



SANTA ROSA
ISLAND AUTHORITY

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SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
APRIL 25, 2018

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 2, 2018
RE: Minutes of April 25, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday April 25, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Ms. Brigitte Brooks, Mr. Jerry Watson and Ms. Tammy Bohannon. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by Tisdale Florida Rentals, LLC – 1000 Maldonado Dr. – Lot 24, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' into the 15' east side setback. (Staff report by Paolo Ghio)

Mr. Ghio asked if items #1-4 could be reviewed at one time.

Ms. Sindel approved, but said each item would need to be voted on separately.

Ms. Bohannon pointed all that items # 1 & 3 were rentals, and that no commercial businesses could be run from a residential leasehold property.

Mr. Ghio stated the lease allows for rentals.

Mr. Ghio read the background for items # 1-4 and stated staff recommended approval on each item.

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Mr. Watson asked if pool owners were told that it was their responsibility to empty the sand out of a pool in case of a storm.

Mr. Ghio said yes, they were told their responsibilities in regards to pool ownership.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Tisdale Florida Rentals, LLC – 1000 Maldonado Dr. – Lot 24, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item # 2 - Request by Nathan & Shannon Szoke – 400 Via de Luna. – Lot 1, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side yard setback. (Staff report by Paolo Ghio)

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Nathan & Shannon Szoke – 400 Via de Luna. – Lot 1, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item # 3 - Request by Babikow Properties, LLC – 307 Maldonado Dr. – Lot 9, Block 10, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 4’ into the 15’ west side yard setback. (Staff report by Paolo Ghio)

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Babikow Properties, LLC – 307 Maldonado Dr. – Lot 9, Block 10, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 4’ into the 15’ west side yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item # 4 - Request by Ted and Kimberly Coltrain – 242 Le Starboard Dr.– Lot 5, Lafitte Cove – to construct an in ground swimming pool and spa with an encroachment of 5’ into the 35’ (per plat) rear yard setback. (Staff report by Paolo Ghio)

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Ted and Kimberly Coltrain – 242 Le

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Starboard Dr.– Lot 5, Lafitte Cove – to construct an in ground swimming pool and spa with an encroachment of 5' into the 35' (per plat) rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item # 5 - Request by Max and Theresa Scroggins – 903 Rio Vista Dr. – Lot 4, Block 31, Villa Segunda – to install a living shoreline, natural habitat, consisting of a rip rap base with oyster shell mixed in to a marsh bed with native plantings from their leasehold property. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated they were looking for conditional approval to move forward with getting DEP permits. He said the leaseholder was experiencing significant erosion in his backyard.

SPEAKER:

John Loftis – Loftis Marine Division. He explained the living shoreline, which lessens impact on a house when it lessens the wave energy. He explained it's a hybrid system, starting with rip-rap as the base, mixed with a marsh sand bed and native plantings.

See attached report he presented.

Discussion followed.

Ms. Gilley asked the impact to neighbors, if this is a single site project.

Mr. Loftis said it will benefit the neighbors, due to the protection that comes with this.

SPEAKER:

Chips Kirschenfeld – Natural Resources Management Director for Escambia County – He stated there is an advantage to living shorelines vs. seawalls. He said you lose beach with seawalls, and you interrupt the sand transport.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the recommendation to move forward with the permitting from DEP. (3-0)

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

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A handwritten signature in cursive script that reads "Paolo Ghio". The signature is written in black ink and is positioned above a horizontal line.

Paolo Ghio
Executive Director

PG:jt

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SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
APRIL 25, 2018

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: April 30, 2018
RE: Minutes of April 25, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 25, 2018. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella and Ms. Brigette Brooks. Also present were Board Members Mr. Jerry Watson, Ms. Karen Sindel and Ms. Janice Gilley. Ms. Bohannon, Chair, called the meeting to order and presented the following items:

Item # 1 – Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins) (Referred from March 14, 2018 Regular Board Meeting)

Mr. Stebbins asked the wishes of the Board, as he had to leave the meeting early on March 14, 2018.

Mr. Watson asked, in layman's terms, what were they actually voting on?

Mr. Stebbins said the letter would merely be a recommendation to the BOCC from our Board.

Ms. Bohannon asked for more information, saying she saw the handout with the entire beach alcohol sales.

Ms. Brooks also requested more information, stating that figuring out the impact on "quality of life" would be harder to find than crime statistics and commerce impact.

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DEVELOPMENT & LEASING COMMITTEE
APRIL 25, 2018

Many Board Members agreed that the Boardwalk has seemed more “family friendly”, and discussed the various factors that could have contributed to this.

Brief discussion followed regarding the open container ordinance and the impact it could have on the ferries. Mr. Ghio stated he was going to talk to Dan Brown (NPS) and the City of Pensacola to see what their protocol will be regarding open containers, so there could be a consensus among the ferry stops.

