



**SANTA ROSA
ISLAND AUTHORITY**

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Executive Director

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
FEBRUARY 25, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: February 27, 2015
RE: Minutes of February 25, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday February 25, 2015. Members present were Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chair. Also present were Board Members Ms. Tammy Bohannon, Mr. Dave Pavlock, Mr. Jerry Watson, and Ms. Karen Sindel. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Request by Gulfwind Management, LLC (Lucian Dancaescu, Developer) to extend the Development Agreement created by Conditional Use (CU-2007-17) for 20 Via De Luna, (currently Sunray Village Owners Association) (former Clarion/ proposed Island Empress property) for an additional year (March 25, 2016) for construction to begin. (Staff report by Paolo Ghio)

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

Mr. Pavlock asked if this request was for an extension to the timeline from which construction must begin, and Mr. Ghio stated yes.

Ms. Bohannon asked if the property had been purchased by anyone, and Mr. Ghio stated the developer was in the process of obtaining all the property.

Ms. Gilley asked how long does the SRIA need to keep renewing the D.O.

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Mr. Ghio stated it is no harm to the SRIA, and helps the developer to have the D.O. open.

Upon motion Dr. Thomas Campanella of seconded by Ms. Janice Gilley, the Committee unanimously approved staff's recommendation. (3-0)

Item # 2 - Discussion regarding the ranking and funding sources for Capital improvements on the Island. (Staff report by Paolo Ghio)

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

SPEAKER:

Terry Preston – She stated this list of projects shows the priority of how the Pensacola Beach Advocates (PBA) wants to spend money on the Island, and they have some for next year, as well. She stated the projects would improve visitor and local experiences.

Ron Wilson – President of the PB Chamber – He stated the Chamber supports these projects and they are great for the beach as a whole.

Ron Ellington – Innisfree – He stated Innisfree supports these projects, as does Robert Rinke and Marilyn Hess.

There was discussion on dune walkovers, crosswalks and bike paths.

Mr. Pavlock stated projects could be set in stone in June, during budget hearings.

Ms. Ford explained there was money in the budget this year for these projects.

Mr. Ghio explained the opening up of some streets between Ariola and Maldonado that are currently closed, will add enough parking stalls for 130 vehicles. He said it would be done with Bahama rock and there would be some parallel parking, drive thrus and herringbone parking on the right hand side.

Ms. Bohannon stated it was a great idea but is concerned there might be some objection from property owners. She suggested getting some public input.

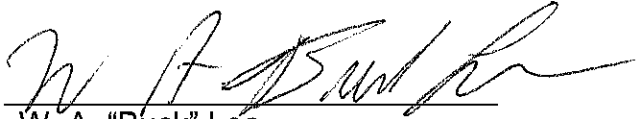
Mr. Ghio stated every plat shows these roads, and they have always been treated as such.

Ms. Gilley asked if the projects were in their prioritized order on the list and was told yes.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation. (3-0)

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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**SANTA ROSA
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**SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
FEBRUARY 25, 2015**

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: February 27, 2015
RE: Minutes of February 25, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, February 25, 2015. Members present were Ms. Tammy Bohannon, Ms. Janice Gilley, and Ms. Karen Sindel, Chair. Also present were Board Members Mr. Dave Pavlock, Mr. Jerry Watson, and Dr. Thomas Campanella. Ms. Sindel called the meeting to order and presented the following items.

Ms. Sindel requested staff post agenda items on the screen for future meetings.

Item # 1 - Request by Mike Nixon, Club CoCo, LLC, d/b/a Tiki Golf – 2 Via de Luna – to sublease to Jim Vasser, EV Innovations, LLC to operate the putt putt golf course, arcade, concessions, retail and rentals from leasehold property. (Staff report by Bob West)

Mr. West gave the background on this item and stated staff recommended approval, as long as Mr. Vasser adhered to the specifics listed on the recommendation page. And all was subject to a one year review. His concerns were more low speed vehicles on the roads and the Seadoo Scooters. He stated the scooters were more like a toy, and that children needed activities.

Ms. Sindel said she isn't completely happy with the proposal, but as long as they followed protocol and were revisited in a year, she would vote to approve.

