CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF MEDITATION

APPROVAL OF MINUTES (Regular Board Meeting – 5/08/2019)

CHANGES OR ADDITIONS TO AGENDA

ADOPTION OF AGENDA

CHAIRMAN’S COMMENTS

COMMISSIONER BENDER’S COMMENTS

PENSACOLA BEACH VISITOR’S INFORMATION CENTER

UPDATE BY DAVID FORTE, TRAFFIC OPERATIONS AND PLANNING DIVISION MANAGER, ENGINEERING DEPARTMENT, ESCAMBIA COUNTY

CONSENT AGENDA

COMMITTEE REPORTS

DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIRMAN, DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

THE FOLLOWING ITEM WAS PULLED BY BUCK LEE GOVERNMENTAL CONSULTING, INC.

Item #1 – Request by Buck Lee Governmental Consulting, Inc., on behalf of John C. and Linda Nowell – 28 Calle Hermosa – for the SRIA to approve an amendment to the lease for 28 Calle Hermosa to separate the existing lease into three (3) new separate leases associated with three different parcels. (Staff report by Paolo Ghio) (Referred from May 8, 2019 Regular Board Meeting)
Item # 2 – Request by Cindy Bevan – 444 Pensacola Beach Blvd. – to amend the legal description for Radical Rides in the Master Lease. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

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

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

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Adoption of a Board Policy regarding limiting events in the Core Area parking lots. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation, with Mr. Stebbins bringing a policy to the June 12, 2019 Regular Board Meeting for final approval.

13. NEW BUSINESS

Item # 1 - Request by Pensacola Beach Inc. – 24 Via de Luna – to sublease a portion of vacant property to Verizon wireless to place a temporary C.O.W. (Cell on Wheels) 6/15/2019 – 7/19/2019, for the Blue Angels Airshow event. (Staff report by Paolo Ghio)

14. REPORTS

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

15. VISITOR'S FORUM
16. BOARD MEMBER'S FORUM
17. ADJOURN
1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday May 8, 2019, beginning at 5:00 p.m. Members in attendance were: Ms. Liz Callahan, Dr. Thomas Campanella, Ms. Janice Gilley, Mr. Jerry Watson, and Ms. Karen Sindel, Chair. Ms. Brigette Brooks was absent. Ms. Sindel led the Pledge of Allegiance, followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 04/10/2019)

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (04/10/2019) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIR’S COMMENTS

The Chair congratulated Ms. Gilley on her being selected as the new Escambia County Administrator. She stated the SRIA Board had been thoroughly blessed by Ms. Gilley.

8. COMMISIONER BENDER’S COMMENTS

The Commissioner wasn’t in attendance.

9. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

Ms. Alison Westmoreland presented this month’s report for the VIC.
SAI/JTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 8, 2019
5:00 P.M.

CONSENT AGENDA

10. COMMITTEE REPORTS

B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIRMAN,
DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Billy Martin, Flounders – 800 Quietwater Beach Rd. – to
sublease to Greer Crow, d/b/a Float My Boat, LLC, to operate a pontoon boat rental
from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Julian MacQueen, Best Western – 16 Via de Luna Dr. – to sublease
to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a business from leasehold
property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by Julian MacQueen, Surf and Sand Hotel – 40 Ft. Pickens Rd. – to
sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a business from
leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MR. JERRY
WATSON AND MS. KAREN SINDEL, MEMBERS

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

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

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board
unanimously approved the Consent Agenda as presented. (5-0)

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Request by Buck Lee, on behalf of John C. and Linda Nowell – 28 Calle
Hermosa – for the SRIA to approve an amendment to the lease for 28 Calle Hermosa to
separate the existing lease into three (3) new separate leases associated with three different parcels. (Staff report by Paolo Ghio) (Referred from the April 24, 2019 Committee Meeting)

Mr. Ghio gave background on the item.

Mr. Lee handed out a package to the Board, which no one, including staff, had seen prior to the meeting.

Ms. Sindel asked the Board to take a minute to review the "conclusion" section in the handout, and said she had concerns about density and the building cap.

Mr. Watson asked if Mr. Lee could just review the "high points' with the Board.

