



**SANTA ROSA  
ISLAND AUTHORITY**

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

**BOARD MEMBERS**

Jerry Watson  
Chairman  
Karen Sindel  
Vice Chairman  
Janice Gilley  
Secretary Treasurer  
Tammy Bohannon  
Acting Secretary Treasurer  
Brigette Brooks  
Member  
Thomas Campanella  
Member

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 29, 2018  
**RE:** Minutes of March 28, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday March 28, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley participated via teleconference. Also present were Board Members Ms. Brigette 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 the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (Staff report by Paolo Ghio)

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

**SPEAKER:**

Laurence Smith – Mr. Smith said he had spoken with Robert Rinke and he was told that Portofino Island Improvement Funds (PIIF) were used to purchase the trolleys, which were then donated to ECAT, for the SRIA to use during the summer months, with no fees. Mr. Smith said he was told the trolleys could be used by ECAT wherever they wanted the rest of the year.

Mr. Ghio stated PIIF contributed to the purchase of the trolleys, and they were an asset of Escambia County (upkeep, etc..), and the SRIA rents them from ECAT. He explained they are only to be used on the Island, and that an Interlocal Agreement had to be drawn

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up last year to allow another entity to use them in the shoulder season. Mr. Ghio stated the SRIA costs are for the labor for operating the trolleys.

Mr. Smith said he is still going to "look into it".

Mr. Watson brought up ground transfer possibilities for the ferry landing.

Mr. Ghio stated the word is out to the private sector and they are realizing the need. He said they would need to be a sublease, which is run through a Master Leaseholder.

Ms. Brooks asked how the budgeted amount compared to last year's figures.

Mr. Ghio said it was within pennies of last year, and he had moved the trolley start time up to 4:00 from 5:00 last year.

**Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Committee unanimously approved the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (3-0)**

Item # 2 - Request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback. (Staff report by Paolo Ghio)

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

Ms. Bohannon questioned if the notices had been sent certified mail, and was told they had been sent twice by certified mail with no response from 1100, 1102, and 1104 Maldonado Drive.

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)**

Item # 3 - Request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10' into the 15' side yard setback. (Staff report by Paolo Ghio)

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

Dr. Campanella questioned if SRIA approval was contingent upon DEP approval.

Mr. Ghio confirmed that approval is definitely contingent upon DEP approval.

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**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10' into the 15' side yard setback, including hardscape, in accordance with all applicable codes and regulations. (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  
MARCH 28, 2018

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: March 29, 2018  
RE: Minutes of March 28, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, March 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 participated via teleconference. Ms. Bohannon, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop 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 J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 2 – Request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse's on the Beach, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

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

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Ms. Bohannon questioned why the old lease fee rates were listed on the form.

Ms. Ford explained that the lease fee reduction was a Board Policy, and it was subject to being reversed at any time.

**Upon motion of Ms. Brigitte Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved of the request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse's on the Beach, to operate a restaurant from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 3 – Request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Gilley stated she had seen pictures and that the tattoos are lovely.

**Upon motion of Ms. Brigitte Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 4 – Request by Roger Bevans, Radical Rides – 444 Pensacola Beach Blvd. - 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)

Mr. Ghio gave backup on the item and stated staff recommended approval. He also gave a disclaimer that he had worked for Mr. Bevins years ago, for one season, but that had made no impact on his recommendation. He reviewed the summary of the safety meetings he held with the operators. (The summaries were at each Board Member's spot. See attached.)

Mr. Watson asked if there have been any DUI issues on jet skis.

Mr. Ghio told about one accident last year, but alcohol wasn't a factor.

Ms. Sindel voiced concerns over the SRIA being protected if permission is given to serve alcohol at any time. She said she doesn't doubt that the owners are being very responsible, but is worried about liability issues.

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MARCH 28, 2018

Ms. Bohannon said the Committee can't be the "moral police" and there are 3 other operators that do serve alcohol. She stated they have insurance to cover any accidents. She believes there should be limit on the amount of jet skis any operator can run, and it should be a part of the lease amendment.

Dr. Campanella asked Mr. Stebbins if the other operators could be asked to sign the summary from their respective meetings, holding them to the number of jet skis they said they were running.

Mr. Stebbins said the SRIA could do that, but in order to it to be enforceable, it would need to be included into a lease amendment.