Ms. Bohannon asked Mr. West if he was comfortable with the proposal, and he stated he wasn't 100% comfortable, but he was willing to give him a chance.

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Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously approved staff's recommendation, which included the following stipulations, subject to a one (1) year review:

1. Applicant strictly adheres to the "Business Plan" product usage restrictions contained in his emails of Feb. 11, 2015 at 2:48 P.M. and 4:17 P.M, respectively. (Attached)
2. Applicant strictly adheres to all Federal, State and local Statutes, laws, ordinances and regulations which may affect his operation of his offered products.
3. Applicant strictly adheres to all manufacturer usage guidelines, restrictions and safety precautions.
4. Applicant pays all applicable Federal, State, County, local and SRIA fees and taxes.
5. Applicant agrees that the Executive Director or Director of Public Safety may cause applicant to immediately temporarily cease operations involving any specific product(s) due to what is perceived as an egregious safety concern, until such time that the Applicant is directed to come before the full Board for potential official lease action. Applicant has no recourse of action if the Board requests that a specific product(s) cease to be offered to the public for any reasonable safety concern.
6. Seadoo Scooters will only be offered to public on Green Flag Days.

(3-0)

Item # 2 - Request by Mike Pinzone, Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulfside Fishing Pier – 41 Ft. Pickens Rd. – to assign the "Master Lease East" to Sunset Jax, LLC d/b/a Casino Beach Bar and Grill. (Report by Mike Stebbins)

Mr. Lee gave the report (Mr. Stebbins had to leave the meeting) and stated that Sunset Jax had amended the original request and wanted to take over both leases at the Gulfside Pier. He read the email request from Sharon Regan (Sunset Holding Company, Inc. attorney).

Ms. Bohannon stated she didn't think the lease was assignable.

SPEAKER:

Mike Pinzone – Master Leaseholder (Sunset Holding Company, Inc.) He stated he is asking permission to negotiate the Sunset Jax for the leases on the Pier. He stated Sunset Jax has already put a lot of money into the property.

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Ms. Schrock stated that Mr. Stebbins had stated, based on the request on paper, it is a legal transaction.

Ms. Sindel thanked, Ms. Schrock, but stated she needed to hear that from Mr. Stebbins.

SPEAKER:

Matt LaFon and Scott Zepp – Sunset Jax d/b/a Casino Beach Bar and Grill – They thanked the Board for their time, and stated they love this community and have a large investment already in the pier. They envision a pier complex and need to hold the Master leases in order for their financial backers to make this sizable investment.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Sunset Holding Company, Inc., subject to legal signoff, returning to the March 11, 2015 Regular Board Meeting, Regular Agenda for further discussion. (3-0)

Item # 3 – Request by Kimberly LoBue, DJ's Café – 63 Via de Luna – to sublease to John Wedeman, d/b/a JR's Grille, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

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

Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously approved staff's recommendation. (3-0)

Item # 4 – Request by Kirk Newkirk, Key Sailing – 500 Quietwater Beach Rd. – to sublease to Sonny Byrd d/b/a Pelican Sports Bar and Grill, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

This item was pulled per Master Leaseholder request.

Ms. Gilley requested page numbers be placed on the agenda in order to easier to locate on the laptops.

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



W. A. "Buck" Lee
Executive Director

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
FEBRUARY 25, 2015

WAL:jt

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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
FEBRUARY 25, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: March 3, 2015
RE: Minutes of February 25, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, February 25, 2015. Members present were Ms. Tammy Bohannon, Chair, Ms. Karen Sindel, and Mr. Jerry Watson. Also present were Board Members Dr. Thomas Campanella, Mr. Dave Pavlock and Ms. Janice Gilley. Ms. Bohannon called the meeting to order and presented the following items.

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

Ms. Ford presented the financials for review.

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)

Item # 2 – Request by Carol Mills, Miracle Strip Corvette Club, for a \$7,500.00 sponsorship of the "Vettes At The Beach" Corvette car show. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the report, but also told of a request (Towards advertising budget or new VIC construction) coming to the March Committee for the remainder of the funds allotted to the SRIA by Commissioner Robinson. She asked if this item was approved, that it be taken for the line item in the budget, per Board Policy.

