



**SANTA ROSA
ISLAND AUTHORITY**

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

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: March 26, 2015
RE: Minutes of March 25, 2015 Architectural & Environmental Committee Meeting

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

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2015 Turtle Monitoring Season (Staff report by Paolo Ghio)

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

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

Item # 2 - Approval of the Inter local Agreement between ECAT and the SRIA for trolley service, 2015. (Staff report by Paolo Ghio)

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

Mr. Pavlock asked if there was cancellation policy in case of inclement weather.

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Mr. Ghio stated he is in contact with ECAT during such times and can cancel with no penalties. He stated it isn't in writing, but it is understood by all parties.

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

Item # 3 - Request approval of the contract for Mr. Jeffrey S. Ward to manage the approved 2013 FEMA Mitigation Grant Project and to write the FEMA Mitigation Grant application for the upcoming 2015 cycle. (Staff report by Paolo Ghio)

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

Dr. Campanella asked how many houses had been raised so far.

Mr. Ghio stated there were 8 total recipients on this round of grants.

Ms. Gilley asked what the total budgeted amount was for the contract.

Mr. Ghio estimated \$60,000.00, but pointed out the cost of the consultant comes out of the grant, there is no out of pocket expense for the SRIA.

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

Item # 4 – Discussion regarding open air trolleys on Pensacola Beach. (Staff report by Paolo Ghio)

SPEAKER:

Robert Rinke – He gave a brief history of the trolley system. He stated studies had shown open air trolleys were recommended for hot climates. He proposed using the Portofino Island Improvement Fund (PIIF) to purchase 3 open air trolleys, as well as including another \$25,000.00 for a marketing “whimsical” map. He stated he would prefer to use double decker trolley, but the traffic light in the core is too low. He stated the County (Escambia County) will own the buses and can trade them in on double decker trolleys, if the traffic light is raised or removed.

Much discussion followed.

Mr. Pavlock stated there are better ways to spend the money that would help with traffic congestion, perhaps the “smart park” system.

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Ms. Bohannon questioned the increased cost to the SRIA, and Mr. Ghio stated it shouldn't be more expensive, if the SRIA runs the same program and same hours. He stated the diesel engine is more efficient, assuming the price doesn't go through the roof.

There was discussion about the depreciation of the trolleys, however it was pointed out the trolleys will be County property. It was also pointed out that ECAT could choose to use the trolleys anywhere in the County they wanted.

Mr. Stebbins stated a 6th Interim Agreement would need to be drawn up between the SRIA and Gary Work, as Trustee of the Pensacola Beach Land Trust, as well as an RFP for the purchase of the trolleys.

Ms. Bohannon asked if the SRIA could specify the trolleys were only for use on the Island, and Mr. Stebbins stated it could be spelled out in the Interlocal Agreement with Escambia County.

Dr. Campanella supports the open air trolleys, but stated double decker trolleys would not be a good idea.

Mr. Rinke stated the intent of Escambia County is to use these trolleys strictly for the Island. He stated they have already paid for undercoating, 2 televisions for each trolley, where video loops could run, and isinglass curtains for each.

Ms. Sindel stated she prefers the open air concept and suggested running them more hours.

SPEAKER:

David Forte – Project Manager Escambia County – He stated the County supports the SRIA in whatever decision they reach on the trolleys. He also stated the traffic light is functional and there are no plans to raise it, unless the SRIA Board wants double decker trolleys.

Mr. Pavlock asked if the entire intersection would have to be reconfigured in order to move the traffic light and was told yes.

Mr. Forte stated Escambia County was prepared to go out for bid on the trolleys on Monday, March 30, 2015. He said he required agreement from the SRIA, because Escambia County purchasing typically doesn't like to go to bid prior to having funds in hand. He stated it would be a 30 day advertisement prior to bid opening and award to the lowest bidder.

Mr. Stebbins stated the SRIA Board should have some input as to the amount and other concerns included in the Interlocal and development of the RFP.

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Mr. Forte stated the County had already built specs based on the concept they have seen, and it was confirmed by Mr. Rinke that the plans were the same. Mr. Stebbins stated the SRIA Board needed to sign off on the invitation to bid as well as the Interlocal Agreement.

Ms. Sindel stated she didn't need to see the specs or the request to bid. She is pleased Escambia County is handling this and it is moving forward. She suggested Mr. Stebbins approve the invitation to bid, and he stated he wasn't comfortable with the Board delegating him to perform what he perceives as a Board function.