SPEAKER:

Mr. Buck Lee – He reviewed the transaction that took place in Sugar Bowl in 2003, and said he is asking for the same consideration for the Nowell’s request.

Ms. Gilley said she is hesitant to make changes to the building cap, and would need to talk to legal counsel and the Executive Director before the Board starts “trading places” around. She is hesitant to move forward this evening.

Mr. Lee stated he is not asking to exceed the building cap.

Mr. Lee offered to meet with anyone that wanted to, in order to discuss the request.

Ms. Sindel stated she wanted to make sure the Board wouldn’t be opening “Pandora’s Box” and doesn’t want to start trading density.

Dr. Campanella said he will pass on discussion on this item until he has had time to digest the new material handed out.

Ms. Sindel asked if the Board wanted further discussion tonight or to bring the item back at a later time.

Mr. Watson asked to bring the item back, so legal can give his opinion.

Ms. Callahan said the issue to her is “lots vs. leases”.

Mr. Stebbins stated there was 1 unit per lease, so this area had started with 34, but then the 4 leases were combined, so the number of units went down to 31.
Ms. Callahan asked if there was a bank of units.

Mr. Stebbins said no, and the allocation of units hadn’t been completed when the Sugar Bowl transaction was approved.

Mr. Stebbins asked for discussion to be tabled until the next meeting.

Upon motion of Mr. Jerry Watson seconded by Ms. Liz Callahan, the Board unanimously approved bringing this item to the May 22, 2019, Committee Meeting. (5-0)

13. NEW BUSINESS

Item #1 – Request by Surf & Sand Development d/b/a Jelly’s – 5-K Via de Luna Dr. – to approve a revised Landlord Consent for a mortgage loan. (Staff report by Mike Stebbins)

Mr. Stebbins gave background on the item and explained they needed an estoppel certificate, in order to finance Jelly’s Restaurant, stating there were no existing defaults with the SRIA.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Board unanimously approved the request by Surf & Sand Development d/b/a Jelly’s – 5-K Via de Luna Dr. – to approve a revised Landlord Consent for a mortgage loan. (5-0)

14. REPORTS

A. ATTORNEY’S REPORT

Mr. Stebbins presented his report for the review of the Board and stated all the tax cases had removed the SRIA from consideration.

B. ENGINEER’S REPORT

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

Mr. Watson asked if the Sabine dredging was on schedule and if there were any add-ons that would increase the contract price.

Mr. Huggins said everything was going great, and there were no add-ons.
Mr. Huggins said the mobi-mats were moving ahead.

Ms. Sindel praised the mobi-mat project.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He stated something extra had been ordered for the mobi-mats that he thinks everyone will like.

Chair Sindel changed the order of Visitor's forum and Board Member's forum, so the Board spoke first.

15. BOARD MEMBER’S FORUM

Ms. Sindel said the BCC has requested the SRIA craft language for a potential ordinance to support the non-binding referendum that was passed in November in 2018 in favor of the preservation of Santa Rosa Island. She asked if any other Board Members had been approached by their Commissioner regarding this and potential language for the ordinance.

No member had spoken with their Commissioner regarding this item.

Ms. Sindel asked all Board Members to speak with their Commissioner, and said no timetable had been given for the SRIA’s response.

Mr. Watson commended the Commissioners for giving the SRIA the opportunity to help craft this and looked forward to meeting with his Commissioner.

Ms. Gilley asked for Mr. Ghio (with Mr. Stebbins) do a sampling of leases, and have language available, especially early leases.

Ms. Callahan asked if discussion would be in a meeting or a workshop.

Ms. Sindel said a workshop is critical, and lots of documentation is needed.

Ms. Callahan pointed out that the SRIA Board is not trying to decide for or against an ordinance, but what will be in the ordinance.

Dr. Campanella said that the 24500 language needs to be maintained in the ordinance. He suggested combining this item with the next lease workshop.
16. VISITOR'S FORUM

SPEAKERS:

ALL THE SPEAKERS LISTED BELOW ARE WITH THE "SAVE OUR BEACHES" GROUP -

- Diane Krumel
- Anita Feliciano
- Nancy Hagman
- Lil Eubanks
- Angie Dement

They all spoke in favor of an ordinance supporting the non-binding referendum regarding the preservation of Santa Rosa Island.

