SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING 
FEBRUARY 14, 2018 
5:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 1/10/2018)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN’S COMMENTS
8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER
9. PRESENTATION BY E.W. BULLOCK
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 – Request for acceptance of the approved SRIA 2015 Grant application (FMA-2015-013/ 10 homes to be elevated), and the approved 2016 Grant application (FMA2016-010/ 2 homes to be elevated). And to extend the existing contract for Mr. Jeffrey S. Ward to manage the approved 2015 and 2016 FEMA Mitigation Grant Projects. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 2 - Request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.
The following item was pulled from the agenda by the leaseholder.

Item # 4 – Request by Robert Rinke, Pensacola Beach Holdings, LLC d/b/a Pensacola Beach Boardwalk - 400 Quietwater Beach Rd. - to discuss improvements to the Boardwalk. (Staff report by Paolo Ghio)

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

Item # 1 – Request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 2 – Request by Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on 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.

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

Item # 1 – Request by Ashley Curd, Lazy Days Beach Rental, LLC, to operate a beach rental service behind Holiday Inn Express. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.
12. OLD BUSINESS

Item # 1 – Request by Bradley & Jennifer D. Seitel – 1408 Via de Luna Dr. – Lot 4, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved putting this item on the February 14, 2018 Regular Agenda, to allow time for the contractor to try and reach a compromise with an adjacent neighbor that has voiced complaints about the placement of the pool.

Item # 2 – Discussion/revision of the Beach Rental Service Policy. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation, however after the meeting, staff found other areas in the policy that needed to be adjusted.

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 January 10, 2018 beginning at 5:04 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Brigette Brooks, Ms. Janice Gilley, Ms. Tammy Bohannon and Dr. Thomas Campanella. Mr. Jerry Watson participated via teleconference. Ms. Karen Sindel, Acting Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 12/13/2017)

Upon motion of Ms. Tammy Bohannon seconded by Dr. Tom Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (12/13/2017) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIRMAN’S COMMENTS

8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

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

Ms. Bohannon asked why numbers were slightly down for the year.
Ms. Westmoreland explained the change in traffic patterns in May was a factor, as well as all the rain and hurricanes the beach had last year.

Ms. Gilley asked how digital media is tracked.

Ms. Westmoreland said they don't track clicks right now, but are working on it.

Ms. Schrock stated the Visit Pensacola Beach website is tracked through E.W. Bullock and that they would be happy to come in and do a presentation for the Board.

**CONSENT AGENDA**

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 - Request by Beach Club for an extension to their current Amended and Restated Lease. (Report by Mike Stebbins)

The Committee unanimously approved the request by Beach Club for a revised extension to their current Amended and Restated Lease.

Item # 2 - Request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to approve mortgages on the East and the West side Master Leases for a construction loan for improvements to the property. (Staff report by Mike Stebbins)

The Committee unanimously approved the request by Sunset Holding Company, Inc., Mike Pinzone d/b/a Pensacola Beach Pier – 41 Ft. Pickens Rd. – to consent to mortgaging the East and the West side Master Leases for a construction loan for improvements to the property. All renovations are subject to first obtaining approval from the SRIA and all necessary permits and permissions from Escambia County.

B. ADMINISTRATIVE COMMITTEE, MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, 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 Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Ben Martin, Christian Surfers, for a $7,500.00 sponsorship for the Family Beach Fest.

Upon motion of Ms. Brigette Brooks seconded by Ms. Tammy Bohannon, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

10. OLD BUSINESS

Item #1 - Discussion on Beach to Bay, LLC and Boardwalk improvements. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and explained staff's recommendations. He said he recommended rescinding the Board action taken November of 2017 regarding the setbacks at Beach to Bay, LLC and the additional square footage granted to Mr. Rinke on the Boardwalk to construct a non-licensable deck on the Soundside.

The Board decided to discuss and vote on each item one at a time.

1) Staff recommends the Board rescind the approval to modify the setbacks to Beach to Bay, LLC given at the November 8, 2017 SRIA Board Meeting.

Ms. Brooks is in favor of rescinding the action, and said the Board doesn't even know what the property will be used for.

Ms. Gilley stated everyone was put into a bad situation, and it was a good learning lesson. She sees nothing wrong with rescinding the action, and thinks the Board will be setting a good precedence.

Mr. Stebbins pointed out that Beach to Bay never actually accepted the proposal to move the setbacks.

Upon motion of Ms. Brigette Brooks seconded by Ms. Janice Gilley, the Board voted to accept staff's recommendation and rescind the approval
given at the November 8, 2017 meeting which modified the setbacks for the Beach To Bay property. (5-1) Ms. Bohannon voted in the negative.

2) Staff recommends the Board rescind the approval to expand the balcony to the Pensacola Beach Boardwalk of up to 2,531 sq. ft., given at the November 8, 2017 SRIA Board Meeting.

Dr. Tom Campanella stated this approval was part of a trade-off deal for the square footage that was being used at Beach to Bay for a multi-use path, and the 2 projects needed to be uncoupled.

Ms. Bohannon agreed it was an unfair trade off and needs to be rescinded.

Ms. Gilley stated whatever is done with the Boardwalk will be for the use of the public.

Mr. Stebbins asked if the offer to swap the properties had ever been agreed to by the owner, and Mr. Ghio confirmed it had not been agreed upon by the owner.

Ms. Bohannon voiced concerns over the lack of additional parking if square footage was added to the Boardwalk.

Upon motion of Dr. Tom Campanella seconded by Ms. Brigette Brooks, the Board unanimously approved staff’s recommendation to rescind the approval granted on November 8, 2017 to add up to an additional 2,531 square feet on the Pensacola Beach Boardwalk. (6-0)

3) Staff recommends the applicant submit a written proposal for the project at Beach to Bay, LLC wherein the solution for a multi-use path is proposed. *The proposal needs to include a time line for the start of the construction phase.*

Upon motion of Ms. Janice Gilley seconded by Ms. Tammy Bohannon, the Board unanimously approved staff’s recommendation to require a written proposal for the project at Beach to Bay, LLC wherein the solution for a multi-use path is proposed. The proposal will include a time line for the start of the construction phase. (6-0)

Ms. Brooks asked how not having a proposal for the project will impact the County for their project.
Mr. Ghio stated there will be no forward movement at this time, but he expects Mr. Rinke to present something at the January 24 Committee Meeting regarding the Boardwalk.

Ms. Bohannon questioned him moving forward with a Boardwalk project before the multi-use path is figured out.

