



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
NOVEMBER 16, 2016

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: November 18, 2016

RE: Minutes of November 16, 2016 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday November 16, 2016. Members present were Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Also present was Board Member Mr. Dave Pavlock. Ms. Janice Gilley participated via teleconference and Mr. Jerry Watson was absent. Ms. Sindel called the meeting to order and presented the following items:

Item # 1 – Palm Beach Club Homeowners Association – 1350 Ft. Pickens Rd. – Request for a one (1) year time extension for the use of a portable restroom on leasehold property (January 26, 2017 – January 25, 2018) . (Staff report on 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 request by Palm Beach Club Homeowners Association – 1350 Ft. Pickens Rd. – for a one (1) year time extension for the use of a portable restroom on leasehold property (January 26, 2017 – January 25, 2018). (3-0)

Item # 2 – Annual LMS Report update, per CRS requirements. (Staff report by Paolo Ghio)

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
NOVEMBER 16, 2016

Mr. Ghio gave background on the item and stated he is required to present the report, however no action is needed from the Board.

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously approved the acceptance of the LMS report as presented. (3-0)

Ms. Bohannon asked about the documentation needed to have flood insurance rates lowered, and Ms. Bolster stated insurance agents should contact FEMA.

Mr. Ghio stated the documents will be posted on the SRIA website.

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
NOVEMBER 16, 2016**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: November 18, 2016

RE: Minutes of November 16, 2016 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, November 16, 2016. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel, and Ms. Tammy Bohannon. Also present was Board Member Mr. Dave Pavlock. Mr. Jerry Watson was absent and Ms. Janice Gilley participated via teleconference. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by Shaggy's Pensacola Beach, LLC – 701 Pensacola Beach Blvd. – to sublease to Joseph Weaver, Wave Cutter, LLC, to operate a charter fishing business from leasehold property. (Staff report by Robbie Schrock)

Ms. Robbie Schrock gave background information 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 Shaggy's Pensacola Beach, LLC – 701 Pensacola Beach Blvd. – to sublease to Joseph Weaver, Wave Cutter, LLC, to operate a charter fishing business from leasehold property, paying all applicable percentages and fees (regardless of where or how the charter reservations were generated) and in accordance with all applicable Local, State, and Federal codes and regulations. (3-0)

Ms. Bohannon questioned the number of slips at each marina, and Ms. Thompson said she would send Ms. Bohannon the figures.

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
NOVEMBER 16, 2016

Item # 2 – Request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to Kelvin Troughton, C & C Catamaran Charters, LLC, to operate a sailing charter business from leasehold property. (Staff report by Robbie Schrock)

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

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – to sublease to Kelvin Troughton, C & C Catamaran Charters, LLC, to operate a sailing charter business from leasehold property, paying all applicable percentages and fees (regardless of where or how the charter reservations were generated) and in accordance with all applicable Local, State, and Federal codes and regulations. (3-0)

Item # 3 – Request by Gary Humphrey d/b/a Paddy O'Leary's – 49 Via de Luna Dr. – to sublease to Michael Sarra d/b/a All Seasons Service Network, to operate a satellite office. (Staff report by Robbie Schrock)

Ms. Robbie Schrock gave background information 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 Gary Humphrey d/b/a Paddy O'Leary's – 49 Via de Luna Dr. – to sublease to Michael Sarra d/b/a All Seasons Service Network, to operate a satellite office, paying all applicable percentages and fees, in accordance with all applicable local, state, and federal codes and regulations. (3-0)

Ms. Bohannon stated she knew Mr. Sarra, and that he was a very nice man. She questioned if he would only be paying fees on the revenues generated on the Island. She was told yes, he would pay fees based only on the services provided on the Island.

Item # 4 – Request by Gary Humphrey d/b/a Paddy O'Leary's – 49 Via de Luna Dr. – for a 20 year commercial lease extension. (Staff report by Robbie Schrock)

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

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Gary Humphrey and Seamus Hunt d/b/a Paddy O'Leary's – 49 Via de Luna Dr. – for a 20 year commercial lease extension, from December 31, 2028 – December 31, 2048. (3-0)

Item # 5 – Request by Beach Buns & Dawgs, LLC, to renew the Mobile Vendor Service License Agreement. (Staff report by Paolo Ghio)

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
NOVEMBER 16, 2016

Mr. Paolo Ghio gave background on the item and stated staff recommended issuing a request for proposals (RFP) for the license agreement for food service at Park East and Park West.

SPEAKER:

Russell Bartlett – He is the owner of the current license agreement with Beach Buns and Dawgs. He stated he purchased the business in April of 2015 and purchased a \$30,000.00 trailer in March. He said the fees have gone up (that he pays to SRIA) by

300%. He said he only sells shaved ice and cold drinks, that nobody purchases food from him. He said a food truck would not make a profit in Park East and Park West, and if they were there, they would cut into the core restaurants' business. He stated 4 renewals have been granted previously and he has never been in violation of the rules and regulations.

