CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF MEDITATION

APPROVAL OF MINUTES (Regular Board Meeting 11/6/2019)

CHANGES OR ADDITIONS TO AGENDA

ADOPTION OF AGENDA

CHAIRMAN’S COMMENTS

COMMISSIONER BENDER’S COMMENTS

PENSACOLA BEACH VISITOR’S INFORMATION CENTER

UPDATE BY DAVID FORTE, TRAFFIC OPERATIONS AND PLANNING DIVISION MANAGER, ENGINEERING DEPARTMENT, ESCAMBIA COUNTY

UPDATE BY VOLKERT ON THE TRAFFIC MANAGEMENT PLANS

CONSENT AGENDA

COMMITTEE REPORTS

ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, KAREN SINDEL, CHAIR, MS. LIZ CALLAHAN AND MR. BUBBA PETERS, MEMBERS

Item # 1 - Request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to construct a 300’ x 5’ access pier. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.
Item # 2 - Request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound – Request to place portion of old Pensacola Beach fish sign as a memorabilia art object on the property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 3 - Request by Michael S. & Kathryn Elaine Floyd. – Lot 10, Block 8, Villa Primera, 109 Maldonado Dr. – to construct a 10’ x 16’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ in to the 15’ east side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 4 - Request by Ocean Breeze Beach Rentals, Inc. – Lot 11, Block 8, Villa Primera, 107 Maldonado Dr. – to construct a 10’ x 20’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 3’ in to the 15’ east side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 5 - Request by Horton Beach House #3, LLC. – Lot 5, Block 3, Santa Rosa Villas, 1705 Ensenada Uno. – to construct a 10’ x 30’ in-ground swimming pool with an encroachment of 20’ into the 30’ rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 6 - Request by Mike M. and Jodi L. Russell. – Lot 3, Block 3, Villa Primera, 109 Via de Luna. – to construct a 12’ x 24’ in-ground swimming pool with an encroachment of 18’ into the 30’ rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIR, DR. THOMAS CAMPANELLA AND MR. BUBBA PETERS, MEMBERS

Item # 1 – Request by Gordan F. Jackson and Dorianne M. Jackson – 341 Panferio Dr. – to renew their lease for another 99 year term, under “like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals”. (Staff report by Robbie Schrock)
The Committee unanimously approved staff's recommendation, with a change to the renewal date to April 18, 2048.

This item was removed from the agenda, pending the leaseholder providing a proposed renewal to the SRIA. It will be addressed at a later date.

Item # 2 – Request by Michael J. and Debra T. Foley – 1215 Ariola Dr. – to renew their lease for another 99 year term, under "like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals". (Staff report by Robbie Schrock)

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY WATSON AND MS. KAREN SINDEL, 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.

REGULAR AGENDA

13. Old Business:
   
   Item #1 – Approval of the 2020 SRIA Meeting & Holiday Calendars (Staff report by Robbie Schrock)

   Item # 2 – 2020 SRIA Board (Staff report by Paolo Ghio)

14. REPORTS

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

15. VISITOR'S FORUM
16. BOARD MEMBER’S FORUM
17. ADJOURN

KAREN SINDEL, CHAIRMAN
BRIGETTE BROOKS, VICE CHAIRMAN
SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
DECEMBER 11, 2019  
5:00 P.M.  

THOMAS CAMPANELLA, SECRETARY/TREASURER  
JERRY WATSON, ACTING SECRETARY/TREASURER  
LIZ CALLAHAN, MEMBER  
BUBBA PETERS, MEMBER  
PAOLO GHIO, EXECUTIVE DIRECTOR  

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)
1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday November 6, 2019, beginning at 5:00 p.m. Members in attendance were: Dr. Thomas Campanella, Ms. Brigette Brooks, Mr. Jerry Watson, Ms. Liz Callahan, Mr. Bubba Peters, and Ms. Karen Sindel, Chair. Ms. Sindel led the Pledge of Allegiance, followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 10/9/2019)

Upon motion of Mr. Jerry Watson seconded by Mr. Bubba Peters, the Board unanimously approved the minutes of the Regular Board Meeting (10/9/2019) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

Upon motion of Dr. Thomas Campanella seconded by Mr. Bubba Peters, the Board unanimously approved the agenda as presented. (6-0)

7. CHAIR’S COMMENTS

8. COMMISIONER BENDER’S COMMENTS

The Commissioner wasn’t in attendance.

9. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

Ms. Alison Westmoreland presented this month’s report for the VIC.

10. UPDATE BY DAN BROWN, SUPERINTENDENT OF THE GULF ISLANDS NATIONAL SEASHORE
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
NOVEMBER 6, 2019
5:00 P.M.