Mr. Ghio said Mr. Rinke will have to meet with his sub-leasee to figure out the Beach to Bay property.

4) Staff recommends the applicant submit a written proposal for a project on the Pensacola Beach Boardwalk that identifies and describes all facets for the proposed scope of work, including proposed changes in use of existing businesses on the Boardwalk. *The proposal needs to include a time line for the start of the construction phase.*

Discussion followed regarding the parking at the Boardwalk.

Dr. Campanella stated the whole idea needed to be nixed, as it would take away from the public beach.

Mr. Ghio said he just wants whatever they come forward with as a project on the Boardwalk, to be in writing and as detailed as possible.

5) Upon motion of Ms. Brigette Brooks seconded by Ms. Janice Gilley, the Board unanimously approved staff’s recommendation to require a written proposal for a project on the Pensacola Beach Boardwalk that identifies and describes all facets for the proposed scope of work, including proposed changes in use of existing businesses on the Boardwalk. The proposal needs to include a time line for the start of the construction phase.

Ms. Bohannon stated the Board has many concerns over maintaining public access, and doesn’t want Mr. Rinke to waste time and money on plans for the Boardwalk.

Ms. Sindel said a follow-up conversation needs to be had with Mr. Rinke regarding this situation.

Mr. Stebbins stated the Board’s consideration of any proposal will not grant any rights to the applicant.
Mr. Ghio said he will convey the Board’s sentiments to Mr. Rinke, and it will be up to him whether or not he moves forward with a request.

Discussion followed regarding the multi-use path.

11. REPORTS

A. ATTORNEY’S REPORT

Mr. Stebbins presented his report for the review of the Board and reviewed a few items with the Board.

B. ENGINEER’S REPORT

Mr. Huggins submitted his report for the review of the Board, and told the Board about a potential project for phase 2 of the walkovers, the use of ADA compliant mats in place of constructing wooden walkovers, or in some cases, a hybrid of the two. He explained they are still waiting on approval from the State, but they would be a great innovative idea. He said they are a much cheaper alternative, and can be raised, lowered and brought in, in case of a storm.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

A brief discussion was held regarding the proposed round-abouts for Pensacola Beach.

12. VISITOR’S FORUM

There were no speakers.

13. BOARD MEMBER’S FORUM

Ms. Bohannon and Mr. Watson wished everyone a Happy New Year.

Ms. Sindel told everyone about an economic summit at Gulf Power on January 25.

14. ADJOURN
There being no further business to come before the Board, Acting Chair Karen Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 6:06 p.m.

SECRETARY

CHAIRMAN

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: January 25, 2018
RE: Minutes of January 24, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday January 24, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Ms. Brigette Brooks and Mr. Jerry Watson. Ms. Tammy Bohannon was absent. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item # 1 – Request for acceptance of the approved SRIA 2015 Grant application (FMA-2015-013/10 homes to be elevated), and the approved 2016 Grant application (FMA-2016-010/2 homes to be elevated). And to extend the existing contract for Mr. Jeffrey S. Ward to manage the approved 2015 and 2016 FEMA Mitigation Grant Projects. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff requested acceptance of the two grants and approval of extending the existing contract with Jeff Ward.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved acceptance of the approved SRIA 2015 Grant application (FMA-2015-013/10 homes to be elevated), and the approved 2016 Grant application (FMA-2016-010/2 homes to be elevated). Also, to extend the existing
contract for Mr. Jeffrey S. Ward to manage the approved 2015 and 2016 FEMA Mitigation Grant Projects. (3-0)

Item # 2 - Request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9’ into the rear yard setback. (Staff report by Paolo Ghio)

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

Ms. Gilley asked if the proper neighbors were contacted and if there were any objections.

Mr. Ghio said yes, everyone was contacted and there were no objections.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9’ into the rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

Item # 3 – Request by Bradley & Jennifer D. Seitel – 1408 Via de Luna Dr. – Lot 4, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the rear yard setback. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated the request had been made months ago, and two separate notifications had been made to the adjacent neighbors, with no objections raised. He explained Ms. Forte (his assistant) received an email the day prior to the meeting from a neighbor (1407 Maldonado) that raised some valid concerns. He has encouraged the contractor to reach out to that neighbor and try to reach a compromise. Mr. Ghio said he recommended bringing this item back to the Regular Agenda on February 14, to allow time for a compromise, if they haven’t reached one already.

SPEAKER:

Jeff Cutter – Pool Designs of Florida – He stated he sent letters in November and December, with no response, he also went to the neighbor’s house, sent an email and a text, with no response.

Ms. Sindel stated the Committee was going to give him some extra time to reach out to the concerned neighbor.
Ms. Gilley said the Board is careful to try and keep a “friendly” nature between neighbors and hopes they can work out a compromise.

Mr. Stebbins pointed out that the full Board should take into consideration the fact that the contractor has made many efforts to contact the neighbors to resolve any concerns.

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved placing this item on the February 14, 2018 Regular Agenda, to allow time for the contractor and the concerned neighbor to hopefully reach a compromise on the placement of the proposed pool. (3-0)

Dr. Campanella asked where the concerned neighbor’s house is, in relation to the pool.

He was told it is behind and diagonal to the back yard.

Mr. Watson commended staff for the extra time and effort spent on this item.

The following item was pulled from the agenda by the leaseholder.

Item # 4 – Request by Robert Rinke, Pensacola Beach Holdings, LLC d/b/a Pensacola Beach Boardwalk - 400 Quietwater Beach Rd. - to discuss improvements to the Boardwalk. (Staff report by Paolo Ghio)

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

Paolo Ghio
Executive Director

PG:jt

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: January 25, 2018
RE: Minutes of January 24, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, January 24, 2018. Members present were Dr. Thomas Campanella and Ms. Brigette Brooks. Chairman Watson asked Ms. Karen Sindel to fill in as Chair of the Committee, in Ms. Tammy Bohannon's absence. Also present were Board Members Mr. Jerry Watson and Ms. Janice Gilley. Ms. Sindel, Acting Chair, called the meeting to order and presented the following items:

Item # 1 – Discussion/revision of the Beach Rental Service Policy. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and explained the changes to the policy.

Mr. Stebbins further explained the changes.

Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved staff's recommendation to amend the Beach Rental Service Policy.

Item # 2 – Request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property. (Staff report by Robbie Schrock)

Ms. Schrock gave the background on the item and stated staff recommended approval of the request.
Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved of the request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property, paying all applicable percentages and fees.

A brief discussion followed.

