1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting 12/11/2019)
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
   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.

REGULAR AGENDA

11. REPORTS
   A. ATTORNEY’S REPORT
   B. ENGINEER’S REPORT
   C. DEVELOPMENT SERVICES DIRECTOR REPORT

12. VISITOR’S FORUM
13. BOARD MEMBER’S FORUM
15. 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 December 11, 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 – 11/6/2019)

Upon motion of Mr. Jerry Watson seconded by Mr. Bubba Peters, the Board unanimously approved the minutes of the Regular Board Meeting (11/6/2019) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

Upon motion of Ms. Brigette Brooks seconded by Mr. Bubba Peters, the Board unanimously approved the agenda as presented. (6-0)

7. CHAIR’S COMMENTS

Ms. Sindel reminded the audience that they were allowed 3 minutes to speak on an item, if they wished.

8. COMMISSIONER BENDER’S COMMENTS

The Commissioner didn’t wish to speak at this time in the meeting.

9. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

Ms. Alison Westmoreland presented this month’s report for the VIC.
10. **UPDATE BY DAVID FORTE, TRAFFIC OPERATIONS AND PLANNING DIVISION MANAGER, ENGINEERING DEPARTMENT, ESCAMBIA COUNTY**

He stated the board has his report, and gave an update on the toll plaza, which the Board of County Commissioners voted to go completely cashless.

11. **UPDATE BY VOLKERT ON THE TRAFFIC MANAGEMENT PLANS**

Ms. Sindel explained this was informational only, and no decisions would be made, however the public was welcome to speak.

**SPEAKER:**

Mike Warnke (Volkert) explained they were here to answer questions. (See attached)

Discussion was held regarding the following:

- Speed limits in the roundabouts
- Modern “roundabout” difference vs. traffic circles (These would be roundabouts)
- Ms. Brooks referenced emails regarding Clearwater statistics and the fact that roundabouts slow down traffic
- Types of vehicles that are able to navigate the roundabouts (Tractor trailers, firetrucks, etc.)
- Number of vehicles that can move through the roundabout per hour (5100-6600)
- Time for completion of project (420 days)
- Increased parking by 51 spots
- 50 business' revenues down
- Maintenance of the underpasses

**SPEAKERS:**

Not in favor of the proposed plan:

- Liz Hewson – representing the Pensacola Beach Advocates

In favor of the proposed plan:

- Robert Rinke
SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
DECEMBER 11, 2019  
5:00 P.M.

- Julian McQueen  
- Scott Wheatly  
- Scott Zepp  

SPEAKERS:

Jay Dixon – Volkert – He explained that the Destin area preferred the underpasses vs. overpasses, and that pedestrian safety is very important.

Cooper Saunders – Escambia County – He said that a hard right onto Fort Pickens was being looked at, but wasn’t sure it would happen in 2020.

Ms. Sindel stated she was grateful for the opportunity to discuss this proposed project, and said the infrastructure stand point needed to be considered when looking at the traffic congestion. She said each Board Member (with the exception of Dr. Campanella) needed to talk to their Commissioner regarding this project.

Dr. Campanella and Mr. Watson said they needed more time to review the materials presented tonight.

SPEAKER:

Commissioner Bender – He disagreed with the statistics regarding the business’ revenues being down. He stated many had closed and many are up. He said we have had many more cars coming through the toll booth, and believes going cashless will be helpful for the traffic problems. He supports separation of pedestrians from traffic, and feels roundabouts can’t be done without underpasses. He said he was working on the access road, the multi-use path, and improving the landscaping on the Island.

CONSENT AGENDA

12. COMMITTEE REPORTS

A. 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.

The flowing 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.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

13. Old Business:

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

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

Upon motion of Ms. Liz Callahan seconded by Mr. Bubba Peters, the Board approved the 2020 SRIA Meeting and Holiday Calendars. (6-0)

Item #2 – 2020 SRIA Board (Staff report by Paolo Ghio)
Mr. Ghio gave the background on this item and recommended the following slate of officers:

Ms. Brigette Brooks  Chairwoman
Dr. Thomas Campanella  Vice Chairman
Mr. Jerry Watson  Secretary/Treasurer
Ms. Liz Callahan  Acting Secretary/Treasurer
Mr. Bubba Peters  Member
Ms. Karen Sindel  Member

Upon motion of Mr. Bubba Peters seconded by Ms. Liz Callahan, the Board unanimously approved the recommended slate of officers for the 2020 SRIA Board. (6-0)

14. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report to the Board.

Upon motion of Mr. Bubba Peters seconded by Mr. Jerry Watson, the Board unanimously approved acceptance of Mr. Stebbins' report. (6-0)

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board. He stated they were working with DEP and Escambia County Public Works to have some of the dune walkovers removed that will be replaced with the mobi-mats.

