1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 07/11/2018)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER
9. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY

CONSENT AGENDA

10. COMMITTEE REPORTS

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

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10 A – to make modifications to the existing units to create one large retail space. (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 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

Discussion item only.
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.

D. OPERATIONS COMMITTEE, MS. JANICE GILLEY, CHAIRWOMAN, MS. BRIGETTE
BROOKS AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Request by Mr. Ed Renton - For discussion of public/private funding for
construction of any building on public property. (Staff report by Paolo Ghio)

Discussion item only.

Item # 2 – Request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a
beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens
Rd. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Evaluation of the progress of the ROW clearing and update on leaseholder
meeting. (Staff report by Paolo Ghio)

12. REPORTS

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

13. VISITOR’S FORUM
14. BOARD MEMBER’S FORUM
15. ADJOURN
1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday July 11, 2018 beginning at 5:00 p.m. Members in attendance were: Ms. Karen Sindel, Dr. Thomas Campanella and Ms. Brigette Brooks. Ms. Janice Gilley participated via telephone. Ms. Tammy Bohannon was absent. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.


Upon motion of Ms. Brigette Brooks seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (6/13/2018) and the Special Board Meeting (6/27/2018) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIRMAN’S COMMENTS

Mr. Watson stated staff and Board are ready for an exciting weekend, and all were looking forward to the world famous Blue Angels’ Airshow.

8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

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

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

Item # 1 – Request by David Mills – 116 Siguenza Dr. – Lot 12, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 20.6’ into the rear 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 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

No action taken, discussion item only.

Item # 2 - Request by Jim Reeves, d/b/a PB RV Resort – 17 Via de Luna Dr. – to sublease to Marina Quirk, d/b/a Soleilune Massage and Spa, to operate from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 3 – Request by Robert Rinke d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to sublease to Brittany Parsons, Parson’s Marine & Dolphin Cruises, to operate from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 4 – Request by Robert Rinke d/b/a Portofino – 10 Portofino Dr. – to sublease to Brittany Parsons, Parson’s Marine & Dolphin Cruises, to operate from leasehold property. (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 the University of West Florida (UWF) to revise the indemnification provision of the event application (See page 3). (Staff report by Mike Stebbins)

The Committee unanimously approved staff’s recommendation.

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

REGULAR AGENDA

10. NEW BUSINESS

Item # 1 – Request by Pensacola Beachside Resort, LLC d/b/a Days Inn – 16 Via de Luna – to provide food and beverage service from leasehold property. (Staff report by Paolo Ghio)

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

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the request by Pensacola Beachside Resort, LLC d/b/a Days Inn – 16 Via de Luna – to provide food and beverage service from leasehold property, paying all applicable percentages and fees. (5-0)

11. OLD BUSINESS

Item # 1 – Request by Escambia County, for an early termination date of September 30, 2018 for the Agreement for Operation and Management of Concession between the SRIA and Levin, and Rinke Resort Realty, Inc, for the “Old VIC” building, located at 735 Pensacola Beach Blvd. (Staff report by Paolo Ghio)

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

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Board unanimously approved of the request by Escambia County, for an early termination date of September 30, 2018 for the Agreement for Operation and
Management of Concession between the SRIA and Levin, and Rinke Resort Realty, Inc, for the “Old VIC” building, located at 735 Pensacola Beach Blvd. (5-0)

Item # 2 - Approval of a Modification to Sub-grant Agreement for FMA-PJ-04-FL-2016-010, to decrease the Federal Funding by $40,759.28 and approval to execute the document by the Board Chairman. (Staff report by Paolo Ghio)

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

Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved the modification to Sub-grant Agreement for FMA-PJ-04-FL-2016-010, to decrease the Federal Funding by $40,759.28 and approval to execute the document by the Board Chairman.

Item # 3 – Request for approval of the Resolution for the 2019-2020 Florida Beach Erosion Control Program. (Staff report by Paolo Ghio)

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

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the Resolution for the 2019-2020 Florida Beach Erosion Control Program. (5-0)

12. REPORTS

A. ATTORNEY’S REPORT

Mr. Stebbins presented his report for the review of the Board.

Ms. Brooks asked if Mr. Stebbins had confirmed that the Boardwalk was designated as a specialty center.