Ms. Bohannon asked if he was expecting approval based on prior renewals?

Mr. Bartlett said yes, that he was expecting a renewal.

Ms. Bohannon asked if he was aware of the interest by others in the license agreement and he said yes, he was.

Ms. Bohannon asked how long it will take him to recoup his investments, and Mr. Bartlett said it's hard to say, but admitted he uses his 2 trucks and 2 trailers other places.

Upon amended motion by Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved a one (1) year extension to the license agreement with Beach Buns and Dawgs, with the understanding that the license agreement will go up for an RFP at the end of 2017, and if the business is sold in the coming year, there is no exemption from the termination of the agreement in December of 2017. (3-0)

This item will be placed on the Regular Agenda for further discussion.

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

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
NOVEMBER 16, 2016

BOARD MEMBERS

Dave Pavlock
Chairman

Thomas Campanella
Vice Chairman

Jerry Watson
Secretary Treasurer

Karen Sindel
Acting Secretary Treasurer

Janice Gilley
Member

Tammy Bohannon
Member

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: November 18, 2016
RE: Minutes of November 16, 2016 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, November 16, 2016. Members present were Ms. Tammy Bohannon and Ms. Janice Gilley, Chair, participated via teleconference. Dr. Thomas Campanella served on the Committee in Mr. Jerry Watson's absence. Also present were Board Members Mr. Dave Pavlock and Ms. Karen Sindel. Ms. Gilley, 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 was absent and Mr. Ghio said she would be happy to answer any questions via email.

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 – Approval of the 2017 SRIA Meeting Calendar. (Staff report by Robbie Schrock)

Ms. Schrock 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 2017 SRIA Meeting Calendar. (3-0)

Item # 3 – Approval of the 2017 SRIA Holiday Calendar. (Staff report by Robbie Schrock)

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously approved the 2017 SRIA Holiday Calendar. (3-0)

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
NOVEMBER 16, 2016

Item # 4 – Request by Casino Beach Bar & Grille for a \$7,500.00 sponsorship for a 2017 Pensacola Beach Kids Carnival. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and stated she had attended this year and it was a very successful event.

Ms. Bohannon stated \$7,500.00 was a lot of money for a one day event.

SPEAKER:

Joseph Lanier – General Manager of CBB – He stated the purpose of the family friendly carnival is for local businesses to market themselves during the shoulder season, and they need the money to be able to advertise to attract businesses in town. He pointed out running one ad costs \$1200.

Mr. Pavlock said the requested amount should go to an event that puts people in hotel rooms.

Mr. Lanier said he understood and is grateful for any sponsorship amount.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Casino Beach Bar & Grille for a \$2,500.00 sponsorship for a 2017 Pensacola Beach Kids Carnival. (3-0)

Item # 5 – Request by Lyle Sheppard, Encoreable, LLC, to use a portion of Casino Beach, Casino Parking lot, and the Pavilion area for Break-N-Waves, March 16-18, 2017. (Staff report by Robbie Schrock)

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

Mr. Stebbins clarified the recommendation for approval is subject to the fees being paid 30 days prior to the event or upon DEP approval, whichever comes first, and also subject to staff and legal signoff.

Ms. Schrock stated Mr. Sheppard's attorney is being tasked with the preparation of the documents, for SRIA staff and legal review.

Ms. Bohannon asked if since the portion of the beach the event is using is the "alcohol" zone by the pier, and they are turning it into an "alcohol free" zone, would the normally "alcohol free" zone to the west of the pier be allowed to have alcohol during the event?

Mr. Ghio said no, he didn't anticipate changing the area to the west of the pier into an "alcohol" zone.

Ms. Bohannon said she is very supportive of the event.

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
NOVEMBER 16, 2016

Ms. Gilley stated she has been impressed with the professionalism of the proposal. There has been great communication and documentation.

SPEAKER:

Lyle Sheppard, Encorable, LLC – He stated he has 18 years of experience and has been working on this project for 2 years. The goal age range is 18-25, and they are hoping to create a safe, fun environment. Mr. Sheppard said Mr. Wheatley had helped with design work and was very talented.

Mr. Pavlock asked why the dates were selected.

Mr. Sheppard said they are targeting universities and this date was in the middle of most of the Spring Breaks.

There was a brief discussion regarding public parking, and that it would still be available for other businesses.

Ms. Schrock said most likely trolleys would be running during this weekend.

Lt. Forte said he has no problems or questions for Mr. Sheppard, and that he had already met with them.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Lyle Sheppard, Encorable, LLC, to use a portion of Casino Beach, Casino Parking lot, and the Pavilion area for Break-N-Waves, March 16-18, 2017, in exchange for a \$20,000.00 event fee, to be paid either 30 days prior to the event, or upon DEP approval, whichever comes first, and subject to staff and legal signoff. (3-0)

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.)