



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Dave Pavlock  
Chairman

Thomas Campanella  
Vice Chairman

Jerry Watson  
Secretary Treasurer

Karen Sindel  
Acting Secretary Treasurer

Janice Gilley  
Member

Tammy Bohannon  
Member

**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MARCH 30, 2016**

**MEMORANDUM**

**TO:** Authority Members

**FROM:** Executive Director

**DATE:** March 31, 2016

**RE:** Minutes of March 30, 2016 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday March 30, 2016. Members present were Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Karen Sindel, chair. Also present were Board Members Ms. Janice Gilley, Mr. Jerry Watson and Mr. Dave Pavlock. Ms. Sindel called the meeting to order and presented the following items.

Item # 1 - Request by Judi Horton (Horton Beach Property, LLC) – 1008 Ariola Dr. - Lots 8, 9, & 1/2 10, Block 5, Villa Segunda, – to construct an in ground swimming pool with an encroachment of 10' 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 Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Judi Horton (Horton Beach Property, LLC) – 1008 Ariola Dr. - Lots 8, 9, & 1/2 10, Block 5, Villa Segunda, – to construct an in ground swimming pool with an encroachment of 10' into the side yard setback. (3-0)**

Item # 2 - Request by David M. Budzowski – 110 Matamoros Dr. – Lot 27, Block C, Villa Sabine, – to construct an in ground swimming pool with an encroachment of 7' into the west side yard setback and 26' in to the rear yard setback. (Staff report by Paolo Ghio)

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MARCH 30, 2016

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

Ms. Bohannon questioned if all the neighbors received notices and responded.

Mr. Ghio said yes, they had all been contacted and responded.

**Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by David M. Budzowski – 110 Matamoros Dr. – Lot 27, Block C, Villa Sabine, – to construct an in ground swimming pool with an encroachment of 7' into the west side yard setback and 26' in to the rear yard setback. (Staff report by Paolo Ghio). (3-0)**

Item # 3 - Request by John C. and Christine S. Alexander – 1312 Via de Luna – Lot 2, Block 47, Villa Segunda, – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

**No action taken, this item has been held in Committee.**

Item # 4 - Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2016 Turtle Monitoring Season. (Staff report by Paolo Ghio)

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

**Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved the Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2016 Turtle Monitoring Season. (3-0)**

Item # 5 - Request by Bellsouth Telecommunications, LLC to replace existing leases on small parcels (900 SF on Via de Luna & 871.2 SF on Ft. Pickens Rd.) with permanent non - exclusive easements. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff is amending the recommendation as follows:

- SRIA will amend the current leases to extend the lease terms for an additional 25 years
- SRIA will accept a \$10,000.00 per lease extension fee, which will be due on or before the start of the extended term
- The above are in lieu of the easements proposed by Bellsouth
- Once all items are agreed upon for the amendments to the leases, staff will return this item to the SRIA Committee for consideration

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
MARCH 30, 2016

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

Item # 6 - Approval of the Interlocal Agreement between ECAT and the SRIA for trolley service, 2016. (Staff report by Paolo Ghio)

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

Mr. Watson asked if the extended hours were from previous demands and asked if we had the money in the budget to cover the expense.

Mr. Ghio said there is a higher volume of riders on Friday, Saturday and Sunday, and the money was in the budget.

Mr. Pavlock asked how many trolleys for Blue Angels.

Mr. Ghio said all 3 trolleys, plus 4-5 buses would be utilized.

**Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation.**

Ms. Sindel stated trolley service needed to be expanded into the shoulder season.

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



---

Paolo Ghio  
Executive Director

PG:jt

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Dave Pavlock  
Chairman

Thomas Campanella  
Vice Chairman

Jerry Watson  
Secretary Treasurer

Karen Sindel  
Acting Secretary Treasurer

Janice Gilley  
Member

Tammy Bohannon  
Member

**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 30, 2016**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** April 5, 2016  
**RE:** Minutes of March 30, 2016 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, March 30, 2016. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Tammy Bohannon. Also present were Board Members Mr. Dave Pavlock, Mr. Jerry Watson and Ms. Janice Gilley. Dr. Campanella called the meeting to order and presented the following items.

Item # 1 – Summary of Island Resorts v. Chris Jones, et. al, First District Court of Appeals case No. 1D15-2916 (Report by Mike Stebbins)

Mr. Mike Stebbins gave an overview of the decision reached in the appeal and explained it only applied to the Island Resorts suit. He stated there are two more appeals outstanding, Portofino and Beach Club. He stated the three panel ruled the lessee is not the equitable owner and that the lease is non-perpetual.

