1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF MEDITATION

4. APPROVAL OF MINUTES (Regular Board Meeting – 3/14/2018)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

7. CHAIRMAN'S COMMENTS

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

9. FERRY UPDATE BY DAN BROWN, NATIONAL PARK SERVICE

10. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Approval of the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 - Request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 - Request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10' into the 15' side yard setback. (Staff report by Paolo Ghio)
The Committee unanimously approved staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 2 – Request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Gosse, d/b/a Cosse’s on the Beach, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 3 – Request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 4 – Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio)

The Committee unanimously approved lifting the time restrictions for the sale of alcohol, adding the operator may not run more than 12 jet skis maximum in the water at one time, the operator has to close by 7:30 pm on July 4th and not open at all on the Saturday of Blue Angels weekend.

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, MEMBERS

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

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.
12. OLD BUSINESS

Item # 1 – Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins)

13. REPORTS

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

14. VISITOR’S FORUM
15. BOARD MEMBER’S FORUM
16. ADJOURN

JERRY WATSON, CHAIRMAN
KAREN SINDEL, VICE CHAIRMAN
JANICE GILLEY, SECRETARY/TREASURER
TAMMY BOHANNON, ACTING SECRETARY/TREASURER
BRIGETTE BROOKS, MEMBER
THOMAS CAMPANELLA, 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 regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday March 14, 2018 beginning at 5:00 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Janice Gilley, Dr. Thomas Campanella, and Ms. Tammy Bohannon. Ms. Brigette Brooks was absent. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 2/14/2018)

Upon motion of Ms. Karen Sindel seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (2/14/2018) 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. CHAIRMAN’S COMMENTS

Mr. Watson told the audience if anyone wanted to speak, they should fill out a speaker request form and turn it in to staff.

8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

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

9. SPECIAL PRESENTATION BY CARR, RIGGS AND INGRAM
Alan Jowers told the Board that the SRIA received all clean reports, and thanked Ms. Ford and her staff for their help and the Board for allowing Carr, Riggs and Ingram to complete the audit.

Ms. Gilley asked how many average audits were completed in a year.

Mr. Jowers stated in his office, from Pensacola to Panama City, hundreds were completed.

Ms. Gilley asked if the SRIA’s findings were average, above average or below average.

Mr. Jowers said our audit was normal, there was nothing unusual about it.

Ms. Gilley told Mr. Jowers that on occasion, the SRIA had been questioned about “pots of money laying around”.

Mr. Jowers explained the different kinds of funds the SRIA has, and said there are no “pots” that aren’t being utilized throughout the year.

Mr. Watson asked if there were any changes the SRIA needs to make, and was told no.

Mr. Jowers said he would be happy to discuss any questions the Board has, at any time during the year.

(See attached audit)

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2018 Turtle Monitoring Season. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.
Item # 2 - Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2018 Shorebird Monitoring i.e. Piping Plover. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 - Request by Jeff Fortino – 1409 Maldonado Dr. – Lot 13, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 7' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 - Request by Brian Keigley – 1011 Panferio Dr. – Lot 3, Block 27, Villa Segunda – to construct an in ground swimming pool with an encroachment of 21' into the rear yard setback and 4.6' into the west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 5 - Request by Glenn Barclay – 208 Ariola Dr. – Lot 3, Block 15, Villa Primera – to construct an in ground swimming pool with an encroachment of 10' into the west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 6 - Beach to Bay, LLC – 460 Pensacola Beach Blvd. - Request to construct a 4' x 265' access pier, 4' x 10' terminal platform, 3' x 10' step down deck, and a 2 slip uncovered boat lift. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 7 - Discussion regarding the proposal for public access across Beach to Bay property (460 Pensacola Beach Blvd.) by Robert Rinke. (Staff report by Paolo Ghio)

The Committee unanimously approved having the Escambia County attorney prepare a document to accept a perpetual easement across a portion of the Beach to Bay, LLC leasehold (460 Pensacola Beach Blvd.), subject to the review and approval by SRIA legal counsel, and Escambia County shall be fully responsible for the design, construction, and funding of any remediation needed to reconfigure the racetrack on the Beach to Bay, LLC leasehold (460 Pensacola Beach Blvd.) to accommodate the perpetual easement.
B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Request by Greg Gordon, Sabine Marina – 715 Pensacola Beach Blvd. – to sublease to John Fagan, d/b/a Gulf Offshore Charters, Inc. to operate a charter fishing business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item# 2 - Request by Beach to Bay, LLC - 460 Pensacola Beach Blvd. - to sublease to Adventures Abound @ Pensacola Beach, LLC. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item# 3 - Request by Mike Pinzone, Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to make changes to the fees charged on the pier. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Mike Pinzone to change the price of an annual household pass to $320.00 for 2 people, with up to 2 more people added to the pass for an additional $160.00 each. They must all reside at the same address. Additionally, a 1 time walker on the pier will get a handstamp for $1.25, and an all-day walker pass will be a wristband that will cost $2.25.

Item # 4 – Request by Pensacola RV Park, LLC – 17 Via de Luna Dr. – to sublease to Phillip Stephens, d/b/a Pop Brothers, to operate a popsicle cart from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 5 – Request by Matt Lafon, Sunset Jax, d/b/a Beachin Burrito – 41 Ft. Pickens Rd. – to change the name of the sublease to Pier Café. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)
The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

Item # 2 – Request by Jim Vick, Pensacola Beach Elks Lodge #497, for a $1,000.00 sponsorship request for their annual golf tournament. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Jim Vick, Pensacola Beach Elks Lodge #497, for a $1,000.00 sponsorship request for their annual golf tournament.

Upon motion of Ms. Janice Gilley 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 presented his report for the review of the Board.

       Brief discussion followed.

   B. ENGINEER’S REPORT

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

   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

       Dr. Campanella asked when the Board would be updated on the ferry system.

       Mr. Ghio said that Dan Brown and David Forte would be at the April Board Meeting to give updates, and assured the Board he had given them all the information he had on the ferries.
Ms. Bohannon asked Mr. Huggins about the Little Sabine Channel dredging, and the splash pad.

Mr. Huggins said they were waiting on permits, hopefully they would have them in the next 2 months for the dredging. He stated they are working on getting the splash pad costs down to the budgeted amount.

Ms. Gilley asked about the Open Container Ordinance Survey that had been discussed by the BCC.

Ms. Sindel stated she had attended the Committee of the Whole, and the survey is not going to be taken at this time. She said she asked the BCC to keep the SRIA Board in the loop regarding the Ordinance, as no one knows what will happen next with the Ordinance.