Mr. Brown gave an update on the ferry system and stated a 10 year contract had been signed. He discussed the following:

- Start dates for next year
- Specialty cruises
- The variety and number of customers, local and tourists
- The possibility of field trips with schools

Ms. Sindel spoke highly of her experience on the ferry, and complimented the staff as being very friendly with the customers.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, KAREN SINDEL, CHAIR, MS. LIZ CALLAHAN AND MR. BUBBA PETERS, MEMBERS

Item # 1 – Approval of a Modification # 3 to Sub-grant Agreement for FMA-PJ-04-FL-2015-013, to increase the funding by $94,562.03, modify the scope of work, and approval for the Board Chairman to execute the document. (Staff report by Paolo Ghio)

The Committee approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIR, DR. THOMAS CAMPANELLA AND MR. BUBBA PETERS, MEMBERS

Item # 1 – Request by Robert Ledenko - 112 Ariola Dr. - 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 approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, 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.

Upon motion of Ms. Liz Callahan seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Request by Richard and Elsa Sjolander – 226 Ariola Dr. – Lot 3, Block 16, Villa Primera – to encroach 15’ into the 20’ rear yard setback, and 10’ into the 15’ side yard setback, for the construction of an in ground swimming pool, and appurtenances. (Staff report by Paolo Ghio)

SPEAKER:

Elsa Sjolander – She reviewed her points as to the pool they were requesting, stated they had notified the neighbors, and addressed the offers regarding the fence height around the pool.

Jack Kirk-He stated he didn’t want to be a bad guy, but he felt the Sjolanders needed to abide by the setbacks. He said they had built their house to the setbacks, and they should have taken into consideration that they wanted a pool, when they built the house.

Discussion followed regarding a possible smaller pool, (that the Sjolander’s weren’t aware of was available), the fence height, and the fact no compromise was offered to the neighbors.

Mr. Ghio pointed out that this was an encroachment, not a variance.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously denied the request by Richard and Elsa Sjolander – 226 Ariola Dr. – Lot 3, Block 16, Villa Primera – to encroach 15’ into the 20’ rear yard setback, and 10’ into the 15’ side yard setback, for the construction of an in ground swimming pool, and appurtenances, in this form. (6-0)
Further discussion followed regarding submitted house plans and consideration for a pool.

Mr. Ghio stated that the SRIA approval for house plans do not include a pool approval. He pointed out it is a separate application, and there are procedures to follow. He said every applicant is made aware that there is a possibility the pool may not be accommodated, and they have to follow the procedures in place.

13. REPORTS

A. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board. He stated 9 of the wooden dune walkovers were being replaced with mobility mats, and CEI would be assisting with that.

B. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He stated he and BDI were meeting with DEP regarding preconstruction on replacing the wooden structures (walkovers), and BDI was the engineer of record.

14. VISITOR'S FORUM

15. BOARD MEMBER'S FORUM

Ms. Sindel had questions regarding the Board seeing the 100% design plans for the traffic congestion management project, and requested a joint meeting with Escambia County regarding this.

Mr. Ghio assured the Board he would get a digital copy and have pertinent points presented at the December 11, 2019, Committee Meeting.

Ms. Sindel and Mr. Watson thanked him for doing that.

Dr. Campanella stated the plans aren't complete and the scale is off, and the SRIA Board needs to better understand what is being suggested.

16. ADJOURN
There being no further business to come before the Board, Chair Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 5:45 p.m.
MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: November 22, 2019

RE: Minutes of November 20, 2019 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday November 20, 2019. Members present were Ms. Karen Sindel, Chair, Ms. Liz Callahan (via teleconference), and Mr. Bubba Peters. Also present were Board Members Dr. Thomas Campanella and Mr. Jerry Watson. Ms. Brigette Brooks was absent. Ms. Sindel, Chair, called the meeting to order and presented the following items:

Item #1 Request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to construct a 300’ x 5’ access pier. (Staff report by Paolo Ghio)

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

Dr. Campanella asked if there would be overnight mooring allowed.

Mr. Ghio told him no mooring overnight would be allowed.

Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to construct a 300’ x 5’ access pier. (3-0)
Item # 2 - Request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to place portion of old Pensacola Beach fish sign as a memorabilia art object on the property. (Staff report by Paolo Ghio)

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

Ms. Sindel asked if it would be lit.

Mr. Ghio stated it would be an external illumination.

Mr. Watson asked the size of the object.

Mr. Ghio explained it was approximately 16' X 20'.

Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to place portion of old Pensacola Beach fish sign as a memorabilia art object on the property. (3-0)

Item # 3 – Request by Michael S. & Kathryn Elaine Floyd. – Lot 10, Block 8, Villa Primera, 109 Maldonado Dr. — to construct a 10' x 16' in-ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' in to the 15' east side yard setback. (Staff report by Paolo Ghio)

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

Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request by Michael S. & Kathryn Elaine Floyd. – Lot 10, Block 8, Villa Primera, 109 Maldonado Dr. — to construct a 10' x 16' in-ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' in to the 15' east side yard setback. (3-0)

Item # 4 – Request by Ocean Breeze Beach Rentals, Inc. – Lot 11, Block 8, Villa Primera, 107 Maldonado Dr. — to construct a 10' x 20' in-ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 3' in to the 15' east side yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval.
Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request by Ocean Breeze Beach Rentals, Inc. – Lot 11, Block 8, Villa Primera, 107 Maldonado Dr. – to construct a 10’ x 20’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 3’ in to the 15’ east side yard setback. (3-0)