Dr. Campanella asked who will maintain the new mats, and was told Public Works would be maintaining them.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

15. VISITOR'S FORUM

16. BOARD MEMBER'S FORUM

Mr. Peters thanked the people that serve our Country as well as our Community, and they are in our thoughts and prayers.
Mr. Watson thanked the staff for being able to answer tricky questions, and commended Ms. Johnson on an outstanding job with the Finance Department.

Ms. Sindel thanked all for a great year, and congratulated Ms. Brooks on the new Chairwoman position.

Mr. Ghio presented Ms. Sindel with a “Thank You” award, and told her how much the SRIA appreciated her leadership this year. He said it had been a pleasure to work with her.

17. ADJOURN

There being no further business to come before the Board, Chair Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 6:20 p.m.
Questions and Answers for Questions from SRIA:

- What is the length and max height of the retaining walls adjacent to each of the underpasses?
  - Pensacola Beach Road Underpass = 258’ max length with approximately 10’ max height from depressed sidewalk, that is depressed 3.5’ from existing grade, which means the height from existing grade is 6.5’.
  - Via De Luna Drive Underpass Length = 263’ max length with approximately 10’ max height from depressed sidewalk, that is depressed 4.5’ from existing grade, which means the height from existing grade is 5.5’.
  - Fort Pickens Road Underpass Length = 238’ max length with approximately 10’ max height from depressed sidewalk, that is depressed 4’ from existing grade, which means the height from existing grade is 6’.
  
  (See attached example cross-section sheet for Ft Pickens Road w/ wall, roadway and adjacent sidewalk; and see rendering from 60% produced October 2016).

- What is the designed speed limit entering the roundabouts?
  The posted speed will be 20 mph

- How many vehicles per hour (max) is the roundabout designed for?
  Between 5083 vph and 6600 vph

- What is the anticipated VPH (max) in 2030 and 2040?
  The max capacity of the roundabout won’t change over time. So the above would be the same in 2030 and 2040. The increase in traffic on the island will be dependent on many factors including capacity entering the island, demand to be on the island etc. According to FDOT traffic count stations the volumes have plateaued in recent years.

- How many VPH (max) does the current intersection carry?
  3000 vph

- What does it mean when a roundabout fails? What is it that fails and how is that measured?
  A roundabout will not fail but the continuous flow of traffic will begin to slow and delays will occur.

- What is the height, width and length of each of the 3 underpasses?
  - Height 8’ internal
  - Width 20’ internal
  - Length
    - Pensacola Beach Road Underpass Length 64’,
    - Via De Luna Drive Underpass Length 78’,
    - Fort Pickens Road Underpass Length 56’
• There are reconfigurations of parking lots in the design. Counting only the parking lots affected by this design, is there an increase, decrease or no effect on the current available parking?  
  See included PBCMP Final Parking Numbers.pdf.

• How many feet separate the two roundabouts?  
  520

• How many feet separate the crests of the underpasses?  
  610

• The design shows a U Turn requirement for east bound traffic entering SRIA lot. Is there a reason why the entry/exit spur was not designed to connect to the east roundabout?  
  The western access was removed during a previous phase on work on the beach and reconnecting to the proposed roundabout was not requested. This was not added to the roundabout due to the amount of traffic along Via De Luna and to minimize the number of conflicts for entering traffic along Via De Luna.

• What criteria is used to determine the diameter of a roundabout?  
  o Design speed  
  o Design vehicle  
  o Alignments for vehicles (Path alignment)

• What criteria was used to determine the diameter of each of the proposed roundabouts?  
  o Design speed  
  o Design vehicle  
  o Alignments for vehicles (Path alignment)  
  o Impacts to adjacent parking areas

• Were fire dept, police, EMS, ECUA schools all approached regarding making certain their vehicles can navigate roundabouts.  
  Autoturn movements utilizing a WB-50 design vehicle were used to confirm that design vehicles could navigate the roundabouts (reviewed design vehicle paths).

• Time line for project. What happens when and in what order  
  See included timeframe and MOT Plan

• Walls at the 3 pedestrian “tunnels”. Need a visual / rendering from street view  
  Walls will not be visible from the street. The barrier wall will be the only wall visible. This is a wall similar to those seen on FDOT bridges along the back of the shoulder (see attached cross-section for Fort Pickens Road as well as rendering from 60% produced October 2016).
• Compare size of roundabouts to those existing in Pensacola. Perhaps use the one/two at the airport and hotel in front of the airport

Pensacola Beach Design is for a modern Roundabout. What is at the airport are traffic circles and not modern roundabouts. Airport Traffic Circles (inscribed diameter) = 119’ (Skye Way) and 124’ (Airport Blvd)

Pensacola Beach Roundabouts (inscribed diameter) = varies from 130.2’ to 142.9’ (Pensacola Blvd) and varies from 121’ to 141’ (Via De Luna).