Mr. Watson asked about the Portofino Restroom project.

Mr. Ghio said it will go out for bid again in April, using the same RFP packet as before.

Ms. Sindel asked about the possibility of tying it to the last 2 Portofino Tower construction, to save money.

Mr. Ghio stated he had offered the Board various options when the last process was unsatisfactory, and the Board voted to go out with the same package one more time.

Ms. Bohannon asked when the last 2 towers would be built.

Mr. Ghio stated he has had no update from a year ago when he saw preliminary plans.

14. ADJOURN

There being no further business to come before the Board, Chair Jerry Watson declared the Regular Board Meeting of the SRIA Board adjourned at 6:33 p.m.
MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: March 29, 2018

RE: Minutes of March 28, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday March 28, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley participated via teleconference. Also present were Board Members Ms. Brigette Brooks, Mr. Jerry Watson and Ms. Tammy Bohannon. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item # 1 – Approval of the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (Staff report by Paolo Ghio)

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

SPEAKER:

Laurence Smith – Mr. Smith said he had spoken with Robert Rinke and he was told that Portofino Island Improvement Funds (PIIF) were used to purchase the trolleys, which were then donated to ECAT, for the SRIA to use during the summer months, with no fees. Mr. Smith said he was told the trolleys could be used by ECAT wherever they wanted the rest of the year.

Mr. Ghio stated PIIF contributed to the purchase of the trolleys, and they were an asset of Escambia County (upkeep, etc..), and the SRIA rents them from ECAT. He explained they are only to be used on the Island, and that an Interlocal Agreement had to be drawn.
up last year to allow another entity to use them in the shoulder season. Mr. Ghio stated the SRIA costs are for the labor for operating the trolleys.

Mr. Smith said he is still going to “look into it”.

Mr. Watson brought up ground transfer possibilities for the ferry landing.

Mr. Ghio stated the word is out to the private sector and they are realizing the need. He said they would need to be a sublease, which is run through a Master Leaseholder.

Ms. Brooks asked how the budgeted amount compared to last year’s figures.

Mr. Ghio said it was within pennies of last year, and he had moved the trolley start time up to 4:00 from 5:00 last year.

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Committee unanimously approved the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (3-0)

Item #2 - Request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback. (Staff report by Paolo Ghio)

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

Ms. Bohannon questioned if the notices had been sent certified mail, and was told they had been sent twice by certified mail with no response from 1100, 1102, and 1104 Maldonado Drive.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item #3 - Request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10’ into the 15’ side yard setback. (Staff report by Paolo Ghio)

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

Dr. Campanella questioned if SRIA approval was contingent upon DEP approval.

Mr. Ghio confirmed that approval is definitely contingent upon DEP approval.
Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10' into the 15' side yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

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

Paolo Ghio
Executive Director

PG:jt

(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: March 29, 2018

RE: Minutes of March 28, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, March 28, 2018. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella and Ms. Brigette Brooks. Also present were Board Members Mr. Jerry Watson, Ms. Karen Sindel and Ms. Janice Gilley participated via teleconference. Ms. Bohannon, Chair, called the meeting to order and presented the following items:

Item #1 – Request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property. (Staff report by Robbie Schrock)

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

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved of the request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property, paying all applicable percentages and fees. (3-0)

Item #2 – Request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse’s on the Beach, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

Ms. Schrock gave backup on the item and stated staff recommended approval.
Ms. Bohannon questioned why the old lease fee rates were listed on the form.

Ms. Ford explained that the lease fee reduction was a Board Policy, and it was subject to being reversed at any time.

**Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved of the request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse’s on the Beach, to operate a restaurant from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 3 – Request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Gilley stated she had seen pictures and that the tattoos are lovely.

**Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property, paying all applicable percentages and fees. (3-0)**

Item # 4 – Request by Roger Bevans, Radical Rides – 444 Pensacola Beach Blvd. - to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio)

Mr. Ghio gave backup on the item and stated staff recommended approval. He also gave a disclaimer that he had worked for Mr. Bevins years ago, for one season, but that had made no impact on his recommendation. He reviewed the summary of the safety meetings he held with the operators. (The summaries were at each Board Member’s spot. See attached.)

Mr. Watson asked if there have been any DUI issues on jet skis.

Mr. Ghio told about one accident last year, but alcohol wasn’t a factor.

Ms. Sindel voiced concerns over the SRIA being protected if permission is given to serve alcohol at any time. She said she doesn’t doubt that the owners are being very responsible, but is worried about liability issues.
Ms. Bohannon said the Committee can't be the "moral police" and there are 3 other operators that do serve alcohol. She stated they have insurance to cover any accidents. She believes there should be limit on the amount of jet skis any operator can run, and it should be a part of the lease amendment.

Dr. Campanella asked Mr. Stebbins if the other operators could be asked to sign the summary from their respective meetings, holding them to the number of jet skis they said they were running.

Mr. Stebbins said the SRIA could do that, but in order to it to be enforceable, it would need to be included into a lease amendment.

Ms. Bohannon asked how many jet skis was Castaway's running.

Mr. Ghio said they were held to 6, as part of the lease agreement. He also informed the Board that Melody had emailed a copy of the summary to each operator.

**SPEAKER:**

Roger Bevins – Radical Rides He stated the Board has never told him how many jet skis he can run, and he had 25-30 in the 90's and 2000's.

Ms. Bohannon asked if he was comfortable with 2 parasail boats and 12 jet skis.

Mr. Ghio said they all agreed they can't operate more than 9 jet skis at a time, and the extra are for monitoring riders and for use if one breaks down.

Mr. Bevins said he runs 12, and has 3 extra for break downs.

Mr. Watson said the SRIA doesn't have anything in place, that the operators just limit themselves.

Ms. Bohannon wants conformity in the leases, to be fair to everyone.

Dr. Campanella said the SRIA needs to give the operators a number of jet skis they can adhere to.

Mr. Watson suggested a safety policy, with a maximum number allowed.

Ms. Brooks questioned the precedent of approving alcohol at all times and operating motor vehicles.

Mr. Stebbins said the Board could certainly draft a policy, but if it wasn't in the Master Lease, in would be unenforceable.
Ms. Bohannon wants to incorporate the number of jet skis allowed as well as not opening on the Blue Angel Airshow Saturday.

Mr. Bevins said he has never had any issue with getting insurance and doesn’t open on Blue Angel Saturday.