Item # 5 – Request by Horton Beach House #3, LLC. – Lot 5, Block 3, Santa Rosa Villas, 1705 Ensenada Uno. – to construct a 10’ x 30’ in-ground swimming pool with an encroachment of 20’ into the 30’ rear yard setback. (Staff report by Paolo Ghio)

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

Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request by Horton Beach House #3, LLC. – Lot 5, Block 3, Santa Rosa Villas, 1705 Ensenada Uno. – to construct a 10’ x 30’ in-ground swimming pool with an encroachment of 20’ into the 30’ rear yard setback. (3-0)

Item # 6 – Request by Mike M. and Jodi L. Russell. – Lot 3, Block 3, Villa Primera, 109 Via de Luna. – to construct a 12’ x 24’ in-ground swimming pool with an encroachment of 18’ into the 30’ rear yard setback.

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

Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Committee unanimously approved the request by Mike M. and Jodi L. Russell. – Lot 3, Block 3, Villa Primera, 109 Via de Luna. – to construct a 12’ x 24’ in-ground swimming pool with an encroachment of 18’ into the 30’ rear yard setback. (3-0)

Paolo Ghio
Executive Director

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: November 22, 2019
RE: Minutes of November 20, 2019 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, November 20, 2019. Members present were Ms. Karen Sindel, Acting Chair, (for the absent Ms. Brigette Brooks), Dr. Thomas Campanella, and Mr. Bubba Peters. Also present were Board Members Ms. Liz Callahan (via teleconference) and Mr. Watson. Ms. Sindel, Acting Chair, called the meeting to order and presented the following items:

Item #1—Request by Gordan F. Jackson and Dorianne M. Jackson – 341 Panferio Dr. – to renew their lease for another 99 year term, under “like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals”. (Staff report by Robbie Schrock)

Mr. Ghio gave the background for the item and stated staff recommended approval. He explained the version by SRIA legal and Mr. Jackson was at each Board Members’ spot.

Mr. Stebbins stated the date renewal needed to be modified to April 18, 2048.

Staff agreed to make the change.

Upon motion of Dr. Thomas Campanella seconded by Mr. Bubba Peters, the Committee unanimously approved the request by Gordan F. Jackson and Dorianne M. Jackson – 341 Panferio Dr. – to renew their lease for another 99 year term, under “like covenants, provisions, and conditions as are in this lease contained,
including an option for further renewals”, with the change made in the renewal date to April 18, 2048. (3-0)

The following item was pulled from the agenda and will be placed back for review once the amendment from the leaseholder has been received by the SRIA.

Item # 2 – Request by Michael J. and Debra T. Foley – 1215 Ariola Dr. – to renew their lease for another 99 year term, under “like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals”. (Staff report by Robbie Schrock)

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

Paolo Ghiò
Executive Director

PG:jt

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: November 22, 2019
RE: Minutes of November 20, 2019 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, November 20, 2019. Members present were Dr. Thomas Campanella, Chair, and Ms. Karen Sindel and Mr. Jerry Watson. Also present were Board Members, Ms. Liz Callahan (via teleconference) and Mr. Bubba Peters. Dr. Campanella, Chair, called the meeting to order and presented the following item:

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

Ms. Johnson presented the financial report, and said overall, the revenues were looking good.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, 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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## Pensacola Beach Visitor Information Center
### November 2019

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<tr>
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<th>2019</th>
<th>2018</th>
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<td><strong>Total Signing In</strong></td>
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<td><strong>How Did You Discover Pensacola Beach?</strong></td>
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#### Top 5 States

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#### Top 3 International

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<td>Top 5 States with City Detail</td>
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### MONTH AT A GLANCE

**HOW DID YOU DISCOVER PENSACOLA BEACH?**

**NOV. 2019**

<table>
<thead>
<tr>
<th></th>
<th>Week 1</th>
<th>Week 2</th>
<th>Week 3</th>
<th>Week 4</th>
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<td>154</td>
<td>190</td>
<td>124</td>
<td>168</td>
<td><strong>680</strong></td>
</tr>
</tbody>
</table>

| **TOTAL # NOT SIGNED IN** | 26 | 86 | 91 | 77 | 77 | **357** |
| **TOTAL SIGNING IN**     | 44 | 154 | 190 | 124 | 168 | **680** |
| **TOTAL VISITORS**       | 70 | 240 | 281 | 201 | 245 | **1037** |
| **WEDDING CALLS**        | 0  | 0   | 0   | 0   | 0   | 0             |
| **TOTAL GUIDES DISTRIBUTED** | 6 | 22 | 18 | 31 | 14 | **91** |
| **TOTAL PHONE CALLS**    | 9  | 36  | 29  | 36  | 19  | **129** |
| **TOTAL E-MAIL ADDRESS** | 1  | 5   | 0   | 2   | 1   | **9** |
| **MONTH TOTAL**          | **156** | **543** | **609** | **471** | **524** | **2303** |

