fair and reasonable.

Ms. Brooks asked him how he came up with his figures.

Mr. Pinzone said he had spoken with employees and they came up with these reasonable figures.

Ms. Schrock said staff had pulled other pier prices and the proposed fees were comparable.

Ms. Bohannon stated he could charge whatever the market will bear.

There was discussion over the term “family” pass, and what constituted a “family”.

Mr. Pinzone said he checks IDs to make sure the people live at the same address.

Mr. Stebbins stated it was wise to confine the pass to a certain number of people living at the same address. He suggested calling it a “Household” pass, instead of “Family” pass.

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**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by Mike Pinzone to change the price of an annual household pass to \$320.00 for 2 people, with up to 2 more people added to the pass for an additional \$160.00 each. They must all reside at the same address. Additionally, a 1 time walker on the pier will get a handstamp for \$1.25, and an all-day walker pass will be a wristband that will cost \$2.25. (3-0)**

Item # 4 – Request by Pensacola RV Park, LLC – 17 Via de Luna Dr. – to sublease to Phillip Stephens, d/b/a Pop Brothers, to operate a popsicle cart from leasehold property. (Staff report by Robbie Schrock)

Ms. Schrock gave backup on the item and stated staff recommended approval.

Ms. Gilley questioned if anyone may walk onto the property and purchase a popsicle.

Ms. Schrock confirmed that anyone may purchase a popsicle from Pop Brothers.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved of the request by Pensacola RV Park, LLC – 17 Via de Luna Dr. – to sublease to Phillip Stephens, d/b/a Pop Brothers, to operate a popsicle cart from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 5 – Request by Matt Lafon, Sunset Jax, d/b/a Beachin Burrito – 41 Ft. Pickens Rd. – to change the name of the sublease to Pier Café. (Staff report by Robbie Schrock)

Ms. Schrock gave backup on the item and stated staff recommended approval.

**SPEAKER:**

Mike Pinzone – He confirmed the goal is to open on April 1, and stated the area is also used as extra Casino Beach Bar kitchen space. He said the Pier Café will be offering \$5.00 menu items for the public and fishermen to purchase.

**Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Matt Lafon, Sunset Jax, d/b/a Beachin Burrito – 41 Ft. Pickens Rd. – to change the name of the sublease to Pier Café. (3-0)**

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

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DEVELOPMENT & LEASING COMMITTEE  
FEBRUARY 28, 2018

  
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Paolo Ghio  
Executive Director

PG:jt

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ADMINISTRATIVE COMMITTEE  
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**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 2, 2018  
**RE:** Minutes of February 28, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, February 28, 2018. Members present were Ms. Tammy Bohannon, Mr. Jerry Watson and Ms. Karen Sindel, Chair. Also present were Board Members Dr. Thomas Campanella, Ms. Brigette Brooks and Ms. Janice Gilley. Ms. Sindel, Chair, called the meeting to order and presented the following item:

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

Ms. Ford presented the financial report.

A brief discussion followed.

**Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)**

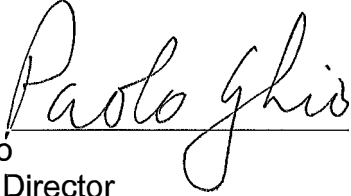
Item # 2 – Request by Jim Vick, Pensacola Beach Elks Lodge #497, for a \$1,000.00 sponsorship request for their annual golf tournament. (Staff report by Robbie Schrock)

Ms. Schrock presented the background on the item.

**Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Jim Vick, Pensacola Beach Elks Lodge #497, for a \$1,000.00 sponsorship request for their annual golf tournament. (3-0)**

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

A handwritten signature in cursive script that reads "Paolo Ghio". The signature is written in black ink and is positioned above a horizontal line.

Paolo Ghio  
Executive Director

PG:jt

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