Ms. Brooks made a motion to approve lifting the time constraints listed in Mr. Bevins’ Master Lease, and not opening on the 4th of July or the Saturday of Blue Angels, but later withdrew the motion.

Mr. Bevins voiced his displeasure, stating that the 4th of July is one of his busiest days. He said all the operators are trying to do the right thing, that they police themselves, and have done it that way for 25 years.

Ms. Brooks asked if he was ok with not running the Saturday of Blue Angels, if allowed to run on the 4th of July.

Mr. Bevins pointed out the Board Approved for Robert Rinke to sell alcohol at any time last month.

Mr. Ghio pointed out that in the summary, only Castaway’s said they limit themselves to no 4th of July or Blue Angels.

Ms. Bohannon suggested an earlier time restriction for closing on the 4th of July.

Mr. Watson suggested tabling the discussion.

Ms. Schrock said Mr. Bevins is trying to get this approved for this season.

Ms. Bohannon asked each Board Member their thoughts:

Mr. Watson – He wanted more clarity and specifics.

Ms. Sindel – She wants this to move forward, and wants to treat everyone equally, but is worried about safety on the water. She suggested bringing it back to the Full Board.

Ms. Brooks – She wants to treat everyone fairly, and asked if there was a problem that the Board is trying to adjust that’s not there?

Dr. Campanella wants to move forward.

Dr. Campanella made a motion to move forward with the approval to lift the time restraints listed in the Master Lease, the motion died due to a lack of a second.
Ms. Bohannon pointed out that even though she feels for Mr. Bevins, this is the opportunity for the Board to amend the Master Lease, and it may not happen again.

Dr. Campanella made a motion to bring the item to the Full Board, but later withdrew the motion.

Ms. Gilley said she doesn't like dealing with just one operator at a time and asked if there were any policies and procedures the Board could establish that they would have to operate under?

Mr. Stebbins said Escambia County could adopt an ordinance, but anything the SRIA Board did would be unenforceable.

Ms. Brooks pointed out that we have no idea if any of the other operators will come back to the Board to ask for any modifications.

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved lifting the time restrictions for the sale of alcohol, adding the operator may not run more than 12 jet skis maximum in the water at one time, the operator has to close by 7:30 pm on July 4th and not open at all on the Saturday of Blue Angels weekend. (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.)
MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: March 29, 2018
RE: Minutes of March 28, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 28, 2018. Members present were Ms. Tammy Bohannon, Mr. Jerry Watson and Ms. Karen Sindel, Chair. Also present were Board Members Dr. Thomas Campanella, Ms. Brigette Brooks and Ms. Janice Gilley participated via teleconference. Ms. Sindel, Chair, called the meeting to order and presented the following item:

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

Ms. Ford presented the financial report.

Upon motion of Ms. Tammy Bohannon seconded by 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.)
## MONTH AT A GLANCE

### HOW DID YOU DISCOVER PENSACOLA BEACH?

<table>
<thead>
<tr>
<th>HOW DID YOU DISCOVER</th>
<th>MARCH WEEK 1</th>
<th>MARCH WEEK 2</th>
<th>MARCH WEEK 3</th>
<th>MARCH WEEK 4</th>
<th>MARCH WEEK 5</th>
<th>MONTH TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business</td>
<td>10</td>
<td>27</td>
<td>35</td>
<td>17</td>
<td>43</td>
<td>132</td>
</tr>
<tr>
<td>Event/Group</td>
<td>8</td>
<td>7</td>
<td>5</td>
<td>3</td>
<td>10</td>
<td>33</td>
</tr>
<tr>
<td>Friend/Relative</td>
<td>58</td>
<td>91</td>
<td>111</td>
<td>108</td>
<td>60</td>
<td>428</td>
</tr>
<tr>
<td>Guide</td>
<td>5</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>11</td>
<td>20</td>
</tr>
<tr>
<td>Been Here before</td>
<td>84</td>
<td>107</td>
<td>133</td>
<td>114</td>
<td>119</td>
<td>557</td>
</tr>
<tr>
<td>Internet</td>
<td>42</td>
<td>74</td>
<td>100</td>
<td>88</td>
<td>102</td>
<td>406</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>210</strong></td>
<td><strong>320</strong></td>
<td><strong>400</strong></td>
<td><strong>338</strong></td>
<td><strong>407</strong></td>
<td><strong>1675</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOW DID YOU DISCOVER</th>
<th>MARCH WEEK 1</th>
<th>MARCH WEEK 2</th>
<th>MARCH WEEK 3</th>
<th>MARCH WEEK 4</th>
<th>MARCH WEEK 5</th>
<th>MONTH TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eco Trail Maps</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 maps</td>
</tr>
<tr>
<td>Rain Days</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>4 rain days</td>
</tr>
<tr>
<td>Guides to Businesses</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0 guides</td>
</tr>
<tr>
<td>Trolley Maps to Businesses</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>3</td>
<td>3 maps</td>
</tr>
</tbody>
</table>

### 2017 TEMPS 2018 TEMPS

<table>
<thead>
<tr>
<th>WEEK</th>
<th>2017 TEMPS</th>
<th>2018 TEMPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>week 1</td>
<td>67</td>
<td>71</td>
</tr>
<tr>
<td>week 2</td>
<td>70</td>
<td>62</td>
</tr>
<tr>
<td>week 3</td>
<td>68</td>
<td>68</td>
</tr>
<tr>
<td>week 4</td>
<td>77</td>
<td>68</td>
</tr>
<tr>
<td>week 5</td>
<td>75</td>
<td>76</td>
</tr>
<tr>
<td>Average Temperature</td>
<td>75</td>
<td>68</td>
</tr>
</tbody>
</table>
## Pensacola Beach Visitor Information Center
### March 2018