### MY DOC/TRAFFIC

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<th><strong>MONTH AVG</strong></th>
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### 2018 TEMPS 2019 TEMPS

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<td>AVERAGE TEMPERATURE</td>
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TO: Paolo Ghio – Executive Director
Santa Rosa Island Authority
Karen Sindel – Chair
Santa Rosa Island Authority Board

FROM: David Forte, Division Manager
Transportation & Traffic Operations Division

DATE: December 11, 2019

RE: Escambia County Engineering Projects Report

Please see the below Engineering Report for Pensacola Beach Area Projects:

- **Congestion Management Plan** – Volkert, Inc. is design consultant; Board approved the plan on May 30, 2017. Phase I (Plan, Circle K and Casino Beach Parking Lot circulation) and Phase II (Old VIC Center and Casino Beach Parking Lot Expansion) are complete. Phase III – Roundabouts and pedestrian underpasses, received 100% signed and sealed plans on October 14, 2019, with the 100% CADD files delivered on November 13, 2019. Construction funding TBD. Volkert will be available at the SRIA Board meeting for discussion.

- **Bob Sikes Bridge Routine Rehabilitation** – Design complete; Construction contract award scheduled for December 5, 2019 BCC for approval. Construction anticipated to begin early 2020 with possible temporary lane closures during off-peak periods.

- **Pensacola Beach Access Road** – BDI is design consultant; anticipate resolved right-of-way direction/survey this month with finalized plans to follow.

- **BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant; design at 100%. Identifying funding for pier rehab. Rehab must be complete prior to pier modifications.

- **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I improvements complete. Phase II and III design underway; awaiting FDOT response to scope revision requests due to permitting issues and funding shortfalls. Once design is complete, construction solicitation will follow.

- **BSB Toll Plaza** – Electronic Tolling Conversion with SunPass integration and new Pensacola Beach Annual Pass system went "live" June 2016. All Electronic Tolling (cashless) conversion discussion item scheduled for December 5, 2019 BCC meeting.

**Toll Counts**

- October 2019 – 348,796
- October 2018 – 367,751
• November 2019 – 291,005
• November 2018 – 283,345 +7,660

**Toll Revenues (including pass sales)**

• October 2019 – $169,376
• October 2018 – $126,624

• November 2019 – $130,711
• November 2018 – $138,726

**Vehicle Count**

• Total to date 2019 – 4,406,710 +993
• Total to date 2018 – 4,405,717

cc: Robert Bender, County Commissioner, District 4  
Janice Gilley, County Administrator  
Chips Kirschenfeld, Acting Assistant County Administrator  
Joy Jones, P.E., Director, Escambia County Engineering  
Scott Sanders, P.E., Division Manager, Escambia County Engineering  
Cooper Saunders, Project Manager, Escambia County Engineering  
Yana Shanholtzer, On-Site Manager, Escambia County Bob Sikes Toll Facility
December 11, 2019
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 1

Request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to construct a 300’ x 5’ access pier. (Staff report by Paolo Ghio)

Background:

Plans have been submitted for the construction of a 300’ x 5’ access pier. The proposed pier meets all of the required guidelines, and regulations for all applicable agencies, including the Escambia County LDC. Part of the application specifies that the proposed pier will not be used for mooring of motorized vessels. No mooring signs will be posted and maintained along the west and east side of the pier.

The two (2) adjacent neighbors (Pensacola Beach Developments, and Soundside Market, LLC) have been noticed.

Recommendation:

Staff recommends approval of the request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — Request to construct a 300’ x 5’ access pier, as presented.

Committee Action:

The Committee unanimously approved the request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound — to construct a 300’ x 5’ access pier as presented, in accordance with all applicable Local, State, Federal codes and regulations.
Request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound – Request to place portion of old Pensacola Beach fish sign as a memorabilia art object on the property. (Staff report by Paolo Ghio)

Background:

Mr. Jim Reeves recently purchased a portion of the old Pensacola Beach fish sign and would like to display it on the RV Park site as a memorabilia art object, per the attached site plan. The display will use external overhead illumination and not make use of its existing lights. Display will be mounted on an engineered foundation.

Recommendation:

Staff recommends approval of the request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound – Request to place portion of old Pensacola Beach fish sign as memorabilia art object on the property, as presented and per the specifications as stated.

Committee Action:

The Committee unanimously approved the request by Mr. Thomas M. Bizzell, Trustee under Trust Agreement dated December 30, 1997 d/b/a Tiki House, Inc. (currently known as PB RV Park) – 17 Via de Luna — adjacent to Santa Rosa Sound – Request to place portion of old Pensacola Beach fish sign as memorabilia art object on the property, as presented and per the specifications as stated.
December 11, 2019  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item A - 3

Request by Michael S. & Kathryn Elaine Floyd. – Lot 10, Block 8, Villa Primera, 109 Maldonado Dr. – to construct a 10’ x 16’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ in to the 15’ east side yard setback (Staff report by Paolo Ghio)

Background:

This is an existing SFR Structure, and an encroachment would allow room for a swimming pool including hardscape.

