



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Thomas Campanella  
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Vice Chairman  
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Member  
Brigette Brooks  
Member

**SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
OCTOBER 25, 2017**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** October 27, 2017  
**RE:** Minutes of October 25, 2017 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday October 25, 2017. Members present were Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Brigitte Brooks, Chair. Also present was Board Member Ms. Janice Gilley, Ms. Tammy Bohannon and Ms. Karen Sindel. Ms. Brooks called the meeting to order and presented the following item:

Item # 1 – Request by David Forte, Division Manager, Escambia County Transportation & Traffic Operation's Division – For approval to reduce the side setback at Beach to Bay in order to facilitate the proposed multi - use path, and a compatible exchange for the lost square footage (2,531 SF) to extend the public area at the Pensacola Beach Boardwalk. (Staff report by Paolo Ghio)

Mr. Ghio made a correction to the request, stating it was not from Mr. Forte, as written, but was actually a request from Robert Rinke to Escambia County.

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

There was a motion by Jerry Watson seconded by Dr. Thomas Campanella for discussion, which was later withdrawn.

Dr. Campanella said he doesn't want to move the current setback line, he said Mr. Rinke knew when he purchased the property that the road was coming. He suggested giving

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him a 40 foot setback, and using 10 feet for the multi-use path. He also stated the wording needed to be very specific in the agreement in regards to keeping the added balcony area on the Boardwalk for the public's use, not just for Mr. Rinke to place tables and chairs there for only his patrons to be able to use.

Ms. Bohannon questioned who would be responsible for the costs and upkeep of an addition to the Boardwalk.

Mr. Ghio stated the County does the maintenance on the Boardwalk, but the developer would be responsible for the construction costs at the Boardwalk, just as he would have been if he kept the property at Beach to Bay.

Ms. Brooks asked how common it is for us to make a variance of this size.

Mr. Ghio said it's rare, that normally these decisions are made at staff level, but this met the criteria to require the Board's approval.

Mr. Watson said that since this is rare, are there any extenuating circumstances that staff knows about that would enhance the agreement to do this that Board doesn't know about?

Mr. Ghio stated the greatest advantage to the 8 foot encroachment is for the public benefit. The connectivity it will provide is a huge benefit to the public.

Further discussion was held on the setbacks of the Beach to Bay property.

Ms. Bohannon asked if it was necessary to move forward with this item at this time, she asked if the SRIA Board could wait until they know Mr. Rinke's plans for the property.

Mr. Ghio said the Board could make the approval contingent, by approving the approximately 10 foot setback, reducing the existing setback to 40 feet from the new property line, and Mr. Rinke could come back and request a variance when plans are firmed up.

Dr. Campanella said he has heard rumors of water features and recreation for children being put there. He said just because Mr. Rinke is losing a little over 8 feet, that doesn't mean he should necessarily be given 8 feet somewhere else on the property.

Ms. Sindel pointed out that in the County, if an individual's property is encroached for a sidewalk, they don't give additional room on the back of the property.

Ms. Bohannon said Mr. Rinke will be benefitting from the increased pedestrian traffic by putting in the multi-use path.

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Discussion followed on the (up to) 2,500 SF of balcony on the Boardwalk.

Ms. Brooks and Ms. Bohannon both agreed it's a fair trade off to give Mr. Rinke the opportunity to add up to 2,500 SF on the Boardwalk, as long as it's for public use.

Ms. Sindel prefers to address the Boardwalk at a later time and is comfortable with the setback decision on the Beach to Bay property.

Ms. Bohannon asked what the Board could do to make it easiest for Mr. Ghio.

He suggested a 40 foot setback from the new property line at Beach to Bay and increasing the footprint at the Boardwalk.