Item # 3 – Request by Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on 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 Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on leasehold property, paying all applicable percentages and fees. (3-0)

Paolo Ghio
Executive Director

PG:jt

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SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JANUARY 24, 2018

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: January 25, 2018
RE: Minutes of January 24, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, January 24, 2018. Members present were Mr. Jerry Watson and Ms. Karen Sindel, Chair. Ms. Brigette Brooks served on the Committee in Ms. Tammy Bohannon’s absence. 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.

Ms. Brooks asked why convenience store revenues were down.

Ms. Ford said she wasn’t sure, perhaps construction had played a part.

Upon motion of Ms. Janice Gilley seconded by Ms. Brigette Brooks, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

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

Paolo Ghio
Executive Director
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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: January 29, 2018
RE: Minutes of January 24, 2018 Operations Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, January 24, 2018. Members present were Ms. Janice Gilley, Chair, and Ms. Brigette Brooks. Ms. Karen Sindel served on the Committee in Ms. Tammy Bohannon’s absence. Also present were Board Members Mr. Jerry Watson and Dr. Thomas Campanella. Ms. Gilley, Chair, called the meeting to order and presented the following item:

Item # 1 – Request by Ashley Curd, Lazy Days Beach Rental, LLC, to operate a beach rental service behind Holiday Inn Express. (Staff report by Robbie Schrock)

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

Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by Ashley Curd, Lazy Days Beach Rental, LLC, to operate a beach rental service behind Holiday Inn Express. (3-0)

Paolo Ghio
Executive Director

PG:jt
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### MONTH AT A GLANCE

#### HOW DID YOU DISCOVER PENSACOLA BEACH?

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| MONTH TOTAL | 179   | 920   | 1099  | 217   | 2675 |

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#### WEDDING CALLS

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<th>Week 3</th>
<th>Week 4</th>
<th>Week 5</th>
<th>MONTH TOTAL</th>
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<td>6</td>
<td>4</td>
<td>40</td>
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Eco Trail Maps Distributed: 0

RAIN DAYS FOR THE MONTH: 1

Guides to Businesses: 2 cases

Trolley Maps to Businesses: 0

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<th>2017 TEMPS</th>
<th>2018 TEMPS</th>
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<tr>
<td>Week 1</td>
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<td>75</td>
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4 rain days
2 cases
## Pensacola Beach Visitor Information Center
### January 2018

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<tr>
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<th>2018</th>
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<tr>
<td><strong>Total Visitors</strong></td>
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<tr>
<td><strong>Total Not Signing In</strong></td>
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<td>197</td>
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<td><strong>Total Signing In</strong></td>
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<td><strong>How Did You Discover Pensacola Beach?</strong></td>
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<tr>
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<td>Florida</td>
<td>216</td>
<td>Florida 101</td>
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<td>Wisconsin</td>
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<td><strong>Top 3 International</strong></td>
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<td>Germany 9</td>
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<tr>
<td>Switzerland</td>
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<td>Australia 6</td>
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# Top 5 States with City Detail

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<th>State</th>
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<tbody>
<tr>
<td>Florida</td>
<td>Pensacola</td>
<td>109</td>
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<td>Florida</td>
<td>Gulf Breeze</td>
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<tr>
<td>Missouri</td>
<td></td>
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</table>
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: February 14, 2018  

RE: Escambia County Transportation & Traffic Operations (TTO) Report  

Please see the below Escambia County TTO Status 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 Spring 2018.  

- **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 expected to be complete by end of February 2018. Cabinet equipment will allow Staff to remotely manipulate the signal timings, as well as proactively monitor the “health” of the signal equipment for proper maintenance.  

- **Bob Sikes Bridge Routine Rehabilitation** – Scope of Services drafted for design solicitation; anticipate contract award to design firm Summer 2018. Anticipate design phase completion Winter 2018 with construction solicitation to proceed following design.  

- **Ensenada Uno/Dos** – Design plans and permits have been received. Funding is allocated and project is ready to solicit. Budget Amendment was approved at the 5/25/17 BCC Meeting. Project is in Purchasing awaiting solicitation.  

- **Pensacola Beach Access Road & BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant for both projects. Design modifications have been received, and working through leaseholder conflicts. Once finalized, the project will be solicited for construction. Construction anticipated for late 2018.  

Awaiting direction from SRIA Board and BCC on how to proceed with the Beach to Bay Property.
- **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I (waterside improvements) construction underway – Hewes and Company – with ferry service expected to begin May 2018.

  Landside improvements (ticket booth) bids due 2/20/18; anticipate Board award March 2018.

- **Via De Luna Pipe Rehab** – Construction for 7 of the 13 pipes began November 2016 and 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).
  - January 2018 - 250,855 (-27,656)
  - January 2017 - 278,511

**cc:** Joy Blackmon, 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
Joy Jones, P.E., Division Manager, Escambia County Public Works
James Duncan, Deputy Division Manager, Escambia County Public Works
Cooper Saunders, Project Manager, Escambia County Public Works
February 14, 2018
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 1

Request for acceptance of the approved SRIA 2015 Grant application (FMA- 2015-013/10 homes to be elevated), and the approved 2016 Grant application (FMA 2016-010/2 homes to be elevated). And to extend the existing contract for Mr. Jeffrey S. Ward to manage the approved 2015 and 2016 FEMA Mitigation Grant Projects. (Staff report by Paolo Ghio)

Background:
FEMA has approved/awarded the SRIA 2015 Grant application (10 homes to be elevated), and the 2016 Grant application (2 homes to be elevated). The agreements for both are currently being finalized. Staff requests acceptance the 2015 and 2016 FEMA grant projects.

Jeff Ward has been a great asset for the SRIA in helping to navigate the FEMA Grant process and manage the project once approval has been obtained. Staff requests approval to extend the contract with Jeff Ward to manage the 2015 and 2016 FEMA grant projects, as he has done for the 2012 mitigation/elevation project and 2013 mitigation/reconstruction project.

Recommendation:
Staff recommends acceptance of the approved SRIA 2015 Grant application (FMA- 2015-013/elevation of 10 homes), and the approved 2016 Grant application (FMA 2016-010/elevation of 2 homes). Also, approval extend the existing contract for Mr. Jeffrey S. Ward to manage the awarded 2015 and 2016 FEMA Mitigation Grant Projects, upon acceptance by the SRIA Board.

