



**SANTA ROSA**  
ISLAND AUTHORITY

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Member

Brigette Brooks  
Member

**SANTA ROSA ISLAND AUTHORITY**  
**ARCHITECTURAL & ENVIRONMENTAL COMMITTEE**  
**APRIL 26, 2017**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: April 27, 2017

RE: Minutes of April 26, 2017 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday April 26, 2017. Members present were Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Brigitte Brooks, Chair. Also present was Board Member Ms. Karen Sindel. Ms. Janice Gilley participated via teleconference. Ms. Tammy Bohannon was absent. Ms. Brooks called the meeting to order and presented the following items.

Item # 1 – Request by Licheng and Elizabeth Lee – 1764 Bulevar Mayor – Lot 8, Block 6, Santa Rosa Villas – to construct an in ground swimming pool with an encroachment of 2' into the rear yard setback and 2' into the side yard setback. (Staff report by Paolo Ghio)

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

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously the request by Licheng and Elizabeth Lee – 1764 Bulevar Mayor – Lot 8, Block 6, Santa Rosa Villas – to construct an in ground swimming pool with an encroachment of 2' into the rear yard setback and 2' into the side yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)**

Item # 2 – Approval of an Inter-local Agreement between Escambia County and the Santa Rosa Island Authority – to employ a full time Animal Control Officer strictly for Pensacola Beach. (Staff report by Paolo Ghio)(Referred from the December 14, 2016 Committee Meeting)

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Mr. Ghio gave background on the item and stated staff recommended approval of a 1 year trial period for an Animal Control Officer, as well as modification of the LDC, Sec 10-25, Pensacola Beach Dog Park.

Mr. Ghio stated that Mr. Stebbins would prepare the Interlocal Agreement.

Ms. Brooks suggested the language "One or more" officers, rather than "1 or 2" officers.

Ms. Sindel said she supports this idea completely, and feels it's important for the media to help get the word out regarding the heightened enforcement.

Mr. Ghio said it would be heavily advertised, similar to the "Leave No Trace Ordinance."

Mr. Watson asked if Mr. Ghio was comfortable with the due diligence given to make sure that the public is aware of this decision.

Mr. Ghio stated no, he would not have started working with the marketing team prior to approval from the Board.

Mr. Watson stated the Board receives numerous emails regarding this item and wants to make sure a "head's up" is given to the general public prior to this taking place.

Ms. Brooks questioned where the funding would be taken from for the Officer.

Mr. Ghio stated he had spoken with Ms. Ford, Finance Director, and she recommended using the contingency fund.

**SPEAKER:**

Terry Preston – She stated she has been present in many meetings and heard many complaints on this subject. She reminded everyone the Island deserves this service as Escambia County residents, and has concerns over setting a precedence of taking care of ourselves, and allowing Escambia County to use their personnel elsewhere.

Ms. Sindel pointed out it takes a while for an Officer to get out to the Island once they are called, and she feels this is the best way for the Board to move forward.

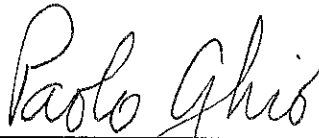
A brief discussion was held regarding the number of calls into the SRIA, the Sheriff's Office and to Animal Control.

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved of an Inter-local Agreement between Escambia County and the Santa Rosa Island Authority – to employ a full time (40 hours a week) Animal Control Officer strictly for Pensacola Beach for a one (1) year trial**

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APRIL 26, 2017

period. This officer will be a County employee, but the SRIA will provide funding in the amount of \$40,000.00, and Escambia County will provide the uniform, vehicle, and ATV for this duty. The Inter-local Agreement will be reviewed after one (1) year to determine the effectiveness of the program and will only renew with SRIA Board approval. The LDC will also be modified in Section 10-25, Pensacola Beach Dog Park. (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**  
**APRIL 26, 2017**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: April 27, 2017

RE: Minutes of April 26, 2017 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 26, 2017. Members present were Mr. Jerry Watson, Chair, Ms. Janice Gilley (participated via teleconference) and Ms. Karen Sindel. Also present were Board Members Ms. Brigette Brooks and Dr. Thomas Campanella. Ms. Tammy Bohannon was absent. Mr. Watson, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by Red Fish, Blue Fish – 5 Via de Luna Dr. – to sublease to Chris Brown, Brown Dog Pedicab, to operate a pedicab business from leasehold property. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee approved the request by Red Fish, Blue Fish – 5 Via de Luna Dr. – to sublease to Chris Brown, Brown Dog Pedicab, to operate a pedicab business from leasehold property, paying appropriate percentages and fees, in accordance with all applicable local, state, and federal codes and regulations. If Mr. Brown adds any more pedicabs to his business, percentages and fees will be open to negotiation with the SRIA. (3-0)**