Dr. Campanella rephrased the plan, saying the line will stay the same, and give them a 40 foot setback.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Brigitte Brooks, the Committee unanimously approved the item be brought back to the November 8, 2017 Regular Board Meeting Agenda with proper figures and dimensions, with the developer (Beach to Bay, LLC) being responsible for the cost of a new assignment and lease amendment, subject to SRIA legal review. (3-0)**

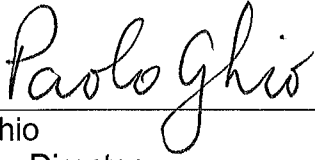
Item #2 - Request by Harry E. Newkirk, III , Key Sailing, 400 Quietwater Beach Rd #14 – For authorization to the SRIA Board Chairman to sign a letter of concurrence for setback waiver, to complete a previously applied for submerged land lease. (Staff report by Paolo Ghio)

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

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Harry E. Newkirk, III , Key Sailing, 400 Quietwater Beach Rd #14 – for the SRIA Board Chairman to sign a letter of concurrence for setback waiver, to complete a previously applied for submerged land lease. (3-0)**

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

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
OCTOBER 25, 2017



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Paolo Ghio  
Executive Director

PG:jt

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**SANTA ROSA  
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
OCTOBER 25, 2017**

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Member  
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Member

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** October 27, 2017  
**RE:** Minutes of October 25, 2017 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, October 25, 2017. Members present were Mr. Jerry Watson, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Dr. Thomas Campanella, Ms. Tammy Bohannon, and Ms. Brigette Brooks. Mr. Watson, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by Beach Club to exercise a 99 year extension of their Amended and Restated Master Lease. (Staff report by Mike Stebbins)

Mr. Stebbins gave background on the item and stated he recommended approval. He said that Beach Club used the same template that was approved for Emerald Isle.

Ms. Bohannon voiced concerns over certain language used in Section III, and asked if the Board could have a special meeting with Mr. Stebbins to discuss fee simple issues and invite the public.

Much discussion followed.

**SPEAKER:**

Vic Bindi – Leaseholder and Secretary on Board from Beach Club.

Mr. Stebbins asked if he was authorized to speak on behalf of his Board, attorney and owners at Beach Club, and Mr. Bindi said yes, he was.

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Mr. Bindi stated that according to their attorney, the renewal terms of the lease keep it from being an issue, as it states "terms to be negotiated".

Mr. Stebbins asked if Mr. Bindi had consulted with the Beach Club Board, the owners and their attorneys regarding the amendment.

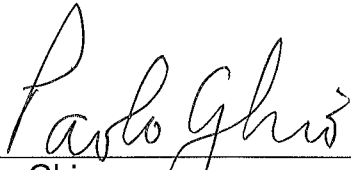
Mr. Bindi said yes, they were all absolutely satisfied with the amendment. He pointed out they had potential buyers that couldn't get traditional mortgages, due to the short time period (32 years) left on the Master Lease.

Ms. Bohannon asked for him to go back to his Board for confirmation, and Mr. Bindi said he would.

Mr. Bindi spoke about the taxes he pays on his property.

**Upon amended motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved to approve the proposed lease amendment for Beach Club, and the item will be placed on the November 8, 2017 Regular Agenda. (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**  
**ADMINISTRATIVE COMMITTEE**  
**OCTOBER 25, 2017**

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: October 27, 2017  
RE: Minutes of October 25, 2017 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, October 25, 2017. Members present were Ms. Brigitte Brooks, Ms. Tammy Bohannon and Ms. Janice Gilley, Chair. Also present were Board Members Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Karen Sindel. Ms. Gilley, 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. Tammy Bohannon seconded by Ms. Janice Gilley, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)**

Item # 2 – Discussion/approval of restating the current mission statement. (Staff report by Robbie Schrock)

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

Ms. Bohannon motioned for the approval of the proposed statement, adding the words, amending it to include “in a safe community environment” at the end, with Ms. Brooks seconding the motion. No vote was taken.

Much discussion followed, with many suggestions made for the mission statement.

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**Upon amended motion of Ms. Brigette Brooks seconded by Ms. Tammy Bohannon, the Committee unanimously approved bringing this item back to the November 8, 2017 Regular Agenda for further discussion. Each Board Member is to send in suggestions. (3-0)**

Item # 3 – Approval of the revision of the current Mobile Vendor Policy, the RFP for a Single Food Service Provider Vendor, and the proposed license agreement for the Single Food Service provider. (Staff report by Mike Stebbins)

Mr. Stebbins gave background on the item.

A brief discussion followed.

**Upon motion of Ms. Brigette Brooks seconded by Ms. Tammy Bohannon, the Committee unanimously approved the change to the policy for a “Single Food Vendor”, the proposed RFP, and the license agreement for the Single Food Service Provider. (3-0)**

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



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Paolo Ghio  
Executive Director

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