Committee Action:
The Committee unanimously approved acceptance of the approved SRIA 2015 Grant application (FMA- 2015-013/elevation of 10 homes), and the approved 2016 Grant application (FMA 2016-010/elevation of 2 homes). And, to extend the existing contract for Mr. Jeffrey S. Ward to manage the awarded 2015 and 2016 FEMA Mitigation Grant Projects.
February 14, 2018
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A - 2

Request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9’ into the rear yard setback. (Staff report by Paolo Ghio)

Background:

An encroachment is necessary in order to allow construction of the swimming pool, including hardscape on the lot because of the placement of the existing house.

Letters of no objection from the adjacent neighbors (903 and 907 Ariola Dr.) are included in your back up.

Recommendation:

Staff recommends approval of the request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9’ into the rear yard setback., including hardscape, in accordance with all applicable codes and regulations.

Committee Action:

The Committee unanimously approved the request by Frank & Sharon Welborn – 905 Ariola Dr. – Lots 5&6, Block 9, Villa Segunda – to construct an in ground swimming pool with an encroachment of 9’ into the rear yard setback, including hardscape, in accordance with all applicable codes and regulations.
This item was removed for consideration by Mr. Rinke, prior to the Committee Meeting.

Request by Robert Rinke, Pensacola Beach Holdings, LLC d/b/a Pensacola Beach Boardwalk - 400 Quietwater Beach Rd. - To discuss improvements to the Boardwalk. (Staff report by Paolo Ghio)
February 14, 2018  
Regular Board Meeting  
Development and Leasing Committee  
Consent Item B-1

Request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property. (Staff report by Robbie Schrock)

Background:

The men would like to run a seasonal bar on the sand, serving beer, wine, mixed and frozen drinks. They are aware that all construction will need approval from the SRIA and proper permitting from Escambia County. The bar plans on being open 7 days a week, Spring until Fall, and select special events.

Recommendation:

Staff recommends approval of the request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property, paying all applicable percentages and fees. This will be a seasonal use permit, and they will get approval from the SRIA and Escambia County prior to any construction on leasehold property.

Committee Action:

The Committee unanimously approved of the request by Pensacola Beach RV Park, LLC – 17 Via de Luna Drive – to sublease to DC Reeves & Scott Zepp, d/b/a The Tiki House, to run a beach bar from leasehold property, paying all applicable percentages and fees.
February 14, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-2

Request by Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on leasehold property. (Staff report by Robbie Schrock)

Background:

Lazy Days is an established business on the Island, and is running out of storage space. This sublease is for the storage of their equipment, including chairs, umbrellas, bikes, kayaks, and paddleboards. This will allow for faster access to their equipment during peak times.

Recommendation:

Staff recommends approval of the request by Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved of the request by Aloha Wine and Liquor – 649 Pensacola Beach Blvd. – to sublease to Ryan Christopher & Ashley Curd d/b/a Lazy Days Beach Rentals, LLC, to store equipment on leasehold property, paying all applicable percentages and fees.
February 14, 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.
February 14, 2018
Regular Board Meeting
Operations Committee
Consent Item D-1

Request by Ashley Curd, Lazy Days Beach Rentals, LLC, to operate a beach rental service behind Holiday Inn Express. (Staff report by Robbie Schrock)

Background:
The beach rental service has previously been provided by Horizon Beach Service, and they have decided to focus solely on Margaritaville and Land Shark Landing.

Recommendation:
Staff recommends approval of the request by Ashley Curd, Lazy Days Beach Rentals, LLC, to operate a beach rental service behind Holiday Inn Express, paying all applicable percentages and fees.

Committee Action:
The Committee unanimously approved the request by Ashley Curd, Lazy Days Beach Rental, LLC, to operate a beach rental service behind Holiday Inn Express.
February 14, 2018
Regular Agenda
Old Business Item # 1

Request by Bradley & Jennifer D. Seitel – 1408 Via de Luna Dr. – Lot 4, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

Background:

Letters of no objection from the adjacent neighbors (1410 Via De Luna, and 1409, and 1411, Maldonado Dr.) are included in your back up. The request was held over for an additional month to allow a second notice to be sent to the adjacent neighbors at 1406 Via De Luna and 1407 Maldonado.

To date we have not received a response from the leaseholder at 1406 VDL, no response is considered no objection at this point by Staff.

**A letter of objection was received by Mr. Wohlers, the leaseholder at 1407 Maldonado, just prior to the Committee meeting. Although it was received late, Paolo felt the concerns were valid and brought it before the Committee for consideration. The Committee tasked the pool contractor, and Mr. and Mrs. Seitel with contacting the owner at 1407 Maldonado to possibly work out a compromise that would be satisfactory for all parties involved. And bring the resolution back to this full Board meeting.

As part of Mr. Seitel’s effort to mitigate the concerns raised, he is requiring a zero – tolerance policy for the property to include, limiting the hours of use of the pool that mirror the Escambia County noise ordinance for all renters. Additionally, he will be constantly monitoring the property as well. As provide landscaping as a way of buffering the noise. Mr. Seitel also will provide the direct number to the Property Management Company to Mr. Wohlers, in the event an issue should arise.

Attached is documentation of the efforts made by the contractor (Jeff Cutter) and the leaseholder (Brad Seitel) to contact Mr. Wohler’s, since the 1/24 Committee meeting. Mr. Wohlers has not responded to any outreach, including staff’s (also attached).

Recommendation:

Staff recommends approval of the request by Bradley & Jennifer D. Seitel – 1408 Via de Luna Dr. – Lot 4, Block 48, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the rear yard setback, including hardscape, in accordance with all applicable codes and regulations. Also, to implement a zero – tolerance for renters to include the restrictive hours for the pool, providing landscaping as a buffer for the noise, and giving Mr. Wohlers the direct number to the property management company.
January 22, 2018

RE: Sign-Off for Easement Variance for Neighbor Pools (Addresses of Pools; 1409 Maldonado Dr. and 1408 Via DeLuna)

James Wohler
1407 Maldonado Dr.
Pensacola Beach, FL 32561

Dear Melony,

This letter is in regards to two neighbors that have asked for my signature for Easement Variance to install Pools (addresses include; 1409 Maldonado Dr and 1408 Via DeLuna). I am quite opposed to signing the Variance letter allowing them to install the pools at their current locations. I have lived full time at 1407 Maldonado Dr. Pensacola Beach, Fl 32561 for over 14 years and it is my primary residence. I work full time as well as my wife and she has three young kids living here as well. The locations of the rental house pools (listed above) are currently designed that they are directly outside our master bedroom and one of the children’s bedrooms. Recently, these two homes have been sold and have gone from full-time residents to full-time rental properties, the instances of noise violations have started and increase. Adding to our angst, is how close in proximity to our bedrooms these pools and outdoor party areas will be, especially since we work full time.