Mr. Stebbins said he confirmed the Boardwalk had been designated as a Specialty Center, and the businesses have to apply for a special license from the food, tobacco and beverage division.

B. ENGINEER’S REPORT

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

Dr. Campanella asked about the access road to the Grand Marlin.
Mr. Huggins stated the modifications had been approved by Escambia County and they would move forward with the project in the fall.

Ms. Gilley asked about a letter of interest issued by Escambia County, regarding universal access to county facilities and parks in Perdido Key and Pensacola Beach. She asked how involved the Island Authority was in this.

Mr. Huggins stated he had seen the letter, but had not been given direction to move forward with anything.

Mr. Ghio stated that he is on the selection committee for this program, to choose a consultant to conduct the study.

Ms. Gilley said she believes the letter is geared more towards issues on Perdido Key.

Mr. Ghio reminded the Board that he had gotten together with the County a couple of years ago to assess the deficiencies in the core infrastructure for ADA compliance. He also looked at the access points with BDI to become compliant. He said the SRIA spent $1.3 to address the compliance issues with the dune walkovers.

**SPEAKER:**

Arthur Leary – He had a question regarding the previously voted on item, the Sub-grant agreement.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Mr. Watson asked about the response to ROW letter that was sent to residents.

Mr. Ghio said more time is needed to gauge response, but he had received a few emails in regard to the letter. He praised Melody Forte for her handling of leaseholder questions.

**SPEAKER:**

Terry Preston – She said the PBA is getting lots of questions, and they refer them to SRIA staff. She said many people were asking how serious this is regarding other streets and will there be other hardened parking areas other than Ariola. She asked what the action plan will be.
Mr. Ghio stated we are not to that part of the plan yet, and he will be watching for responses, while focusing on the safety aspect. Once all has been cleared, he will send in BDI to assess the next step. He said it will be done in phases, not focusing on 1 particular neighborhood. He said there will be opportunity for public input in the future.

Ms. Sindel pointed out that District 2 is following this process closely, as they have issues with this as well.

Mr. Watson said the pressing priority is safety, with beautification following that.

13. VISITOR’S FORUM

14. BOARD MEMBER’S FORUM

Dr. Campanella read a proclamation for Patriotism Week for the Elk’s Lodge. It will be September 9-16, 2018.

Ms. Brooks asked when the parking lot construction will begin?

Mr. Ghio stated the construction will be done in phases, starting in late September or early October. The first one will be done at the Sheriff’s substation, followed by the old VIC site, then on to the access road.

Ms. Sindel praised and thanked the staff that have worked so hard to make Blue Angels week a success.

Ms. Gilley spoke of the joint meeting on July 17, 2018 between the SRIA Board and BOCC. She said it would be helpful to her to have a spreadsheet with lease fees associated with each property, and also the valuation of properties and the valuation of the improvements on the properties, prior to the meeting.

Mr. Ghio said that the SRIA finance department had already put together a document with current lease fees listed in ascending order. He stated he has reached out to both the Property Appraiser (for current appraised value) and the Tax Collector (for the current tax amounts on the properties.)

Mr. Watson wished everyone an enjoyable, safe weekend.

15. 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 5:29 p.m.

(SECRETARY) (CHAIRMAN)

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MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: July 26, 2018  
RE: Minutes of July 25, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, July 25, 2018. Members present were Dr. Thomas Campanella, Ms. Brigette Brooks, and Ms. Tammy Bohannon, Chair. Also present were Board Members Ms. Karen Sindel and Ms. Janice Gilley. Mr. Jerry Watson was absent. Ms. Bohannon, Chair, called the meeting to order and presented the following item:

Item #1 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

Ms. Bohannon suggested the Board adopt a policy of some kind regarding lease renewals.

Mr. Ghio pointed out that the BOCC will be discussing leases at an upcoming meeting, and doesn’t think the SRIA can move forward with a policy until the attorneys figure out what can and can’t be done.

Ms. Bohannon doesn’t think the SRIA should renew any leases until it’s all figured out, and said all leases should be uniform.

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

Paolo Ghio
Executive Director
MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: July 26, 2018  
RE: Minutes of July 25, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday July 25, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Ms. Brigette Brooks and Ms. Tammy Bohannon. Mr. Jerry Watson was absent. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Ms. Sindel turned the meeting over to Mr. Ghio.