• Landscaping seems extreme. What about Florida friendly landscaping. We need to change wider significantly reducing the irrigation plan

The proposed landscaping is Florida Friendly landscaping that was designed by a local Landscape Architect. The proposed irrigation system is required for establishment only due to the harsh beach conditions.

• Maintenance for pumps used for pedestrian tunnels. Who will be responsible? Same question for landscaping

Please see included Pensacola Beach CMP - Underpass Drainage Maintenance Recommendations_07.05.2019.pdf document.
PENSACOLA BEACH CONGESTION MANAGEMENT PLAN
ALTERNATIVE C: ROUNDABOUT WITH PEDESTRIAN UNDERPASS
OCTOBER 2016
### Final Parking Numbers

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<th>Parking Area</th>
<th># of Existing Parking Spaces</th>
<th># of Proposed Parking Spaces</th>
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<tr>
<td>Old Visitors Center</td>
<td>116</td>
<td>124</td>
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<tr>
<td>Boardwalk</td>
<td>37</td>
<td>31</td>
</tr>
<tr>
<td>Circle K/Flounders</td>
<td>134</td>
<td>139</td>
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<td>627</td>
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<td>459</td>
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<tr>
<td>Sherriff’s Parking Area</td>
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<td>231</td>
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<td></td>
<td>1560</td>
<td>1611</td>
</tr>
</tbody>
</table>

* Also includes 6 Motor Cycle Parking Spaces
** Only area impacted by Construction counted
MEMORANDUM

TO: Mike Warnke, PE
    Arthur Hooks, PE

From: Fred Brown, PE

RE: Pensacola Beach Congestion Management Plan Phase III- Construction Time Estimate

Using the 100% plans summary of quantities for the Phase III Pensacola Beach Congestion Management project, I estimated the following construction time:

Phase 1- 75 Days: This phase includes mobilization, installation of maintenance of traffic, erosion control devices, drainage items, construction of the diversion, and grade corrections at the begin and end stations (Pensacola Beach Boulevard and Via De Luna).

Phase 2- 100 Days: This phase includes moving traffic to the diversion, construction of two culverts (pedestrian walkways), the associated retaining walls with footings, and the construction of Pensacola Beach Boulevard and Via De Luna inside the diversion.

Phase 3- 100 days: This phase includes the construction of the culvert (pedestrian walkways), the associated retaining walls with footings for Fort Pickens Road. This phase will require half the culvert to be built with temporary retaining walls while maintaining traffic on Fort Pickens Road. Other major items include the removal of the diversion and reconstruction of the offsite parking areas.

Phase 4- 40 Days: This phase includes the completion of the roundabout islands, final paving, final signing and striping, and landscaping.

Because of the high volumes of vehicle and pedestrian traffic associated with this summer vacation destination, an escalated schedule could be required to complete the work between Labor Day and Memorial Day, approximately 265 days.
SCHEDULE OF WORK

1. INSTALL ADVANCED WARNING SIGNING AND PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FOOT 600 SERIES, 2019 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-611, 102-612, 102-614)

