



**SANTA ROSA
ISLAND AUTHORITY**

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Jerry Watson
Vice Chairman

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Janice Gilley
Acting Secretary Treasurer

Tammy Bohannon
Member

Brigette Brooks
Member

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JUNE 28, 2017**

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: July 3, 2017

RE: Minutes of June 28, 2017 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday June 28, 2017. Members present were Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Brigette Brooks, Chair. Also present were Board Members Ms. Tammy Bohannon, Ms. Karen Sindel and Ms. Janice Gilley. Ms. Brooks called the meeting to order and presented the following items.

Item # 1 – Request for approval of a proposed amendment to LDC Ordinance, Article 3 Docks, Piers, and Marinas, Sec. 3-1, Design Standards. (Staff report by Paolo Ghio)

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

Ms. Bohannon asked the reasoning behind the modification to the policy.

Mr. Ghio stated numerous leaseholders have asked for this through the years, they are comfortable with the piers being 4 feet wide, but would like larger terminal platforms.

Ms. Brooks asked if there would be any floodplain or insurance discounts for leaseholders due to this action.

Mr. Ghio said no, but he thinks leaseholders will be happier in the long run with this modification.

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Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved the request to amend the current LDC Ordinance, Article 2 Docks, Piers, and Marinas, Sec. 3-1, Design Standards. (3-0)

Item # 2 – Discussion regarding a proposed SRIA Board Policy for Combining Residential Lots. (Staff report by Paolo Ghio)

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

Discussion was held, and Ms. Sindel asked for this item to go on the Regular Agenda at the July 12, 2018 Regular Board Meeting, so the entire Board could discuss and vote on the policy.

SPEAKER:

Terry Preston – She stated there is more work to be done on the policy, and feels there are many contradictory statements in the policy.

Ms. Gilley voiced concerns over # 16, “No variances to any items in this policy are available”. She believes every situation deserves to be considered.

There was a motion by Dr. Campanella seconded by Mr. Watson, which was later withdrawn.

Ms. Bohannon said if a 2 lot property owner read the policy, there is no way they would ever want to do this. She feels it would only encourage the mega-rich to live on the Island, and that it will make parking more of an issue than it already is.

Ms. Brooks stated she isn't in support of the policy, she feels like it would be limiting for people, and only give opportunity to the mega-rich.

Dr. Campanella said the combination of leases should not be allowed at all.

Ms. Sindel does not want to punish people who do have money.

Mr. Watson agrees the item needs to be further discussed at the Regular Board Meeting on July 12, 2017, and wants to make certain anything that is adopted can be enforced.

Further discussion followed.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Committee unanimously approved bring this item to the July 12, 2017 Regular Board Meeting, Regular Agenda, for discussion by the full Board. Each member is

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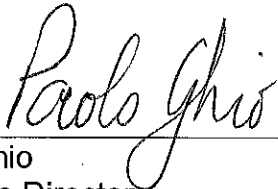
**to have met with Paolo Ghio to discuss this policy prior to the July 12, 2017
Regular Board Meeting. (3-0)**

Item # 3 - Request by Eric Eidson – 709 Panferio Dr. – Lot 4, Block 18, 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 Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Committee unanimously the request by Eric Eidson – 709 Panferio Dr. – Lot 4, Block 18, 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 codes and regulations. (3-0)

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
JUNE 28, 2017**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 5, 2017
RE: Minutes of June 28, 2017 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, June 28, 2017. Members present were Mr. Jerry Watson, Chair, Ms. Janice Gilley and Ms. Karen Sindel. Also present were Board Members Ms. Brigitte Brooks Dr. Thomas Campanella and Ms. Tammy Bohannon Mr. Watson, Chair, called the meeting to order and presented the following items:

Item # 1 – Approval of the request by PBYC to sell/assign their current property – 450 Pensacola Beach Blvd. – to Beach to Bay, LLC. (Staff report by Paolo Ghio)

Mr. Ghio gave background information on the item and stated the current lease is in default, (due to a time-line construction provision, not a monetary default) and asked the Committee to consider the request in spite of the default, with the understanding the potential buyer would have to cure the default.

