



**SANTA ROSA  
ISLAND AUTHORITY**

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Vice Chairman  
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Member  
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Member

**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
JULY 25, 2018**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** July 26, 2018  
**RE:** Minutes of July 25, 2018 Development & Leasing Committee Meeting

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

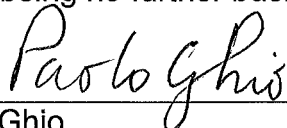
Item # 1 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

Ms. Bohannon suggested the Board adopt a policy of some kind regarding lease renewals.

Mr. Ghio pointed out that the BOCC will be discussing leases at an upcoming meeting, and doesn't think the SRIA can move forward with a policy until the attorneys figure out what can and can't be done.

Ms. Bohannon doesn't think the SRIA should renew any leases until it's all figured out, and said all leases should be uniform.

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

  
\_\_\_\_\_  
Paolo Ghio  
Executive Director

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

PG:jt

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**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
JULY 25, 2018**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** July 26, 2018  
**RE:** Minutes of July 25, 2018 Architectural & Environmental Committee Meeting

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

Ms. Sindel turned the meeting over to Mr. Ghio.

Mr. Ghio stated it had come to his attention that many audience members were present to talk about the clearing of the ROW letter that was mailed to the majority of the Island leaseholders recently. He said that this topic is not on the agenda for this evening. He offered to have an informal meeting in the next week or so, with Mr. Lloyd Mattair being the event organizer, to answer questions leaseholders might have regarding the request for them to clear the ROW in front of their houses.

Ms. Gilley explained that there is a public forum, where anyone can speak, at the Regular Board Meetings.

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10A - to make modifications to the existing units to create one large retail space. (Staff report by Paolo Ghio)

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JULY 25, 2018

Mr. Ghio gave background on the item and stated staff recommended approval. He showed a power point presentation of the renderings of the new structure.

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10A - to make modifications to the existing units to create one large retail space, in accordance with all applicable codes and regulations. (3-0)**

Ms. Bohannon asked where The Wine Bar would be relocated.

Mr. Ghio said the relocation was uncertain at this time.

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

  
\_\_\_\_\_  
Paolo Ghio  
Executive Director

PG:jt

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

**BOARD MEMBERS**

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Karen Sindel  
Vice Chairman  
Janice Gilley  
Secretary Treasurer  
Tammy Bohannon  
Acting Secretary Treasurer  
Brigette Brooks  
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Thomas Campanella  
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**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** July 26, 2018  
**RE:** Minutes of July 25, 2018 Administrative Committee Meeting

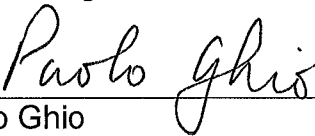
A regularly scheduled meeting of the Administrative Committee was held on Wednesday, July 25, 2018. Members present were Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Ms. Brigitte Brooks served on the Committee in the absence of Mr. Jerry Watson. Also present were Board Members Dr. Thomas Campanella 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 Ms. Brigitte Brooks seconded by Ms. Janice Gilley, 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.

  
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Paolo Ghio  
Executive Director

PG:jt

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**SANTA ROSA ISLAND AUTHORITY  
OPERATIONS COMMITTEE  
JULY 25, 2018**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** July 26, 2018  
**RE:** Minutes of July 25, 2018 Operations Committee Meeting

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

Item # 1 - Request by Mr. Ed Renton - For discussion of public/private funding for construction of any building on public property. (Staff report by Paolo Ghio)

**SPEAKER:**

Ed Renton – He reviewed the Portofino Restroom process that has occurred up until this point. He said the developers have offered to make up the shortfall between the budgeted amount and the actual bid amount, as well as the repairs and maintenance. He doesn't understand how you can successfully comingle public & private funds. He questioned if there was a storm and insurance didn't pay enough, how would a shortfall be dealt with? He stated the developer of Portofino has offered to put up \$25,000.00 a year for repair, maintenance and upkeep, but what if it costs more than that? He said this is a slippery slope, and when he purchased his unit, he was promised unrestricted views. He wanted to know why it's continuing to be discussed when 2 bids have been refused. He doesn't believe anyone in the public thinks a bathroom at that location is necessary.