Discussion followed regarding the timeliness of the request, with Mr. Forte assuring the Board the new trolleys could be delivered and operational June of 2015. He also gave a timeline the County is hoping to follow on this project.

Mr. Stebbins pointed out if something falls apart in the plan, there is no formal commitment from this Board.

Mr. Forte stated the bid could be pulled if something unforeseen happens.

Discussion followed regarding the necessity of purchasing 3 vs. only 2 trolleys.

Mr. Ghio explained the only part Escambia County plays in the trolleys is ownership, and the SRIA directs the who, what, when, etc.. in relation to the trolleys.

There was further discussion on marketing for the trolleys. (Maps and website)

Upon motion of Dr. Thomas Campanella, seconded by Ms. Janice Gilley, the Committee unanimously approved funding from the PIIF for the purchase of 3 open air trolleys and up to \$25,000.00 from the PIIF to pay for a marketing map to be distributed on Pensacola Beach; the purchase of the 3 open air trolleys shall be by Escambia County, Florida via an Interlocal Agreement between Escambia County, Florida and the Santa Rosa Island Authority, all of which is contingent upon the SRIA and Gary Work as Trustee of the Pensacola Beach Land Trust entering into an Interim Agreement approving funding from the PIIF for the purchase of 3 open air trolleys and up to \$25,000.00 from the PIIF to pay for a marketing map to be distributed on Pensacola Beach; Escambia County, Florida shall prepare and administer an Invitation to Bid for the 3 open air trolleys, which shall not require SRIA Board or SRIA Staff review or approval; and Escambia County, Florida shall award the Invitation to Bid for the 3 open air trolleys, which shall not require SRIA Board or SRIA Staff review or approval. (3-0)

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Item # 5 - Request by Carl and Chris Caughran – Lots 7&8, Block 7, Villa Segunda, 1107 Ariola Dr. – Request to construct an in ground swimming pool with an encroachment of 10' into the 20' rear yard setback and 7' into the 15' side yard setback. (Staff report by Paolo Ghio)

Mr. Ghio explained the request had been revised from the original, and it was at each spot on the dais for Committee Members to review. He explained he had worked with the leaseholder due to objections and some changes had been made.

Ms. Gilley (via teleconference) stated she didn't have the new revised plan.

The Committee decided it would prefer confirmation from the remaining neighbor prior to approval.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee approves the request by Carl and Chris Caughran – Lot 7&8, Block 7, Villa Segunda, 1107 Ariola Dr. – to construct an in ground swimming pool with an encroachment of 5 into the 20' rear yard setback and 3' into the 15' side yard setback, in accordance with all applicable codes and regulations. Subject to confirmation that the objections from the adjacent neighbor at 1106 Maldonado had been addressed (attached). (2-1) Ms. Gilley voted in the negative. This item will go on the Regular Agenda at the April 8, 2015 Regular Board Meeting.

Request by Kevin and Deborah Jobe – Lot 21, Block 8, Villa Segunda, 1006 Maldonado Dr. – Request to construct an in ground swimming pool with an encroachment of 12' in to the 20' rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background and stated staff recommended approval.

There was lengthy discussion regarding the timeline of the letters that are sent to the adjacent neighbors for comment.

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

Item # 7 – Request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos – Request to construct Request to construct a 4'x 88' pier, 8'x12' terminal platform, a 4 pole 12'x12' uncovered boatlift and a 1'x12' kayak launch.(Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval. He then stated there were letters of objection from the neighbors from 1753, 1767, 1777, 1765

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and 1771 Ensenada Dos, as well as a letter from Sugar Bowl HOA, President and members.

Mr. Ghio stated the SRIA Board had a right to refuse based on the General Covenants and Restrictions that apply to every lease on the Island. He stated staff is conditioned by the Land Development Code (LDC), and the Board is not.

SPEAKER:

Sally Chamberlin – She stated she was speaking on behalf of herself and two other neighbors that had sent letters of objection, but couldn't be present. She is not in favor of allowing the pier to be built.

Bill Lay – He is not in favor of the pier.

Ron Elmone – He is the homeowner requesting the pier. He stated he has hired a top contractor, he had met to mediate and try to modify the pier and the neighbors present said no. He said he has met all the qualifications from DEP.

Dwight McMillian – He is the contractor that was hired to build the pier. He stated the adjoining neighbors have docks and the Elmone's only want to go out 88 feet.

Kay Kieigley – She is not in favor of the pier.

