1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting 1/08/2020)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. COMMISSIONER BENDER'S COMMENTS
9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER
10. UPDATE BY LESLIE PERINO, CHIEF OPERATING OFFICER, E.W.BULLOCK
11. UPDATE BY DAVID FORTE, TRAFFIC OPERATIONS AND PLANNING DIVISION MANAGER, ENGINEERING DEPARTMENT, ESCAMBIA COUNTY
12. AUDIT UPDATE BY ALAN JOWERS, CARR, RIGGS AND INGRAM

CONSENT AGENDA

13. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MS. KAREN SINDEL AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Request by De Luna Capitol, LLC – 20 Via de Luna – Proposal for new Hotel. (Staff report by Paolo Ghio)

The Committee took no action on this item, it was discussion only.

Item #2 – Discussion concerning the Escambia County LDC Sign Ordinance for Pensacola Beach in reference to murals. (Staff report by Paolo Ghio)
The Committee took no action on this item, it was discussion only.

Item # 3 - Request by 1036 Ft. Pickens Rd, LLC – Approval of an Amendment to Single – Family Residential Lease Agreement Substantial Improvements to Post Firm Structure located at Lot 23, Lafitte Cove II, 1036 Ft. Pickens Rd. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. LIZ CALLAHAN, CHAIR, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Approval of a three (3) year renewal of the contract with EW Bullock for advertising and public relations. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 2 – Advisement of a name change for from Sandbox Restaurant to Laguna’s Beach Bar and Grill, and Premier Adventure Park to Laguna’s Adventure Park- 460 Pensacola Beach Blvd. (Staff report by Robbie Schrock)

No action was needed on this item.

Item # 3 – Request by Pier One Marina – 655 Pensacola Beach Blvd. – to sublease to Betsy Walker d/b/a Pensacola Beach Charters, to book fishing charters, dolphin cruises, sailing adventures, snorkel trips and pontoon rentals. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

THE FOLLOWING ITEM WAS PULLED FOR DISCUSSION AT A LATER DATE.

Item # 4 – Request by Vedelu, LLC – 1591 Via de Luna – to sell, rent and service Pedego electric bicycles. (Staff report by Robbie Schrock)

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIR, MR. BUBBA PETERS AND MS. BRIGETTE BROOKS, 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.
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

BRIGETTE BROOKS, CHAIRMAN
THOMAS CAMPANELLA, VICE CHAIRMAN
JERRY WATSON, SECRETARY/TREASURER
LIZ CALLAHAN, ACTING SECRETARY/TREASURER
BUBBA PETERS, MEMBER
KAREN SINDEL, 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 January 8, 2020, beginning at 5:00 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Jerry Watson, Ms. Liz Callahan, Ms. Karen Sindel, and Ms. Brigette Brooks, Chair. Mr. Bubba Peters was absent. Ms. Brooks led the Pledge of Allegiance, followed by a moment of meditation. She reminded all to turn off their phones and turn on and off their microphones when they speak.

4. APPROVAL OF MINUTES (Regular Board Meeting – 12/11/2019)

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (12/11/19) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

Upon motion of Ms. Karen Sindel seconded by Dr. Thomas Campanella, the Board unanimously approved the agenda as presented. (5-0)

7. CHAIR’S COMMENTS

Ms. Brooks welcomed everyone. She asked anyone that wished to speak to fill out a request form and return it to staff. She stated they would have 3 minutes to speak.

8. COMMISSIONER BENDER’S COMMENTS

The Commissioner wasn’t present.

9. PENSACOLA BEACH VISITOR’S INFORMATION CENTER
Ms. Alison Westmoreland presented this month’s report for the VIC.

Ms. Sindel asked about the end of the year report.

Ms. Westmoreland said she would present the report in February.

Ms. Sindel stated she would like to see how the SRIA money is being spent on advertising.

CONSENT AGENDA

10. COMMITTEE REPORTS

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

Item #1 - Request to amend the existing SRIA Consideration Fee Policy. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item #2 - Approval for the Sharp Point Re-nourishment Project. (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 Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Café, Lucas’ Bistro and Wine Bar, and Papa’s Pizza. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item #2 – Request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, for a 2 year renewal of the Mobile Vendor Service License Agreement. (Staff report by Robbie Schrock)
The Committee unanimously approved staff’s recommendation for a one (1) year renewal.

Item # 3 – Request by Anthony and Barbara Marullo – 106 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 unanimously approved staff’s recommendation.

Item # 4 – Request by Richard and Jaqueline Parrish – 108 Via de Luna 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 unanimously approved staff’s recommendation.

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.