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Visitors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Not Signing In</td>
<td></td>
<td></td>
</tr>
<tr>
<td>335</td>
<td>201</td>
<td></td>
</tr>
<tr>
<td>Total Signing In</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1675</td>
<td>1884</td>
<td></td>
</tr>
<tr>
<td><strong>How Did You Discover Pen Beach?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Advertising</td>
<td></td>
<td></td>
</tr>
<tr>
<td>132</td>
<td>183</td>
<td></td>
</tr>
<tr>
<td>8%</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>Business</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td>2%</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Event/Group</td>
<td></td>
<td></td>
</tr>
<tr>
<td>99</td>
<td>91</td>
<td></td>
</tr>
<tr>
<td>6%</td>
<td>5%</td>
<td></td>
</tr>
<tr>
<td>Friend/Relative</td>
<td></td>
<td></td>
</tr>
<tr>
<td>428</td>
<td>524</td>
<td></td>
</tr>
<tr>
<td>26%</td>
<td>28%</td>
<td></td>
</tr>
<tr>
<td>Guide</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>1%</td>
<td>1%</td>
<td></td>
</tr>
<tr>
<td>Here Before</td>
<td></td>
<td></td>
</tr>
<tr>
<td>557</td>
<td>612</td>
<td></td>
</tr>
<tr>
<td>33%</td>
<td>32%</td>
<td></td>
</tr>
<tr>
<td>Internet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>406</td>
<td>357</td>
<td></td>
</tr>
<tr>
<td>24%</td>
<td>19%</td>
<td></td>
</tr>
</tbody>
</table>

| **Total Email Addresses** | 51 | 119 |
| **Total Wedding Calls**   | 1  | 0   |
| **Total Phone Calls**     | 320| 413 |
| **Total Mailouts**        | 170| 292 |

<table>
<thead>
<tr>
<th><strong>Top 5 States</strong></th>
<th>Top 5 States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Florida</td>
<td>Florida</td>
</tr>
<tr>
<td>179</td>
<td>200</td>
</tr>
<tr>
<td>Wisconsin</td>
<td>Illinois</td>
</tr>
<tr>
<td>137</td>
<td>143</td>
</tr>
<tr>
<td>Texas</td>
<td>Alabama</td>
</tr>
<tr>
<td>115</td>
<td>138</td>
</tr>
<tr>
<td>Alabama</td>
<td>Texas</td>
</tr>
<tr>
<td>112</td>
<td>134</td>
</tr>
<tr>
<td>Illinois</td>
<td>Michigan</td>
</tr>
<tr>
<td>88</td>
<td>84</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Top 3 International</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Canada</td>
</tr>
<tr>
<td>62</td>
</tr>
<tr>
<td>Canada</td>
</tr>
<tr>
<td>88</td>
</tr>
<tr>
<td>Germany</td>
</tr>
<tr>
<td>34</td>
</tr>
<tr>
<td>France</td>
</tr>
<tr>
<td>20</td>
</tr>
<tr>
<td>UK</td>
</tr>
<tr>
<td>12</td>
</tr>
<tr>
<td>Germany</td>
</tr>
<tr>
<td>19</td>
</tr>
</tbody>
</table>
## Top 5 States with City Detail

<table>
<thead>
<tr>
<th>Florida</th>
<th>Florida</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pensacola</td>
<td>Pensacola</td>
</tr>
<tr>
<td>Gulf Breeze</td>
<td>Pensacola Beach</td>
</tr>
<tr>
<td>Winter Park</td>
<td>Gulf Breeze</td>
</tr>
<tr>
<td>Sarasota</td>
<td>Milton</td>
</tr>
<tr>
<td>Tampa</td>
<td>Pace</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Wisconsin</th>
<th>Illinois</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fond Du Lac</td>
<td>Chicago</td>
</tr>
<tr>
<td>Milwaukee</td>
<td>Annawan</td>
</tr>
<tr>
<td>Oshkosh</td>
<td>Wheaton</td>
</tr>
<tr>
<td>Oak Creek</td>
<td>Peoria</td>
</tr>
<tr>
<td>Sturgeon Bay</td>
<td>Vernon Hills</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Texas</th>
<th>Alabama</th>
<th>Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houston</td>
<td>Birmingham</td>
<td>Detroit</td>
</tr>
<tr>
<td>Midland</td>
<td>Troy</td>
<td>Pinckney</td>
</tr>
<tr>
<td>San Angelo</td>
<td>Oxford</td>
<td>Dearborn</td>
</tr>
<tr>
<td>El Paso</td>
<td>Alabaster</td>
<td>Brighton</td>
</tr>
<tr>
<td>Plano</td>
<td>Daphne</td>
<td>Dearborn</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Alabama</th>
<th>Michigan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Huntsville</td>
<td>Detroit</td>
</tr>
<tr>
<td>Birmingham</td>
<td>Pinckney</td>
</tr>
<tr>
<td>Auburn</td>
<td>Dearborn</td>
</tr>
<tr>
<td>Gulf Shores</td>
<td>Brighton</td>
</tr>
<tr>
<td>Dothan</td>
<td>Durand</td>
</tr>
</tbody>
</table>
Escambia County, Florida  
Public Works Department

TO: Paolo Ghio – Executive Director  
Santa Rosa Island Authority

Jerry Watson – Chair  
Santa Rosa Island Authority Board

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

DATE: April 11, 2018

RE: Escambia County Public Works Projects Report

Please see the below Public Works Report for Pensacola Beach Area Projects:

- **Congestion Management Plan** – Volkert, Inc. is design consultant; Board approved the plan on May 30, 2017, and approved a Change Order to the existing contract on July 27, 2017 to design - Phases II – Additional Parking (less the SRIA Office and old VIC center sites) and Phase III – Roundabouts, Ped Underpasses and the old VIC center parking site.

  Phase II design anticipated completion – Spring 2018; upon completion, Staff will proceed with construction solicitation.

  Per County Commission direction on 11/2/17, Staff is to “pause” the Phase III design at 60% to allow for additional public involvement, SRIA Board and BCC direction on whether or not to proceed. 60% design is anticipated to be submitted April 20, 2018.

Below is the upcoming schedule for two public workshops regarding the current Pensacola Beach Congestion Management Plan status:

- **Public Workshop** - Monday, April 23 from 5:30-7 p.m. at the Our Lady of Assumption Catholic Church, 920 Via De Luna Drive, Pensacola Beach
- **Public Workshop** - Tuesday, May 1 from 5:30-7 p.m. at the Ernie Lee Magaha Government Building, 221 Palafox Place, Pensacola

Agendas and meeting materials for the public workshops will be released prior to the workshops at myescambia.com. The workshops will provide an opportunity for attendees to freely view project display boards and speak directly to county staff and the project consultants. There will also be a formal question and answer session during the last portion of the meeting.

The tentative schedule for board discussion/action regarding the Pensacola Beach Congestion Management Plan is below:

- **SRIA Board Meeting** - Wednesday, May 9 at 5 p.m., 1 Via De Luna, Pensacola Beach
- **Board of County Commissioners Board Meeting** - Thursday, May 17 at 5:30 p.m., Ernie Lee Magaha Government Building, 221 Palafox Place, Pensacola
• **Fort Pickens / Via de Luna Signalized Intersection** – Installation of new traffic signal cabinet with wireless technology (MioVision) to operate the two traffic signals in the core area is complete. Staff has continually been monitoring the signal remotely, producing traffic reports, and has been generating new signal timing plans to accommodate the traffic patterns.