SPEAKER:

Terry Preston – She asked the Board to consider why there needs to be an ordinance, how it needs to read, and what do we want to save? She said the PBA gets a bad name, but they want what everyone else in Escambia County wants; to maintain the building cap, preserve public access and also preserve the conservation and recreation areas.

Ms. Sindel directed staff to suggest potential workshop dates, and asked the Board to meet with their Commissioners and come back with their thoughts.

17. ADJOURN

There being no further business to come before the Board, Chair Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 5:52 p.m.
MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 30, 2019
RE: Minutes of May 22, 2019 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 22, 2019. Members present were Ms. Brigette Brooks, Chair, Dr. Thomas Campanella, and Ms. Janice Gilley. Also present were Board Members Ms. Karen Sindel and Mr. Jerry Watson. Ms. Liz Callahan was absent. Ms. Brooks, Chair, called the meeting to order and presented the following items:

Item #1 – Request by Buck Lee Governmental Consulting, Inc., on behalf of John C. and Linda Nowell – 28 Calle Hermosa – for the SRIA to approve an amendment to the lease for 28 Calle Hermosa to separate the existing lease into three (3) new separate leases associated with three different parcels. (Staff report by Paolo Ghio) (Referred from May 8, 2019 Regular Board Meeting)

**This item was pulled by Buck Lee Governmental Consulting, Inc. and moved to the June 26, 2019 Committee Meeting.**

Item #2 – Request by Cindy Bevan – 444 Pensacola Beach Blvd. – to amend the legal description for Radical Rides in the Master Lease. (Staff report by Paolo Ghio)

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

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Cindy Bevan – 444 Pensacola Beach Blvd. – to amend the legal description for Radical Rides in the Master Lease. (3-0)
Item # 3 – Adoption of a Board Policy regarding limiting events in the Core Area parking lots. (Staff report by Paolo Ghio)

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

There was a brief discussion over some confusion on the dates in the recommendation.

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved adoption of a Board Policy regarding limiting events in the Core Area parking lots, with legal bringing back the policy with date clarifications to the June 12, 2019 Regular Board Meeting for final approval. (3-0)

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

Paolo Ghio
Executive Director

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)
MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 30, 2019

RE: Minutes of May 22, 2019 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, March 27, 2019. Members present were Dr. Thomas Campanella, Chair, Mr. Jerry Watson and Ms. Karen Sindel. Also present were Board Members Ms. Brigette Brooks, and Ms. Janice Gilley. Ms. Liz Callahan was absent. Dr. Campanella, Chair, called the meeting to order and presented the following item:

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

Ms. Johnson presented the financial report.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously accepted the Report on Financial Statements and Expenditures as presented. (3-0)

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

Paolo Ghio
Executive Director

PG:jt

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)
MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 30, 2019
RE: Minutes of May 22, 2019 Budget Workshop Meeting

A budget workshop meeting was held on Wednesday May 22, 2019, immediately following the Committee Meeting to discuss the 2019/2020 SRIA Budget. Members present were Ms. Karen Sindel, Chair, Ms. Brigette Brooks, Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Jerry Watson. Ms. Liz Callahan was absent. Ms. Sindel, Chair, called the meeting to order and presented the following item.

Item # 1 – Budget FY 2019/2020

Ms. Vickie Johnson, Director of Finance, made sure each Board Member had a copy of the proposed budget.

Ms. Sindel announced when the Budget Workshops would be.

Ms. Gilley asked if there were any new positions being added for the 2019/2020 Fiscal Year.

Mr. Ghio confirmed there was a line item in his budget to accommodate one new staff position, which would assist with flood plain management and zoning.

Mr. Watson asked if the position had been advertised and was told no.