Mr. Ghio said he hasn't gotten any complaints either way about the ordinance, but he has had some positive responses from businesses. He explained how he accommodates different events, and how well that had been working.

Ms. Bohannon asked about the “Special Entertainment District” designation.

Mr. Stebbins said he had reached out to the Florida Bureau of Alcoholic Beverages and Tobacco to research this.

Ms. Gilley stated commented on the video cameras the SRIA have installed, and the lack of faith the Board is putting in law enforcement.

Mr. Ghio stated he only pulls video footage after an incident, (as requested) and he has been asked much less frequently since the ordinance has been in place.

Upon amended motion of Dr. Tom Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved to move the item to the Regular Agenda at the May 9, 2018 Regular Board Meeting, for further discussion, including the addition of the alcohol sales on the Boardwalk only and crime statistics. (3-0)

Item # 2 – Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio) (Referred from March 14, 2018 Regular Board Meeting)

Ms. Bohannon gave an overview of the actions voted on previously for this item, and asked Mr. Bevans if he wanted to move forward on this item.

SPEAKER:

Roger Bevans – He voiced his displeasure at the limitations the Board had voted on to be included in his amendment. (No more than 12 jet skis in the water at one time, close by 7:30 on 4th of July, and don't open at all on the Saturday of Blue Angels) He

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APRIL 25, 2018

explained he has never had any accidents, and the 4th of July is one of his busiest days for pontoon boat rentals.

Ms. Brooks said she was open to only restricting jetski rentals on the Saturday of Blue Angels, allowing for pontoon rentals.

Ms. Bohannon suggested amending the language to read, "Operator has to close by 7:30 pm on the 4th of July, with the exception of pontoon boat rentals."

Discussion followed.

Upon motion of Ms. Brigitte Brooks seconded by Dr. Tom Campanella, the Committee unanimously approved allowing Mr. Bevans to amend his lease with the following language: He is allowed to sell beer and wine at any time during the day/evening, only operate 12 jet skis at a time in the water, no jet ski rentals on Blue Angels Saturday, and only operate pontoon boat rentals after 7:30 pm on the 4th of July. (3-0)

Item # 3 – Request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. – to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Bohannon questioned if Mr. Rothe will pay the SRIA a percentage of what he sells online as well as from the beach location?

Ms. Ford said if the products weren't sold on the Island, he shouldn't have to pay percentages, and offered the suggestion of charging a flat rate per month, like the pedicabs pay.

Ms. Schrock used the example of Charter Fishing boats, whether they book in person or online, they pay a percentage to the SRIA.

Mr. Stebbins stated if Mr. Rothe makes an online sale and he ships the item to the customer, that transaction should not be subject to a lease fee, and if anything is purchased from the shop, lease fees should be paid. He questioned whether a lease fee should be paid if an item is purchased online, but they come to the Island to pick up the product.

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DEVELOPMENT & LEASING COMMITTEE
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Upon motion of Tom Campanella seconded by Ms. Brigette Brooks, the Committee approved the request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. – to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property, paying all applicable percentages and fees. (2-1) Ms. Bohannon voted in the negative, this item will be on the Regular Agenda at the May 9th, 2018 Regular Board Meeting.

Item # 4 – Request by San Souci Condominiums – 999 Ft. Pickens Rd. – to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums. (Staff report by Robbie Schrock)

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

Upon motion of Dr. Tom Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by San Souci Condominiums – 999 Ft. Pickens Rd. – to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums, paying all applicable percentages and fees. (3-0)

Item # 5 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

Ms. Bohannon stated she will always be a sublease, and that sub lessees are not always notified when a Master wants to renew.

Ms. Ford stated that only 2 Master Leaseholders, Regency Cabanas and Regency Towers weren't passing along the lease fee reduction to their sub lessees.

Ms. Bohannon said she wants to be a direct leaseholder, not a sublease.

Ms. Ford pointed out that the SRIA can't get into the agreement between the Master Leaseholder and their sub lessees.

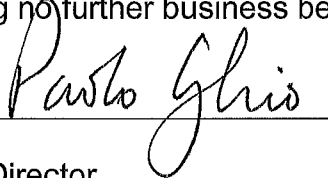
Mr. Stebbins said it depended on the renewal clause in the Master Leases as to whether or not the lease could/would be renewed.

Brief discussion followed.

Discussion item only, no action was taken.

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DEVELOPMENT & LEASING COMMITTEE
APRIL 25, 2018

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

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Paolo Ghio
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
APRIL 25, 2018**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 2, 2018
RE: Minutes of April 25, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, April 25, 2018. Members present were Ms. Tammy Bohannon, Mr. Jerry Watson and Ms. Karen Sindel, Chair. Also present were Board Members Dr. Thomas Campanella, Ms. Brigitte Brooks and Ms. Janice Gilley. Ms. Sindel, Chair, called the meeting to order and presented the following item:

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

Ms. Ford presented the financial report.

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

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



Paolo Ghio
Executive Director

PG:jt

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