



**SANTA ROSA
ISLAND AUTHORITY**

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Executive Director

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
OCTOBER 28, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 29, 2015
RE: Minutes of October 28, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday October 28, 2015. Members present were Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chair. Also present was Board Members Mr. Jerry Watson, Ms. Tammy Bohannon and Ms. Karen Sindel. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Discussion regarding Capital Improvement for FY 2016. (Staff report by Paolo Ghio)

Paolo Ghio explained that at the end of each year, he compiles a list of needed repairs and new capital improvements for the Island. Financing for the projects are apportioned from surplus funds as determined by the yearend audit. The potential projects are then presented to the Board for review and approval as deemed appropriate.

This year there were several factors to take in to consideration when assembling the list, including, the current transition with Escambia County. He did not want to spend money on infrastructure that the SRIA would not be in control of. He then gave a power point presentation and reviewed a handout that had been given to the Board members. The following is a summary of the status update on projects that had funding allocated in 2015 and were carrying over to 2016:

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- 1) Baby beach/ Sharp point – we should have the permit in hand by the end of the year, the County has committed to supplying dump trucks to haul the Lafitte Cove dredge spoils and augment what we have already allowed for.
- 2) Sabine Channel dredging– a task order has already been issued to Baskerville Donovan, INC. (B.D.I) – will require a permit and will remain part of the SRIA infrastructure to maintain.
- 3) Dune walk overs - the project is well under way, there is an intense application process for restore fund dollars. Phasing is recommended for the project, currently there are 11 walk overs targeted with the balance to be done in 2017.
- 4) Little Sabine storm run off – a task order has been issued to B.D.I. project is in process.
- 5) Water tower maintenance – it is considered to be an icon for Pensacola Beach and, we chose to continue funding the maintenance because it is important to the Island.

Additionally for FY 2016, Paolo has included the following new projects:

- 6) Trolleys – extending the days and times for the trolleys to run and increasing the funding to accommodate that.
- 7) Construction of two (2) new gazebos at Park West, (north side) - the one that is there now is very popular and well used, the area would benefit from the additional 2 structures.
- 8) Most important of all is the SRIA make good on our commitment to repay Escambia County for the loan for the Gulf Side nourishment project. 1.3 million dollars have been allocated in the FY 2016 budget and it is critical to restrict funding FY 2017.

Paolo stated that he would like to continue the projects that have already begun.

Mr. Pavlock asked about the proposed ECUA water storage tank on Via de Luna and if it was an Escambia County responsibility.

Paolo responded that it was negotiated to keep the parcel with the SRIA when the Interlocal agreement between the SRIA and Escambia County was completed.

Much discussion continued.

Ms. Bohannon asked if there were built in contingencies for the projects in the case of over runs, she also stated that the beach would have to be renourished again 7 years and asked if money had been set aside for that.

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Paolo responded that there were contingencies built in for the projects but did not feel that would become necessary, and he said there had not been funding set aside as yet for the future renourishment. He said it may require a contribution from everyone similar to Navarre Beach.

Ms. Bohannon expressed her concerns about the future for the SRIA and the Island and said long term planning was imperative.

Additional discussion continued.

SPEAKERS:

Jim Cox – PBA member, stated he welcomed the conversation and the leaseholder money should stay on the beach. He asked staff what the amount of the excess funds were at this time.

Mr. Pavlock responded that we will not that number until after the Audit in December.

Mr. Cox stated that he felt waiting until after the audit in December to initiate funding was too late for begin projects due to the tourist, storm and turtle season restrictions.

Terry Preston – PBA member, she echoed Mr. Cox sentiments and additionally had concerns about all of the walkovers, not just 11, she said use money in the bank on the Island.

Ms. Gilley stated that the list that is presented each year does seem to be a bone of contention and suggested that a 2 year list would be more efficient and practical given the lag time for Government. The annual way does give the appearance that we are always behind. She said that the lack of encumbrance for funds can cause concern and perhaps a 2 year plan would give some level of comfort.