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as presented. (5-0)

REGULAR AGENDA

11. REPORTS

A. ATTORNEY’S REPORT

Mr. Stebbins was absent from the meeting.

B. ENGINEER’S REPORT

Mr. Huggins submitted his report for the review of the Board.

There was a brief discussion about dune walkovers.
C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board.

12. VISITOR’S FORUM

13. BOARD MEMBER’S FORUM

Ms. Sindel and Ms. Brooks wished everyone a Happy New Year.

14. ADJOURN

There being no further business to come before the Board, Chair Brooks declared the Regular Board Meeting of the SRIA Board adjourned at 5:07 p.m.

SECRETARY

CHAIR

(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.)
A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday January 22, 2020. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel, and Ms. Brigette Brooks. Also present were Board Members Mr. Jerry Watson and Ms. Liz Callahan, and Mr. Bubba Peters. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item #1 – Request by De Luna Capitol, LLC – 20 Via de Luna – Proposal for new Hotel.
(Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

SPEAKER:

Phillip Pardington- He told the Board about the new hotel.

- 207 rooms
- “Dave and Busters” family type atmosphere
- 150 seats at the restaurant and bar
- Conference space
- 333 parking spaces

Discussion followed.

This item was for discussion only. No action taken.
Item # 2 - Discussion concerning the Escambia County LDC Sign Ordinance for Pensacola Beach in reference to murals. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item. (See attached Power Point from the following speakers.)

SPEAKERS:

Mike Pinzone - In Favor
Daniela De Castro- In Favor
Veronique Zayes – In Favor
Michelle Wardlaw – In Favor
Kaya Man - In Favor
Rich Chism – In Favor

Terry Preston – She cautioned the Board to be careful on what would be allowed, as she is concerned everyone would want one.

John Tice – He said there definitely needed to be guidelines, but done correctly, can add richness to the Island.

Discussion followed regarding restrictions and size. It was agreed that mural ordinances across the country would be researched. Also agreed that they are a benefit to the community.

This item was for discussion only. No action taken.

Item # 3 - Request by 1036 Ft. Pickens Rd, LLC - Approval of an Amendment to Single – Family Residential Lease Agreement Substantial Improvements to Post Firm Structure located at Lot 23, Lafitte Cove II, 1036 Ft. Pickens Rd. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item, and stated staff recommended approval. (3-0)
SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JANUARY 22, 2020

Paolo Ghio
Executive Director

PG:jt

(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.)
MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: January 30, 2020

RE: Minutes of January 22, 2020 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, January 22, 2020. Members present were Ms. Liz Callahan, Chair, Dr. Thomas Campanella, and Mr. Jerry Watson. Also present were Board Members Ms. Karen Sindel, Ms. Brigette Brooks and Mr. Bubba Peters. Ms. Callahan, Chair, called the meeting to order and presented the following items:

Item # 1 – 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 and stated staff recommended approval.

Ms. Sindel asked for an update by EW Bullock, and was told the Board would be updated in February by Ms. Leslie Perino.

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved the three (3) year renewal of the contract with EW Bullock for advertising and public relations. (October 2023) (3-0)

Item # 2 – Advisement of a name change from Sandbox Restaurant to Laguna’s Beach Bar and Grill, and Premier Adventure Park to Laguna’s Adventure Park- 460 Pensacola Beach Blvd. (Staff report by Robbie Schrock)

No Action taken, informational only.
Item # 3 – Request by Pier One Marina – 655 Pensacola Beach Blvd. – to sublease to Betsy Walker d/b/a Pensacola Beach Charters, to book fishing charters, dolphin cruises, sailing adventures, snorkel trips and pontoon rentals. (Staff report by Robbie Schrock)

Ms. Schrock gave background, and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella, seconded by Mr. Jerry Watson, the Committee unanimously recommended approval of the request by Pier One Marina – 655 Pensacola Beach Blvd. – to sublease to Betsy Walker d/b/a Pensacola Beach Charters, to book fishing charters, dolphin cruises, sailing adventures, snorkel trips and pontoon rentals, paying all applicable percentages and fees. (3-0)

THE FOLLOWING ITEM WAS PULLED FOR LATER DISCUSSION.

Item # 4 – Request by Vedelu, LLC – 1591 Via de Luna – to sell, rent and service Pedego electric bicycles. (Staff report by Robbie Schrock)

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

Paolo Ghio
Executive Director

PG:jt

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: January 30, 2020
RE: Minutes of January 22, 2020 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, January 22, 2020. Members present were Ms. Karen Sindel, Chair, Mr. Bubba Peters, and Ms. Brigette Brooks. Also present were Board Members Ms. Liz Callahan, Dr. Thomas Campanella and Mr. Jerry Watson. Ms. Sindel, 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.