• **Bob Sikes Bridge Routine Rehabilitation** – Design solicitation Spring 2018, with contract award to design firm Summer 2018. Anticipate design phase completion Spring 2019 with construction solicitation to proceed following design.

• **Ensenada Uno/Dos** – Project is currently out for construction solicitation with bid opening April 4, 2018.

• **Pensacola Beach Access Road & BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant for both projects. SRIA Board approved 5' perpetual easement for sidewalk along Beach to Bay property at its 3/14/18 meeting, and BCC to consider approval at its 4/17/18 meeting. Once approved and design finalized, the project will be solicited for construction. Construction anticipated for Fall 2018.

• **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I (waterside and landside improvements) construction underway with ferry service expected to begin May 18, 2018.

• **Via De Luna Pipe Rehab** – 7 of the 13 pipes completed February 2017. Construction of remaining pipe rehabs to occur once funding is allocated. ECUA has been asked to address/repair the two lines that are theirs in the meantime.

• **BSB Toll Plaza** – SunPass and Pensacola Beach Annual Pass system. $20 General Public Annual Pass and $5 Pensacola Beach Resident Annual Pass (with valid homestead exemption).
  - March 2018 – 436,613 (+10,064)
  - March 2017 – 426,252
  - February 2018 – 315,635 (-7,795)
  - February 2017 – 323,430

**cc:**  
Jack R. Brown, County Administrator  
Joy Jones, P.E., Director, Escambia County Public Works  
Wes Moreno, Deputy Director, Escambia County Public Works & Pensacola Beach  
Colby Brown, P.E., Deputy Director, Escambia County Public Works  
James Duncan, Deputy Division Manager, Escambia County Public Works  
Cooper Saunders, Project Manager, Escambia County Public Works
April 11, 2018
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A-1

Approval of the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018. (Staff report by Paolo Ghio)

Background:
Each year, the SRIA rents 2 trolleys from ECAT starting Memorial Day weekend through Labor Day. This Interlocal Agreement is between Escambia County (ECAT) and the SRIA. Last year we expanded the service to include an additional trolley for the core area.

The 2018 Trolley schedule will be as follows;

- May 25, 2018 through September 3, 2018 – 3 Trolleys - 7 days a week - the hours will be from 4:00 p.m. to 12:00 a.m.

Project cost from ECAT for 2018 service is $172,147.00

Recommendation:
Staff recommends approval of the Interlocal Agreement between ECAT and the SRIA, the modifications, and cost associated for the 2018 Trolley service, $172,147.00 as presented.

Committee Action:
The Committee unanimously approved the Interlocal Agreement between ECAT and the SRIA for trolley service, 2018.
April 11, 2018
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A-2

Request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback. (Staff report by Paolo Ghio)

Background:
This is a newly constructed house and the size and location of the existing house, in relation to the setbacks makes an encroachment necessary in order for a pool to be installed on the property.

Letters of no objection from the adjacent neighbors (1103 &1107 Ariola Dr.) are included in your back up. 1100, and 1102, & 1104 Maldonado Dr. (same owner) have been noticed twice, with no response, staff must consider no response to be no comment after two notices.

Recommendation:
Staff recommends approval of the request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, including hardscape, in accordance with all applicable codes and regulations.

Committee Action:
The Committee unanimously approved the request by Caughran 171, LLC – 1105 Ariola Dr. – Lot 5&6, Block 7, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, including hardscape, in accordance with all applicable codes and regulations.
Request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10’ into the 15’ side yard setback. (Staff report by Paolo Ghio)

Background:
An encroachment into the side yard is necessary in order for a pool to be installed on the property. *FDEP permitting will also be required for this project because of its proximity to the 1975 CCSBL.*

A letter of no objection was obtained from the SRIA, as the only adjacent property and is included in your back up.

Recommendation:
Staff recommends approval of the request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10’ into the 15’ side yard setback, including hardscape, in accordance with all applicable codes and regulations.

Committee Action:
The Committee unanimously approved the request by James D. and Tammy Reaves – 1200 Ariola Dr. – Lot 1, Block 40, Villa Segunda – to construct an in ground swimming pool with an encroachment of 10’ into the 15’ side yard setback, including hardscape, in accordance with all applicable codes and regulations.
Request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property. (Staff report by Robbie Schrock)

Background:

This location is has been used as a coffee shop and outreach program since June of 2013. It will continue to offer coffee and food products to the public with new management. Hours of operation will be Thursday-Monday, 7 am – 3 pm.

Recommendation:

Staff recommends approval of the request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved of the request by J.B. Schluter, Pensacola Beach Marina – 655 Pensacola Beach Blvd. – to sublease to Nathan Pooley, d/b/a Drowsy Poet Pensacola Beach, Inc. to operate a coffee shop from leasehold property, paying all applicable percentages and fees.
April 11, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-2

Request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse’s on the Beach, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

Background:

This is the former location of Metro Deli. Mr. Cosse has been involved with the food and hospitality industry for over 24 years, and is a certified chef. He will be serving traditional New Orleans seafood, po-boys and oysters.

Recommendation:

Staff recommends approval of the request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse’s on the Beach, to operate a restaurant from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved of the request by David Kelly, Break Beach Bar, LLC – 65 Via de Luna Dr. – to sublease to Mike Cosse, d/b/a Cosse’s on the Beach, to operate a restaurant from leasehold property, paying all applicable percentages and fees.
April 11, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-3

Request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property. (Staff report by Robbie Schrock)

Background:

Ms. Eisenhauer has been applying glitter tattoos for the past 3 years at events and craft shows. The tattoos are temporary and hypoallergenic, lasting about 5-7 days. She will be open Thursday – Sunday, 10am – 5 pm.

Recommendation:

Staff recommends approval of the request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by Pat Sidler, General Manager for Hampton Inn – 2 Via de Luna Dr. – to sublease to Chel Eisenhauer d/b/a The Body Sugar Shack, to operate a glitter tattoo business from leasehold property, paying all applicable percentages and fees.
Request by Roger Bevans, Radical Rides – 444 Pensacola Beach Blvd. - to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio)

Background:

Mr. Bevans has requested an amendment to his Master Lease, which would allow for beer and wine sales at any point during the day. Currently his lease only allows for alcohol sales only “after closure of daily water rentals”. Mr. Bevans would be responsible for having the amendment drawn up, which would come back to the Committee and Board for approval.