Will Dunaway – Attorney for the Elmone's. He stated his client had been through the application process and staff has stated it meets all the requirements of the LDC and there is no prohibition of piers in this area. He stated the LDC spells out the standards that must be met, and there are no objections from DEP or Army Corp. He stated the aesthetics referenced to in the lease would be objections to color/size/shape.

Mr. Dunaway confirmed he had hired the court reporter present in the meeting, since the SRIA does not do verbatim recordings.

Ms. Sindel explained if there is a question as far as the interpretation of the LDC, it can be taken to the Planning Board as well as the BCC. She stated there is also an intent of protection, part of that being the intent of a community. She stated she would vote against Mr. Ghio's recommendation to approve.

Mr. Dunaway maintains the LDC and the lease allow for the dock to be built as an accessory structure, and aesthetic guidelines as spelled out and met in every way.

Ms. Sindel recommends this be sent to the Planning Board for interpretation.

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Ms. Bohannon asked if there has ever been a dock on this street.

Ms. Chamberlin stated there has never been any piers, and every neighbor knew that. She stated the neighbors did agree to a small water access walkover with handrails for a neighbor for his disabled father. Many of us followed suite, and they are all small and uniform. They do not block any water view. She stated it's very difficult to form an HOA, but they knew they had the Covenants and Restrictions to depend on.

Mr. Stebbins stated there are General Covenants and Restrictions that are incorporated into every lease, and these give the SRIA Board some additional authority. The reasons why the Board doesn't approve of this action must be articulated. The applicant's plan didn't meet; aesthetics, harmony of the area, or other reasons the Board doesn't approve.

Ms. Bohannon asked if the fact that 100% of the neighbors and adjacent neighbors object, the Lease and General Covenants which every leaseholder is aware of, and there has never been a dock here before, is that enough?

Ms. Stebbins stated Ms. Bohannon was articulating all her reasons.

Mr. Watson asked if the previous owner emphasis to the present owner the strong objection against building a pier.

Mr. Dunaway stated there is no record of prohibition of a pier for this lot. He stated since this was a quasi-judicial hearing, he wanted to make some items part of the record.

Mr. Pavlock pointed out this was not a quasi-judicial hearing, but he could pass out more information if he had it.

Mr. Dunaway passed out a large photo of the beach area that shows there are docks in an adjacent neighborhood.

Dr. Campanella stated this was the most objections he had seen on any pier item, and in years past, docks didn't used to be allowed on the North side of the Island.


Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee denied the request by Aaron and Patricia Elmone – Lot 10, Block 4, Santa Rosa Villas - 1769 Ensenada Dos, to construct a 4'x 88' pier, 8'x12' terminal platform, a 4 pole 12'x12' uncovered boatlift and a 1'x12' kayak launch, based on Sec. 6 Paragraph B, Subsection 1 of the General Covenants and Restrictions, for the Santa Rosa Island Authority, February 10, 1949.:” *No building , fence, wall, walk, driveway, roadway, parking area, pier, dock, sea wall or other structure*

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shall be commenced, erected or maintained, nor shall any addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials, floor plans, type of foundation, structural design, color scheme and location of such structure or work to be done, and the grading and planting plan of the plot to be built upon, shall have been submitted to and approved in writing by the Authority and a copy thereof as finally approved filed in writing by the authority. The Authority shall have the right to refuse to approve any such plans and specifications or grading or planting plan which may not be suitable or desirable in its opinion for the aesthetic or other reasons; and in so passing upon such plans and specifications or grading or planting plan may take into consideration the suitability of the proposed building or other structure or planting or grading plan and of the materials to be used in the construction or on the site and the harmony thereof with the surroundings and the effect of the building or other structures, planting or grading on the outlook from the adjacent or neighboring property and on the appearance and the development of the Island as a whole.” (3-0)

Mr. Pavlock further stated he is voting for the motion against the pier, “to protect the integrity of the neighborhood that is already there.” It’s his opinion, “this is disruptive to the aesthetic values of the existing adjacent leaseholds to have a pier there, where there is none existing and historically have been none.”

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
DEVELOPMENT & LEASING COMMITTEE
MARCH 25, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 1, 2015
RE: Minutes of March 25, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, March 25, 2015. Members present were Ms. Tammy Bohannon, Ms. Janice Gilley (via teleconference), 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.