Paolo stated that part of the lag time is state and federal permitting which can be timely, and agreed that a 2 year list was a good way to guarantee funding.

Additional discussion continued.

Mr. Pavlock asked that staff bring back a revised Capital improvements list with a 2 year plan for review at the November 18, 2015 Committee meeting.

No further action was taken on this item.

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At this time Ms. Bohannon asked that we skip forward to Development And Leasing Committee B-1 regarding the amendment to the license agreement for Jubilee Restaurant due to Mr. Stebbins required attendance of a shade meeting at the City of Gulf Breeze. The Committee returned to this item directly following.

Item # 2 - Request by John & Marla Buechner – Lots 3&4, Block 43, Villa Segunda, 1403 Ariola Dr. –to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback and 8' into the 15' side yard setback. (Staff report by Paolo Ghio)

Paolo Ghio gave background on the item and stated that letters of no objection had been received from 2 of the adjacent neighbors (1405 Ariola and 1402 Maldonado) but that there was an objection from the leaseholder at 1401 Ariola regarding the side setback encroachment.

In an effort to mediate the situation, Paolo met with both parties and did a site visit. As a result, Mr. and Mrs. Buechner, the applicants, have agreed to remove additional pavers in the side yard setback and move the pool 2' to the east, as a concession for the objection raised as well as putting in extensive landscaping for buffering. The applicants further agreed to not put trees in a particular area at the of the rear property so as not to interfere with the views of the neighbor.

Paolo felt that the compromise made by the applicant satisfied the objections from the neighbor and recommended approval of the revised plans for the swimming pool.

SPEAKERS:

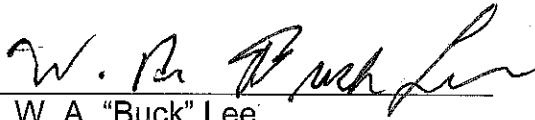
John Buechner – applicant, stated that this would be the permanent home for he and his wife, not a rental property. He said they spent considerable time designing their home and wanted to be good neighbors.

Robert Zimmerman, representative for owners at 1401 Ariola, stated that his parents were out of town and had not seen the revised plans, he asked that Paolo meet with them upon their return.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously voted to place this item on the regular agenda at the November 4, 2015 Regular Board meeting to allow Paolo time to meet with the objecting party to discuss the compromise and revised plans. (3-0)

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

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W. A. "Buck" Lee
Executive Director

WAL:mb

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**SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
OCTOBER 28, 2015**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 29, 2015
RE: Minutes of October 28, 2015 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 28, 2015. Members present were Ms. Janice Gilley, Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Also present were Board Members Dr. Thomas Campanella, Mr. Dave Pavlock and Mr. Jerry Watson. Ms. Sindel called the meeting to order and presented the following items.

Ms. Bohannon asked that this item be discussed after Architecture and Environmental (A&E) Committee A- 1 due to Mr. Stebbins required attendance of a shade meeting at the City of Gulf Breeze. The Committee returned to A&E Committee A- 2, directly following this item.

Item #1 - Request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the license agreement for the placement of tables and chairs in the public area for Jubilee. (Report by Mike Stebbins)

Mr. Stebbins gave background on this item and stated that he recommended denial of the amendment to the license agreement as it was unenforceable. He felt the current agreement was sufficient.

Ms. Gilley asked how many businesses had current license agreements and how many of them were being amended.

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Mr. Stebbins responded that there were 5 or 6 currently but that Pensacola Beach Holdings Inc. had only requested to amend this one in particular.

Ms. Gilley asked why all of them were not being changed.

SPEAKER:

Robert Rinke, Pensacola Beach Holdings, Inc. – stated that Cap'n Funs, which shares their location with the Jubilee restaurant, does not fit in to the family friendly atmosphere that the Boardwalk is after. Unlike the other venues where the license agreements are in place, he is concerned that the music is too loud and inappropriate and the bar scene could possibly spill out on to the Boardwalk. Although he wants the Jubilee restaurant to be successful, he needs to make sure that he has control as the landlord.

