



**SANTA ROSA
ISLAND AUTHORITY**

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Karen Sindel
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Janice Gilley
Member

Tammy Bohannon
Member

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
SEPTEMBER 28, 2016**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: September 29, 2016

RE: Minutes of September 28, 2016 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday September 28, 2016. Members present were Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Also present were Board Members Mr. Dave Pavlock and Mr. Jerry Watson. Ms. Janice Gilley participated via teleconference, but the call was dropped 2 minutes into the meeting. Ms. Sindel called the meeting to order and presented the following items:

Item # 1 - Request by Bellsouth Telecommunications, LLC to amend/extend the existing leases on small parcels (900 SF on Via de Luna Dr. & 871.2 SF on Ft. Pickens Rd.). (Referred from the April 13, 2016 Regular Board Meeting) (Staff report by Paolo Ghio)

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

Ms. Bohannon expressed concerns that Bellsouth might try to sub-lease a portion of this property and not pay the proper percentage to the SRIA, like a cell tower, for instance.

Mr. Ghio pointed out the cell towers on the Island are located on the tallest buildings, for the best coverage to the mainland.

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Mr. Stebbins stated Bellsouth is still tied to the lease, which specifies the SRIA gets to approve and limits the use of the property. It states they can't assign sublet, etc., without SRIA Board approval.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Bellsouth Telecommunications, LLC to amend/extend the existing leases on small parcels (900 SF on Via de Luna Dr. & 871.2 SF on Ft. Pickens Rd.) with the following conditions:

- **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**

Additionally, Bellsouth Telecommunications, LLC is responsible for any and all costs associated with creating the easements, legal or otherwise.

The above approval is subject to legal confirmation that any subleasing by Bellsouth would be subject to SRIA Board approval. (It was confirmed by legal.)

(3-0)

Item # 2 - Request by Mark T. & Mary B. Meyer – 1414 Via de Luna Dr.– Lot 1, Block 48, Villa Segunda, – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (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 request by Mark T. & Mary B. Meyer – 1414 Via de Luna Dr.– Lot 1, Block 48, Villa Segunda, – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback, including hardscape, in accordance with all applicable Local, State, and Federal codes and regulations. (3-0)

Item # 3 – Request by Joe Zarzar & Monica Perkins – 126 Siguenza Dr.– Lot 17, Block B, Villa Sabine, – to construct an in ground swimming pool with an encroachment of 35' into the rear yard setback. (Staff report by Paolo Ghio)

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

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Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon, the Committee unanimously approved the request by Joe Zarzar & Monica Perkins – 126 Siguenza Dr.– Lot 17, Block B, Villa Sabine, – to construct an in ground swimming pool with an encroachment of 35’ into the rear yard setback, including hardscape, in accordance with all applicable Local, State, and Federal codes and regulations. (3-0)


There was an administrative add-on to the meeting:

Item # 4 – 2016 Annual Progress Report for Activity 510.

Mr. Ghio presented the report to the Members and explained this report is a part of the recertification for the Community Rating System, it captures the goals the SRIA has achieved this year.

Ms. Karen Sindel, Chair of the Committee, acknowledged the report has been reviewed and accepted by the SRIA.

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



Paolo Ghio
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
SEPTEMBER 28, 2016**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: September 28, 2016

RE: Minutes of September 28, 2016 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, September 28, 2016. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel, and Ms. Tammy Bohannon. Also present were Board Members Mr. Dave Pavlock and Mr. Jerry Watson. Ms. Janice Gilley was absent. Dr. Campanella called the meeting to order and presented the following items.

Item # 1 – Request by Circle K Stores, Inc., # 2708223 – 711 Quietwater Beach Rd. – for a Commercial Lease extension. (Staff report by Robbie Schrock)

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

Ms. Bohannon asked if this would be structured like a commercial lease extension, where it can be renegotiated or cancelled at the end of each 5 year period.

Mr. Stebbins said yes, it could be renegotiated or cancelled at the end of the 5 year term.