There is a rental home, with a pool, 3 houses down from us and from 8am till 2am daily there is continuous screaming, yelling and radios turned on full volume. I am seriously concerned that the location of these pools, being directly next to our bedrooms, will severely hinder our sleep and peacefulness as we have to be in bed early for work. As it is, the orientation of these homes decks and balconies hinder our ability to sleep/rest and I’m afraid that the location of these pools will only increase the noise and sound violations we’re already experiencing.

Thank you for taking the time out of your day to listen to our concerns and desires regarding these two Pool variances.

Respectfully,

James Wohler
1407 Maldonado Dr. Pensacola Beach, FL 32561
Melody & Paolo,

The below info is how we have tried to contact Mr. Jim Wohler without any response.

1st certified letter was sent November 14, 2017. USPS tried to deliver on November 16, 2017 with no response.
2nd certified letter was sent December 14, 2017. USPS tried to deliver on December 16, 2017, January 5, 2018 and January 10, 2018 with no response.
3rd certified letter was sent January 25, 2018. Still have not received any confirmation that letter has been received.

I stopped by Mr. Jim Wohler’s house on December 5, 2017 at 12:04pm and met with Mr. Jim Wohler and discussed the location of the pool and decking. Told him if he had any issues with the location of deck or pool let me know or the Seitels. He said he would review and let us know. I obtained his correct email address (jimwohler@gmail.com)

I followed up with an email on December 6, 2017 at 10:57am and attached the drawing that I hand delivered to Mr. Jim Wohler. I stated on email to let us know if he was ok or not ok with the location of the pool and pool decking.

Brad Seitel has also sent an email on January 24, 2018 to let Mr. Jim Wohler know that he was willing to discuss options on pool and deck location.
Brad also has texted and called on January 24, 2018.

We feel like we have gone above and beyond in trying to get in touch with Mr. Jim Wohler and still as of today have not gotten any response.

Brad if you have tried to contact Mr. Jim Wohler other than then dates that I have listed will you please notify us with an email.

Paolo and Melody please let me know if you need anything else from us.

Thanks,
Jeff Cutter
jcutter4@yahoo.com
Pool Designs of Florida, LLC
CPC1457672
850-232-3440
Melody and Paolo,

In addition to the calls, text and email sent on January 24th, I also reached out to Jim a couple of times back in late November to see if he had any concerns with the pool since we had not gotten an affirmative response to the letter Jeff had sent. I did not attempt to call again once Jeff was able to meet him in person in early December. When you notified us the night of 1/23 that you had received a letter of concern from Mr. Wohler, I reached out to him the next day (1/24) via a phone call (left voice mail), a text, and then the email you were copied on. In order to be respectful of Mr. Wohler, I did not want to continue to call him or email him each day. Jeff sent the certified letter shortly thereafter with the items I suggested in my email and our contact info to discuss. Since neither Jeff nor I had heard from Jim since my calls, emails, and the certified letter, I did reach out to Jim by phone on Monday and it went to voice mail. I left a voice mail with the info I offered in my email to him and asking that he reach out to me or Jeff. I did not hear back from him so I sent another email a little while ago that you were cc'd on. I am committed to implementing the things I suggested in my email which I feel are good practices for living in a neighborhood anyway. If I should receive a response back from Mr. Wohler, I will certainly let you know. Thanks for your consideration of our pool variance request.

Brad Seitel

Owner of 1408 Via De Luna Drive

On February 7, 2018 at 4:14 PM Jeff Cutter <jcutter4@yahoo.com> wrote:

Melody & Paolo,

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2nd certified letter was sent December 14, 2017. USPS tried to deliver on December 16, 2017, January 5, 2018 and January 10, 2018 with no response.

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We feel like we have gone above and beyond in trying to get in touch with Mr. Jim Wohler and still as of today have not gotten any response.

Brad if you have tried to contact Mr. Jim Wohler other than then dates that I have listed will you please notify us with an email.

Paolo and Melody please let me know if you need anything else from us.

Thanks,
Jeff Cutter
jcutter4@yahoo.com
Pool Designs of Florida, LLC
CPC1457672
850-232-3440
Jim,

Hope everything is well with you and your family. I wanted to follow-up on my email below that I sent a couple of weeks ago. Jeff Cutter of Pool Designs of Florida also sent you a copy of the email on January 25th via certified mail. I also called you on Monday and left a voice mail. I was hoping you had a chance to give it some thought and that we could talk to discuss your thoughts on these ideas and other requests/suggestions you had in support of us moving forward with our pool. We really don’t want the pool to be a nuisance to the surrounding neighbors and I am committed to that not being the case. My family enjoys having a pool as an alternative to the beach on some days but can also appreciate your desire for people to not be loud and not swimming at all hours of the night. As stated below in my email and my voice mail, I have commitment from Southern Vacation Rentals that they will enforce the hours restrictions around noise in place for Pensacola Beach. Additionally, I can you give you a direct number to my property manager should there be any issues. Please give me a call to discuss or respond to this email with any additional requests/suggestions you may have. Thanks in advance for your support. You can reach me on my call at 404-232-0006 or you can reach Jeff at 850-232-3440.

Thanks,

Brad Seitel

On January 24, 2018 at 12:30 PM Brad SEITEL <bseitel@comcast.net> wrote:

Jim,

Hope you are doing well. I left you a voice mail this morning as well as sent you a text message to see if we could catch up to discuss the objection to our variance that you submitted to the SRIA earlier this week. I am the owner of 1408 Via De Luna Drive which is diagonal from your property and across the easement running out to the beach. I was hoping we could discuss options on getting your approval on the pool variance. I know we discussed the pool back in late September and you had provided me the name of a pool company that was a recommendation from one of your friends. We actually ended up going with that company and they have put together a design that ties into the existing structures at the house. I totally understand your concerns around noise and wanted to re-assure you on a few things with the hope of you providing your approval to the variance.

1. I have decided to have my property managed by Southern Vacation Rentals and they have a zero-tolerance policy on renters doing anything not approved in the contract. They are located just a block away at 1591 Via De Luna and will be monitoring the house. Additionally, they will be putting up signs indicating the swimming hours which will mirror the noise ordinance in place for Pensacola Beach which I understand goes
from 10pm to 7am on weekdays and 10pm to 10am on weekends and holidays. Additionally, I am happy to ask them to extend the 7am weekday end time to 9am or even 10am if that will help. This will be in all contracts that renters must sign. Additionally, I will provide you a direct line to our account manager there in case you have any issues with any renters staying at my property. You can call them anytime you have a concern.