Item # 1– Request by Kona Ice of Gulf Breeze, LLC d/b/a Kona Ice, to operate a mobile vending truck in Casino Beach Public Parking lot. (Report by Mike Stebbins)

Mr. Stebbins gave background on the item and stated staff recommended denial, just as his previous request was denied. He explained Mr. Bartlett wanted to park his mobile vending truck at Casino Beach. Mr. Stebbins stated he had visited Casino parking lot and there was only about a 50 foot strip that wasn't painted red. The Board Mobile Vending Policy would have to be amended and then staff would have to go out for an RFP for mobile vendors if the Board was inclined to move forward with this.

Ms. Gilley stated last time she suggested they try to sublease from someone on the Island.

Ms. Bohannon stated there are people that have been doing business out here for so many years, and the only way she would support this is for them to become a sublease to a Master Leaseholder.

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DEVELOPMENT & LEASING COMMITTEE
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SPEAKER:

Russ Bartlett – Owner of Kona Ice – He stated he did approach 4 businesses about being a sublease, and all 4 backed out. He stated his truck is only about 20 feet long, so 50 feet would be plenty of room at Casino Beach parking lot. He is asking the Board to modify the existing Board Mobile Vending Policy, and explained he had given back \$40,000.00 at the local level. He has offered to donate money to Escambia County Schools as well.

Ms. Bohannon asked if he had reached out to the Hilton or other hoteliers, and he stated he had not, he wanted more visibility than that.

Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously denied the request by Kona Ice of Gulf Breeze, LLC d/b/a Kona Ice, to operate a mobile vending truck in Casino Beach Public Parking lot. (3-0)

Item # 2 - Request by H.E. & Susan Newkirk, Key Sailing – 500 Quietwater Beach Rd. # 14 – to sublease to Michael Neyra, Old Habana Cuban Café, to operate a restaurant and bar 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. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously approved staff's recommendation. (3-0)

Ms. Gilley is thrilled to have a Cuban restaurant on the beach.

Item # 3 – Request by Richard McAlpin, Little Sabine Investment Group, LLC, to bifurcate and transfer existing Master Lease. (Report by Mike Stebbins)

Mr. Stebbins asked for this item to be moved to the Regular Board Meeting for discussion, as he had been provided no documents to review.

Ms. Gilley asked if their fees were paid up to date.

Mr. Stebbins stated they were paid up.

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SPEAKER:

Richard McAlpin – Little Sabine Investment Group, LLC – He stated he was confused as to what documents Mr. Stebbins needed.

Mr. Stebbins explained he needed to review the bifurcation documents, transfer documents and the development items with Mr. Ghio.

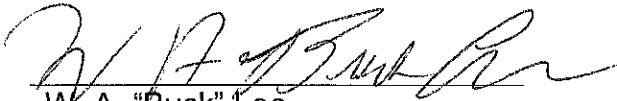
Ms. Bohannon stated typically items went through Committee first.

Ms. Sindel said she was fine with going to Regular Board with this item.

Mr. Stebbins stated he needed all the items by early next week. (The week of March 30 – April 3)

Ms. Bohannon stated the Board needed to review the documents prior to the meeting.

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
ADMINISTRATIVE COMMITTEE
MARCH 25, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 1, 2015
RE: Minutes of March 25, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 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 (via teleconference). 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 to allocate the remaining balance of \$27,500.00 from the \$35,000.00 4th Cent TDT given to the SRIA by Commissioner Robinson. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the report, and stated she had confirmed with Amy Lovoy, (Escambia County) that it was permissible to allocate this remaining money to the advertising budget.

SPEAKER:

Lila Cox – She agrees with this request and would further like to designate the \$27,500.00 given to E.W. Bullock to advertise eco-tourism.

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Discussion followed.

Ms. Bohannon agreed the budget for advertising needs to be addressed and increased, since it's the first place money is always removed.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously approved staff's recommendation to allot \$27,500.00 to the advertising budget, specifically to be used for eco-tourism. (3-0)

Item # 3 – Request by Al Kelley – 214 Via de Luna – renew his residential lease for an additional 99 year period. (Staff report by Mike Stebbins)

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

Ms. Gilley asked if the lease was up, and Mr. Stebbins told her it had 36 years left.

Ms. Bohannon asked if it runs concurrent to the present lease, and Mr. Stebbins told her it would be for an additional 99 years.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee unanimously approved staff's recommendation. (3-0)

The following item was pulled for discussion per the Master Leaseholder.

Item # 4 – Request by Robert Rinke, Pensacola Beach Boardwalk, to discuss open containers on Pensacola Beach Boardwalk. (Report by Mike Stebbins)

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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