The adjacent neighbors at 107, 111 Maldonado, and 106, & 110 Via de Luna have been properly noticed, and the letters of no objection are included in your back up.

***108 Via de Luna has been noticed twice, with no response, per staff policy, no response after 2 notices is considered no objection.

Recommendation:

Staff recommends approval of the request by Michael S. & Kathryn Elaine Floyd. – Lot 10, Block 8, Villa Primera, 109 Maldonado Dr. – to construct a 10’ x 16’ in-ground swimming pool with an encroachment of 15’ into the rear 20’ yard setback, and 10’ in to the 15’ east side yard setback, including hardscape, in accordance with all applicable codes and regulations.

Committee Action:

The Committee unanimously approved the request by Michael S. & Kathryn Elaine Floyd. – Lot 10, Block 8, Villa Primera, 109 Maldonado Dr. – to construct a 10’ x 16’ in-ground swimming pool with an encroachment of 15’ into the rear 20’ yard setback, and 10’ in to the 15’ east side yard setback, including hardscape, in accordance with all applicable codes and regulations.
December 11, 2019  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item A - 4 

Request by Ocean Breeze Beach Rentals, Inc. – Lot 11, Block 8, Villa Primera, 107 Maldonado Dr. –to construct a 10’ x 20’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 3’ in to the 15’ east side yard setback (Staff report by Paolo Ghio) 

**Background:**

This is an existing SFR Structure, and an encroachment would allow for the construction of an in-ground swimming pool, including hardscape.

The adjacent neighbors at 105, 109 Maldonado, and, 106 Via de Luna have been properly noticed, and the letters of no objection are included in your back up.

*** 104, and 108 Via de Luna have been noticed twice, with no responses from either property, per staff policy, no response after 2 notices is considered no objection.

**Recommendation:**

Staff recommends approval of the request by Ocean Breeze Beach Rentals, Inc. – Lot 11, Block 8, Villa Primera, 107 Maldonado Dr. –to construct a 10’ x 20’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 3’ in to the 15’ east side yard setback, including hardscape, in accordance with all applicable codes and regulations.

**Committee Action:**

The Committee unanimously approved the request by Ocean Breeze Beach Rentals, Inc. – Lot 11, Block 8, Villa Primera, 107 Maldonado Dr. –to construct a 10’ x 20’ in-ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 3’ in to the 15’ east side yard setback, including hardscape, in accordance with all applicable codes and regulations.
December 11, 2019
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 5

Request by Horton Beach House #3, LLC. – Lot 5, Block 3, Santa Rosa Villas, 1705 Ensenada Uno. –to construct a 10’ x 30’ in-ground swimming pool with an encroachment of 20’ into the 30’ rear yard setback. *(Staff report by Paolo Ghio)*

**Background:**

This is an existing SFR Structure, and an encroachment would allow room for a swimming pool including hardscape.

The adjacent neighbors at ***1704, & 1711 Ensenada Uno and 1671 Bulevar Menor have been properly noticed, and the letters of no objection are included in your back up.

**** Mrs. Wanberg at 1704 Ensenada Uno had comments/concerns regarding the construction project, and wanted to make sure there would not be any use/damage to her property in the process. The contractor contacted her, and gave assurances that her property would not affected.

**Recommendation:**

Staff recommends approval of the request by Horton Beach House #3, LLC. – Lot 5, Block 3, Santa Rosa Villas, 1705 Ensenada Uno. –to construct a 10’ x 30’ in-ground swimming pool with an encroachment of 20’ into the 30’ rear yard setback., including hardscape, in accordance with all applicable codes and regulations.

**Committee Action:**

The Committee unanimously approved the request by Horton Beach House #3, LLC. – Lot 5, Block 3, Santa Rosa Villas, 1705 Ensenada Uno. –to construct a 10’ x 30’ in-ground swimming pool with an encroachment of 20’ into the 30’ rear yard setback., including hardscape, in accordance with all applicable codes and regulations.
December 11, 2019
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 6

Request by Mike M. and Jodi L. Russell. – Lot 3, Block 3, Villa Primera, 109 Via de Luna. – to construct a 12' x 24' in-ground swimming pool with an encroachment of 18' into the 30' rear yard setback. (Staff report by Paolo Ghio)

**Background:**

This property is an interior T lot (Sound front) with an existing SFR Structure, and an encroachment would allow room for a swimming pool including hardscape.

The adjacent neighbors at 111, 113 Via de Luna and ECUA have been properly noticed, and the letters of no objection are included in your back up.

**Recommendation:**

Staff recommends approval of the request by Mike M. and Jodi L. Russell. – Lot 3, Block 3, Villa Primera, 109 Via de Luna. – to construct a 12' x 24' in-ground swimming pool with an encroachment of 18' into the 30' rear yard setback, including hardscape, in accordance with all applicable codes and regulations.