Mr. Ghio stated it had come to his attention that many audience members were present to talk about the clearing of the ROW letter that was mailed to the majority of the Island leaseholders recently. He said that this topic is not on the agenda for this evening. He offered to have an informal meeting in the next week or so, with Mr. Lloyd Mattair being the event organizer, to answer questions leaseholders might have regarding the request for them to clear the ROW in front of their houses.

Ms. Gilley explained that there is a public forum, where anyone can speak, at the Regular Board Meetings.

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10A - to make modifications to the existing units to create one large retail space. (Staff report by Paolo Ghio)
Mr. Ghio gave background on the item and stated staff recommended approval. He showed a power point presentation of the renderings of the new structure.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10A - to make modifications to the existing units to create one large retail space, in accordance with all applicable codes and regulations. (3-0)

Ms. Bohannon asked where The Wine Bar would be relocated.

Mr. Ghio said the relocation was uncertain at this time.

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

Paolo Ghio
Executive Director

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 26, 2018
RE: Minutes of July 25, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, July 25, 2018. Members present were Ms. Tammy Bohannon and Ms. Karen Sindel, Chair. Ms. Brigette Brooks served on the Committee in the absence of Mr. Jerry Watson. Also present were Board Members Dr. Thomas Campanella and Ms. Janice Gilley. 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. Brigette Brooks seconded by Ms. Janice Gilley, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

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

Paolo Ghio
Executive Director

PG:jt

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 26, 2018
RE: Minutes of July 25, 2018 Operations Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, July 25, 2018. Members present were Ms. Brigette Brooks, Ms. Tammy Bohannon, and Ms. Janice Gilley, Chair. Also present were Board Members Dr. Thomas Campanella and Ms. Karen Sindel. Mr. Jerry Watson was absent. Ms. Gilley, Chair, called the meeting to order and presented the following item:

Item # 1 - Request by Mr. Ed Renton - For discussion of public/private funding for construction of any building on public property. (Staff report by Paolo Ghio)

SPEAKER:

Ed Renton – He reviewed the Portofino Restroom process that has occurred up until this point. He said the developers have offered to make up the shortfall between the budgeted amount and the actual bid amount, as well as the repairs and maintenance. He doesn't understand how you can successfully comingle public & private funds. He questioned if there was a storm and insurance didn’t pay enough, how would a shortfall be dealt with? He stated the developer of Portofino has offered to put up $25,000.00 a year for repair, maintenance and upkeep, but what if it costs more than that? He said this is a slippery slope, and when he purchased his unit, he was promised unrestricted views. He wanted to know why it's continuing to be discussed when 2 bids have been refused. He doesn't believe anyone in the public thinks a bathroom at that location is necessary.
Ms. Gilley said that Mr. Renton had made some good points, but believes public/private partnerships can and do work. She stated they aren’t uncommon in the state of Florida. She stated if this did move forward, it would need to be transparent and clean.

Mr. Renton suggested that since this project has had so much controversy, perhaps the money would be better spent on another project.

Mr. Ghio said he was meeting with David Forte (Escambia County) and Robert Rinke (Portofino) on Thursday, July 26, 2018 to discuss this project. He said the BOCC will be looking to the SRIA Board for direction on this project.

SPEAKER:

Robert Rinke – He stated when he presented the restroom idea 2 ½ years ago, there was all positive feedback. He said he doesn’t understand the dissention regarding the project. He said he paid $14,000.00 to have it designed similar to Portofino, and as a gateway entry to the beach. He distributed a 4 page detailed color rendering to all the residents. He stated most of the money for the project goes to the $200,000.00 handicapped ramp and the rest is in utilities and the concrete structure. He stated 61% of the Portofino leaseholders have voted, and 75% were for the project, and 25% were against. He said he has sent a video to each Portofino leaseholder, asking them to vote. He said he is willing to move it to a different location and will work with Mr. Ghio and Mr. Forte to compromise. He will bring it back to the Board in a month or two.

Ms. Brooks asked how many votes were from Tower 3 which seems to be disproportionately affected by the placement of the bathhouse?

Mr. Rinke said he didn’t have the numbers memorized, he thinks about 375 were for, and 125 against, but does have it broken down by tower and will forward that information, the packet and the video to the SRIA Board.