Upon motion of Mr. Bubba Peters seconded by Ms. Brigette Brooks, 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

(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.)
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# MONTH AT A GLANCE

## Beach Information

### JANUARY, 2020

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<td>TOTAL GUIDES DISTRIBUTED</td>
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<td>TOTAL E-MAIL ADDRESS</td>
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<td><strong>Daily Totals</strong></td>
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<td>ECO Maps</td>
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<td>Trolley Pads to Businesses</td>
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<td>Guides to Businesses</td>
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### 2019 TEMPS 2020 TEMPS

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<td>Finland</td>
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</table>
TO: Paolo Ghio – Executive Director  
Santa Rosa Island Authority  
Brigette Brooks – Chair  
Santa Rosa Island Authority Board  

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

DATE: February 12, 2020  

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. Construction funding TBD.  


- **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 approved by BCC at its December 5, 2019 BCC meeting and anticipate “Go Live” Spring 2020.  

**Toll Counts**  
- December 2019 – 276,756  
- December 2018 – 267,021  

3363 West Park Place, Pensacola, FL, 32505  
850.595.3404 • www.myesambia.com
• January 2020 – 273,462  
• January 2019 – 271,585 +1,877

**Toll Revenues (including pass sales)**

• December 2019 – $121,131  
• December 2018 – $125,780

• January 2020 – $118,624  
• January 2019 – $133,686

**Vehicle Count**

• Year End 2019 – 4,683,466  
• Total to date 2020 – 273,462

**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
February 12, 2020
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 1

Request by De Luna Capitol, LLC – 20 Via de Luna – Proposal for new Hotel. (Staff report by Paolo Ghio)

Background:

A new hotel is being planned for 20 Via de Luna. The Architects for the “Oasis Resort” are using this meeting as an opportunity to introduce the proposed project to the SRIA and get any feedback or input from the SRIA Board.

Committee Action:

No action taken
Discussion concerning the Escambia County LDC Sign Ordinance for Pensacola Beach in reference to murals. (Staff report by Paolo Ghio)

Background:

Staff has been approached by several leaseholders requesting permission for murals on their structures walls. The LDC precludes this activity for Pensacola Beach.

Recommendation:

Staff recommends engaging the SRIA Committee, and leaseholders to explore the viability of murals on buildings on Pensacola Beach.

Committee Action:

No action taken
February 12, 2020
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 3

Request by 1036 Ft Pickens Rd, LLC – Approval of an Amendment to Single – Family Residential Lease Agreement Substantial Improvements to Post Firm Structure located at Lot 23, Lafitte Cove II, 1036 Ft Pickens Rd. (Staff report by Paolo Ghio)

Background:

This is an existing SFR Structure, and the current leaseholders have submitted plans for a renovation. The scope, and cost will make a substantial improvement, and requires the execution of an amendment to the lease.

The Amendment is a required part of the approval process for all new construction, and substantial improvements to existing structures on Pensacola Beach, The document is essentially a codicil to the Master Lease, whereby the leaseholder agrees to build to current, conforming codes and regulations, as well as abiding by regulations for the area below the base flood elevation (storage, parking and access)

The HOA has approved this project.

Recommendation:

Staff recommends approval of the request by 1036 Ft Pickens Rd, LLC for an Amendment to Single – Family Residential Lease Agreement Substantial Improvements to Post Firm Structure located at Lot 23, Lafitte Cove II, 1036 Ft Pickens Rd.

Committee Action:

The Committee unanimously approved the request by 1036 Ft Pickens Rd, LLC for an Amendment to Single – Family Residential Lease Agreement Substantial Improvements to Post Firm Structure located at Lot 23, Lafitte Cove II, 1036 Ft Pickens Rd., as presented.
Approval of a three (3) year renewal of the contract with EW Bullock for advertising and public relations. (Staff report by Robbie Schrock)

Background:
The current contract with EW Bullock expires in October of 2020. The firm has offered to extend the current contract for an additional 3 years, (October 2023) at the same fees.

Recommendation:
Staff recommends approval of a three (3) year renewal to the current contract with EW Bullock for advertising and public relations.