2. REMOVE CONCRETE ISLAND (FORT PICKENS ROAD) AND CONSTRUCT TEMPORARY ASPHALT (MATCH ADJACENT CROSS-SLOPE)

3. CONSTRUCT PERMANENT DRAINAGE AND TEMPORARY DRAINAGE ALONG FORT PICKENS AND PARKING WEST OF FORT PICKENS ROAD.

4. REMOVE ISLANDS, STRIPING, LANDSCAPING WITHIN PENSACOLA BEACH PARKING AREAS

5. PEDESTRIAN CROSSING AND TEMPORARY SIDEWALK LOCATIONS TO BE BY CONTRACTOR AND APPROVED BY ENGINEER.

PHASE 1A
WORK ZONE
SCHEDULE OF WORK

1. INSTALL MOT SIGNAGE (SEE FOOT 600 SERIES, 2019 FOOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-601, 102-612, 102-614)
2. INSTALL SIGNAGE AND PAVEMENT MARKING FOR LANE SHIFTS ON FORT PICKENS ROAD
3. SHIFT TRAFFIC ALONG FORT PICKENS ROAD
4. TEMPORARY MSE WALLS NECESSARY FOR CONSTRUCTION OF OVERBUILD TO BE DESIGNED BY CONTRACTOR.
5. BEGIN OVERBUILD OF FORT PICKENS TO MATCH EXISTING FOR LANE SHIFT.
6. REMOVE ISLANDS, STRIPING, LANDSCAPING WITHIN PENSACOLA BEACH PARKING AREAS, CONSTRUCT ASPHALT PAVEMENT AT REMOVED ISLAND AND LANDSCAPING, MATCH ADJACENT GRADES OF PAVEMENT
7. REMOVE ISLAND ON VIA DE LUNA AT ENTRANCE TO CASINO BEACH BOARDWALK PARKING. CONSTRUCT ASPHALT PAVEMENT. MATCH ADJACENT CROSS-SLOPE.
8. INSTALL TEMPORARY SIGNAL FOR WEST BOUND LEFT TURN FROM VIA DE LUNA TO CASINO BEACH BOARDWALK. INSTALL TEMPORARY SIGNAL AT CASINO BEACH BOARDWALK AND FORT PICKENS ROAD
9. PEDESTRIAN CROSSING AND TEMPORARY SIDEWALK LOCATIONS TO BE BY CONTRACTOR AND APPROVED BY ENGINEER.
SCHEDULE OF WORK
1. INSTALL ADVANCED WARNING SIGNING ADN PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FDOT 600 SERIES, 2019 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-611, 102-612, 102-614)
2. INSTALL SIGNAGE AND PAVEMENT MARKING FOR LANE SHIFTS ON FORT PICKENS ROAD
3. CONSTRUCT SEWER UTILITIES ALONG FORT PICKENS ROAD (CONSTRUCT TEMPORARY TOPS TO ELEVATIONS FOR TEMPORARY DIVERSION; TOPS TO BE REMOVED AND REPLACED DURING PHASE 3 CONSTRUCTION PHASES).
4. SHIFT TRAFFIC ALONG FORT PICKENS ROAD AND CONSTRUCT OVERBUILD OF FORT PICKENS ROAD TO MATCH ELEVATION FOR TEMPORARY DIVERSION OF PENSACOLA BEACH BOULEVARD.
5. REMOVE ISLANDS, STRIPING, LANDSCAPING WITHIN PENSACOLA BEACH PARKING AREAS, CONSTRUCT ASPHALT PAVEMENT AT REMOVED ISLAND AND LANDSCAPING. MATCH ADJACENT GRADES OF PAVEMENT.
6. PEDESTRIAN CROSSING AND TEMPORARY SIDEWALK LOCATIONS TO BE BY CONTRACTOR AND APPROVED BY ENGINEER.
**Phase 1B**

**Phase 1C**

**Ft. Pickens Road**

**STA. 108+00 TO STA. 112+00**

**Milling**

MILL EXISTING ASPHALT
PAVEMENT FOR DEPTH (1.5')

**Resurfacing**

STRUCTURAL COURSE (SP 12.5-TRAFFIC C) (1.5')

**New Construction**

COMPACTED SUBGRADE (98% MODIFIED PROCTOR LAB DENSIY)
OPTIONAL BASE GROUP 5 (8" CRUSHED BAHAMA ROCK, LBR 100, 98% MODIFIED PROCTOR LAB DENSIY)
12" TYPE B STABILIZED SUBGRADE (LBR 40)
BASE COURSE (SP-12.5) (2')
STRUCTURAL COURSE (SP 12.5-TRAFFIC C) (2')
SCHEDULE OF WORK

1. INSTALL ADVANCED WARNING SIGNING ADN PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FDOT 600 SERIES, 2019 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-611, 102-612, 102-614)

2. PEDESTRIAN CROSSING AND TEMPORARY SIDEWALK LOCATIONS TO BE DETERMINED BY CONTRACTOR AND APPROVED BY ENGINEER.

3. ACTIVATE TEMPORARY SIGNAL AND SHIFT TRAFFIC TEMPORARY DIVERSION

4. CONSTRUCT UNDERPASSES ON PENSACOLA BEACH BOULEVARD, CONSTRUCT PENSACOLA BEACH BOULEVARD, PENSACOLA BEACH BLVD./FORT PICKEN ROAD ROUNDABOUT, CONSTRUCT VIA DE LUNA/CASINO BEACH BOARDWALK ROUNDABOUT (NORTHERN PORTION), NORTHERN SEGMENT OF FORT PICKENS ROAD, VIA DE LUNA DRIVE, DRAINAGE LIFT STATION, DRAINAGE SYSTEMS, CONSTRUCT WALLS.
PHASE 2
QUICK DIVERSION
STA. 8000+00.00 TO STA. 8023+00.00

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1"

RESURFACING
STRUCTURAL COURSE (SP FINE-TRAFFIC C) (1"

WORK ZONE (52'-2"

