



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
MAY 27, 2015**

BOARD MEMBERS

Tammy Bohannon
Chairwoman
Dave Pavlock
Vice Chair
Thomas Campanella
Secretary Treasurer
Jerry Watson
Acting Secretary Treasurer
Karen Sindel
Member
Janice Gilley
Member
W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 28, 2015
RE: Minutes of May 27, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday May 27, 2015. Members present were Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chair. Also present were Board Members Ms. Tammy Bohannon (entered the meeting at 5:04), Mr. Jerry Watson, and Ms. Karen Sindel. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Report on derelict piers on Pensacola Beach and review of staff approval process for the construction of all new residential piers. (Staff report by Paolo Ghio)

Mr. Ghio presented the background on this item and stated staff recommended approval to have SRIA attorney Mike Stebbins draw up a letter to be sent to the identified leaseholders asking for immediate repair/removal.

Ms. Gilley stated the SRIA doesn't know if it's been the same homeowner during entire time the pier has been in disrepair, but it is in the lease agreement that repairs must be made.

Mr. Ghio stated that is correct.

Ms. Gilley stated the letter should be worded nicely, there could be many reasons the repairs haven't been made.

Mr. Ghio stated that sometimes leaseholders think if they have 2-3 pilings left, they can simply rebuild the pier, which is not the case. They may repair a pier if it is only missing

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a few boards. Mr. Ghio suggested the letter request the leasehold remove any vestiges of a pier.

Mr. Pavlock suggested sending a letter asking the homeowner if they were aware of the situation.

Dr. Campanella cautioned staff to tread lightly on the definition of "derelict" piers, and stated it used to be the homeowner's responsibility to keep their piers in shape.

Mr. Pavlock questioned having the attorney draw up the letter, he suggested staff do it.

Mr. Ghio stated it needed to be the attorney's letter.

Mr. Watson questioned if there would be a time limit given, and Mr. Ghio said yes, or the Board would be re-visiting this issue in 10 years again.

Mr. Watson is concerned that leaseholders think it's permissible to have their piers in poor shape, since nothing has been said to them in 10 years or more regarding repair or removal.

Mr. Ghio stated staff had been receiving many complaints regarding the derelict piers.

Upon motion of Mr. Jerry Watson seconded by Dr. Tom Campanella, the Committee unanimously approved staff meeting with SRIA counsel to draw up a letter to be sent to the leaseholders with derelict piers. The letter will be brought back to the Regular Agenda, June 10, 2015 Regular Board Meeting for discussion/approval. (3-0)

Item # 2 - Request by Jimmy & Janice Cook – Lot 2, Block B, La Caribe, 6 La Caribe Dr. – to construct an in ground swimming pool with an encroachment of 12.5 'into the 30' (per plat) rear yard setback, including hardscape. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval. He explained there had been a complaint from a neighbor at Deep Water Cove, however Mr. Ghio stated he didn't agree it was a strong objection. He stated there was ample vegetation on each side of the fence for buffer.

Ms. Gilley questioned the concern over the lack of a fence, and Mr. Ghio stated the fence was not being done by the same contractor, and it had already been approved on a separate application.

Upon motion by Dr. Tom Campanella seconded by Ms. Janice Gilley the Committee unanimously approved the request by Jimmy & Janice Cook – Lot 2, Block B, La

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Caribe, 6 La Caribe Dr., to construct an in ground swimming pool with an encroachment of 12.5 'into the 30' (per plat) rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item # 3 - 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 easements. (Staff report by Paolo Ghio)

Mr. Ghio stated he needed to speak with Mr. Stebbins regarding some of the terms of the proposal and requested the item be placed on the Regular Agenda at the June 10, 2015 Regular Board Meeting for review/approval.

Upon motion of Dr. Tom Campanella seconded by Ms. Janice Gilley, the Committee unanimously voted to move this item to the Regular Agenda, June 10, 2014 Regular Board Meeting for further review/approval. (3-0)

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
MAY 27, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 28, 2015
RE: Minutes of May 27, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 27, 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.

Item # 1– Request by Tom Carmichael, C & C Entertainment, d/b/a Capt'n Fun Beach Club – 400 Quietwater Beach Boardwalk # 9 & 11 – For approval of additional seating on the public portion of the Quietwater Beach Boardwalk (approx. 660 SF). (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval. He told the Board the license agreement would reflect the terms Mr. Rinke had set out, as well as the SRIA's terms.

Ms. Gilley asked how the \$250 fee was decided on, and Mr. Ghio stated it was the average of the other license agreements on the Boardwalk.

Ms. Gilley asked who will police the area to make sure terms are being followed.

Mr. Ghio stated the Master Leaseholder would be responsible.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Tom Carmichael, C & C

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Entertainment, b/b/a Capt'n Fun Beach Club – 400 Quietwater Beach Boardwalk # 9 & 11 – For additional seating on the public portion of the Quietwater Beach Boardwalk subject to the execution of a license agreement similar what other businesses on the Boardwalk have and adherence to the conditions required by Mr. Rinke which will be incorporated into the License Agreement and an annual fee of \$250.00 plus taxes. Mr. Carmichael is also responsible for any fees associated with the documentation. (3-0)

Item # 2 – Request by Greg Gordan, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Beachfire, LLC d/b/a Beachfire BBQ, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

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

SPEAKER:

Greg Gordan – Sabine Marina Associates – He stated the Pensacola Beach Yacht Club has moved out, and this BBQ restaurant will be good for the beach.