There being no further business before the Board, the meeting was adjourned at 5:15 p.m.
(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.)
<table>
<thead>
<tr>
<th></th>
<th>2019</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Visitors</strong></td>
<td>1936</td>
<td>2072</td>
</tr>
<tr>
<td><strong>Total Not Signing In</strong></td>
<td>441</td>
<td>201</td>
</tr>
<tr>
<td><strong>Total Signing In</strong></td>
<td>1550</td>
<td>1871</td>
</tr>
<tr>
<td><strong>How Did You Discover Pen Beach?</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Advertising</td>
<td>114</td>
<td>99</td>
</tr>
<tr>
<td>Business</td>
<td>106</td>
<td>37</td>
</tr>
<tr>
<td>Event/Group</td>
<td>271</td>
<td>148</td>
</tr>
<tr>
<td>Friend/Relative</td>
<td>320</td>
<td>545</td>
</tr>
<tr>
<td>Guide</td>
<td>8</td>
<td>6</td>
</tr>
<tr>
<td>Here Before</td>
<td>463</td>
<td>691</td>
</tr>
<tr>
<td>Internet</td>
<td>268</td>
<td>345</td>
</tr>
<tr>
<td><strong>Total Email Addresses</strong></td>
<td>71</td>
<td>106</td>
</tr>
<tr>
<td><strong>Total Wedding Calls</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Phone Calls</strong></td>
<td>285</td>
<td>338</td>
</tr>
<tr>
<td><strong>Total Mailouts</strong></td>
<td>68</td>
<td>288</td>
</tr>
<tr>
<td><strong>Top 5 States</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Florida</td>
<td>310</td>
<td>Texas 169</td>
</tr>
<tr>
<td>Texas</td>
<td>212</td>
<td>Florida 167</td>
</tr>
<tr>
<td>Alabama</td>
<td>115</td>
<td>Louisiana 135</td>
</tr>
<tr>
<td>Georgia</td>
<td>105</td>
<td>Tennessee 130</td>
</tr>
<tr>
<td>Mississippi</td>
<td>103</td>
<td>Alabama 108</td>
</tr>
<tr>
<td><strong>Top 3 International</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Germany</td>
<td>81</td>
<td>Canada 24</td>
</tr>
<tr>
<td>UK</td>
<td>14</td>
<td>Germany 14</td>
</tr>
<tr>
<td>Canada</td>
<td>10</td>
<td>UK 10</td>
</tr>
<tr>
<td>Top 5 States with City Detail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Florida</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winter Haven</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Lakeland</td>
<td>93</td>
<td></td>
</tr>
<tr>
<td>Jacksonville</td>
<td>45</td>
<td></td>
</tr>
<tr>
<td>West Palm</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Clearwater</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td><strong>Texas</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Houston</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>Galveston</td>
<td>66</td>
<td></td>
</tr>
<tr>
<td>Ft. Worth</td>
<td>32</td>
<td></td>
</tr>
<tr>
<td>Plano</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>Keller</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td><strong>Alabama</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birmingham</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>Gulf Shores</td>
<td>33</td>
<td></td>
</tr>
<tr>
<td>Orange Beach</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>Daphne</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Andalusia</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td><strong>Georgia</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peachtree City</td>
<td>37</td>
<td></td>
</tr>
<tr>
<td>Gainesville</td>
<td>33</td>
<td></td>
</tr>
<tr>
<td>Columbus</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>Macon</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Albany</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td><strong>Mississippi</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jackson</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Meridian</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>Gulfport</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>Clarksdale</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>Oxford</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

| **Texas**                                    |
| Keller                                       | 73  |
| Ft. Worth                                    | 32  |
| Houston                                      | 25  |
| Waco                                         | 20  |
| Austin                                       | 19  |

| **Florida**                                  |
| Pensacola                                    | 67  |
| Jacksonville                                 | 37  |
| DeFuniak Springs                             | 33  |
| Gulf Breeze                                  | 15  |
| Fort Walton Beach                            | 15  |

| **Louisiana**                                |
| Baton Rouge                                  | 68  |
| Shreveport                                   | 29  |
| Lake Charles                                 | 22  |
| Alexandria                                   | 8   |
| Houma                                        | 8   |

| **Tennessee**                                |
| Nashville                                    | 63  |
| Morristown                                   | 26  |
| Knoxville                                    | 20  |
| Memphis                                      | 19  |
| Chattanooga                                  | 2   |

| **Mississippi**                              |
| Orange Beach                                 | 51  |
| Auburn                                       | 23  |
| Hoover                                       | 14  |
| Birmingham                                   | 11  |
| Daphne                                       | 9   |
MONTH AT A GLANCE

HOW DID YOU DISCOVER PENSACOLA BEACH?