Item # 2 – Request by H & S Development d/b/a Hampton Inn – 2 Via de Luna Dr. – to sublease to Selene Wambeke, Sandmade Memories, to operate a sand art business from leasehold property. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee approved the request by H & S Development d/b/a Hampton Inn – 2 Via de Luna Dr. – to sublease to Selene Wambeke, Sandmade Memories, to operate a sand art business from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 3 – Request by Endrizzi Investment – 22-A Via de Luna Dr. – to sublease to Lila Davidson, Lila Davidson Enterprises, LLC d/b/a Beach Bum BB, to operate a management company from leasehold property. (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 approved the request by Endrizzi Investment – 22-A Via de Luna Dr. – to sublease to Lila Davidson, Lila Davidson Enterprises, LLC d/b/a Beach Bum BB, to operate a management company from leasehold property, paying all applicable percentages and fees, in accordance with all applicable local, state, and federal codes and regulations. (3-0)**

Item # 4 – Request by Sandpiper Gulf Aire Inn, Inc. d/b/a Paradise Inn & Bar and Grill – 21 Via de Luna Dr. – to sublease to Bill Patterson, Lazy Days, to operate a beach gear rental and delivery business from leasehold property. (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 Sandpiper Gulf Aire Inn, Inc. d/b/a Paradise Inn & Bar and Grill – 21 Via de Luna Dr. – to sublease to Bill Patterson, Lazy Days, to operate a beach gear rental and delivery business from leasehold property, paying all applicable percentages and fees, in accordance with all applicable local, state, and federal codes and regulations. (3-0)**

Item # 5 – Request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to William and Brittney Parsons, Parsons Dolphin Cruises, LLC., to operate a boat tours from leasehold property. (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 Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to William and Brittney Parsons, Parsons Dolphin Cruises, LLC., to operate a boat tours from leasehold property, paying all**

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**applicable percentages and fees, (regardless of where/how the charter reservations were generated) in accordance with all applicable local, state, and federal codes and regulations. (3-0)**

Item # 6 – Request by Little Sabine, Margaritaville Hotel – 165 Ft. Pickens Rd. – to sublease to Larry Porto, Horizon Beach Service, to operate a paddle board and kayak rental service from leasehold property. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval.  
Ms. Sindel asked if the parking lot where this sublease is located was strictly for Margaritaville employee parking.

Mr. Ghio said yes, but this would be the third sublease running from the location, and there has never been a problem.

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Little Sabine, Margaritaville Hotel – 165 Ft. Pickens Rd. – to sublease to Larry Porto, Horizon Beach Service, to operate a paddle board and kayak rental service from leasehold property, paying all applicable percentages and fees. (3-0)**

**ADDED BY CHAIRMAN:**

Item # 7 – Request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to Tony Eddins, Emerald Coast Inshore charters, to operate a boat tours from leasehold property. (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 Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to Tony Eddins, Emerald Coast Inshore charters, to operate a boat tours from leasehold property, paying all applicable percentages and fees, (regardless of where/how the charter reservations were generated) in accordance with all applicable local, state, and federal 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

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DEVELOPMENT & LEASING COMMITTEE  
APRIL 26, 2017

PG:jt

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**SANTA ROSA ISLAND AUTHORITY**  
**ADMINISTRATIVE COMMITTEE**  
**APRIL 26, 2017**

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: April 27, 2017  
RE: Minutes of April 26, 2017 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, April 26, 2017. Members present were Ms. Brigette Brooks and Ms. Janice Gilley, Chair, participating via teleconference. Ms. Tammy Bohannon was absent, and Ms. Karen Sindel was asked to serve in her place on the Committee. Also present were Board Members Dr. Thomas Campanella and Mr. Jerry Watson. Ms. Gilley, Chair, called the meeting to order and presented the following items.

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

In Ms. Ford's absence, Mr. Ghio presented the financial report.

Ms. Brooks pointed out the expenditures for Human Resources and Marketing exceeded the budget by \$ 8,346.44 last year, and this year the budget was increased to reflect that. She asked what contributed to the additional expenditure.

Mr. Ghio said he would have Ms. Ford email the answer to the Board.

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

Item # 2 – Discussion of a Ground Lessor Agreement for Days Inn. (Report by Mike Stebbins)



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Mr. Stebbins explained there is a proposed sale of the Days Inn, and the buyers want to finance. The lender wants a ground lessor document and the Island Authority is working on the terms of the agreement. He stated hopefully there will be a document ready to bring back to the May 10, 2017 Regular Board Meeting.

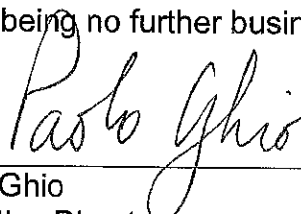
**ADDED BY THE CHAIR AND MOTION BY MS. KAREN SINDEL SECONDED BY MS. BRIGETTE BROOKS**

Item # 3 – Approval of a First Amendment to the Interlocal Agreement between Escambia County, Florida and the Santa Rosa Island Authority relating to equipment lease payments.

Mr. Stebbins explained the Interlocal was so the County could take over the payments of a John Deere Wheel Loader the SRIA had leased, and the lease has expired. The County is planning on the purchase of a new wheel loader, and is asking to extend the lease for two (2) additional months, until the new wheel loader is purchased. He said he recommends approval of the Agreement.

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Committee unanimously approved the First Amendment to the Interlocal Agreement between Escambia County, Florida and the Santa Rosa Island Authority relating to equipment lease payments. (3-0)**

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



Paolo Ghio  
Executive Director

PG:jt

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