VARIES SEE PLANS
SCHEDULE OF WORK

1. INSTALL ADVANCED WARNING SIGNING AND PORTABLE
   CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FOOT 600
   SERIES, 2019 FDOT STANDARD PLANS FOR ROAD
   CONSTRUCTION, 102-600, 102-611, 102-612, 102-614)
2. INSTALL SIGNAGE, PAVEMENT MARKING AND ADJUST SIGNAL HEADS
   AT TEMPORARY SIGNAL FOR LANE SHIFTS ON FORT PICKENS ROAD
3. SHIFT TRAFFIC ALONG FORT PICKENS ROAD
4. CONSTRUCT EAST ROUNDABOUT AT VIA DELUNA AND CASINO BEACH
   BOARDWALK (DO NOT CONSTRUCT CURB OR TRUCK ISLAND WITHIN
   ROUNDABOUT AND APPROACHES. INSTALL TEMPORARY ASPHALT WITHIN
   ROUNDABOUTS AND ALONG FORT PICKENS ROAD TO ALLOW FOR LANE
   SHIFTS IN PHASE 3B AND 3C.
5. PEDESTRAIN CROSSINGS AND TEMPORARY SIDEWALK LOCATIONS TO
   BE DETERMINED BY CONTRACTOR AND APPROVED BY ENGINEER.
PHASE 3A

Pensacola Beach Blvd.

STA. 206+40 TO STA. 213+00
Via DeLuna Dr.
STA. 213+00 TO STA. 220+60

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.5")

RESURFACING
STRUCTURAL COURSE (SP 12.5-TRAFFIC C) (1.5")
SCHEDULE OF WORK
1. INSTALL ADVANCED WARNING SIGNING AND PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FDOT 600 SERIES, 2019 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-601, 102-612, 102-614)
2. INSTALL SIGNAGE AND PAVEMENT MARKING FOR LANE SHIFTS ON FORT PICKENS ROAD
3. TEMPORARY MSE WALLS NECESSARY FOR CONSTRUCTION ON FORT PICKENS ROAD TO BE DESIGNED BY CONSTRUCTOR.
4. SHIFT TRAFFIC ALONG FORT PICKENS ROAD AND CONSTRUCT EAST HALF OF PEDESTRIAN CROSSING FOR FORT PICKENS ROAD
5. CONSTRUCT EASTERN SIDE OF FORT PICKENS ROAD
6. PEDESTRIAN CROSSING AND TEMPORARY SIDEWALK LOCATIONS TO BE BY CONTRACTOR AND APPROVED BY ENGINEER.

PHASE 3B
WORK ZONE
PHASE 3B
Ft. Pickens Road
STA. 111+50 TO STA. 112+40

Type K Staked Barrier Wall

PHASE 3C
Ft. Pickens Road
STA. 108+00 TO STA. 111+50

MILLING
MILL EXISTING ASPHALT PAVEMENT FOR DEPTH (1.5")

RESURFACING
STRUCTURAL COURSE (SP FINE-TRAFFIC C) (1.5")

NEW CONSTRUCTION
COMPACTED SUBGRADE (98% MODIFIED PROCTOR LAB DENSITY)
OPTIONAL BASE GROUP 6 (18" CRUSHED BAHAMA ROCK, LBR 100,
98% MODIFIED PROCTOR LAB DENSITY)
12" TYPE B STABILIZED SUBGRADE (LBR 40)
BASE COURSE (SP-12.5) (2")
STRUCTURAL COURSE (SP FINE-TRAFFIC C) (2")
SCHEDULE OF WORK

1. INSTALL ADVANCED WARNING SIGNING AND PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FDOT 600 SERIES, 2019 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-611, 102-612, 102-614)

2. INSTALL SIGNAGE AND PAVEMENT MARKING FOR LANE SHIFTS ON FORT PICKENS ROAD

3. SHIFT TRAFFIC ALONG FORT PICKENS ROAD AND CONSTRUCT UTILITIES ALONG WEST R/W FOR FORT PICKENS ROAD, CONSTRUCT WEST HALF OF PEDESTRIAN CROSSING FOR FORT PICKENS ROAD.

4. CONSTRUCT WEST SIDE OF FORT PICKENS ROAD

PHASE 3C

WORK ZONE
SCHEDULE OF WORK

1. INSTALL ADVANCED WARNING SIGNING AND PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS (SEE FDOT 690 SERIES, 2019 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION, 102-600, 102-611, 102-612, 102-614)

2. CONSTRUCTION TO OCCUR AT NIGHT, PENSACOLA BEACH BLVD AND VIA DE LUNA DR. TO BE REDUCED TO ONE LANE DURING CONSTRUCTION.

3. COMPLETE PROJECT TIE-INS, CONSTRUCT FINAL CURB AND GUTTER FOR ISLANDS IN ROUNDABOUTS, CONSTRUCT CURB AND GUTTER FOR APPROACH ISLANDS FOR BOTH ROUNDABOUTS

4. COMPLETE FINAL GRASSING AND OTHER INCIDENTAL ITEMS

5. REMOVE MOT SIGNAGE, ADVANCED WARNING SIGNING AND PORTABLE CHANGEABLE VARIABLE MESSAGE SIGNS

PHASE 4

WORK ZONE
Maintenance Recommendations for the Stormwater Pump Station, Manholes, Inlets, Trench Drains, and Sand/Trash Knockout Manhole (Manhole PS1)

Maintenance involves routine inspections of the pump station, cleaning of the wet well, valve vault, and sand/trash knockout manhole, and management of the wastes generated from the cleaning operations.