Committee Action:

The Committee approved staff’s recommendation.
February 12, 2020  
Regular Board Meeting  
Development & Leasing Committee  
Consent Item B-2

Advisement of a name change from Sandbox Restaurant to Laguna’s Beach Bar and Grill, and Premier Adventure Park to Laguna’s Adventure Park- 460 Pensacola Beach Blvd. (Staff report by Robbie Schrock)

Committee Action:

Discussion item only, no action taken.
February 12, 2020
Regular Board Meeting
Development & Leasing Committee
Consent Item B-3

Request by Pier One Marina – 655 Pensacola Beach Blvd. – to sublease to Betsy Walker d/b/a Pensacola Beach Charters, to book fishing charters, dolphin cruises, sailing adventures, snorkel trips and pontoon rentals. (Staff report by Robbie Schrock)

Background:
Ms. Walker has been running the charter business for the Marina for many years. The new owners want her to report separately from them.

Recommendation:
Staff recommends approval of the request by Pier One Marina – 655 Pensacola Beach Blvd. – to sublease to Betsy Walker d/b/a Pensacola Beach Charters, to book fishing charters, dolphin cruises, sailing adventures, snorkel trips and pontoon rentals, paying all applicable percentages and fees.

Committee Action:
The Committee approved staff’s recommendation.
February 12, 2020
Regular Board Meeting
Development & Leasing Committee
Consent Item B-4

Request by Vdelu, LLC – 1591 Via de Luna – to sell, rent and service Pedego electric bicycles. (Staff report by Robbie Schrock)

Background:

Mr. Sloan is the new owner of this property. He would like to sell, rent and service Pedego electric bicycles. He will store the bicycles inside the leasehold property at night. Pickup and drop off will be at the physical location, and patrons will have a training session and be required to wear helmets.

Recommendation:

Staff recommends a limit of 10 rental Pedego bicycles, and the motor MUST be switched off in the core and under human power. (See attached map for core area) If there are violations, (including the rental of more than the approved number of 10) the Executive Director (or his designate) will have the power to terminate the use of the lease in reference to the rentals. There are no issues with the sales or service of these types of bikes. The leaseholder is aware that there is an ordinance being discussed that could potentially impact his electric bicycle rental business.

THIS ITEM WAS PULLED FOR FUTURE DISCUSSION.
### SUMMARY OF CHARGES

January 1, 2020 thru January 31, 2020

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<td>SRIAT16.11 (Do, Dung Tien - PI)</td>
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<td>SRIAT16.45 (4 Ensenada Quatro)</td>
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<td>SRIAT16.48 (Nowell)</td>
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<td>SRIAT16.53 (Clerk of Santa Rosa County)</td>
<td>$36.15</td>
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**TOTALS FOR SRIA**: $3,532.95
February 5, 2020

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

Re: Attorney’s Report for the February 12, 2020 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the February 12, 2020 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 February 12, 2020 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.

[Signature]

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 — February 12, 2020

I. Lease Defaults Pending

A. Residential — ACTIVE


B. Residential & Commercial — ON STAFF HOLD

1. David F. Kelly (2019 Default — 20596)

2. Sheila Bilbro, Henry Tidmore and Elizabeth Tidmore (2019 Default - 20508)

3. 1114 Beach Rental LLC (2019 Default — 40614) (September 3, 2019)


5. No More Drama LLC (2019 Default - 41124) (January 8, 2020)

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:** Discovery is ongoing. A case management conference was held on February
4, 2020 to deal with discovery scheduling issues. The parties are scheduled to depose
the Plaintiffs on February 7, 2020. The deposition of the driver of the vehicle
involved in the accident is scheduled for February 28, 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 his lease as it relates to its use of the premises as the lessee’s residence.

**Status:** The SRIA ﬁled its Answer to the Counterclaim of Defendant Gange as well
as additional discovery requests to Defendant Gange for information about
Defendant Gange’s defenses and counterclaim, which are due on February 10, 2020.
The SRIA ﬁled a Motion to Compel against Defendant Gange because Defendant
never served discovery responses to the SRIA October 23, 2019 discovery requests
and never served the Initial disclosures due on November 22, 2019. The Court
granted the Motion to Compel and the Court appears poised to grant the SRIA
request for attorney’s fees for the Motion to Compel. To date, despite the Court
Order, Defendant Gange still has not provided discovery nor responded to an offer
to voluntarily pay the SRIA attorney’s fees for the Motion to Compel. Neither has
Defendant Gange responded to SRIA requests to set up mediation as required by the
Court. I will need to report to the Court on February 10, 2020 that Defendant Gange has not agreed to mediation. Finally, the deposition of Defendant Gange is set for February 12, 2020; however, the deposition was scheduled unilaterally by the SRIA because Defendant Gange never provided dates for his deposition as requested by the SRIA.

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: The Nowells filed an amended petition and amended appendix on January 17, 2020. The SRIA requested an extension of time to respond to the amended petition until March 1, 2020. The request for an extension of time is unopposed.