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OPERATIONS COMMITTEE  
JULY 25, 2018

Ms. Gilley said that Mr. Renton had made some good points, but believes public/private partnerships can and do work. She stated they aren't uncommon in the state of Florida. She stated if this did move forward, it would need to be transparent and clean.

Mr. Renton suggested that since this project has had so much controversy, perhaps the money would be better spent on another project.

Mr. Ghio said he was meeting with David Forte (Escambia County) and Robert Rinke (Portofino) on Thursday, July 26, 2018 to discuss this project. He said the BOCC will be looking to the SRIA Board for direction on this project.

SPEAKER:

Robert Rinke – He stated when he presented the restroom idea 2 ½ years ago, there was all positive feedback. He said he doesn't understand the dissention regarding the project. He said he paid \$14,000.00 to have it designed similar to Portofino, and as a gateway entry to the beach. He distributed a 4 page detailed color rendering to all the residents. He stated most of the money for the project goes to the \$200,000.00 handicapped ramp and the rest is in utilities and the concrete structure. He stated 61% of the Portofino leaseholders have voted, and 75% were for the project, and 25% were against. He said he has sent a video to each Portofino leaseholder, asking them to vote. He said he is willing to move it to a different location and will work with Mr. Ghio and Mr. Forte to compromise. He will bring it back to the Board in a month or two.

Ms. Brooks asked how many votes were from Tower 3 which seems to be disproportionately affected by the placement of the bathhouse?

Mr. Rinke said he didn't have the numbers memorized, he thinks about 375 were for, and 125 against, but does have it broken down by tower and will forward that information, the packet and the video to the SRIA Board.

SPEAKER:

Larry Smith – He told the following voting figures for each tower so far:

|                             |             |            |
|-----------------------------|-------------|------------|
| Tower 1 – 98 votes received | 84 in favor | 14 against |
| Tower 2 – 102 received      | 72 in favor | 30 against |
| Tower 3 – 100 received      | 57 in favor | 43 against |
| Tower 4 – 104 received      | 81 in favor | 23 against |

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JULY 25, 2018

Tower 5 – 100 received                      78 in favor    22 against

Mr. Smith pointed out that Mr. Rinke had said he was going to send certified letters to each Portofino resident, and didn't. He stated you didn't know who is responding or what their responses are.

Ms. Sindel encouraged speakers to stick to the topic of funding, not voting, etc.

SPEAKER:

Mike Moran – He said lots of people use the beach and need the restroom. He understands Tower 3's objections, and agreed that perhaps moving it and making the roof flat (for better views) would make everyone happy.

SPEAKER:

Mohamed Ghabour – He pointed out that it isn't believable or fair for Mr. Rinke to do his own survey, in this dispute. He said the SRIA should conduct their own survey. He said Mr. Rinke can send his side of the story, but the votes should come to the SRIA. He said not only Portofino residents should be voting, but the public as well. He said once you have a final answer, then the money can be figured out.

Ms. Bohannon agreed that perhaps the SRIA should do their own survey, so we can truly know what they want.

Mr. Ghio said this would have to be an agenda item.

Ms. Sindel said she wanted some time to think about it, as there could be a lot of unintended consequences by doing that.

Ms. Bohannon said it's alarming to her to find out how much opposition there is to this project and she would like to truly know how the residents feel.

Item # 2 – Request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. (Staff report by Robbie Schrock)

Ms. Schrock was absent from the meeting, so Mr. Ghio read the backup for the item and stated staff recommended approval.

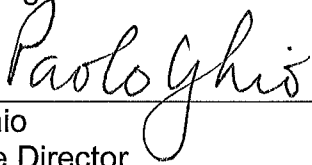
**Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by Mr. Ryan Christopher, Lazy**



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JULY 25, 2018

**Days Beach Rentals, to operate a beach rental service behind Margaritaville and  
Landshark Landing – 165 Ft. Pickens Rd. (3-0)**

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

  
\_\_\_\_\_  
Paolo Ghio  
Executive Director

PG:jt

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