Mr. Stebbins stated that the proposed language is vague and unenforceable, he said that words “for any reason” was not good cause for termination and was not recommended.

Mr. Stebbins suggested alternate language in which either party could terminate the agreement within a specified number of days would be more effective.

Mr. Rinke agreed and asked that Mr. Stebbins draft the agreement with that language.

Mr. Stebbins stated that he did not feel comfortable doing so and asked that Mr. Rinke articulate how he would like the agreement to read and send the draft to staff for his review.

Ms. Gilley suggested Mr. Rinke look again at the current license agreement and check what has been struck through, she stated that it may be enough to accomplish what he wants to do.

It was agreed that Mr. Rinke as representative for Pensacola Beach Holdings, Inc. would return with a more articulate request for the amendment to the license agreement for the placement of tables and chairs in the public area for Jubilee.

No further action was taken on this item.

Item # 2 – Request by Mike Pinzone, Sunset Holding Company, Inc., to change the winter hours for the Pensacola Beach Gulfside pier. (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated staff recommended approval of the following change to the winter hours:

November – February – 6 am – 6 pm.

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March – April - 6 am – 10 pm
May – July – 24 Hrs. per day / 7 days per week
August – October 6 am – 10 pm

Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously voted to approve the request by Mike Pinzone, Sunset Holding Company, Inc., to change the winter hours for the Pensacola Beach Gulfside pier as presented. (3-0)

Item # 3 - Request by Greg Gordan, Sabine Marina Associates, LLC to sublease to John Rolland, d/b/a A Pelican Life, LLC, to run a charter business from leasehold property. (Staff report by Robbie Schrock)

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

Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Greg Gordan, Sabine Marina Associates, LLC to sublease to John Rolland, d/b/a A Pelican Life, LLC, to run a charter business from leasehold property, subject to all revenue sources being identified and paying all applicable percentages and fees. (3-0)

Item # 4 – Request by Guy Olano, The Dock at Pen. Inc., d/b/a The Dock – 4 Casino Beach Boardwalk - for a 25 year commercial lease extension. (Staff report by Robbie Schrock)

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

Upon motion of Ms. Tammy Bohannon seconded by Ms. Janice Gilley the Committee unanimously approved the request by Guy Olano, The Dock at Pen. Inc., d/b/a The Dock – 4 Casino Beach Boardwalk - for a 25 year commercial lease extension (February 25, 2018 through February 25, 2043). (3-0)

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



W. A. "Buck" Lee
Executive Director

WAL:mb

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ADMINISTRATIVE COMMITTEE
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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: October 29, 2015, 2015
RE: Minutes of October 28, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 28, 2015. Members present were Ms. Tammy Bohannon, Chair, Ms. Karen Sindel and Mr. Jerry Watson. Also present were Board Members Mr. Dave Pavlock, Dr. Thomas Campanella 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)

Ms. Ford presented the financials for review.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

Item # 2 - Request approval of the purchase and installation of a sign commemorating former SRIA Board Chairman, McGuire Martin and his foresight in installing multi use paths on Pensacola Beach. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on the item, and told the Board that it was the right thing to do in honoring Mr. Martin this way, for his vision and staff recommended approval.

Ms. Bohannon stated that it was an honor to know Mr. Martin, and she appreciated all that he has done for the Island.

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Mr. Watson stated the he agreed with Ms. Bohannon and that Mr. Martin supports the local economy by providing jobs for our area.

A brief discussion followed.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson the Committee unanimously approved the purchase and installation of a sign commemorating former SRIA Board Chairman, McGuire Martin on Ft. Pickens Multi Use Path, and replace the existing memorial sign for Michael Keegan on the Via de Luna Multi use path. The cost of both signs, not to exceed \$8,000.00 and to be provided by a unanimous donor (3-0)

Item # 3 – Request by Leslie Geiger, Naval Aviation Museum Foundation, for a \$5,000.00 sponsorship for the screening of Eugene Cernan's film. "Last Man on the Moon." (Staff report by Robbie Schrock)

Ms. Sindel recused herself from the vote on this issue as she is on the Vice President for Development at the Naval Aviation Museum, Ms. Gilley served in her place.