Ms. Bohannon asked how many jet skis was Castaway's running.

Mr. Ghio said they were held to 6, as part of the lease agreement. He also informed the Board that Melody had emailed a copy of the summary to each operator.

SPEAKER:

Roger Bevins – Radical Rides He stated the Board has never told him how many jet skis he can run, and he had 25-30 in the 90's and 2000's.

Ms. Bohannon asked if he was comfortable with 2 parasail boats and 12 jet skis.

Mr. Ghio said they all agreed they can't operate more than 9 jet skis at a time, and the extra are for monitoring riders and for use if one breaks down.

Mr. Bevins said he runs 12, and has 3 extra for break downs.

Mr. Watson said the SRIA doesn't have anything in place, that the operators just limit themselves.

Ms. Bohannon wants conformity in the leases, to be fair to everyone.

Dr. Campanella said the SRIA needs to give the operators a number of jet skis they can adhere to.

Mr. Watson suggested a safety policy, with a maximum number allowed.

Ms. Brooks questioned the precedent of approving alcohol at all times and operating motor vehicles.

Mr. Stebbins said the Board could certainly draft a policy, but if it wasn't in the Master Lease, it would be unenforceable.

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Ms. Bohannon wants to incorporate the number of jet skis allowed as well as not opening on the Blue Angel Airshow Saturday.

Mr. Bevins said he has never had any issue with getting insurance and doesn't open on Blue Angel Saturday.

Ms. Brooks made a motion to approve lifting the time constraints listed in Mr. Bevins' Master Lease, and not opening on the 4<sup>th</sup> of July or the Saturday of Blue Angels, but later withdrew the motion.

Mr. Bevins voiced his displeasure, stating that the 4<sup>th</sup> of July is one of his busiest days. He said all the operators are trying to do the right thing, that they police themselves, and have done it that way for 25 years.

Ms. Brooks asked if he was ok with not running the Saturday of Blue Angels, if allowed to run on the 4<sup>th</sup> of July.

Mr. Bevins pointed out the Board Approved for Robert Rinke to sell alcohol at any time last month.

Mr. Ghio pointed out that in the summary, only Castaway's said they limit themselves to no 4<sup>th</sup> of July or Blue Angels.

Ms. Bohannon suggested an earlier time restriction for closing on the 4<sup>th</sup> of July.

Mr. Watson suggested tabling the discussion.

Ms. Schrock said Mr. Bevins is trying to get this approved for this season.

Ms. Bohannon asked each Board Member their thoughts:

Mr. Watson – He wanted more clarity and specifics.

Ms. Sindel – She wants this to move forward, and wants to treat everyone equally, but is worried about safety on the water. She suggested bringing it back to the Full Board.

Ms. Brooks – She wants to treat everyone fairly, and asked if there was a problem that the Board is trying to adjust that's not there?

Dr. Campanella wants to move forward.

Dr. Campanella made a motion to move forward with the approval to lift the time restraints listed in the Master Lease, the motion died due to a lack of a second.

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Ms. Bohannon pointed out that even though she feels for Mr. Bevins, this is the opportunity for the Board to amend the Master Lease, and it may not happen again.

Dr. Campanella made a motion to bring the item to the Full Board, but later withdrew the motion.

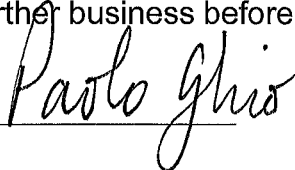
Ms. Gilley said she doesn't like dealing with just one operator at a time and asked if there were any policies and procedures the Board could establish that they would have to operate under?

Mr. Stebbins said Escambia County could adopt an ordinance, but anything the SRIA Board did would be unenforceable.

Ms. Brooks pointed out that we have no idea if any of the other operators will come back to the Board to ask for any modifications.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved lifting the time restrictions for the sale of alcohol, adding the operator may not run more than 12 jet skis maximum in the water at one time, the operator has to close by 7:30 pm on July 4th and not open at all on the Saturday of Blue Angels weekend. (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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ADMINISTRATIVE COMMITTEE  
MARCH 28, 2018**

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Brigette Brooks  
Member  
Thomas Campanella  
Member

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** March 29, 2018  
**RE:** Minutes of March 28, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 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 participated via teleconference. 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.

**Upon motion of Ms. Tammy Bohannon 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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