Maintenance shall not be performed during rain events or prior to predicted rain events unless required by emergency conditions.

BMPs must still be followed for emergency work in order to minimize the potential for pollutant releases.

BMP Procedures:

- Inspect once per month during the dry season (April-Sept) for spills or illicit discharges (oil sheen, discoloration, and odors).
  - Inspection frequency should be adjusted with experience to accommodate needs.
- Inspect weekly during the wet season (Oct-March) for spills or illicit discharges (oil sheen, discoloration, and odors).
  - Inspection frequency should be adjusted with experience to accommodate needs.
- Conduct one comprehensive cleaning annually prior to the wet season.
- If a spill is observed and it is safe to do so, shut down pumps. Address spill per applicable regulations.
- When feasible use vacuum extraction equipment to remove wastes from the wet well, valve vault, and sand/trash knockout manhole.
- Avoid stockpiling removed material in the field. When necessary, plan for enough storage to contain liquid and solid wastes and prevent discharges to storm drains and creeks.
- Dewater semi-solid wastes removed and properly dispose of extracted water.
  - Discharge decanted water to the sanitary sewer, with permission of the sewer agency.
  - If discharge to the sanitary sewer is not permitted, contain water and arrange for proper disposal.
- Collect liquid and semi-solid waste in a container with a secure lid, in tanks, or in leak-free bins for transport to proper disposal sites.
- Collect dry solid waste and secure in an appropriate container for transport back to proper disposal sites.
- At all times have a spill kit readily available in case of pollutant discharge during pump maintenance activities.
- Keep records of all inspections, maintenance, and materials removed during cleaning.
MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: December 23, 2019
RE: Minutes of December 11, 2019 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday December 11, 2019. Members present were Ms. Karen Sindel, Chair, Ms. Liz Callahan, and Mr. Bubba Peters. Also present were Board Members Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Brigette Brooks. Ms. Sindel, Chair, called the meeting to order and presented the following items:

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

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

Discussion was held regarding density transfer, and Mr. Ghio pointed out that the SRIA Board isn’t obligated to give approval for a density increase, the request would still go to the Board of Adjustments.

Mr. Stebbins stated that the building cap is legally set.

Mr. Peters asked if the consideration fee would be like an impact fee.

Mr. Ghio explained that an impact fee affected an entire development, and this wouldn’t apply to that.

Upon amended motion of Liz Callahan seconded by Bubba Peters, the Committee unanimously approved amending the policy by increasing the consideration fee by
28%. This increase reflects the escalation of the Consumer Price Index since 2006. This will increase the amount by $848.00 for a total of $3,878.00 per room or dwelling unit permitted by the change, fee to be adjusted annually by the SRIA Board based on the C.P.I. index. (3-0)

Item # 2 - Approval for the Sharp Point Re-nourishment Project. (Staff report by Paolo Ghio)

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

Discussion was held on the dredging of Little Sabine, and what the sand was used for.

Mr. Ghio explained the sand for this proposed project was already stockpiled on the Island.

Upon motion of Liz Callahan seconded by Bubba Peters, the Committee unanimously approved the Sharp Point Re-Nourishment Project, as presented. The cost for the BDI services is not to exceed $33,000.00, funding will be provided by Development Services Contract Services. (3-0)

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.)
SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
DECEMBER 11, 2019

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: December 23, 2019
RE: Minutes of December 11, 2019 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, December 11, 2019. Members present were Ms. Brigette Brooks, Chair, Dr. Thomas Campanella, and Mr. Bubba Peters. Also present were Board Members Ms. Liz Callahan, Ms. Karen Sindel and Mr. Jerry Watson. Ms. Brooks, Chair, called the meeting to order and presented the following items:

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)

Ms. Schrock gave the background for the item and stated staff recommended approval. She stated the Boardwalk Café license would be the template used for the renewals.

Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved the 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. (3-0)

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)

Ms. Schrock gave the background for the item and stated staff recommended approval of a one year renewal.
Brief discussion followed regarding this license agreement going out for bid.

Mr. Stebbins stated it was at the Board’s discretion.

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, was approved for a 1 year renewal of the Mobile Vendor Service License Agreement. (3-0)

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)

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

The 50% lease fee reduction policy was discussed, and Ms. Schrock confirmed it was still in effect.

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the 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. (3-0)

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)

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

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the 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. (3-0)

Mr. Peters asked if the leaseholders were also having to pay taxes.

Ms. Brooks said they were, according to her research.