SPEAKER:

Larry Smith – He told the following voting figures for each tower so far:

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<th>Votes Received</th>
<th>In Favor</th>
<th>Against</th>
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<tr>
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<td>Tower 4</td>
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Mr. Smith pointed out that Mr. Rinke had said he was going to send certified letters to each Portofino resident, and didn’t. He stated you didn’t know who is responding or what their responses are.

Ms. Sindel encouraged speakers to stick to the topic of funding, not voting, etc.

**SPEAKER:**

Mike Moran – He said lots of people use the beach and need the restroom. He understands Tower 3’s objections, and agreed that perhaps moving it and making the roof flat (for better views) would make everyone happy.

**SPEAKER:**

Mohamed Ghabour – He pointed out that it isn’t believable or fair for Mr. Rinke to do his own survey, in this dispute. He said the SRIA should conduct their own survey. He said Mr. Rinke can send his side of the story, but the votes should come to the SRIA. He said not only Portofino residents should be voting, but the public as well. He said once you have a final answer, then the money can be figured out.

Ms. Bohannon agreed that perhaps the SRIA should do their own survey, so we can truly know what they want.

Mr. Ghio said this would have to be an agenda item.

Ms. Sindel said she wanted some time to think about it, as there could be a lot of unintended consequences by doing that.

Ms. Bohannon said it’s alarming to her to find out how much opposition there is to this project and she would like to truly know how the residents feel.

Item # 2 – Request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. (Staff report by Robbie Schrock)

Ms. Schrock was absent from the meeting, so Mr. Ghio read the backup for the item and stated staff recommended approval.

**Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by Mr. Ryan Christopher, Lazy...**
Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. (3-0)

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

Paolo Ghio
Executive Director

PG:jt

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## MONTH AT A GLANCE

### HOW DID YOU DISCOVER PENSACOLA BEACH?

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Eco Trail Maps Distributed:
RAIN DAYS FOR THE MONTH:
Guides to Businesses
Trolley Maps to Businesses

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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: August 8, 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.

  SRIA and BCC gave direction to proceed with Phase III design from 60% to 100% plans. Anticipate design completion Fall 2018. Construction funding TBD.

Casino Beach Parking Lot Expansion Project solicitation underway; anticipate contract award September 2018 with construction to follow.

The Board to consider Old VIC Building Parking Lot at its 8/2/18 regular meeting for design and construction funding approval.

Turn lane improvements at Casino Beach Parking Lot are complete; provides motorists a left turn from the Sheriff’s Substation parking lot area into the main Casino Beach parking lot area.

- **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 underway, with contract award to design firm Fall 2018. Anticipate design phase completion Summer 2019 with construction solicitation to proceed following design.

- **Ensenada Uno/Dos** – Construction complete.

- **Pensacola Beach Access Road & BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant for both projects. SRIA Board and BCC have approved the 5’ perpetual easement for sidewalk along Beach to Bay property. Design is being modified to accommodate the sidewalk and impacts to the race car track. Construction solicitation Fall 2018; anticipate construction to begin Winter 2018.
• **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I waterside improvements complete; landside improvements complete.

• **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).
  
  - July 2018 537,063
  - July 2017 540,072
  
  -3009 (Calendar shift - 4 weekends vs 5 weekends last year)

  - June 2018 511713
  - June 2017 457233
  
  +54480 (Calendar shift – 5 weekends vs 4 weekends last year)

**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
August 8, 2018  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item A-1

Request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10 A – to make modifications to the existing units to create one large retail space. (Staff report by Paolo Ghio)

**Background:**

To add diversity to the Pensacola Beach Boardwalk, Robert Rinke is requesting SRIA approval to reconfigure the floor space and roof line of the existing structure known as Envie and The Wine Bar, per the included drawings. The footprint will not change and the interior will remain as a single level. The modification to the roofline is for aesthetic purposes and to allow more natural light to enter the building. The highest point of the roof is not to exceed the height of the surrounding structures on PB Boardwalk. Use will remain as retail sales.

**Recommendation:**

Staff recommends approval of the request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/The Wine Bar – 400 Quietwater Beach Rd # 8 and 10 A – to make modifications to the existing spaces to create one large retail space, in accordance with all applicable codes and regulations, and obtaining all applicable approvals/permits.