Recommendation:

Staff recommends approval of the request by Roger Bevans, Radical Rides – 444 Pensacola Beach Blvd. - to amend the Master Lease for Radical Rides removing the time restrictions on the sale of alcoholic beverages.

Committee Action:

The Committee unanimously approved lifting the time restrictions for the sale of alcohol, adding the operator may not run more than 12 jet skis maximum in the water at one time, the operator has to close by 7:30 pm on July 4th and not open at all on the Saturday of Blue Angels weekend.
Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

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.
April 11, 2018
Regular Agenda
Old Business Item #1

Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins)

See attached letter.
April __, 2018

Hon. Jeff Bergosh
Chairman, Escambia County
Board of County Commissioners
221 Palafox Place
Pensacola, Florida 32502

RE: Alcoholic Beverages in Public Areas on Pensacola Beach

Dear Chairman Bergosh:

I am writing you on behalf of the Santa Rosa Island Authority Board of Directors in support of an indefinite extension of Sec. 6-4 of Article 6, Escambia County, Code of Ordinances, which regulates alcoholic beverages in public areas on Pensacola Beach.

As you may know Sec. 6-4 of Article 6, Escambia County, Code of Ordinances will sunset effective June 1, 2018 absent reenactment per Section 6.4(f) of Article 6, Escambia County, Code of Ordinances. I have attached a copy for your convenience.

At its regular board meeting on Wednesday, April 11, 2018, the Santa Rosa Island Authority Board of Directors evaluated how well Sec. 6-4 of Article 6, Escambia County, Code of Ordinances has worked on Pensacola Beach since it was enacted on March 1, 2016 and voted unanimously to recommend to the Escambia County Board of County Commissioners to reenact Sec. 6-4 of Article 6, Escambia County, Code of Ordinances prior to its sunsetting on June 1, 2018 and reenacting it indefinitely. This ordinance has had a very positive impact on Pensacola Beach.

Thank you for your time and attention to this matter. Let me also take this opportunity to thank you in advance for the Escambia County Board of County Commissioners keeping the Santa Rosa Island Authority advised of any decisions to reenact or sunset Sec. 6-4 of Article 6, Escambia County, Code of Ordinances.

Sincerely,

Jerry Watson,
Chairman
Santa Rosa Island Authority

Enclosure
cc: Hon. Lumon May, Vice Chairman, BOCC
Hon. Grover Robinson, BOCC
Hon. Doug Underhill, BOCC
Hon. Steven Barry, BOCC
Hon. Karen Sindel, Vice Chairwoman, SRIA
Hon. Janice Gilley, SRIA
Hon. Tammy Bohannon, SRIA
Hon. Brigette Brooks, SRIA
Hon. Thomas Campanella, SRIA
Mr. Jack Brown, Escambia County Administrator
Mr. Paolo Ghio, SRIA Executive Director
Ms. Alison Rogers, Escambia County Attorney
Mr. Mike Stebbins, SRIA Attorney
Sec. 6-4. - Alcoholic beverages in public areas on Pensacola Beach.

(a) *Legislative intent.* The intent of this section is to prohibit the consumption of any alcoholic beverage or the possession of any alcoholic beverage in an open container on or upon public areas in the commercial district of Pensacola Beach, which will sustain the growth of tourism on Pensacola Beach by promoting a family-friendly atmosphere and discourage underage drinking and disorderly conduct in public areas within the commercial district of Pensacola Beach.

(b) *Definitions.* The terms "alcoholic beverage" and "open container" when used in this section shall have the same meanings as defined in section 6-61 of the Escambia County Code of Ordinances.

The term "commercial district of Pensacola Beach" when used in this section shall mean the area more particularly described as beginning at a point on the Northerly R/W line of Ft. Pickens Rd. and the southeast corner of Block "C", La Caribe, being a subdivision recorded in Plat Book 15, Page 10 of the Public Records of Escambia County, Florida; thence depart said northerly R/W line and run northerly along the easterly boundary line of La Caribe Subdivision to the water's edge of Little Sabine Bay, thence run northeasterly, northerly and northwesterly along the meanderings of said water's edge of Little Sabine Bay to the bulkhead of the Bob Sikes Bridge at Pensacola Beach Boulevard; thence continue easterly along said bulkhead to the southerly water's edge of Santa Rosa Sound; thence run northeasterly, southwesterly, southerly, southeasterly and easterly along the meanderings of said water's edge of Santa Rosa Sound to a point lying on the extension of the western boundary of Lot 3, Block 3, Villa Primera, being a subdivision recorded in Plat Book 2, Page 78 of the Public Records of Escambia County, Florida; thence southerly along said western boundary of Lot 3 to the southwest corner of said Lot 3, Block 3, Villa Primera; thence easterly along the southern boundary of said Lot 3, Block 3, a distance of 35 ft. to the northeast corner of Lot 14, Block 3, Villa Primera Subdivision; thence southerly along the eastern boundary of Lot 14, Block 3, a distance of 93.88 ft. to the northerly R/W line of Via De Luna Dr.; thence westerly along said northerly R/W line of Via De Luna Dr. to a point of intersection with the northerly extension of the westerly R/W line of Avenida 10; thence southerly along said westerly extension, west R/W line and southerly extension of westerly R/W line to the water's edge of the Gulf of Mexico; thence southwesterly along said water's edge of the Gulf of Mexico to a point of intersection with the westerly boundary line of Block H, First Addition to Villa Sabine, being a subdivision recorded in Plat Book 5, Page 75 of the Public Records of Escambia County, Florida; thence northwesterly along said boundary line of Block H to the northerly R/W of Fort Pickens Road; thence northeasterly along said R/W to the southeast corner of Lot 1, Block A, Spanish Landing Subdivision, being a subdivision recorded in Plat Book 8, Page 24 of the Public Records of Escambia County, Florida; thence northwesterly along the easterly boundary line of said Lot 1, Block A, Spanish Landing to the southerly water's edge of Little Sabine Bay; thence northeasterly and easterly along the southerly shoreline of said Little Sabine Bay to a point of intersection of the water's edge and the westerly boundary line of Deep Water Cove Condominium Phase I; thence southeasterly along said westerly boundary line to the northerly R/W line of Fort Pickens Rd.; thence northeasterly along the northerly R/W line of Fort Pickens Rd. to the point of beginning. This area is comprised of 222.8 acres and is generally depicted in the following map:
(c) **Prohibition.** Except as otherwise provided herein, it shall be unlawful for any person to consume any alcoholic beverage or possess any alcoholic beverage in an open container on or upon any public parking lot, street, roadway, sidewalk, boardwalk, alleyway, paved or unpaved right-of-way, park, playground, recreational facility, or other public area located within the commercial district of Pensacola Beach that is not duly licensed to permit possession, consumption and sale of alcoholic beverages. With the exception of the alcohol-free zone on Pensacola Beach established pursuant to section 6-3 of the Escambia County Code of Ordinances, nothing in this section shall be construed to prohibit any person from legally possessing, consuming or selling an alcoholic beverage on sandy beach areas upland of the Gulf of Mexico, Santa Rosa Sound, or other navigable waterways.