Discussion followed.

**No action taken, discussion only.**

Item # 2 – Request by Sabine Marina – 715 Pensacola Beach Blvd. - to sublease to Kevin Hausfeld, J & K Dolphin Enterprises, LLC, d/b/a The Frisky Dolphin, to operate a restaurant and bar from leasehold property. (Staff report by Robbie Schrock)

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

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 30, 2016

**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Sabine Marina – 715 Pensacola Beach Blvd. - to sublease to Kevin Hausfeld, J & K Dolphin Enterprises, LLC, d/b/a The Frisky Dolphin, to operate a restaurant and bar 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 Sabine Marina – 715 Pensacola Beach Blvd. – to sublease to Carl Arnold, Jr., Island Time Bicycle Rental and Delivery, LLC, to operate a bicycle rental delivery service from leasehold property. (Staff report by Robbie Schrock)

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

SPEAKER:

Greg Gordon – He stated the intent it to find out where the person/family is staying and have the bicycles waiting for them when they arrive, picking them up when the visitor leaves.

**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Sabine Marina – 715 Pensacola Beach Blvd. – to sublease to Carl Arnold, Jr., Island Time Bicycle Rental and Delivery, LLC, to operate a bicycle rental delivery service from leasehold property, paying all applicable percentages and fees, and obtaining all necessary permits and permissions from Escambia County. (3-0)**

Item # 4 – Request by Surf and Sand Development, d/b/a Red Fish, Blue Fish – 5 Via de Luna Dr. – to sublease to Shawn Brown, Creation Speaks, LLC, d/b/a Outdoor Gulf Coast, to operate a kayak and paddleboard rental company from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Bohannon questioned how Mr. Brown had 7 years experience, as she was unfamiliar with him on Pensacola Beach.

SPEAKER:

Shawn Brown – He stated he has worked in Escambia County as well as the Yacht Club.

**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Surf and Sand Development, d/b/a Red Fish, Blue Fish – 5 Via de Luna Dr. – to sublease to Shawn Brown, Creation Speaks, LLC, d/b/a Outdoor Gulf Coast, to operate a kayak and paddleboard rental company from leasehold property, paying all applicable**

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 30, 2016

**percentages and fees, and obtaining all necessary permits and permissions from Escambia County. (3-0)**

Item # 5 – Request by Realty Marts, International – 1591 Via de Luna Dr. – to sublease to Billy Patterson, d/b/a Lazy Days, to rent paddleboards, kayaks, bicycles and golf carts from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Bohannon questioned if the two parking places were covered that would be used at RMI for the rental equipment and golf carts.

SPEAKER:

Billy Patterson – He stated the spaces were not covered, but everything would be locked up.


**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Realty Marts, International – 1591 Via de Luna Dr. – to sublease to Billy Patterson, d/b/a Lazy Days, to rent paddleboards, kayaks, bicycles and golf carts from leasehold property, paying all applicable percentages and fees, and obtaining all necessary permits and permissions from Escambia County. (3-0)**

Item # 6 – Request by John White – 63 Via de Luna - to sublease to Karen Edwards and Nathan Chambers, d/b/a Metro Deli and BBQ, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

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

**Upon motion of Ms. Karen Sindel seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by John White – 63 Via de Luna - to sublease to Karen Edwards and Nathan Chambers, d/b/a Metro Deli and BBQ, to operate a restaurant from leasehold property, paying all applicable percentages and fees, and obtaining all necessary permits and permissions from Escambia County. (3-0)**

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

  
\_\_\_\_\_  
Paolo Ghio  
Executive Director

PG:jt

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
MARCH 30, 2016

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Dave Pavlock  
Chairman

Thomas Campanella  
Vice Chairman

Jerry Watson  
Secretary Treasurer

Karen Sindel  
Acting Secretary Treasurer

Janice Gilley  
Member

Tammy Bohannon  
Member

**SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 30, 2016**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** April 5, 2016  
**RE:** Minutes of March 30, 2016 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 30, 2016. Members present were Mr. Jerry Watson, Ms. Tammy Bohannon and Ms. Janice Gilley, Chair. Also present were Board Members Mr. Dave Pavlock, Dr. Thomas Campanella, and Ms. Karen Sindel. Ms. Gilley 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 Mr. Jerry Watson seconded by Ms. Tammy Bohannon, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)**

Item # 2 - Discussion on the use of Portofino Island Improvement funds for the design and construction of a Gulf Front Restroom facility and new boardwalk with an observation platform. (Report by Mike Stebbins & Paolo Ghio)

Mr. Stebbins gave background on the item and stated he recommended approval, he and Escambia County had reviewed each of the two documents presented.