E. Clerk of the Santa Rosa County Court v. Santa Rosa Island Authority v. et. al., Case No. 2019 CA 929 (Litigation): This lawsuit is an interpleader case. Specifically, a tax lien was foreclosed on a piece of property on Navarre Beach. After the tax lien was satisfied, there was a surplus of money from the tax lien sale. The Clerk of the Santa Rosa County Court has deposited the money with the court and named the SRIA (and other parties) because the SRIA may have an interest in the property involved in the tax lien foreclosure.

Status: The SRIA has filed a motion to dismiss the case against the SRIA because the SRIA interest in the property was extinguished in 1991 when the Florida State Legislature changed the boundaries on Santa Rosa Island to place Navarre Beach in, and under the control of, Santa Rosa County, Florida.

F. Formal Administrative Claims

1. Ernesto Gutierrez: This is a formal administrative claim for a personal injury from Mr. Gutierrez's attorney alleging that September 9, 2019, Mr. Gutierrez tripped and fell on the Gulf Pier when his shoe caught on a gap in a wooden plank and injured his neck and shoulders. The SRIA has requested additional information from Mr. Gutierrez's attorney and he has provided partial responses and the assurance that the remaining information will be provided when available. No lawsuit has been filed in this case.

G. 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. Schedule meeting with SRIA Staff as well as buyer and seller representatives to discuss moving forward with the proposed Quietwater Entertainment lease amendments and assignment

B. Advise and assist SRIA Staff regarding building height restriction in the commercial core of Pensacola Beach

C. Schedule deposition of the Executive Director for a deposition regarding two open tax cases (neither case involves the SRIA as a party)

D. Begin review and revisions to the proposed Escambia County ordinance for the operation of electric scooters on Pensacola Beach

E. Prepare letter to the SRIA auditor regarding pending claims involving the SRIA

F. Respond to emails from a private party about a derelict boar near Portofino

G. Participate in a meeting at the County Attorney’s Office regarding the proposed construction of a pier on Pensacola Beach
Santa Rosa Island Authority
Engineer's Report
February 12, 2020

Projects

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<th>Budget</th>
<th>Source</th>
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<td>Phase 2 Dune Walkover Project (CEI Services and Permit Mod.)</td>
<td>$9,000 (e)*</td>
<td>SRIA</td>
<td>February 2020</td>
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<tr>
<td>Sharp Point Nourishment</td>
<td>$33,000 (e)</td>
<td>SRIA</td>
<td>TBD</td>
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Funding

Narratives

Phase 2 Dune Walkover Replacement Project

The FDEP permitted replacement of Dune Walkovers 24A, 24B, 24C, 25A, 25B, 25C, 25D, 25E, and 26A, is nearing substantial completion. Final grading is currently taking place and permit closeout documents will be prepared upon completion. Construction meetings have been held on-site with the manufactures representative to ensure proper installation of proprietary products.

BDI will continue to monitor the performance of the accessibility mats being utilized and provide available updates to the SRIA Board at the February 12th Board Meeting.

Sharp Point Nourishment Project

A proposal for professional services was submitted to SRIA staff, and approved by the SRIA Board in January, 2020. Nourishment material meeting the permit requirements is expected to be obtained from future routine maintenance operations performed by Escambia County. Once a Notice to Proceed is provided to BDI, the proposed professional services will commence.

*(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
SELECTION OF APPROVED PROJECTS:

Residential Construction (6):

- 1748 Ensenada Seis. – Construction of a new, pile supported, conforming, SFR structure.
- 1105 Panferio – Elevation of existing Pre-FIRM, SFR structure.
- 50 Ft Pickens Rd # 213 – Interior renovations to existing unit.
- 713 Ariola Dr. – Interior renovations to existing pre-FIRM structure.
- 1036 Ft Pickens – Enclosure of rear deck for additional living space, and interior renovations to exiting SFR Structure. (Substantial Improvement)
- 109 VDL – Remove and replace existing pier, no change to existing footprint.

Commercial projects (5):

- 460 Pensacola Beach Blvd. (Beach to Bay/ Adventures Abound) – Preparing concrete slab and excavating sand to install helical pilings for future sky rail project.
- 444 Pensacola Beach Blvd. (Radical Rides) – Renovations to include constructing new sidewalks, a new playground enclosure, adding new shade sails, and landscaping.
- 400 Quietwater Beach Rd. # 14 (Bamboo Willies) Remove and replace existing exterior siding, and paint building.
- 17 VDL (PB RV Park) – Construction of new access pier.
- 10 Portofino Dr. (Portofino Spa and Lifestyle center) – Installing new roof for existing building and pool area.

(SFR – Single Family Residence)