(d) **Exemption for special events.** This section shall not apply to bona fide special events for which a permit has been issued by the Santa Rosa Island Authority.

(e) **Enforcement and penalty.** The Escambia County Sheriff and his or her deputies shall enforce violations of this section. Any person in violation of this provision shall be subject to the provisions of section 6-66 of the Escambia County Code of Ordinances.

(f) **Sunset provision.** This provision shall be enforced commencing on March 1, 2016, at 12:01 a.m. and shall stand repealed effective June 1, 2018, at 12:00 a.m. unless saved from repeal through reenactment by the board of county commissioners. During the last 90 days of the enforcement period, the board of county commissioners shall review the relevant crime, commerce, and quality of life statistics and evaluate the effectiveness of this section.
**SUMMARY OF CHARGES**  
February 21, 2018 thru March 20, 2018

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRIAT1.01 (Retainer)</td>
<td>$800.00</td>
</tr>
<tr>
<td>SRIAT1.02 (Routine Legal)</td>
<td>$1,676.10</td>
</tr>
<tr>
<td>SRIAT1.15 (Lease General)</td>
<td>$450.90</td>
</tr>
<tr>
<td>SRIAT14.88 (PNS v Am Fi, et al)</td>
<td>$798.55</td>
</tr>
<tr>
<td>SRIAT1.28 (Asmar) (Reimbursable)</td>
<td>$83.20</td>
</tr>
<tr>
<td>SRIAT14.40 (Bohannon)</td>
<td>$2,767.38</td>
</tr>
<tr>
<td>SRIAT13.83 (Brungart) (Reimbursable)</td>
<td>$118.65</td>
</tr>
<tr>
<td>SRIAT13.91 (Gresham)</td>
<td>$50.30</td>
</tr>
<tr>
<td>SRIAT15.55 (Reynolds)</td>
<td>$173.25</td>
</tr>
<tr>
<td>SRIAT15.49 (Simpson)</td>
<td>$85.20</td>
</tr>
<tr>
<td>SRIAT16.17 (Warner) (Reimbursable)</td>
<td>$37.65</td>
</tr>
</tbody>
</table>

**TOTALS FOR SRIA**  
$7,041.18

**RECEIVED**  
MAR 22 2018  
SANTA ROSA ISLAND AUTHORITY  
$7,041.18  
ORG: Pam COPY: Robbie
Via Email
Paolo Ghio
Executive Director
Santa Rosa Island Authority
P. O. Box 1208
Pensacola Beach, FL 32561

Re: Attorney’s Report for the April 11, 2018 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the April 11, 2018 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 April 11, 2018 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 to robbie_schrock@sria-fla.com )
Jamee Thompson (w/ encl. via email to jamee_thompson@sria-fla.com)
ATTORNEY’S REPORT – APRIL 11, 2018

I. Lease Defaults Pending

A. Residential – ACTIVE


B. Residential & Commercial – ON STAFF HOLD


C. Commercial – ACTIVE

NONE

II. Litigation/Claims

A. Pensacola Beach Holdings, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002416 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia
County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.

**Status:** I am advised by the attorneys for the plaintiff and the Property Appraiser/Tax Collector that this case is on hold until the appeals for Items IlB.- IlC. are exhausted. Presently, the cases are before the Florida Supreme Court on a request by the defendants to hear the case.

B. **Beach Club Towers Homeowners Association, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002415** (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.

**Status:** The Appeals Court issued a mandate to return the case to the trial court for proceeding consistent with the Appeals Court Opinion and the Property Appraiser and Tax Collector file a motion to stay the mandate pending a request to and decision from the Florida Supreme Court to consider an appeal of the Appeals Court decision. The Appeals Court denied the motion to stay the mandate. The Florida Supreme Court is considering a request by the Escambia County Property Appraiser and the Escambia County Tax Collector to hear an appeal of the Appeals Court decision.

The plaintiffs have filed the same case for 2015; however, the plaintiffs recently dropped the SRIA as a party to the 2015 case, which I assume is as a result of the plaintiffs favorable ruling in the 2011 case.

C. **Portofino Tower Two Homeowners Association at Pensacola Beach, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002418** (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.

**Status:** The Appeals Court issued a mandate to return the case to the trial court for proceeding consistent with the Appeals Court Opinion and the Property Appraiser and Tax Collector file a motion to stay the mandate pending a request to and decision.
from, the Florida Supreme Court to consider an appeal of the Appeals Court
decision. The Appeals Court denied the motion to stay the mandate. The Florida
Supreme Court is considering a request by the Escambia County Property Appraiser
and the Escambia County Tax Collector to hear an appeal of the Appeals Court
decision.

The plaintiffs have filed the same case for 2015; however, the plaintiffs recently
dropped the SRIA as a party to the 2015 case, which I assume is as a result of the
plaintiffs favorable ruling in the 2011 case.

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
dea 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: On March 14, 2018, the Appeals Court issued an order consolidating the
three remaining appeals in this case. However, the Appeals Court Order was
unclear as to whether the appeals would be heard by one three judge appeals court
panel but each of the three appeals separately briefed (sometimes called appeals
currently traveling together) or whether the appeals would be heard by one three judge
appeals court panel and all three appeals will be briefed under one brief.

After meeting with the attorneys for the other two defendants, it was decided that
the SRIA would file a motion to dismiss one of the appeals because the deadline
for the plaintiff to file the initial brief has long since passed and the plaintiff has
not requested an extension to file the initial brief. Based on the SRIA motion to
dismiss, the Appeals Court issued an order to the plaintiff to show cause why the
appeal should not be dismissed. The plaintiff’s response is pending.