Mr. Ghio showed the rendering of the restroom on the wall screen, and stated the building would mimic the Guard House at the entrance to Portofino.

Available parking options were discussed, as this will be a public restroom.



SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 30, 2016

Ms. Gilley asked what the available balance was in the fund.

Ms. Ford said there was only \$240,000.00 in the fund, but there would be a deposit made in July, and that is why there are 2 draws listed in the agreements.

Mr. Pavlock asked when the construction would take place.

Mr. Forte, Escambia County Project Manager, said the construction would be this Winter, finishing prior to Spring Break 2017. He said 2 public workshops would be held to agree on a location, since it is public land that will be used. He stated a maintenance agreement for the restroom hadn't been agreed upon yet between the County and Portofino. Mr. Forte told the SRIA Board they will be able to vet the project.

**Upon motion of Mr. Jerry Watson seconded by Ms. Tammy Bohannon, the Committee unanimously approved the proposal by Robert Rinke for the use Portofino Island Improvement funds for the design and construction of a Gulf Front Restroom facility and new boardwalk with an observation platform. (3-0)**

Item # 3 – Request by Carol Mills, Miracle Strip Corvette Club, for a \$7,500.00 sponsorship of Vettes on the Beach. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

Mr. Watson stated all requests are valid and worthy of being presented, however the Board needs to take a critical look at how we respond to each request. He said the Board should value activities that bring business to the Beach.

Ms. Schrock said her department tells everyone the budget may change next year for sponsorships.

Ms. Ford confirmed there is \$30,000.00 in the fund currently.

Ms. Sindel suggested have every group that is going to request sponsorship money, come to one meeting, and the Board can vet each request and be done for the year.

Mr. Watson agreed, saying everyone would have an equal chance at the funds.

Ms. Bohannon said the Board needs to show a downward trend in donations, and suggested \$4,000.00.

Ms. Gilley agreed that the Board needs to cut back, and stated the group is good with their paperwork, and showed good figures from last year.

SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 30, 2016

SPEAKER:

Carol Mills – She thanked the Board for their past support, and stated last year they had over 400 people in beds on the Island. She said they have had a lot of hits and interest once their website came out. She stressed how welcoming and friendly the visitors are made to feel on Pensacola Beach.

Steve Wilson – He stated Carol does a great job and last year the show had 31 different clubs entered, with 13 of those being new. He said people come from 31 different states to attend this Corvette Show.

Mr. Pavlock spoke in favor of funding the show, as it is on the Beach and brings people from out of town to the Island.

**Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Carol Mills, Miracle Strip Corvette Club, for a \$4,000.00 sponsorship of Vettes on the Beach for 2016. (3-0)**

Ms. Schrock told about the grant application process the Pensacola Chamber is currently going through.

Ms. Gilley suggested writing a letter of support if there were events the SRIA couldn't help fund.

Item # 4 – Request by Ray Palmer, Pensacola Sports Association, for a \$2,500.00 sponsorship of a Pro Watercross Tour. (Staff report by Robbie Schrock)

Ms. Schrock gave the background for this item.

Ms. Bohannon pointed out they had already received \$20,000.00 from Pensacola Sports.

SPEAKER:

Sally Garst – She is with Pensacola Sports. She stated they had to front \$20,000.00 to guarantee they get the spot on the tour.

Dr. Campanella and Ms. Bohannon both said they attended last year.

**Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Ray Palmer, Pensacola Sports Association, for a \$2,500.00 sponsorship of a Pro Watercross Tour. (3-0)**

SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
MARCH 30, 2016

Item # 5 – Request by Don Padget/Johnny Wyse, Pensacola Beach Elks Lodge, #497, for a \$1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and explained this is a charitable request, with no return expectation.

SPEAKER:

Don Padget – Past President of Elks. He stated the SRIA has given them \$1,000.00 each of the last 3 years. He stated the Elks membership has grown from the tournaments, and they have donated to many local charities, including those that benefit children and Veterans.


**Upon motion of Mr. Jerry Watson seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Don Padget/Johnny Wyse, Pensacola Beach Elks Lodge, #497, for a \$1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament. (3-0)**

Ms. Bohannon disclosed she is an Elk.

Item # 6 – Request by John Ehrenreich d/b/a Bonifay Water Sports, to convert the current concession agreement to a lease. (Staff report by Paolo Ghio and Mike Stebbins)

**No action taken, this item has been held in Committee.**

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

  
\_\_\_\_\_  
Paolo Ghio  
Executive Director

PG:jt

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)