2. If you would like for me to add some trees or other things along the fence facing your yard or in the corner, I am happy to do that as well as part of the construction. Please let me know your thoughts and ask around that.

3. Currently, the pool is planned to be situated directly behind my house and will extend via pavers to the existing wood deck. If we need to discuss an alternative design, I am happy to discuss that as well. We were merely trying to stay as central as possible and connect to the existing deck pad that was built by previous owners.

As you may be aware, the committee meeting is tonight and Paolo Ghio and Melody Forte of the SRIA have asked that we reach out to you to see if we can reach a compromise ahead of the meeting. Hoping we can connect sometime today to discuss your concerns so we can move forward with our project. You can reach me at 404-232-0006 or you can also reach out to Jeff Cutter of Pool Designs of Florida at 850-232-3440. You met Jeff back in early December to review the pool design. Thanks in advance for your help. Looking forward to chatting today.

Brad Seitel

Owner of 1408 Via De Luna Drive

404-232-0006
Hello Jim:

You have a lot of people looking for you😊 The SRIA Committee held the request for 1408 Via de Luna for the 2/14/2018 Board meeting, to allow the owner and contractor to work with you on some sort of compromise addressing your concerns. The owner and contractor for 1409 Maldonado are aware of your concerns as well, and will be contacting you I am certain, Their request is tentatively set for the 2/28 SRIA committee agenda FYI.

Hopefully a resolution can be made that satisfies all parties involved.

Thank you,

Melody Bolster Forte
Assistant Manager
Development Services
Phone: 850-932-2257
Fax: 850-932-1866

**Please note my new email address moving forward**

Hello Jim:

Of course I remember you! Frank said hello as well. He mentioned he had seen you out here not too long ago.

I appreciate your letter and concerns, unfortunately, it may be too late for the request by 1408 Via de Luna, It is on the agenda for tomorrow night’s meeting. We would have had to receive your letter by the 10th of this month. The issue is, everything has been posted and this is the second notice, the request has been held over for an additional month already. I recommend that you come to the meeting and make your objections in person tomorrow night..

As far as the objection to 1409 Maldonado, that is in plenty of time, are you willing to work with the leaseholder and contractor on a better location for the pool?

Thank you,

Melody Bolster Forte
Assistant Manager
Development Services
Dear Melody,

Hi Melody, this is Jim Wohler at 1407 Maldonado Dr. I spoke to you last week about the neighbors and the Easement Variance they wanted me to sign. I'm also friends with Frank, we worked together at SmartCOP years ago!!

PLEASE NOTE: This is with regards to TWO rental house locations that have just recently sold and want to put in a pool.

I have written the letter as you suggested and have attached it. Please let me know if anything needs to be changed to modified as I've never written any of these before and not exactly sure if I did it right!

Thank you so much for taking time out of your day last week and please tell Frank I said 'Hello!'

Respectfully,

James ‘Jim’ Wohler
1407 Maldonado Dr.
cell: 850-287-2393
Untitled Map
Write a description for your map.
SRIA,

Can you please include Brad and Jennifer Seitel on the agenda to apply for a pool variance at 1408 Via De Luna.

Thanks,

Brad and Jennifer Seitel
Jeff Cutter <jcutter4@yahoo.com>  
Thursday, November 30, 2017 7:51 PM  
Melody Bolster-Forte  
Comcast  
Fwd: Pool letter for 1408 Via De Luna

I will keep you updated as we get responses  
Have a great weekend.  
Jeff

Sent from my iPhone

Begin forwarded message:

From: "Christopher, Ryan" <ryan.christopher@wynvr.com>  
Date: November 30, 2017 at 5:37:04 PM CST  
To: Comcast <bseitel@comcast.net>  
Cc: "jcutter4@yahoo.com" <jcutter4@yahoo.com>, Jennifer Seitel <jseitel@comcast.net>  
Subject: RE: Pool letter for 1408 Via De Luna

Ryan,  
Per my previous email, here is letter that was sent via certified mail. If you could review and respond to this email with your approval I would appreciate it. If you have any questions on the design please feel to respond to this as well since Jeff, from Pool Designs of Florida is copied on this email.

Thanks,
Thank you so much for your response.
Jeff Cutter

Sent from my iPhone

On Nov 9, 2017, at 2:05 PM, Steven Headley <stevenheadley@bellsouth.net> wrote:

Mr. Headley,
My name is Jeff Cutter with Pool Designs of Florida, LLC and we applying for a variance for the Seitel's pool. I have attached the proposed drawing. At your convenience will you review the drawing and let us know if you are ok with the pool location. I will be happy to meet with you on site or you can call me to discuss any question or concerns you may have. If you do not have any concerns or question please just reply to all and let us know you are ok with the variance.
Thanks for you time,
Jeff Cutter
jcutter4@yahoo.com
Pool Designs of Florida, LLC
CPC1457672
850-232-3440

From: Comcast <bseitel@comcast.net>
To: Steven Headley <stevenheadley@bellsouth.net>
Cc: jcutter4@yahoo.com; Jennifer Seitel <jseitel@comcast.net>
Sent: Wednesday, November 8, 2017 5:03 PM
Subject: Pool at our house

Steve,

Wanted to let you know we are looking to put in a pool at our house. Copying Jeff Cutter from Pool Designs of Florida who will be builder. He may swing by to show you the plans. If you have any concerns please let me know.
Sent from my iPhone

Begin forwarded message:

From: Jeff Fortino <jfortino12@gmail.com>  
Date: December 7, 2017 at 10:58:59 AM CST  
To: Jeff Cutter <jcutter4@yahoo.com>, Jeff Fortino <jfortino12@gmail.com>  
Subject: Re: Variance request for Brad & Jennifer Seitel 1408 Via De Luna

Jeff,

good to meet you.  
I have no issue with the pool variance and plans behind my property.  

Also, I have attached a potential pool idea for my property at 1409 Maldonado for quote.

thanks,
Jeff

On Dec 6, 2017 11:28 AM, "Jeff Cutter" <jcutter4@yahoo.com> wrote:

Jeff,

I have attached the drawing and the letter to SRIA that I discussed with you. Let me know if you are ok or not ok with the location.