In the meantime, Matt Dannheisser has filed a motion to dismiss one of the other
two appeals because they are duplicative of one another. This duplication resulted
from the plaintiff taking a shotgun approach to the appeal by filing an appeal of
all Judge Bergosh’s orders. The Appeals Court has not yet responded, but it is
expected a show cause order will be issued to the plaintiff on this motion as well.

If the SRIA motion to dismiss and Mr. Dannheisser’s Motion to dismiss do not cut
down the remaining appeals, then the defendants will join in one motion to seek
clarification of the March 14, 2018 Appeals Court Order to clarify not only the
briefing schedule, i.e., one brief or three briefs, but also clarify the due dates for
the initial briefs from the plaintiff.
E. Santa Rosa Island Authority v. Alice Bohannon, et. al., Escambia County Circuit Court Case No. 2018-CA-000348: (Litigation): This is a lease termination case based on the lessees’ failure to pay lease fees.

*Status:* Summons have been served on all the defendants. Defendants Alice & David Bohannon have requested, and have been given, one last opportunity to cure the default by paying all amounts due by Friday, April 13, 2018. If the Bohannons fail to timely pay, the deadline for filing a response to the complaint is Friday, April 20, 2018.

F. Formal Administrative Claims

1. Gerald Cunningham: This is a claim for property damage. Mr. Cunningham filed a claim for damage to his vehicle when he collided with an SRIA employee on an all-terrain vehicle on July 4, 2014. The claim has been sent to the SRIA automobile insurance carrier, who is defending the SRIA. The likelihood of an unfavorable result is unknown at this time.

*Status:* Mr. Cunningham has taken no action to file a lawsuit since 2014, when the insurance carrier’s adjuster denied the claim. The statute of limitation for filing a lawsuit expires in July 2018.

2. Dung Tien Do: This is a claim for personal injury. On October 30, 2017, Mr. Do, through his attorney filed an administrative claim dated October 26, 2017. 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.

*Status:* No change in status since the last attorney’s report.

G. Informal Claims

None

III. Other Matters Pending

A. Prepare additional revisions to the proposed Interlocal Agreement between the SRIA and the ECUA for the construction of the seawall in Little Sabine Pass

B. Prepare proposed minutes for the SRIA Committee Action for 2/28/18 regarding the Beach to Bay, LLC perpetual easement

C. Advise SRIA Staff regarding potential SRIA liability under state tort claim made against Escambia County but received by the SRIA
D. Advise SRIA Staff regarding the Florida Public Smoking Regulation preemption as it relates to the SRIA regulation of smoking during Bands on The Beach concerts
E. Advise and Assist SRIA Staff regarding the propriety of Radical Rides requesting a lease amendment relating to alcohol sales on the leasehold
F. Review, revise and comment upon the proposed elevation mitigation contracts between the SRIA and leaseholders
G. Review, research & advise SRIA Staff regarding the fixing of a rear set-back line when boundaries are fixed on a plat but subsequent tidal erosion occurs to the plat boundaries
Santa Rosa Island Authority  
Engineer's Report  
April 11, 2018

Projects | Budget | Funding Source | Schedule
---|---|---|---
RESTORE Assist. And Presentation | $7,000 (e) | SRIA | On-Going
Little Sabine Bay Channel Extension | $40,000 (e) | SRIA | Summer 2018
Pensacola Beach – Playgrounds | $40,000 (e) | SRIA | Spring 2018
Pensacola Beach Multi-Use Paths | $125,000 (e) | SRIA | Spring 2018
Phase 2 Dune Walkovers Project | $52,000 (e) | SRIA | Spring 2018

Narratives

RESTORE Assistance and Presentation
No action on this item during the current period.

Little Sabine Bay Channel Extension
Final application documents and fees have been submitted to the FDEP and USACE. An FDEP permit has been issued and the USACE permit is awaiting a biological assessment. SRIA staff executed an add services task order for BDI to modify the Quietwater Beach Nourishment permits which will allow acceptable spoil materials to be used for the nourishment of Quietwater Beach. Plans are being revised to include direction for beach nourishment with suitable spoil materials.

Pensacola Beach Playgrounds and Interactive Splash Pad
BDI is coordinating with SRIA staff and public works for the plan and construction of the proposed splash pad at Harry Gowens Park. Construction plans for replacing the basketball court and improving the drainage at Harry Gowens Park have been included in the bid package for the Multi-Use Path project.

Pensacola Beach Multi-Use Path Restoration – Phase 1
Construction plans for the replacement of the Multi-Use path from Ave. 10 to Parking lot C have been advertised and released for Bid. A Pre-bid meeting will be held in the SRIA Board Room on Friday, April 13th at 10:00am, and bids will be opened at 9:00am on May 4th. The replacement of the multi-use path from Ave. 10 to the Fort Pickens intersection will be coordinated with an ECUA project scheduled to begin during the fall of 2018, in order to reduce public disruptions during construction.
Phase 2 Dune Walkovers Project
A topographic survey has been performed for the proposed improvements and preliminary plans and permit documents are being prepared.

(c) = Construction Budget
(e) = Engineering Budget
BF = Beautification Fund
SRIA = Santa Rosa Island Authority
ECUA = Emerald Coast Utilities Authority
TBD = To Be Determined
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (7):
- 37 Calle Marbella. – New conforming, pile supported, single family residential structure
- 41 Calle Marbella. – New conforming, pile supported, single family residential structure
- 809 Panferio – Pile supported addition and interior remodel/renovation to existing single family residential structure.
- 23 Callie Hermosa – Interior remodel/renovation to existing single family residential structure. Also, add break away walls and storage area BFE.
- 73 Calle Marbella - Install man lift to existing rear deck.
- 901 Ariola – Remove and replace existing front deck and stairs to single family residential structure.
- 321 Panferio – Extend existing slip by 6’, add 6’x4’ to existing catwalk, and adding 6’x4’ lower drop down portion of dock. a 58’x4’ dock, 13’x12’ terminal platform, 12’x4’ lower paddle board access dock.

Commercial projects (4):
- 10 Portofino Dr. – Install pilings and construct new pool side deck to existing building.
- 460 Pensacola Beach Blvd. (Beach to Bay) – Construct 265’x4’ access pier, 10’x4’ terminal platform, 10’x3’ step down, and a 2 slip dock with an uncovered boat lift.
- 17 Via de Luna. (Pensacola Beach RV Park) – Placement of temporary tiki bar, port o let, and mobi mats on the shore.
- 3 Via de Luna (Tropical Waves) – Apply new window display coverings to existing building.