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

TO: Authority Members
FROM: Executive Director
DATE: December 23, 2019
RE: Minutes of December 11, 2019 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, December 11, 2019. Members present were Dr. Thomas Campanella, Chair, and Ms. Karen Sindel and Mr. Jerry Watson. Also present were Board Members, Ms. Liz Callahan 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

(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.)
## Pensacola Beach Visitor Information Center
### December 2019

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| **Top 5 States**       |       |      |
| Florida                | 167   | Florida| 122  |
| Georgia                | 109   | Texas  | 73   |
| Texas                  | 88    | Tennessee| 68   |
| Alabama                | 41    | Alabama| 55   |
| Wisconsin              | 24    | Indiana| 55   |

| **Top 3 International** |       |      |
| Canada                 | 17    | Germany| 14   |
| India                  | 12    | UK     | 8    |
| Australia              | 4     | Canada | 7    |
Top 5 States with City Detail

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### MONTH AT A GLANCE

**Beach Information**  
**DECEMBER, 2019**

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January 8, 2020
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 1

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

Background:

In 2006, the SRIA Board adopted a Board Policy establishing a consideration fee to be applied to commercial leaseholders seeking to increase hotel/motel development or multi-family residential development, if residential density becomes available. The consideration fee was set at $3,030 per room or dwelling unit permitted by the change.

Recommendation:

Staff recommends amending the policy by increasing the consideration fee by 28%. This increase reflects the escalation of the Consumer Price Index since 2006. This will increase the amount by $848.00 for a total of $3,878.00 per room or dwelling unit permitted by the change. See the attached, with proposed changes.

Committee Action:

The Committee unanimously approved amending the policy by increasing the consideration fee by 28%. This increase reflects the escalation of the Consumer Price Index since 2006. This will increase the amount by $848.00 for a total of $3,878.00 per room or dwelling unit permitted by the change, fee to be adjusted annually by the SRIA Board based on the C.P.I. index.
January 8, 2020
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 2

Approval for the Sharp Point Re- Nourishment Project. (Staff report by Paolo Ghio)

Background:

Sharp point was re-nourished in 2017, and the permits from FDEP, and USACE allow for additional fill to be placed every 2-3 years as necessary. Staff is requesting approval to move forward with tasking BDI to engineer, prepare construction documents, to include bid, and contracts, to place approved white sand along the shoreline of Sharp Point due to erosion. Cost of BDI services is not to exceed $33,000.00.

** The budgeted cost for the contractor service is less than $50,000.00.

Recommendation:

Staff recommends approval for the Sharp Point Re- Nourishment Project, as presented. The cost for the BDI services is not to exceed $33,000.00, funding will be provided by Development Services Contract Services.

Committee Action:

The Committee unanimously approved the Sharp Point Re- Nourishment Project, as presented. The cost for the BDI services is not to exceed $33,000.00, funding will be provided by Development Services Contract Services
January 8, 2020
Regular Board Meeting
Development & Leasing Committee
Consent Item B-1

Request by Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Cafe, Lucas’ Bistro and Wine Bar, and Papa’s Pizza. (Staff report by Robbie Schrock)

Background:

These are yearly license agreements the SRIA works with the Boardwalk on to allow seating in the public areas. Each business has a pre-determined amount of space, “Exhibit A”, that they are required to adhere to. (See attached)

Recommendation:

Staff recommends approval of the request by Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Cafe, Lucas’ Bistro and Wine Bar, and Papa’s Pizza.

Committee Action:

The Committee unanimously approved the request by Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Cafe, Lucas’ Bistro and Wine Bar, and Papa’s Pizza.
January 8, 2020
Regular Board Meeting
Development & Leasing Committee
Consent Item B-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)

Background:

This license agreement was entered into in 2017, and staff has been pleased with the relationship with Mr. Bartlett. He has requested a 2 year renewal, however staff would like to adhere to the one year renewal that is specified in Section 3-A. Staff is waiving the 60 day notice discrepancy, as the request wasn't made until November 8, 2019.

Recommendation:

Staff recommends approval of the request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, for a 1 year renewal of the Mobile Vendor Service License Agreement, paying all applicable percentages and fees, waiving the 60 day request notice discrepancy per the 2020 request.

Committee Action:

The Committee unanimously approved the request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, for a 1 year renewal of the Mobile Vendor Service License Agreement.
January 8, 2020
Regular Board Meeting
Development & Leasing Committee
Consent Item B-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)

Background:
The lease for 106 Ariola Dr. expires on February 24, 2051. 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 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.

Committee Action:
The Committee unanimously approved the 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.
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)

Background:

The lease for 108 Via de Luna Dr. expires on June 3, 2053. 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 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, pending legal signoff.