Ms. Schrock gave background on the item, and told the Board the film was an exclusive screening on November 4, 2015, and the \$5,000.00 to be used for marketing and promotion of the gala.

Ms. Sindel wished to express that this was a once in a lifetime opportunity for the Pensacola. Last an on the moon is a real major motion picture, and the event was a very exclusive and is being broadcast on FOX news. She encouraged the Committee to support the Foundation in this effort. She also, said that the Chamber had done an amazing job promoting the event.

A brief discussion followed.

Upon motion of Mr. Jerry Watson seconded by Ms. Janice Gilley, the Committee unanimously approval of the request by Leslie Geiger, Naval Aviation Museum Foundation, for a \$5,000.00 sponsorship, to be used for marketing and promotion of the gala for the screening of Eugene Cernan's film. "Last Man on the Moon."(3-0)

Ms. Sindel resumed her place on the committee at this time.

Item # 4 - Discussion on a plan for future leadership of the SRIA. (Staff report by Executive Director Buck Lee)

Mr. Lee gave the report and stated that all of the Directors meet with him on a daily basis. He said that Paolo is very busy but agrees that one person should take the lead.

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Ms. Bohannon stated that basically a straw vote was taken at the last meeting but asked when the Board wants to make things official. Mr. Lee is much loved but there has to be a direction in the next couple of months.

Ms. Sindel stated that a firm plan needs to be in place before January 15, 2016.

Additional discussion followed.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously approved the direction is for Paolo Ghio to be the next Interim Director of the SRIA , final vote to be made at the November 4, 2015 Regular Board meeting .(3-0)

Ms. Bohannon questioned the term "interim", she stated that she would like to give staff some level of comfort and having a more official title would achieve that.

Ms. Gilley stated that the term gives the Board more control and would also allow Paolo time to see if this is a role that he would like to continue or not. She said they do not want to lose Paolo and could remove the title "interim" in the next few months when things have become settled.

Mr. Watson concurred and stated that he has complete confidence in Paolo and wants him to have the ability to say, "I don't want to do this" if that should be the case.

The motion was unchanged, no further action was taken on this item.

SPEAKER:

Terry Preston, PBA member, Ms. Preston gave a power point presentation and reviewed the results of a survey regarding the Beach and SRIA future, that was done by the Pensacola Beach Advocates (PBA) .

Some discussion followed the presentation.

Ms. Gilley asked the validity of the survey and if the results had been verified.

Dr. Campanella stated that the survey was a misrepresentation and inconclusive. He stated that he was not comfortable with a handful of people speaking for all of the leaseholders. He pointed out the PBA does not represent everyone, it is a small portion of the beach community. He said that we have a great organization and do not know where we will be in a year from now.

Dr. Campanella stated there are more questions than answers, the reality is that ad valorem taxes will not come back to the Island, and things are going to change. He said Mr. Lee is an icon and no one from the County will be as hands on as he has been.

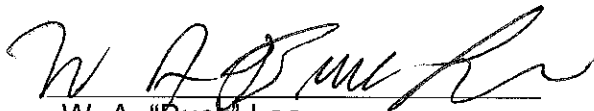
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A lengthy discussion followed.

Ms. Bohannon agreed with Dr. Campanella and stated with all due respect to Ms. Preston, Mr. Cox and the PBA but, they always seem to think we are hiding something, Mr. Cox doesn't even live on the Island. She said ad valorem is coming and we have to move away from the leaseholder's mentality, agreeing to share the beach and now be a homeowner mentality, tourist stay home, no more wedding house. We must be more responsible out here.

Ms. Gilley stated that you cannot govern by any survey results but the things in it can start a conversation.

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



W. A. "Buck" Lee
Executive Director

WAL:mb

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