**Committee Action:**

The Committee unanimously approved the request by Mike M. and Jodi L. Russell. – Lot 3, Block 3, Villa Primera, 109 Via de Luna. – to construct a 12' x 24' in-ground swimming pool with an encroachment of 18' into the 30' rear yard setback, including hardscape, in accordance with all applicable codes and regulations.
December 11, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-1

Request by Gordan F. Jackson and Dorianne M. Jackson – 341 Panferio Dr. – to renew their lease for another 99 year term, under "like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals". (Staff report by Robbie Schrock)

**Background:**

The lease for 341 Panferio Dr. expires on April 17, 2048. They are exercising their right to renew the lease with "like covenants, provisions and conditions as are in this lease contained, including an option for further renewals".

**Recommendation:**

Staff recommends approval of the request by Gordan F. Jackson and Dorianne M. Jackson – 341 Panferio Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals.

**Committee Action:**

The Committee unanimously approved the request by Gordan F. Jackson and Dorianne M. Jackson – 341 Panferio Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals, changing the renewal date to April 18, 2048.
December 11, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-2

THIS ITEM WAS REMOVED BY THE LEASEHOLDER PRIOR TO THE MEETING.

Request by Michael J. and Debra T. Foley – 1215 Ariola Dr. – to renew their lease for another 99 year term, under “like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals”. (Staff report by Robbie Schrock)

Background:

The lease for 1215 Ariola Dr. expires January 6, 2056. They are exercising their right to renew the lease with “like covenants, provisions and conditions as are in this lease contained, including an option for further renewals.” Staff hasn’t received the proposed amendment as of posting time.

Recommendation:

Staff recommends approval of the request by Michael J. and Debra T. Foley – 1215 Ariola Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions as are in this lease contained, including an option for further renewals, pending legal signoff.
Report on Financial Statements and Expenditures. (Staff report by Vickie Johnson)

Background:

The documentation of financial statements and expenditures is enclosed for your review.

Recommendation:

Staff recommends acceptance of the reports on financial statements and expenditures as presented.

Committee Action:

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.
December 11, 2019
Regular Agenda
Old Business Item # 1

Approval of the 2020 SRIA Holiday and Meeting Schedules. (Staff report by Robbie Schrock)

Background:

See the attached proposed Holiday & Meeting Schedules for 2020.

Recommendation:

Staff recommends approval of the proposed Holiday & Meeting Schedule for 2020.
SANTA ROSA ISLAND AUTHORITY
2020 MEETING CALENDAR

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<th>Committee</th>
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<td>October 14</td>
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<tr>
<td>November 04</td>
<td>18</td>
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<tr>
<td>December 09</td>
<td>(this will be a combined Board and Committee Meetings)</td>
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Board meetings are typically held on the second Wednesday of each month, and Committee meetings are held on the fourth Wednesday of each month.

All regularly scheduled meetings of the Santa Rosa Island Authority begin at 5:00 p.m. and are held in the Authority’s meeting room, 1 Via de Luna.

1 – Date Changed for Veterans’ Day.
2 – Date Changed due to the Thanksgiving Holiday.
3 – Date Changed due to the Christmas Holiday.
<table>
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<td>Martin Luther King, Jr. Day</td>
<td>Monday, January 20, 2020</td>
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<td>President's Day</td>
<td>Monday, February 17, 2020</td>
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<td>Good Friday</td>
<td>Friday, April 10, 2020</td>
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<td>Labor Day</td>
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<td>Friday, December 25, 2020</td>
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<td>*Discretionary leave to be used by the employee between 01/01/20-12/31/20 with their supervisor's approval.</td>
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<td>New Year's Day</td>
<td>Friday, January 1, 2021</td>
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<tr>
<td>Martin Luther King, Jr. Day</td>
<td>Monday, January 18, 2021</td>
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December 11, 2019
Regular Agenda
Old Business Item # 2

2020 SRIA Board (Staff report by Paolo Ghio)
### SUMMARY OF CHARGES

**October 24, 2019 thru November 30, 2019**

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**TOTALS FOR SRIA**

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December 4, 2019

Via Email
Paolo Ohio
Executive Director
Santa Rosa Island Authority
P. O. Box 1208
Pensacola Beach, FL 32561

Re: Attorney’s Report for the December 11, 2019 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the December 11, 2019 Santa Rosa Island Authority Board Meeting.

The Attorney’s Report reflects items for which I have been asked to do work on behalf of the Santa Rosa Island Authority. If there are any matters on the agenda for the December 11, 2019 Santa Rosa Island Authority Board Meeting not reflected in my report for which you seek my input, please let me know. Thanks.

Sincerely,

MICHAEL J. STEBBINS, P.L.