Please view our facebook.
Pool Designs of Florida, LLC

Pool Designs of Florida, LLC

[Image of Pool Designs of Florida, LLC logo]
January 10, 2018  
Regular Agenda  
Old Business Item #2

Discussion/revision of the Beach Rental Service Policy. (Staff report by Paolo Ghio)

Background:

The policy was last revised in 2012, and staff, along with legal counsel, have made a few changes to the current policy in order to clarify procedures.

Recommendation:

Staff recommends approval of the revised Beach Rental Service Policy.

Committee Action:

The Committee unanimously approved staff’s recommendation to amend the Beach Rental Service Policy, however after the meeting, staff found one more area in the policy that needed to be adjusted.
January 10, 2018
Regular Agenda
Old Business Item #2

Discussion/revision of the Beach Rental Service Policy. (Staff report by Paolo Ghio)

Background:

The policy was last revised in 2012, and staff, along with legal counsel, have made a few changes to the current policy in order to clarify procedures.

Recommendation:

Staff recommends approval of the revised Beach Rental Service Policy.

Committee Action:

The Committee unanimously approved staff's recommendation to amend the Beach Rental Service Policy, however after the meeting, staff found other areas in the policy that needed to be adjusted.
A. PURPOSE:

To provide guidelines for the licensing and regulation of beach rental services on the gulf-front beaches of Pensacola Beach for the purpose of permitting the solicitation and immediate sale or rental of certain goods and services which serve a public need and are not themselves a nuisance or detriment, without unreasonably interfering with the flow, recreation, enjoyment and privacy of persons otherwise on the beach.

B. SCOPE:

This policy shall apply to all beach rental services operating on that portion of Santa Rosa Island (SRIA) on the Gulf of Mexico (gulf-front) under the jurisdiction of the Santa Rosa Island Authority, limited to the areas adjacent to multi-family residential or commercial leaseholds, as approved by the Santa Rosa Island Authority board and outlined on this policy.

C. EXCLUSIONS:

1. Beach rental services will not be approved to operate in:
   
   A. "Preservation Areas" on Pensacola Beach as defined in the 1988 Pensacola Beach Land Utilization Plan,
   B. Public Swimming Areas to include Casino Beach, Ft. Pickens Recreation Area, Park East, or other areas as determined by the Santa Rosa Island Authority.
   C. Within fifty feet (50') of any single family residential dwelling.

2. Beach Rental Services will be permitted to operate only adjacent to multi-family residential or commercial leaseholds and will not be permitted to operate adjacent to single family residential leaseholds.

3. No motorized watercraft may be rented on the Gulf of Mexico.

D. DEFINITIONS:

1. Beach Rental Service – A person, firm or corporation primarily responsible for providing or offering Beach Rental Service Items to the public at any one business or location, either personally or directly through an agent or employee.
2. **Beach Rental Service Items** – Umbrellas; Sailboats and sailboards; Cabanas; Aqua cycles; floats and surfboards; chairs; non-alcoholic beverages; sun protective oils and creams.

3. **Site** – Established location of beach rental service, as approved by the Santa Rosa Island Authority.

4. **Adjacent Owner** - Leaseholder in possession of the property adjacent to the Beach Rental Service Site on the gulf-front public beach, including leaseholds on the north side of County Road 399 where there is no leasehold interest south of the roadway.

**E. GENERAL POLICIES:**

1. Any license granted pursuant to this policy shall be for the non-exclusive use of a Site.

2. Beach Rental Services must complete a license application for each site on which they wish to operate. (See Exhibit “A”)

3. The adjacent leaseholder shall be afforded the opportunity to provide comments regarding the issuance of the requested license. (See Exhibit “B”)

4. The SRIA board shall consider whether the services supplied are consistent with the uses of any adjacent leaseholder and may approve or deny a request for license on that basis.

5. A Beach Rental Service license may be suspended upon written notice to the licensee of the licensee’s failure to comply with the terms of this policy that pose a risk to public health or safety as determined by the Executive Director of the Santa Rosa Island Authority (“Executive Director”). The suspension shall be lifted immediately upon written notice to the licensee after the Executive Director determines that the noncompliance with this policy has been cured and no longer poses a risk to public health or safety.

6. A Beach Rental Service license may be suspended at this discretion of the Executive Director for certain events, such as the Blue Angels event, upon written notice to the licensee.

7. Failure to comply with the terms of this policy may result in immediate revocation of the Beach Rental Service license. A written notice of revocation will be delivered to the Licensee. All beach rental service items
must be removed from the beach rental service site within forty-eight (48) hours of the Licensee’s receipt of the notice of revocation.

8. Any license granted pursuant to this policy will be for a term of one year, but will be automatically renewed annually on the date of issuance of the license unless terminated by thirty days advance written notice by either party. The license may be revoked upon violation of any SRIA rule or regulation or other applicable federal, state or local laws, regulations or ordinances, including but not limited to policies or procedures relating to the issuance of the license.

F. CRITERIA:

1. The location of each Beach Rental Service (BRS) site will be determined by the SRIA. Each site must maintain a minimum north setback of 25' south of the 2003 beach restoration berm, water side setback of 45' north of the Mean High Water Line of the Gulf of Mexico, minimum spacing of 10' between chair/umbrella setups, a minimum aisle width of 25' 20' between chair rows, minimum side setbacks of 20' within the approved site, and a minimum of 40' between BRS items furnished by Licensees. Side setbacks will be measured from the lease lines if there is immediately adjacent leasehold or from the site sidelines as established by the SRIA for sites if there is not immediately adjacent leasehold. In no case shall the BRS site exceed 500 linear feet in width. A second third row of folding chairs will be allowed on an “as needed” basis, 25' 20' behind first second row set. Concessionaires located between the Gulf and first row of chairs must keep open a 10' Right of Way for emergency vehicles.

2. All BRS must maintain the BRS site set aside for their use in a clean, safe condition at all times.

3. All BRS rental items must be landward of lifeguard stands located within the site.

4. In the event of a storm, other impending disaster or the issuance of an evacuation order by the federal government, the State of Florida or Escambia County, Florida, all beach rental equipment and the storage facility located on public beach must be removed to a secure site off the public beach within twelve hours notification by the SRIA. A licensee, in his/her license application and at all reasonable times thereafter, must demonstrate, to the reasonable satisfaction of the SRIA that the license has adequate storage facilities and is capable of removing and storing all beach rental service items within the time frames established by this policy.
5. All storage facilities for any BRS equipment must be approved by the Santa Rosa Island Authority's Environmental and Developmental Services Department and, if required, the Florida Department of Environmental Protection.