Committee Action:

The Committee unanimously approved the 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.
Administrative Committee
January 8, 2020
Item C-1

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.
### SUMMARY OF CHARGES
December 1, 2019 thru December 31, 2019

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>SRIAT1.01 (Retainer)</td>
<td>$400.00</td>
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<tr>
<td>SRIAT1.02 (Routine Legal)</td>
<td>$1,723.19</td>
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<tr>
<td>SRIAT1.15 (Lease General)</td>
<td>$1,034.85</td>
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<td>SRIAT15.25 (Henley)</td>
<td>$94.60</td>
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<tr>
<td>SRIAT16.11 (Do, Dung Tien - PI)</td>
<td>$1,138.49</td>
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<td>SRIAT16.45 (4 Ensenada Quatro)</td>
<td>$695.50</td>
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<tr>
<td>SRIAT16.48 (Nowell)</td>
<td>$239.10</td>
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<td>SRIAT16.51 (Nowell - Bert Harris claim)</td>
<td>$16.20</td>
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<tr>
<td>SRIAT16.52 (No More Drama)</td>
<td>$40.40</td>
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</tbody>
</table>

**TOTALS FOR SRIA**  
$5,380.33
January 2, 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 January 8, 2020 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the January 8, 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 January 8, 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.

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 – January 8, 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)
4. 1114 Beach Rental LLC (2019 Default – 40614). (September 3, 2019)

C. Commercial – ACTIVE

NONE
II. Litigation/Claims

   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  
   judgment 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 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. In December 2019, SRIA served responses to Defendant Wallace  
           Sprinkler & Supply’s Request for Production and Plaintiffs’ second Response for  
           Production.

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: The SRIA served its discovery on Defendant Gange on October 23, 2019 and responses are pending; if no responses are received by 1/6/20, the SRIA will be filing a motion to compel the responses. The SRIA received the initial disclosures from the mortgagee’s counsel; however, the SRIA is awaiting the initial disclosures from the Defendant Gange. If the initial disclosures are not received by 1/6/20, the SRIA will also include this in the motion to compel. Defendant Gange filed his Answer to the First Amended Complaint on January 2, 2020 as well as a counterclaim against the SRIA. The SRIA Answer to the Counterclaim is pending.

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 responses to the SRIA and Escambia County motions to dismiss and strike. In essence, the responses asked permission to amend the original petition and appendix to correct the deficiencies outlined in the SRIA and Escambia County motions to dismiss and strike. A court order is pending to establish the deadlines for the filing of the amended pleadings and the filing of the responses of the SRIA and Escambia County.

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—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. Review and revise proposed lease amendments for lease renewals
B. Review and revise various proposed license agreements
C. Advise and assist SRIA Staff regarding the proposed Quietwater Entertainment lease amendments and assignment
D. Advise and assist SRIA Staff regarding a lawsuit filed in Santa Rosa County
E. Advise and assist SRIA Staff with proposed revisions to the pier lease amendment
F. Advise and assist SRIA Staff regarding revisions to the SRIA consideration fee policy
G. Meet with County Commissioner, County Staff, SRIA Chairwoman, SRIA Executive Director and Sheriff’s Lieutenant regarding the proposed Escambia County ordinance for the operation of electric scooters on Pensacola Beach
H. Advise and assist SRIA Staff with a proposed revision to a lease amendment to elevate a leasehold structure.
I. Advise and assist SRIA Staff regarding the County Ordinance establishing building height restrictions on Pensacola Beach
J. Advise and assist SRIA Staff regarding leasehold set-back line along Santa Rosa Sound
K. Advise and assist SRIA Staff regarding a dock construction issue
Santa Rosa Island Authority
Engineer’s Report
January 8, 2020

Funding

<table>
<thead>
<tr>
<th>Projects</th>
<th>Budget</th>
<th>Source</th>
<th>Schedule</th>
</tr>
</thead>
<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 2020</td>
</tr>
</tbody>
</table>

Narratives

Phase 2 Dune Walkover Replacement Project


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 the early winter months of 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

K:\212 SRIA\21201.84\reports\2020\SRIA Engineer Report 1-08-2020.docx
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

SELECTION OF APPROVED PROJECTS:

Residential Construction (6):

- 37 East Galvez Ct. – Construction of a new, pile supported, conforming, SFR structure.
- 252 Sabine Dr. – Construction of a new, pile supported, conforming, SFR structure.
- 238 LeStarboard Dr. – Remove and replace existing swimming pool, and decking, no change to footprint.
- 107 Sabine Dr. – Interior renovations to existing pre-FIRM structure. (50% rule applied)
- 800 FT Pickens #1404 – Interior renovations to exiting unit.
- 1205 Panferio – Enclosure of a portion of an existing deck to create additional sq. footage.

Commercial projects (2):

- 460 Pensacola Beach Blvd. (Beach to Bay/ Adventures Abound) – Constructing a wooden deck over the existing pond area, as foundation for new climbing wall, installing climbing wall structure and installing a sink in new tiki bar hut.
- 105 Sabine Dr. (Spanish Landing east parcel) – Construction of new access/ entry driveway for east side portion of property.

("SFR – Single Family Residence")