Michael J. Stebbins
For the Firm

MJS
Enclosure
pc: Robbie Schrock (w/encl. via email)
Jamee Thompson (w/encl. via email)
Vickie Johnson (w/encl. via email)
ATTORNEY'S REPORT – December 11, 2019

I. Lease Defaults Pending

A. Residential – ACTIVE

1. Henley, Rosanna (2019 Default – 61606)
2. No More Drama (2019 Default – 41124)

B. Residential & Commercial – ON STAFF HOLD

1. David F. Kelly (2019 Default – 20596)
2. Sheila Bilbro, Henry Tidmore and Elizabeth Tidmore (2019 Default - 20508)
4. 1114 Beach Rental LLC (2019 Default – 40614) (September 3, 2019)

C. Commercial – ACTIVE

NONE

II. Litigation/Claims

A. Pensacola Beach, Inc., et. al. v. American Fidelity Life Insurance Company, et. al. Case No. 2013-CA-002311 (Litigation): These plaintiffs have filed a claim for money damages against the SRIA and other defendants for slander of title, tortious interference with a contract and a business relationship, conspiracy, and violation of Florida’s Anti-Trust Act. A defendant, American Fidelity Life Insurance Company, has named the SRIA as a cross-claim defendant in the above case but is only seeking a declaratory judgement about the Pensacola Beach, Inc. master lease and the SRIA appears to have been named by American Fidelity in its claim because of the SRIA’s interests in that master lease. American Fidelity is not seeking any damages against the SRIA.
**Status:** Oral argument was conducted on Wednesday, February 20, 2019 at 1PM at the Okaloosa County Court House in Crestview. An opinion from the Appeals Court is pending.

**B. Dung Then Do, et. al. v. Santa Rosa Island Authority, et. al., Case No. 2018 CA 001548 (Litigation):** This is a claim for personal injury. Mr. Do claims that on November 27, 2014 he was injured while walking across County Road 399 at Portofino because his vision was obstructed by extensive untrimmed sabal palm trees (planted at the direction of the County) in the County right of way along the side of County Road 399. Mr. Do’s wife is a plaintiff in the case on a loss of consortium claim. The SRIA is one of 8 defendants named in the lawsuit. The SRIA denied the claim because a review of the circumstances indicates that the injury occurred on a road owned by Escambia County. Moreover, the right of way where the sabal palms are located is the right of way of Escambia County over which the Santa Rosa Island Authority has no control. Finally, the Santa Rosa Island Authority did not maintain or plant the sabal palms nor was the Santa Rosa Island Authority responsible for the planting or maintenance of the sabal palms or the design of the landscaping.

**Status:** The Plaintiffs filed an amended complaint on October 29, 2019 and SRIA filed its answer on November 19, 2019. Discovery is ongoing. A case management conference is scheduled on February 4, 2020 to deal with discovery scheduling issues. The parties are still in the process of attempting to schedule the depositions of the Plaintiffs and the Escambia County Director of Public Works but have been unable to agree on dates. The deposition of the driver of the vehicle involved in the accident is scheduled for February 28, 2020. Defendant Wallace Sprinkler & Supply served a Request for Production on SRIA and the response is due on December 11, 2020.

**C. Santa Rosa Island Authority v. Gange, et. al., Case No. 2019 CA 001111 (Litigation):** This is a lease termination case based on the lessee’s failure to abide by the terms of its lease as it relates to its use of the premises as the lessee’s residence.

**Status:** Following the Initial Scheduling Order issued by the Federal Court, the parties held the party planning conference on October 21, 2019 to recommend various deadlines for the litigation to the Federal Court. The Federal Court entered its Final Scheduling Order on October 24, 2019. Discovery is scheduled to be concluded by February 28, 2020, motions for summary judgment are due no later than March 21, 2020, and if the case is not otherwise resolved, the trial is scheduled for one day on May 15, 2020. In the meantime: (1) Defendant Gange moved to dismiss the case to which the SRIA filed a response in opposition to the motion - the Federal Court denied the motion; (2) The SRIA served its discovery on Defendant Gange on October 23, 2019 and responses are pending; (3) The mortgagee filed its Answer to the First Amended Complaint on October 31, 2019; (4) The SRIA responded to the initial discovery request of Defendant Gange on November 20,
2019; and (5) The SRIA filed its initial disclosures to the defendants on November 21, 2019. The SRIA is awaiting the initial disclosures from the defendants.

D. Nowell, et. al. v. Santa Rosa Island Authority, et. al., Case No. 2019 CA 001313 (Litigation): The Nowells are appealing a decision of the SRIA Board on July 10, 2019. The Nowells asked the SRIA Board to approve an amendment to the lease for 28 Calle Hermosa, to separate the existing lease into three new separate leases on three separate parcels. Two parcels are vacant. The Nowells requested the new leases for each of the two vacant parcels include the authority to construct a residence. The SRIA Board approved the request with the exception that the Nowells could not construct a residence on the vacant parcels because there are no residential units available under the residential building cap to be allocated to those parcels. Escambia County has been included as a defendant. The lawsuit, somewhat unartfully, addresses the SRIA denial of the Nowell request.

