

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING
SEPTEMBER 28, 2022
5:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting 8/24/2022)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER
9. CONDO LAW UPDATE BY TIM TOLBERT; ESCAMBIA COUNTY

CONSENT AGENDA

10. COMMITTEE REPORTS
 - A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, MS. BRIGETTE BROOKS, CHAIR, MS. KAREN SINDEL AND MR. BUBBA PETERS, MEMBERS

Item #1- Request by Robert and Abby Rinke- for the approval and execution of an Amendment to Single- Family Residential Lease Agreement Addressing Construction Below the Base Flood Elevation (Non-Conversion Agreement), for a new SFR construction project located at 1408 Ariola Dr. (Lots 8,9, ½10, Block 42, Villa Segunda) (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

Item #2- Request by Yvette & Thomas St Pierre and Jennifer and Jeffrey Tremont- 1009 Ariola Dr. (Lots 9&10, Block 8, Villa Segunda)- to construct a 13' x 30' in-ground swimming pool with an 8' encroachment into the 20' rear yard setback. (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

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Item #3- Request by Kevin and Rebecca Smith- 1708 Ensenada Uno (Lot 4, Block 3, Santa Rosa Villas)- to construct a 12' x 28' free form in-ground swimming pool with a 2.5' encroachment into the 7.5' west side yard setback, and 5' encroachment into the 10' rear yard setback. (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

Item #4- Request by Gordon and Dorianne Jackson- 341 Panferio Dr.- Lot 11 Block 5, Villa Primera- for approval to construct a 3" tall wooden fence, along the front and side yard and a 5' tall section behind adjacent neighbor at 343 Panferio for their sound-side interior t-lot property, per Sec. 5-9.4 (e) (4) of the Escambia County Land Development Code (LDC) (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

Item #5- Request by Surf and Sand Development, LLC d/b/a Red Fish Blue Fish- 5 Via de Luna- for approval to construct a fence along the sidewalk area at the west end and stairs beach side of the Commercial leasehold property. (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. LIZ CALLAHAN, CHAIR, MS. BRIGETTE BROOKS AND MS. KAREN SINDEL, MEMBERS

Item #1- Request by Gabe DiCianni, Pensacola Beachside Resort, LLC d/b/a Fairfield Inn & Suites, 16 Via de Luna Dr.- to sublease to Shay Putnam, Daily Adventure Box Inc.- to operate beach recreational equipment rental lockers on leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item #2- Request by Gabe DiCianni, H & S Development, LLC d/b/a Hampton Inn, 2 Via de Luna Dr.- to sublease to Shay Putnam, Daily Adventure Box Inc.- to operate beach recreational equipment rental lockers on leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item #3- Request by Gabe DiCianni, Azure Development, LLC d/b/a Hilton Pensacola Beach, 12 Via de Luna Dr.- to sublease to Shay Putnam, Daily Adventure Box Inc.- to operate beach recreational equipment rental lockers on leasehold property. (Staff report by Robbie Schrock)

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The Committee unanimously approved staff's recommendation.

Item #4- Request by Gabe DiCianni, Surf & Sand development, LLC d/b/a Water Pig BBQ, 5 Via de Luna Dr.- to sublease to Shay Putnam, Daily Adventure Box Inc.- to operate beach recreational equipment rental lockers on leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item #5- Notification by Gabe DiCianni, Sunrise Hospitality of PB, LLC d/b/a Holiday Inn Resort, 14 Via de Luna Dr.- to add more rentals/equipment to the current sublease Daily Adventure Box Inc. (Staff report by Robbie Schrock)

Notification only. No action taken.

Item #6- Request by Edward & Mary Williams- 221 Ariola Dr.- Lot 14 Block 9, Villa Primera- to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item #7- Approval of the Combination of Leasehold Interests Agreement and the Restated and Amended Lease Agreement for Club Coco, LLC d/b/a UFO's Mini Golf and H & S Development, LLC d/b/a Hampton Inn- 2 Via de Luna Dr. (Staff report by Leigh Davis/Mary Jane Bass) *(Referred from the August 10, 2022 Committee Meeting and moved to the September 28, 2022 Regular Board Meeting by the Leaseholder. Per the Executive Director, this item has been placed on Committee)*

The Committee unanimously approved bringing this item back to full Board. This item is on Regular Agenda Old Business Item #1 of this agenda.

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY WATSON AND MR. BUBBA PETERS, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Vickie Johnson)

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

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Item #2- Approval of the Tenth Interim Agreement to Utilize the Portofino Island Improvement Fund for Reconstruction of Public Dune Walkover 27C across County Road 399 from the Portofino Condominiums on Pensacola Beach. (Staff report by Leigh Davis)

The Committee unanimously approved staff's recommendation.

REGULAR AGENDA

11. OLD BUSINESS

Item #1- Approval of the Combination of Leasehold Interests Agreement and the Restated and Amended Lease Agreement for Club Coco, LLC d/b/a UFO's Mini Golf and H & S Development, LLC d/b/a Hampton Inn- 2 Via de Luna Dr. (Staff report by Leigh Davis/Mary Jane Bass) *(Referred from the August 10, 2022 Committee Meeting and moved to the September 28, 2022 Regular Board Meeting by the Leaseholder. Per the Executive Director, this item was placed on the September 14, 2022 Committee Meeting)*

Item #2- Approval of the Interlocal Agreement between Escambia County and the SRIA for the Reconstruction of Public Dune Walkover 27C across County Road 399 from the Portofino Condominiums on Pensacola Beach. (Staff report by Leigh Davis)

12. NEW BUSINESS

Item #1- Request by William Losquadro- to sell and assign the lease for 39 Via de Luna Dr. to Ben Hamami. (Staff report by Robbie Schrock)

13. REPORTS

- A. EXECUTIVE DIRECTOR'S REPORT
- B. ATTORNEY'S REPORT
- C. DEVELOPMENT SERVICES DIRECTOR REPORT
- D. ENGINEER'S REPORT

14. VISITOR'S FORUM

15. BOARD MEMBER'S FORUM

16. ADJOURN

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JERRY WATSON, CHAIRMAN
LIZ CALLAHAN, VICE CHAIRMAN
BUBBA PETERS, SECRETARY TREASURER
KAREN SINDEL, ACTING SECRETARY TREASURER
BRIGETTE BROOKS, MEMBER
THOMAS CAMPANELLA, MEMBER
LEIGH DAVIS, EXECUTIVE DIRECTOR

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