6. Movement of BRS equipment cannot damage the dune system. The BRS must use the established beach access systems.

7. All beach rental equipment must be removed from the beach at the expiration of the license agreement with the SRIA.

8. Only non-motorized beach water craft or similar rental equipment are permitted.

9. Sale of alcoholic beverages is prohibited.

10. All non-alcoholic drink items must be prepackaged. Glass bottles are prohibited by Section102-65 of the Escambia County Code of Ordinances. The method of storage and transportation of all drink items must be approved by the SRIA prior to use.

11. Each BRS must provide a certificate of insurance complying with the SRIA policy regarding insurance for license holders.

12. All rentals, goods and services will be available at the same rates for members of the general public as it is to those who may be staying at an adjacent leasehold property.

13. Each BRS shall have on site an employee who holds a valid and current certificate as an American Red Cross Lifeguard. The purpose of this requirement is to improve the ability of persons providing Beach Rental Services to assist others in need. Compliance with this requirement shall not impose upon such person the duties of a Lifeguard.

14. Other requirements and conditions may be imposed if deemed to be in the interest of public safety as determined by the SRIA.

15. During turtle nesting season, May 1- Oct 31, Beach Rental Services must delay setting up equipment until their sites have been inspected by the National Park Service Turtle Patrol. In the event of a delay by the Turtle Patrol, it is the responsibility of the Beach Rental Service to communicate with the Turtle Patrol for an alternative arrangement.
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### SUMMARY OF CHARGES
December 21, 2017 thru January 20, 2018

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<th>Description</th>
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<td>SRIAT1.15 (Lease General)</td>
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<td>SRIAT14.19 (Pupchek)</td>
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</tr>
</tbody>
</table>

**TOTALS FOR SRIA**

$4,880.85

**RECEIVED**

**JAN 24 2018**

**SANTA ROSA ISLAND AUTHORITY**

ORG: Pam  COPY: Robbie
February 7, 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 February 14, 2018 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the February 14, 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 February 14, 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 – FEBRUARY 14, 2018

I. Lease Defaults Pending

A. Residential – ACTIVE

2. Beatley, Mr & Mrs. Craig (2017 Default – 41514)

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. 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, 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.

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The plaintiffs have filed the same case for 2015; however, 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.

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: Following a motion by American Fidelity to dismiss the appeal filed by the plaintiffs in November 2017 (the plaintiffs fifth appeal), the Appeals Court issued a show cause order to the plaintiffs as to why the appeal filed in November 2017 should not be dismissed because the time for filing the initial brief has expired. The plaintiffs responded to the show cause that the plaintiffs assumed that this appeal would be held in abeyance in light of pending court rulings on the previously filed appeals and requested additional time to file the initial brief. A ruling from the Appeals Court is pending.

New E. Santa Rosa Island Authority v. M. Noel Cronin, et. al., Escambia County Circuit Court Case No. 2018-CA-000043: (Litigation): This is a lease termination case based on the lessee's failure to pay lease fees.

Status: Summons have been served on the lessee M. Noel Cronin. Her response to the Complaint is due February 9, 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

1. **Deborah Friedman:** This is a claim for personal injury. Ms. Friedman claims that she suffered a broken foot as a result of a bicycle accident, which resulted from a bike path pothole on March 2, 2014.

**Status:** I am awaiting word from the Escambia County Attorney's Office on whether the County will take responsibility for the claim because the County repaired the bicycle path. However, based on the claimant's apparent failure to timely file an administrative claim and the statute of limitations expiring on March 2, 2018, it is highly unlikely she could prosecute a lawsuit even if she filed before the statute of limitations applies.

III. Other Matters Pending

A. Prepare Interlocal Agreement Between the SRIA and ECUA for the construction of a seawall adjacent to the Little Sabine Channel and Santa Rosa Sound

B. Prepare revisions to the Beach Rental Service License Policy
Santa Rosa Island Authority
Engineer’s Report
February 14, 2018

Projects | Budget | 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 | Winter 2017
Pensacola Beach Multi-Use Paths | $125,000 (e) | SRIA | Winter 2017
Phase 2 Dune Walkovers Project | $TBD | 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.

Pensacola Beach Playgrounds and Interactive Splash Pad
Construction of the playground playsets is underway and, weather permitting, the contractor anticipates completing the installation by Feb. 9, 2018.

Pensacola Beach Multi-Use Path Restoration – Phase 1
Design is underway for the multi-use path from the Fort Pickens intersection to Parking Lot D on Via De Luna. Designers are coordinating efforts with ECUA to reduce utility conflicts during construction.

Phase 2 Dune Walkovers Project
A task order has been submitted to SRIA staff for the design and permitting of the second phase of dune walkover replacements on the Gulf side of Pensacola Beach. Services will begin once BDI receives an executed task order. A narrative has been attached to this month’s Engineer’s Report for the Board to review.

(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 (10):

- 707 Panferio - New conforming, pile supported, single family residential structure
- 1315 Ariola - Addition to existing single family residential structure.
- 1313 Ariola - Construct in ground swimming pool (within setbacks)
- 203 Ariola - Construct in ground swimming pool (within setbacks)
- 204 Via de Luna - Construct in ground swimming pool (within setbacks)
- 1203 Ariola - Exterior renovations to existing single family residential structure.
- 1350 Ft Pickens # 206 - Interior renovations to existing unit.
- 1650 VDL # F-8 - Interior remodel of exiting unit.
- 721 Pensacola Beach Blvd # PH-2 - Interior renovations to existing unit.
- 109 Ariola - Demo of fire damaged interior to existing single family residential structure.

Commercial projects (9):

- 400 Quietwater Beach Rd (Alvin's Island) - Interior renovations to include lighting flooring, paint, and exterior repairs to existing retail building.
- 2 Via de Luna (Hampton Inn) - Re - roof entire existing structure.
- 6 Casino Beach Rd (Crabs) - Rear exterior deck, stairs and ramp repairs and renovations.
- 6 Casino Beach Rd (Crabs) - Construction of movable roof/covering over portable tiki bar.
- 920 VDL (Our Lady of Assumption Catholic Church) Construction of new classroom addition.
- 41 Ft Pickens Rd. (PB Fishing pier/ CBB) Construction of addition to existing concession building.
- 400 Quietwater Beach Rd. (Cactus Flower) - Interior renovations.
- 436 Ft Pickens Rd (Treehouse HOA) - Installation of new road side sign.
- SRIA - Replace public informational sign.