**Committee Action:**

The Committee unanimously approved the request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/The Wine Bar – 400 Quietwater Beach Rd # 8 and 10 A – to make modifications to the existing spaces to create one large retail space, in accordance with all applicable codes and regulations, and obtaining all applicable approvals/permits.
August 8, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-1

Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

This item will be staying in Committee.
August 8, 2018  
Regular Board Meeting  
Administration Committee  
Consent Item C-1  

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.
August 8, 2018
Regular Board Meeting
Operations Committee
Consent Item D-1

Request by Mr. Ed Renton - For discussion of public/private funding for construction of any building on public property. (Staff report by Paolo Ghio)

Background:

See attached.

Discussion only. No action taken.
August 8, 2018
Regular Board Meeting
Operations Committee
Consent Item D-2

Request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. (Staff report by Robbie Schrock)

Background:
This property used to have Horizon Beach Service, however they sold their assets to Lazy Days, so the service will be provided by them now.

Recommendation:
Staff recommends approval of the request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. – paying all applicable percentages and fees.

Committee Action:
The Committee unanimously approved the request by Mr. Ryan Christopher, Lazy Days Beach Rentals, to operate a beach rental service behind Margaritaville and Landshark Landing – 165 Ft. Pickens Rd. – paying all applicable percentages and fees.
August 8, 2018
Regular Agenda
Old Business Item # 1

Evaluation of the progress of the ROW clearing and update on leaseholder meeting. (Staff report by Paolo Ghio)
SUMMARY OF CHARGES
July 1, 2018 thru July 31, 2018

SRIAT1.01 (Retainer) $ 400.00
SRIAT1.02 (Routine Legal) $ 1,716.50
SRIAT1.15 (Lease General) $ 1,053.00
SRIAT13.69 Improvement Fund (Reimbursable) $ 97.20
SRIAT14.88 (PNS Beach v Am Fl, et al) $ 9,329.35
SRIAT15.14 (Casa Pileta, LLC) $ 190.85
SRIAT16.29 (David May) $ 46.60

TOTALS FOR SRIA $12,835.50
July 31, 2018

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

Re: Attorney’s Report for the August 8, 2018 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the August 8, 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 August 8, 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)
    Jamee Thompson (w/encl. via email)
    Vickie Johnson (w/encl. via email)
ATTORNEY’S REPORT – AUGUST 8, 2018

I. Lease Defaults Pending

A. Residential – ACTIVE

3. Reynolds, Mr. & Mrs. Reid (2018 Default - 52403) (August 2, 2018)

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 II.B.- II.C. are exhausted.

I would expect that soon this case will be dismissed with the trial court reserving the authority to rule on the issue of the valuation of the improvements if necessary.

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: On May 25, 2018, the trial court entered an amended final judgment for this case in favor of Beach Club Towers HOA, vacating the tax bills on the land for the years 2011 through 2017 and reserving the authority to rule on the issue of the valuation of the improvements if necessary.

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: On April 6, 2018, the Florida Supreme Court issued an order to the Property Appraiser and Tax Collector to show cause why the Florida Supreme Court should not decline review of the appeal in light of the Florida Supreme Court Order in the Beach Club Towers case. The Property Appraiser and Tax Collector filed the response to the show cause order on April 23, 2018. On May 2, 2018, Portofino Tower Two Homeowners Association filed a reply to the Property Appraiser and Tax Collector filed the response to the show cause. An order from the Florida Supreme Court is pending.

However, on May 21, 2018, the trial court entered an amended final judgment for this case in favor of Portofino Tower Two HOA, vacating the tax bills on the land for the years 2011 through 2017 and reserving the authority to rule on the issue of the valuation of the improvements if necessary.
D. **Pensacola Beach, Inc., et. al. v. American Fidelity Life Insurance Company, et. al. Case No. 2013-CA-002311** (Litigation): These plaintiffs have filed a claim for money damages against the SRIA and other defendants for slander of title, tortious interference with a contract and a business relationship, conspiracy, and violation of Florida’s Anti-Trust Act. A defendant, American Fidelity Life Insurance Company, has named the SRIA as a cross-claim defendant in the above case but is only seeking a declaratory judgement about the Pensacola Beach, Inc. master lease and the SRIA appears to have been named by American Fidelity in its claim because of the SRIA’s interests in that master lease. American Fidelity is not seeking any damages against the SRIA.