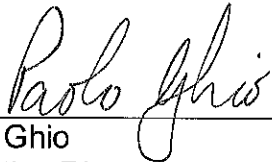
Ms. Sindel pointed out they needed the extension to secure financing.

Ms. Bohannon stated she wanted to make sure the language was included in the extension that the SRIA could renegotiate or cancel as could the Circle K, and the end of each 5 year period.

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DEVELOPMENT & LEASING COMMITTEE
SEPTEMBER 28, 2016

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Circle K Stores, Inc. - # 2708223, 711 Quietwater Beach Road – for a commercial lease extension to include four (4) additional extension option periods of five (5) years each, subject to an interpretation by legal that the SRIA will have the option to renew or cancel at the end of the renewal terms and that Circle K will have the same options at the end of each term. (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

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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
SEPTEMBER 28, 2016**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: September 29, 2016
RE: Minutes of September 28, 2016 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, September 28, 2016. Members present were Ms. Tammy Bohannon and Mr. Jerry Watson. Ms. Janice Gilley was absent, Dr. Thomas Campanella served as Chair. Also present were Board Members Mr. Dave Pavlock and Ms. Karen Sindel. Dr. Campanella, Acting 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 presented her report for review.

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

Item # 2 – Request by Jason Libbert, Pensacola Sports, for a \$5,000.00 sponsorship of the Pensacola Double Bridge Run. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and stated the SRIA gave the Double Bridge Run \$2,500.00 in January of 2016.

Mr. Watson asked if it would be a total of \$7,500.00 to the Double Bridge Run, if approved, and was told yes.

Mr. Pavlock said he is in favor of this event.

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Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved of the request by Jason Libbert, Pensacola Sports, for a \$5,000.00 sponsorship of the Pensacola Double Bridge Run. (3-0)

Item # 3 – Request by Jason Libbert, Pensacola Sports, for a \$3,000.00 sponsorship of the Pensacola Beach Firefighter Challenge. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and stated they have already been awarded \$4,000.00 for Pensacola Sports Direct Marketing, and \$2,000.00 from the Florida Sports Foundation is pending.

Mr. Watson asked if there were any speakers and questioned the use of only 80 hotel rooms for the event.

SPEAKER:

Ray Palmer – Pensacola Sports – Mr. Palmer said that last year was the first year it had been held here and it was very successful. He stated a team from Orlando won last year and that he also believes the estimated use of only 80 hotel rooms is very conservative.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Jason Libbert, Pensacola Sports, for a \$3,000.00 sponsorship of the Pensacola Beach Firefighter Challenge. (3-0)

Item # 4 – Request by Jason Libbert, Pensacola Sports, for a \$3,000.00 sponsorship of a Pro Watercross Tour. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

Ms. Bohannon asked if this event was growing and was told yes by Mr. Ghio.

Ms. Sindel stated the event is already being promoted.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Jason Libbert, Pensacola Sports, for a \$3,000.00 sponsorship of a Pro Watercross Tour. (3-0)

Item # 5 – Request approval of an amended Interlocal Agreement (IA) between SRIA & Escambia County for trolleys. (Report by Mike Stebbins and Paolo Ghio)

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

Ms. Bohannon asked if the SRIA was subsidizing this “trial run” of the trolleys in town.

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Mr. Ghio stated the only commitment from the SRIA is permission to use the trolleys.

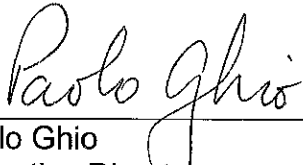
Mr. Pavlock voiced concerns that the pilot program could have a negative impact on the Island's full trolley service.

Mr. Ghio stated the period the trolley will be tested in downtown is October 1-Dec 31, 2016, and it's just to help ECAT figure out routes and timing, etc.

Ms. Sindel said she had checked to make sure that our trolleys wouldn't be needed for any other events during this period, and there were no conflicts.
A brief discussion followed.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Jerry Watson, the Committee unanimously approved the request to amend the Interlocal Agreement (IA) between SRIA and Escambia County for trolleys to reflect the change in geographical use for the specific time and location and to revert the IA to the original at the expiration of the amended timeframe. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

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