**Status:** All parties to the litigation agreed that the SRIA and Escambia County would waive service of process and accept service of the petition served effective September 25, 2019; and the responses to the petition would be due no later than November 25, 2019. The SRIA responded on November 21, 2019 by filing motions to dismiss and to strike the petition for numerous deficiencies. Escambia County joined in the SRIA motions. The Nowells will be filing a reply to the SRIA motions no later than December 16, 2019. At that time, the SRIA and Escambia County will decide if a Counter-Reply to the Petitioners Reply is necessary.

E. Formal Administrative Claims

None

F. Informal Claims

**Nowells v. SRIA & Escambia County:** Although a lawsuit has not yet been filed, the Nowells’ attorney has corresponded that she intends to file a lawsuit under Florida’s Bert Harris Private Property Rights Protection Act. Under this Act, there is a specific process for landowners to seek relief when they feel their property is unfairly affected by government action – in this case, the denial of the request to build on lots 21 & 22. A prerequisite to such a lawsuit is the giving of a notice to the SRIA at least 150 days prior to filing the lawsuit.

**Status:** The SRIA Board waived informal service of that notice at the SRIA Board Meeting on October 9, 2019.

III. Other Matters Pending

A. Advise and assist SRIA Staff regarding FEMA mitigation for a residential leasehold
B. Review and revise proposed lease amendments for lease renewals
C. Review administrative claim for an alleged injury on the Gulf Pier and send out requests for additional information to the claimant as well as review additional
information from the SRIA Staff
D. Advise and assist SRIA Staff responding to a public records requests
E. Advise and assist SRIA Staff regarding the proposed Quietwater Entertainment lease amendments and assignment
F. Advise and assist SRIA Staff with proposed revisions to the pier lease amendment
G. Advise and assist SRIA Staff regarding revisions to the SRIA consideration fee policy
H. Advise and assist SRIA Staff regarding the proposed Escambia County ordinance for the operation of electric scooters on Pensacola Beach
I. Advise and assist SRIA Staff with a proposed revision to a lease amendment to elevate a leasehold
J. Advise and assist SRIA Staff regarding leasehold set-back line along Santa Rosa Sound
Santa Rosa Island Authority  
Engineer's Report  
December 11, 2019

<table>
<thead>
<tr>
<th>Projects</th>
<th>Budget</th>
<th>Source</th>
<th>Schedule</th>
</tr>
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<tbody>
<tr>
<td>Phase 2 Dune Walkover Project (CEI Services and Permit Mod.)</td>
<td>$9,000 (e)*</td>
<td>SRIA</td>
<td>Winter 2019</td>
</tr>
<tr>
<td>Sharp Point Nourishment</td>
<td>TBD</td>
<td>SRIA</td>
<td>Winter 2019/20</td>
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</tbody>
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Narratives

Phase 2 Dune Walkover Replacement Project

Escambia County Public Works is scheduled begin the removal and replacement of nine (9) Gulf-Side dune walkovers located along Ariola Drive, Pensacola Beach. The dune walkovers proposed for replacement are numbers 24A, 24B, 24C, 25A, 25B, 25C, 25D, 25E and 26A, and are currently permitted under FDEP Permit No. ES-758. Work is scheduled to begin the week of December 9, 2019.

Accessibility matting will be utilized for the replacement of these nine (9) dune walkovers. Use of the matting is cost effective and will allow public works the ability to raise, or lower, the mats to match the dune's profile, remove the access during severe weather events, and prevent damage to the primary dune line during storms.

Sharp Point Nourishment Project

A proposal has been submitted to SRIA staff for professional services necessary for the nourishment of Sharp Point. Proposed services include the preparation of construction documents, surveys, reporting and certifications required by the FDEP and USACE permits for the project. If approved, construction is anticipated to commence in January 2020.

(c) = Construction Budget  
(e) = Engineering Budget  
SRIA = Santa Rosa Island Authority  
TBD = To Be Determined  
* Not to Exceed Fees for Additional Services to Task Order 239
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

SELECTION OF APPROVED PROJECTS:

Residential Construction (5):

- 49 Calle Marbella. – Construction of a new, pile supported, conforming, SFR structure.
- 6 Oceanview Dr. – Remove and replace existing rear deck, stairs, and build new ground level deck/landing.
- 1200 Panferio – Remove existing rear deck, and replace with larger footprint. (after the fact)
- 709 Panferio - Remove damaged pier, repair existing upland wood deck/platform. (after the fact)
- 1743 Ensenada Uno. – Construct 288’ x 4 dock, 8’ x 20’ terminal platform, 17’ x 3’ catwalk, 35’ x 3’ drop down catwalk, 25’ x 3’ catwalk, stairs, and an uncovered boat lift.

Commercial projects (2):

- 460 Pensacola Beach Blvd. Beach to Bay/ Adventures Abound) – Relocating kiddie tiki hut, & building new wooden platform for kids activities, building new fence, & building new Tiki hut for go cart rentals, building new entry tiki hut.
- 444 Pensacola Beach Blvd.(Awesome Action/ Radical Rides) Import Bahama rock for 2 existing parking areas.

(*SFR – Single Family Residence)