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Ms. Schrock stated the request was for \$7,500.00, however there was only \$2,500.00 left in pot for this quarter. She pointed out a super-majority could over-ride the amount.

Mr. Watson asked for the staff recommendation.

Ms. Schrock stated staff doesn't make recommendations on sponsorship requests, however the Corvette Club was well received.

SPEAKER:

Steve Wilson – President of Miracle Strip Corvette Club – He pointed out the positive post-event form that was turned in last year, stated the cost of gas was down, so more participants were expected and that the event was able to be advertised nationally, with the help of E.W. Bullock.

Ms. Bohannon stated it was a wonderful event, but the Board doesn't have enough money,

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Carol Mills, Miracle Strip Corvette Club, of the "Vettes At The Beach" Corvette car show for a \$5,000.00 sponsorship to be reimbursed upon receipt of paid advertising invoices. (3-0)

Ms. Ford pointed out that there was only \$2,500.00 left, per Board Policy, to give out this quarter.

Ms. Bohannon stated it should be done on an annual basis, not quarterly.

Ms. Sindel requested a spreadsheet showing what has been spent, and what is left in the budget for sponsorships.

Ms. Schrock stated at this time, \$15,000.00 out of \$30,000.00 had been spent. (\$5,000.00 each for Pensacola Sports Association, Coastal Rowing and the Corvette Club.)

Item # 3 – Request by Adam Guess, Gulf Coast Event Group Inc., for a \$7,500.00 sponsorship of the Gulf Coast Half Marathon. (Staff report by Robbie Schrock)

Ms. Schrock gave background and stated Mr. Guess had never requested money for this event before.

SPEAKER:

Adam Guess – He stated this is the 6th year he has done this even on the Island, and has never asked for funding previously. He stated competition is tough this year. He told the

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Committee that the event is being held on Sunday, April 12, 2015 due to the fact that runners will come out to the beach on Saturday, which helps local businesses. He stated there would be between 1300-1500 participants.

Ms. Bohannon passed the chair to Ms. Karen Sindel.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Adam Guess, Gulf Coast Event Group Inc., for a \$2,500.00 sponsorship of the Gulf Coast Half Marathon, to be reimbursed upon presentation of paid advertising invoices. (3-0)

Ms. Sindel passed the chair back to Ms. Bohannon.

Item # 4 – Request by Johnny Wyse, Pensacola Beach Elks Lodge #497, for a \$1,000.00 sponsorship request for the Pensacola Beach Elks Lodge Annual Charity Golf Tournament. (Staff report by Robbie Schrock)

Ms. Schrock gave the background on this item and stated this request was considered a “charitable request”, to be taken from a different pot of money than the previous agenda requests. The SRIA expects no return on this sponsorship.

SPEAKER:

John Heckman – He told about the charities that benefit from the money the Elks raise, and passed around a brochure showing the SRIA logo.

Upon amended motion by Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Johnny Wyse, Pensacola Beach Elks Lodge #497, for a \$1,000.00 sponsorship request for the Pensacola Beach Elks Lodge Annual Charity Golf Tournament, with \$500.00 coming from Pot A and \$500.00 coming from Pot B of the sponsorship funds. (3-0)

Item # 5 – Request by Ray Palmer, Pensacola Sports Association, for additional funds, per prior Board action. (Staff report by Robbie Schrock)

Ms. Schrock gave the background on the report and stated Mr. Palmer had previously received \$5,000.00 and was requesting the remaining \$2,500.00 as well as a portion of the monies Commissioner Robinson gave the SRIA.

SPEAKER:

Mr. Ray Palmer – He thanked the Committee for giving Adam Guess money for the Half Marathon. He told about the live-streaming of the Pro-Watercross event on the beach TV network. He stated he is still asking for his original request of \$10,000.00 (of which he

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has already been granted \$5,000.00). He is asking for \$2,500.00 from the sponsorship budget item, as well as \$2,500.00 from the funding Commissioner Robinson allocated to the SRIA. He said the SRIA could give the \$2,500.00 from Commissioner Robinson to E.W. Bullock, earmarked for the use of the Pensacola Sports Association.