Ms. Gilley voiced concerns about the owners missing the summer season.

Mr. Gordan stated the sublessees are prepared for opening in the fall.

Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Greg Gordan, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Beachfire, LLC, d/b/a Beachfire BBQ, to operate a restaurant from leasehold property, paying all applicable percentages and fees. (3-0)

Item # 3 – Request by William Martin, d/b/a Crabs – 2 ½ Via de Luna – to sublease to Jeffrey Walton, Sandy Toes Beach Service, LLC, to provide chairs, umbrellas, kayak and paddle board rentals. (Staff report by Robbie Schrock)

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

Ms. Bohannon questioned why he was being limited to 2 paddleboards and 2 kayaks.

Ms. Schrock stated that was all he had requested to rent, and that the area in question was within the leasehold boundaries of Crab's property.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously approved the request by William Martin, d/b/a Crabs – 2 ½ Via de Luna – to sublease to Jeffrey Walton, Sandy Toes Beach Service, LLC,

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to provide chairs, umbrellas, kayak and paddle board rentals, paying all applicable percentages and fees. (3-0)

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



W. A. "Buck" Lee
Executive Director

WAL:jt

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ADMINISTRATIVE COMMITTEE
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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 28, 2015
RE: Minutes of May 27, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 27, 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)

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 Jim Lively, Gulf Breeze High School Boosters, for a \$2,500.00 sponsorship of the Gulf Breeze Summer Classic. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

Ms. Bohannon suggested a \$2,000.00 sponsorship, since the Island Authority is trying to reduce expenses.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee unanimously approved a \$2,000.00 Sponsorship to Gulf Breeze High School Boosters, for the 2015 Gulf Breeze Summer Classic. (3-0) Dr. Campanella requested the item be moved to the Regular Agenda at the June 10, 2015 Regular Board Meeting for further discussion.

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Ms. Sindel stated she thinks it's a good idea to take all funding requests to the full Board.

Item # 3 – Request by Daniel Dugan d/b/a FETCH Dog Treats, to have the SRIA establish a "Market On The Beach". (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

Ms. Bohannon stated she thinks this would be a great idea for the beach.

Mr. Schrock pointed out staff is trying to cut expenses, and Mr. Dugan appears to be suggesting the SRIA fund and manage the entire market.

Ms. Sindel said cutting expenses doesn't mean not taking on new projects.

Ms. Schrock agrees it is a great idea for the Island, but doesn't really know what he is proposing, since all efforts to reach him for clarification prior to the meeting went unanswered. She voiced concerns over cutting the Blue Angels Air Show and Bands on the Beach.

Ms. Sindel assured Ms. Schrock that nobody is looking at cutting Bands on the Beach or the Blue Angels Air Show.

Ms. Gilley thinks the time (4-8 pm on Thursday evenings) and area (near new VIC) suggested shouldn't be a problem.

SPEAKER:

Daniel Dugan – He is proposing the Market on The Beach – He stated the market didn't want to compete with any businesses out on the Island nor mess up traffic patterns. He stated everything offered would be homemade. He would be charging \$20 a booth and he would start with 20-30 booths. This would equal \$400 a week straight to the SRIA to help with clean up expenses, although the Market vendors would be responsible for their own areas. He said he would like to operate year round. The tents used are all weighted and each vendor has their own liability insurance. He stated he has set up a Board to make sure reporting to the SRIA is done properly.

Ms. Pavlock stated he has concerns, due to the fact the SRIA regularly turns down mobile vendors.

Mr. Dugan stated all the vendors, with the exception of one soap maker, sell food items. Snacks and fresh produce not available on the Island currently.

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Ms. Bohannon agrees with Mr. Pavlock regarding the mobile vendors, and wants to make sure there is no competition with the brick and mortar businesses.

Mr. Lee asked if Mr. Dugan would bring out all the tables needed, and was told yes.

Mr. Lee asked if power was needed and Mr. Dugan said yes. Mr. Lee stated there is no power at that area of the parking lot.

Mr. Lee suggested meeting with attorney Mike Stebbins to put all the terms down in writing, including no Market during the Air Show. He stated the document might be ready for the June 10, 2015 Regular Board Meeting, but it might be the June 24, 2015 Committee Meeting.

Ms. Schrock stated she was under the impression Mr. Dugan wanted the SRIA to put the Market on.

Mr. Dugan stated he DID want it to be an SRIA project, that most successful Markets are put on by local government.

Ms. Gilley pointed out the SRIA does sponsor events, and by doing that, we would stay consistent with our mobile vendor policy. She also stated it would allow the SRIA to maintain control.

Ms. Schrock asked if the SRIA would be responsible for advertising and clean up, and the vendors would provide their own liability insurance, with the SRIA and Escambia County added as additionally insured.

Mr. Dugan agreed, but stated the vendors are used to cleaning their own areas.

Ms. Bohannon asked to limit it to one year, with a review at the end.

Mr. Watson agreed legal counsel needed to review the proposal.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously approved directing staff and Mr. Lee to meet with Mr. Dugan and Mr. Stebbins, bringing back a proposal to the June 10, 2015 Regular Board Meeting for review. (3-0)

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

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A handwritten signature in black ink, appearing to read "W A Buck Lee", written over a horizontal line.

W. A. "Buck" Lee
Executive Director

WAL:jt

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