SPEAKER:

Robert Rinke – He explained he is the current owner of Bonifay Water Sports (an adjacent property) and he would like to purchase this parcel and combine the two as they were, prior to the bifurcation of 2015. He stated he realizes he may never be able to build a boutique hotel on the 2 lots, but would like to have approval for a restaurant and eco-recreation. He stated he will need a longer lease in order to secure financing. He said he wouldn't be able to pursue this for a couple of years, but it would look better for the entrance of the Island.

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Mr. Stebbins recommended the Board's action should include the SRIA is not waiving the building guidelines set out in the PBYC lease, and make sure the seller provides a written disclosure to the buyer notifying them of the default.

Ms. Bohannon stated Mr. Rinke wants to purchase the property, but have it sit vacant for a couple of years.

Mr. Rinke stated he wouldn't purchase the property if he is placed under time constraints to build.

Mr. Ghio set up this scenario for the Committee;

- Mr. Rinke buys property
- The SRIA rescinds bifurcation & extinguishes PBYC lease
- The PBYC parcel is absorbed back into the larger parcel
- Reset clock to when bifurcation took place and give Mr. Rinke a new timeline to build on the property
- The rescinding of bifurcation and PBYC lease would be within a reasonable amount of time

Mr. Stebbins said the reason to only abate action on the default is to allow Mr. Rinke time to present a plan to the SRIA Board.

Mr. Rinke said the property is already developed, and he needs to wait to build something else until he has some money. He said perhaps then he could tear down and start over with go carts, etc, and use PBYC parcel for parking lot.

Mr. Stebbins asked if Mr. Rinke was trying to extinguish the lease on PBYC parcel and extinguish the bifurcation and go back to the lease that was in place prior to bifurcation for both parcels.

Mr. Rinke said yes, that is what he wants to do.

Mr. Ghio pointed out to Mr. Rinke that he, as the Master Leaseholder, would be held in default for the PBYC parcel until the bifurcation and lease were extinguished.

Upon motion of Ms. Janice Gilley seconded by Karen Sindel, the Committee unanimously approved the request by PBYC to sell/assign their current property – 450 Pensacola Beach Blvd. – to Beach to Bay, LLC, subject to the default (under section 16) remaining in place and the seller provides in writing to the buyer that the default exists and will be abated for a reasonable period of time. (3-0)

Mr. Rinke stated again he wants no timeline for construction established. He asked if this action allows for that, going back to the original lease.

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Mr. Stebbins explained this allowed for Mr. Rinke to purchase from the sellers with the existing default, abating action on the default and he could come back in July, before closing, with the contingency that the SRIA Board agree to the action requested by Mr. Rinke, or there would be no closing. This way Mr. Rinke would have the assurance from the Board that he's getting what he wants in regards to the properties.

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
JUNE 28, 2017**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 5, 2017
RE: Minutes of June 28, 2017 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, June 28, 2017. Members present were Ms. Brigitte Brooks, Ms. Tammy Bohannon and Ms. Janice Gilley, Chair. Also present were Board Members Dr. Thomas Campanella, Ms. Karen Sindel and Mr. Jerry Watson. Ms. Gilley, 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 the financial report.

Ms. Bohannon commented that the numbers were a bit low, and she hopes they go up.

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

Item # 2 – Approval of the 2nd amendment to the 4th Interim Agreement for palm tree planting. (Report by Mike Stebbins)

Mr. Stebbins explained the cost of the palm tree lift was closer to \$65,000.00 (rather than the originally approved \$60,000.00), so the Interim Agreement needed to be amended again to reflect the necessary amount. He also stated that Portofino had already agreed, as they have already signed the document.

