



**SANTA ROSA  
ISLAND AUTHORITY**

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Member

**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MAY 23, 2018**

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: May 24, 2018  
RE: Minutes of May 23, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday May 23, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley. 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 – Request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, 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.

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, 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)**

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

  
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Paolo Ghio  
Executive Director

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MAY 23, 2018

PG:jt

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**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MAY 23, 2018**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** May 24, 2018  
**RE:** Minutes of May 23, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 23, 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 – Approval to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East. (Staff report by Paolo Ghio)

**SPEAKER:**

Carlene Smith – She lives at Portofino and goes for walks on the beach often. She has had some negative experiences with the dog park, and requested the park, if it has to be increased, be increased 200' all in the east direction. She questioned who to call with issues, when the officers work, the response time once they had been called, and were they available at all times? She doesn't understand the need to expand the park, as she rarely sees it full.

Mr. Ghio explained the Island Authority has a dedicated officer who works 40 hours a week, at various times, so people don't become accustomed to her schedule. He stated that people that go to Park East also needed to be taken into consideration, thus the proposed 100' on each end of the dog park.

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MAY 23, 2018

Discussion followed.

Dr. Campanella questioned if there is a good way to figure out how often it is “highly utilized”, as he has never seen the area full.

Ms. Sindel reminded the audience that this is not just for Island residents, and stated she gets many calls from people that live in town, complaining that the park gets full. She complimented Mr. Ghio on being proactive in handling this situation.

Ms. Brooks asked if more signage could be added, with a contact number to report issues.

Mr. Ghio said yes, and he would incorporate the information into current signage.

Mr. Ghio explained that currently the ordinance will sunset in June of 2019, and asked the Board to consider requesting the BOCC to remove the clause completely.

Ms. Bohannon pointed out the ordinance could always be revisited in the future, if warranted.

**Upon amended motion of Dr. Tom Campanella seconded by Ms. Brigitte Brooks, the Committee unanimously approved to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East by 200’, improve signage at the parks to add a phone number for people to report issues, and remove the sunset clause completely from the ordinance. (3-0)**

Item # 5 – 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)

Ms. Bohannon is in support of some action (policy, perhaps) to be taken to not renew master leases that have subleases attached to them. She raised the question: if the Island goes to fee simple, who will have the option be given to, the Master or the sublease that has been paying the taxes.

Mr. Watson pointed out that people agree to the terms when they purchased the property.

Mr. Stebbins said that in theory, the Board could adopt a policy, but could potentially be sued if they didn’t renew a lease that has a renewal clause in it. He pointed out all a master leaseholder would have to do is wait for a new SRIA Board to take over and

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DEVELOPMENT & LEASING COMMITTEE  
MAY 23, 2018

make a renewal request again, if previously turned down. There is no limit to how many times a master can request a renewal if it's at least more than 6 months prior to expiration.

Discussion followed.

Ms. Sindel suggested holding a workshop to educate themselves and the public on this topic and others.

Ms. Brooks and Dr. Campanella pointed out that we would be taking someone's (master leaseholder's) income stream, if we didn't renew the lease.

Discussion was held on what would be a fair way to distribute property, garages, storage units, etc. if fee simple was offered.

Discussion was held on the 50% reduction.

Mr. Watson stated he would be in favor of a workshop.

Ms. Bohannon asked for staff to come back with the properties that would be impacted by a policy.

Mr. Stebbins said he would be happy to review the multi-family leases to see which ones are non-renewable.

Ms. Bohannon requested Commercial leases be reviewed, as well.

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  
ADMINISTRATIVE COMMITTEE  
MAY 23, 2018**

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: May 24, 2018  
RE: Minutes of May 23, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 23, 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.

**Upon motion of Mr. Jerry Watson seconded by Ms. Tammy Bohannon, 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.

  
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Paolo Ghio  
Executive Director

PG:jt

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