**Status:** On July 9, 2018, American Fidelity filed a motion to strike the Initial Brief. On July 10, 2018, the Appeals Court denied the Appellants’ motion to expand the number of pages in the Initial Brief, struck the Initial Brief and ordered the Appellants to file an Amended Brief by July 16, 2018. On July 11, 2018, the Appeals Court issued a Show Cause Order to the Appellants as to why the American Fidelity motion to strike should not be granted. On July 16, 2018, the Appellants filed the Amended Initial Brief; and on July 19, 2018, the Appeals Court denied American Fidelity’s motion to strike as moot based on the filing of the Amended Initial Brief. On July 19, 2018, the Appellees filed a joint motion seeking clarification on the filing of Answer Briefs because the Appellate Court had not acted upon Appellants’ motion to supplement the Appellate Record. On July 23, 2018, American Fidelity filed a motion to strike the amended initial brief. On July 24, 2018, the attorney for Michael J. Stebbins filed a motion to strike the amended initial brief. On July 26, 2018, the SRIA filed a motion to strike the amended initial brief. Action by the Appellate Court is still pending on the Appellants’ motion to supplement the Appellate Record, the Appellees’ joint motion for clarification and on each of the motions to strike filed by the Appellees. All these motions toll the time for the filing of the SRIA’s Answer Brief.

E. **Formal Administrative Claims**

1. **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:** The claimant’s attorney was sent a letter denying the claim on April 19, 2018. 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.
F. Informal Claims

None

III. Other Matters Pending

A. Advise & assist SRIA Staff regarding a subpoena for Portofino Boardwalk videos
B. Advise & assist SRIA Staff on a public records request
C. Attend Special Joint Meeting of the SRIA Board and the Escambia BCC regarding a potential SRIA contribution to the Escambia County budget for public works and public safety services on Pensacola Beach
D. Advise & assist SRIA Staff regarding SRIA contractual obligations relating to the proposed public restroom near Portofino using Island Improvement Funds
E. Advise & assist SRIA Staff regarding a proposed set-back variance request at 1707 Calle Bonita
F. Advise & assist SRIA Staff regarding rights to a mitigation grant for a leasehold that is the subject of a divorce
G. Prepare spreadsheet of master leases with subleases showing which are renewable and non-renewable and provide it the SRIA Board Members and the SRIA Staff
Santa Rosa Island Authority  
Engineer's Report  
August 08, 2018

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Narratives

Little Sabine Bay Channel Extension
Construction documents for the channel dredging operations in Little Sabine Bay and nourishment of Quietwater Beach have been approved by FDEP. A permit modification has been approved by the USACE for the nourishment of Quietwater Beach. The USACE notified BDI that an additional seagrass study report is needed for permit approval of the proposed channel dredging. BDI expects construction operations to begin this fall.

Pensacola Beach Playgrounds and Interactive Splash Pad
Replacement of the basketball court at Harry Gowens Park and installation of necessary drainage elements for the future splash pad will be performed as part of the Multi-Use Path Restoration project.

Pensacola Beach Multi-Use Path Restoration – Phase 1
Construction is underway on the multi-use path and for works within Harry Gowens Park. The new asphalt placement is expected to be completed the week of August 6th and the removal and replacement of scheduled concrete surfaces along the path will follow. Construction operations are expected to be substantially completed by the end of August.

Phase 2 Dune Walkover Project
Permit documents are being prepared and coordinated with FDEP staff for approval. Upon State approval, the replacement of the dune walkovers is expected to take place this fall, after the turtle nesting season. Discussions with FDEP are ongoing.

Little Sabine Bay Channel Bulkhead
This project is currently on-hold pending completion of other SRIA projects.

(c) = Construction Budget   
(e) = Engineering Budget

SRIA = Santa Rosa Island Authority
TBD = To Be Determined
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (3):
- 1723 Ensenada Uno. – Enclosing approx. 700 Sq ft of area below the BFE for storage for existing structure.
- 2 Calle Travieas – Remove and replace existing open upper and lower decks.
- 301 Panferio Dr. – Construct a 4’x153’ access pier, 10’x16’ terminal platform, 2’x32’ catwalk, and an uncovered boat lift, from leasehold property.

Commercial projects (0):

ADDITIONAL ITEM:

- Present letter of recognition to Escambia County Public Works Department