



SANTA ROSA
ISLAND AUTHORITY

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Karen Sindel
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Janice Gilley
Member

Tammy Bohannon
Member

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JUNE 22, 2016

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: June 24, 2016

RE: Minutes of June 22, 2016 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday June 22, 2016. Members present were Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Also present were Board Members Mr. Jerry Watson and Mr. Dave Pavlock. Ms. Janice Gilley was absent. Dr. Campanella called the meeting to order and presented the following items.

Item # 1 - Request for approval of the Resolution for the 2017-2018 Florida Beach Erosion Control Program. (Staff report by Paolo Ghio)

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

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request for approval of the Resolution for the 2017-2018 Florida Beach Erosion Control Program.

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

Paolo Ghio
Executive Director

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JUNE 22, 2016

PG:jt

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SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JUNE 22, 2016

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: June 24, 2016

RE: Minutes of June 22, 2016 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, June 22, 2016. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel, and Ms. Tammy Bohannon. Also present were Board Members Mr. Dave Pavlock and Mr. Jerry Watson. Ms. Janice Gilley was absent. Dr. Campanella called the meeting to order and presented the following items.

Item # 1 – Request by Surf and Sand Development LLC, to amend the current sublease for Island Market – 5 Via de Luna, Soundside Centre – to include the sale of beer and wine. (Staff report by Robbie Schrock)

This item was pulled from the agenda, due to a Master Lease uncured default.

Item # 2 – Request by H & S Development LLC, d/b/a Hampton Inn – 2 Via de Luna – to sublease to Kelly McCall d/b/a Sand Art, to operate a sand art business from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Bohannon had some questions about reporting of revenues by sublessees.

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JUNE 22, 2016

Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by H & S Development LLC, d/b/a Hampton Inn – 2 Via de Luna – to sublease to Kelly McCall d/b/a Sand Art, to operate a sand art business from leasehold property, paying all applicable percentages and fees, and obtaining all necessary permits and permissions from Escambia County. (3-0)

Item # 3 – Request by sublease Ben Hamami – 39 Via de Luna -- to change the name of the current sublease from “Ice Cream and Smoothie World” to “Café Bistro”. (Staff report by Robbie Schrock)

Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Ben Hamami – 39 Via de Luna - - to change the name of the current sublease from “Ice Cream and Smoothie World” to “Café Bistro”. (3-0)

Item # 4 – Request by Regency Towers – 1600 Via de Luna - to allow Billy Patterson d/b/a Lazy Days Beach Rental, to operate a Beach Rental Service directly behind the building on the Gulf side. (Staff report by Robbie Schrock)

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

Ms. Bohannon questioned the reporting by Lazy Days.

Ms. Ford said separate reports are turned in for each location, but 1 check is written to the SRIA.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Regency Towers – 1600 Via de Luna - to allow Billy Patterson d/b/a Lazy Days Beach Rental, to operate a Beach Rental Service directly behind the building on the Gulf side, paying all applicable percentages and fees and following the regulations outlined in the Beach Rental Service Board Policy. (3-0)

Item # 5 – Discussion on food trucks located on private leaseholder property. (Report by Dr. Thomas Campanella)

Dr. Campanella said he was contacted by the Sandshaker, who asked why they couldn't have a food truck on their private property. He explained we have a Board Policy for 1 food truck in Park East and Park West, and they currently hold the 1 license agreement that is allowed per the policy.

Mr. Stebbins explained the license agreement expires in December of 2016.

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JUNE 22, 2016

Ms. Boahnnon stated the Board will go out for bids when the current license expires in December of 2016. She said she understands the Sandshaker is trying to provide a service for their customers, but she also feels loyalty to the brick and mortar businesses that are on the Island year round. She agrees there should be no off site advertising (right of way signage, etc..).

Ms. Sindel asked about residential components such as the 4th of July, could a food truck be brought in for a party?

Mr. Pavlock said that would be more like catering.

Mr. Ghio stated that scenario would be classified as an event, and he has allowed businesses to have a food truck for charitable causes.

Mr. Stebbins stated residential zoning would preclude a food truck being allowed.

A brief discussion was held regarding classifying activities as "Events" every weekend and the fees that would need to be paid.

SPEAKER:

Bev Campbell – Owner of the Sandshaker – She stated she always tries to get proper permitting, and the food truck they had onsite is fully licensed and cleared with the Health Department. She stated the restaurants on the Island are so busy, the Sandshaker would like to offer this to customers on the weekends and for special events. She said she is NOT trying to take away business from other restaurants. She stated her customers need food and she is striving to work with the SRIA. She pointed out Springhill Suites had a food truck onsite over the Memorial Day Weekend. She said her Master Leaseholder would sign off on this if the SRIA is good with it.

Ms. Schrock said staff was unaware of the truck at Springhill Suites and would contact them regarding the issue.

Mr. Pavlock asked if the Sandshaker has a kitchen and currently serves hot food?

Ms. Campbell said they do not, but they do have a girl that comes in and cooks/serves under their tent on Sundays.

SPEAKER:

Sean Rogan – Speaking on behalf of Premier Island Management Group, he is General Manager of Cactus Flower, The Wine Bar - He said the overhead for his restaurants is so high, and if food trucks are allowed, they could outsell him 10-1, since a food truck overhead is very low. He has concerns that people won't eat at his restaurants, when they can get a \$5.00 meal at a truck.

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
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Chase Cole – General Manager of Flounders – He said nobody wants food trucks in common areas, however a sublease or a special event permit would be ok, but only for a special time, like late at night. He doesn't want a new competitor 24/7.

Mr. Pavlock asked who would benefit from the food truck.

Dr. Campanella stated the patrons of the establishment would benefit, that it would be for 1 day of the weekend.

Mr. Pavlock stated it would benefit the patrons, but hurt the brick and mortar restaurants. He said he is not in favor of allowing food trucks.

Ms. Bohannon said she could see both sides, she hadn't thought about the pricing strategy, could the Board regulate the pricing? She has questions as to what hours of the day would be appropriate for this service.

Ms. Sindel said she is not an advocate of supporting unfair competition, however this would be located on private land. She doesn't think the Board can tell food trucks what they can or can't provide. She stated if this is allowed to progress, how will it be regulated, would there be fees? Would it be a special event?

Dr. Campanella stated he recommends moving forward with the involved parties.

Ms. Sindel said SRIA staff understands the process, and the Board would be happy to entertain suggestions on how to implement and regulate.

Mr. Ghio suggested staff bring back a proposal to the July 27, 2016 Committee Meeting.

Mr. Watson suggested involving the Chamber and gathering input from them.

Upon motion of Karen Sindel seconded by Ms. Tammy Bohannon, the Committee voted unanimously to have staff move forward on this item, bringing a recommendation back to the July 27, 2016 Committee Meeting. She would like staff to figure out the process and how it would be regulated, and how it would work with other opportunities in the future, without creating an unfair advantage over brick and mortar restaurants. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

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JUNE 22, 2016

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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JUNE 22, 2016**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: June 24, 2016, 2016
RE: Minutes of June 22, 2016 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, June 22, 2016. Members present were Mr. Jerry Watson and Ms. Tammy Bohannon. Also present were Board Members Mr. Dave Pavlock and Ms. Karen Sindel. Dr. Campanella served on the Committee in Ms. Gilley's absence. Ms. Bohannon, serving as Chair, 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 her report for review.

Upon motion of Jerry Watson seconded by Dr. Thomas Campanella, 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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