Ms. Bohannon stated the Board does need address the advertising budget, but said people are welcome to come and ask for the money allocated to the SRIA by Commissioner Robinson.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee unanimously approved awarding Ray Palmer, Pensacola Sports Association, an additional \$2,500.00, for a total of a \$7,500.00 sponsorship of the 2015 Grand Prix of Watercross event, to be reimbursed upon presentation of paid advertising invoices. (3-0)

Ms. Bohannon asked if the Committee was in agreement, items # 6-10 could be voted on as a block of items.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee voted unanimously to vote on the items # 6-10 as a block. (3-0)

Item # 6 – Discussion of the SRIA legal contract with Mike Stebbins. (Staff report by Executive Director Buck Lee)

Item # 7 – Discussion of the Advertising contract with E.W. Bullock. (Staff report by Executive Director Buck Lee)

Item # 8 – Discussion of the Coastal Engineering Contract with Olsen Associates. (Staff report by Executive Director Buck Lee)

Item # 9 – Discussion on the contract with Baskerville Donovan. (Staff report by Executive Director Buck Lee)

Item # 10 – Discussion of the IT contract with Antler Computer Consulting. (Staff report by Executive Director Buck Lee)

Ms. Bohannon stated unless staff had a problem with anyone, she recommended a 2 year extension of each contract, with the Board being notified 6 months prior to expiration of each, for discussion.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee approved a 2 year extension to each of the above contacts (# 6-10), with the Board being notified 6 months prior to expiration, for discussion purposes. (3-0)

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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**SANTA ROSA ISLAND AUTHORITY
OPERATIONS COMMITTEE
FEBRUARY 25, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: March 3, 2015
RE: Minutes of February 25, 2015 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, February 25, 2015. Members present were Mr. Dave Pavlock, Mr. Jerry Watson, and Dr. Thomas Campanella, Chair. Also present were Board Members Ms. Janice Gilley, Ms. Karen Sindel, and Ms. Tammy Bohannon. Dr. Campanella called the meeting to order and presented the following items.

Item # 1 - Request by John J. Castleberry, Pensacola Beach Elementary School – 900 Via de Luna - for the SRIA to pay "rental fees" for the placement of an SRIA trash bin enclosure located on their leasehold property. (Report by Thomas Campanella)

Dr. Campanella gave the background on this item and stated the Board had been looking for a way to help the Pensacola Beach Elementary School and this opportunity is it. He stated the SRIA would be renting a portion of the school's leasehold property (418' x 70) for \$1,000.00 a month.

Mr. Watson asked if the fee would be paid to the school and was told yes.

Ms. Bohannon stated the school was an important part of the beach community.

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SPEAKER:

Jeff Castleberry – Principal of Pensacola Beach Elementary School. He said the school can't be funded in any other way by the SRIA, they get no local sales tax monies, and the SRIA is "squatting" on their property, by having a dumpster on their property.

Dr. Campanella passed the chair of this Committee to Janice Gilley, citing the fact his wife working for the school makes him unable to vote on this item.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Committee unanimously approved the request by John J. Castleberry, Pensacola Beach Elementary School – 900 Via de Luna - for the SRIA to pay \$1,000.00 monthly "rental fees" for the placement of an SRIA trash bin located on Pensacola Beach Elementary's leasehold property, subject to legal review, to be paid for from contingency fund. (3-0)

Mr. Stebbins stated he would be looking at the lease, as well as the Special Act to determine his legal recommendation. He would also be reviewing the opinion given previously by the Attorney General on the SRIA's interactions with the school.

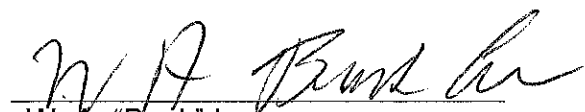
Ms. Bohannon pointed out the SRIA is using the school's property.

Mr. Stebbins pointed out the school pays \$1.00 a year in lease fees to the SRIA, and is asking for \$12,000.00 in return. He will offer his opinion as to whether or not it is a good value for the SRIA, or does it appear the SRIA is giving money back to the school.

Mr. Stebbins stated the Board can ultimately decide whether or not to proceed.

Mr. Castleberry stated the SRIA would be renting property from the school.

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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