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Upon motion of Ms. Brigitte Brooks seconded by Ms. Tammy Bohannon, the Committee unanimously approved the 2nd amendment to the 4th Interim Agreement for palm tree planting, raising the not-to-exceed amount for the lift to \$65,000.00. (3-0)

Item # 3 – Approval of the revised Interlocal Agreement between Escambia County, FL and the SRIA relating to the purchase, operation, and maintenance of a palm tree trimming lift on Pensacola Beach. (Report by Mike Stebbins)

Mr. Stebbins gave background on the item and stated that the amount currently listed in the Interlocal Agreement with Escambia County for the palm tree trimming lift needed to be revised to show the not-to-exceed amount of \$65,000.00.

Ms. Sindel asked where the lift would be stored and used.

Mr. Ghio stated Escambia County Public Works on Pensacola Beach would be housing and using the lift on the Island. He said if there is an emergency and the County needs the lift on the mainland, they can certainly use it, just like all of the equipment we have on the Island.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigitte Brooks, the Committee unanimously approved the revision to the Interlocal Agreement between Escambia County, FL and the SRIA relating to the purchase, operation, and maintenance of a palm tree trimming lift on Pensacola Beach, to change the amount reflected in the document from \$60,000.00 to (not-to-exceed) \$65,000.00. (3-0)

Item # 4 – Approval of a letter of support for a grant for UWF's "Uncovering the 1559 Emanuel Point III Shipwreck" project. (Staff report by Paolo Ghio)

Mr. Ghio gave the background on this item.

Ms. Sindel requested to see the letter, as she has concerns over some of the language used in the letter that was sent to the SRIA.

Dr. Campanella stated he would write a letter stating the "SRIA supports the project", adding no more language than that.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigitte Brooks, the Committee unanimously approved the Chair writing a letter of support for UWF's "Uncovering the 1559 Emanuel Point III Shipwreck" project. (3-0)

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Item # 5 – Approval of a five (5) year renewal of the contract with BDI for engineering services. (Staff report by Paolo Ghio)

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

A brief discussion was held regarding the language in section 3.1, with Mr. Stebbins clarifying the language.

Ms. Bohannon made a motion to approve with some “word-smithing” but later pulled the motion.

Ms. Brooks asked about the renewal term.

A brief discussion was held regarding the length of the renewal term and the possibility of going out for RFP's for expiring contracts.

Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Committee unanimously approved a three (3) year renewal of the contract with BDI for engineering services, with SRIA staff notifying the SRIA Board 6 months prior to expiration. (3-0)

Item # 6 – Approval of a three (3) year renewal of the contract with EW Bullock for advertising and public relations. (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. Brigette Brooks, the Committee unanimously approved a three (3) year renewal to the current contract with EW Bullock for advertising and public relations, with SRIA staff notifying the SRIA Board 6 months prior to expiration. (3-0)

Item # 7 – Discussion on the Board Policy for speaking at SRIA meetings. (Report by Mike Stebbins)

Mr. Stebbins gave background on the item.

Ms. Gilley asked if this policy was in response to the law that was passed in 2013 regarding speaking at public meetings.

Ms. Stebbins said yes, this policy was passed in 2013.

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Ms. Sindel has concerns over the concept that people have to fill out requests to speak prior to the agenda item.

Much discussion was held, with the general consensus being people should be allowed to fill out a request form to speak while discussion is going on, but only if the item hasn't been voted on yet.

It was pointed out that the Chair has the right to demand respect of time limits.

Mr. Stebbins suggested giving everyone the right to speak, but hold to the 3 minute time limit to maintain order.

Dr. Campanella has concerns that someone will fill out a form during discussions and then 'bog down' the discussion.

Ms. Brooks suggested if a form is filled out during a discussion, the Board should finish their discussion prior to hearing from the speaker.

Ms. Sindel agreed, and said the Board discussion might answer questions the speaker had.

Upon motion of Ms. Brigitte Brooks seconded by Ms. Tammy Bohannon, the Committee unanimously approved bringing this item back to the July 12, 2017 Regular Board Meeting, Regular Agenda, for discussion by the full Board. Mr. Stebbins will present a revised policy at the meeting. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

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