<table>
<thead>
<tr>
<th></th>
<th>May-19 Week 1</th>
<th>Week 2</th>
<th>Week 3</th>
<th>Week 4</th>
<th>Week 5</th>
<th>MONTH TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertising</td>
<td>17</td>
<td>17</td>
<td>25</td>
<td>32</td>
<td>23</td>
<td>114</td>
</tr>
<tr>
<td>Business</td>
<td>2</td>
<td>12</td>
<td>4</td>
<td>57</td>
<td>81</td>
<td>106</td>
</tr>
<tr>
<td>Event/Group</td>
<td>134</td>
<td>24</td>
<td>14</td>
<td>89</td>
<td>10</td>
<td>271</td>
</tr>
<tr>
<td>Friend/Relative</td>
<td>30</td>
<td>44</td>
<td>75</td>
<td>106</td>
<td>65</td>
<td>320</td>
</tr>
<tr>
<td>Guide</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Been Here before</td>
<td>70</td>
<td>81</td>
<td>105</td>
<td>126</td>
<td>81</td>
<td>463</td>
</tr>
<tr>
<td>Internet</td>
<td>25</td>
<td>40</td>
<td>32</td>
<td>123</td>
<td>48</td>
<td>268</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>278</td>
<td>222</td>
<td>255</td>
<td>487</td>
<td>308</td>
<td>1550</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>MONTH TOTAL</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL # NOT SIGNED IN</td>
<td>51</td>
<td>93</td>
<td>92</td>
<td>120</td>
<td>85</td>
<td>441</td>
</tr>
<tr>
<td>TOTAL SIGNING IN</td>
<td>278</td>
<td>222</td>
<td>255</td>
<td>487</td>
<td>308</td>
<td>1550</td>
</tr>
<tr>
<td>TOTAL VISITORS</td>
<td>329</td>
<td>301</td>
<td>306</td>
<td>607</td>
<td>393</td>
<td>1936</td>
</tr>
<tr>
<td>WEDDING CALLS</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL PHONE CALLS</td>
<td>27</td>
<td>49</td>
<td>62</td>
<td>95</td>
<td>52</td>
<td>285</td>
</tr>
<tr>
<td>TOTAL GUIDES DISTRIBUTED</td>
<td>84</td>
<td>56</td>
<td>37</td>
<td>46</td>
<td>25</td>
<td>248</td>
</tr>
<tr>
<td>TOTAL E-MAIL</td>
<td>15</td>
<td>0</td>
<td>10</td>
<td>33</td>
<td>4</td>
<td>71</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>784</td>
<td>730</td>
<td>762</td>
<td>1388</td>
<td>867</td>
<td>4531</td>
</tr>
</tbody>
</table>

Eco Trail Maps Distributed:
- 4 Eco trail map pads
- 3 rain days
- 0 guides to businesses
- 5 trolley map pads

RAIN DAYS FOR THE MONTH:

Guides to Businesses

Trolley Maps to Businesses

<table>
<thead>
<tr>
<th>2018 TEMPS</th>
<th>2019 TEMPS</th>
</tr>
</thead>
<tbody>
<tr>
<td>week 1</td>
<td>79</td>
</tr>
<tr>
<td>WEEK 2</td>
<td>84</td>
</tr>
<tr>
<td>WEEK 3</td>
<td>80</td>
</tr>
<tr>
<td>WEEK 4</td>
<td>86</td>
</tr>
<tr>
<td>week 5</td>
<td>83</td>
</tr>
<tr>
<td>AVERAGE TEMPERATURE</td>
<td>84</td>
</tr>
</tbody>
</table>
TO: Paolo Ghio – Executive Director  
Santa Rosa Island Authority  
Karen Sindel – Chair  
Santa Rosa Island Authority Board  

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

DATE: June 12, 2019  

RE: Escambia County Engineering 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. Phase I (Plan, Circle K and Casino Beach Parking Lot circulation) and Phase II (Old VIC Center and Casino Beach Parking Lot Expansion) are complete. Phase III – Roundabouts and pedestrian underpasses at 90% plans; anticipate 100% plans June 2019. Construction funding TBD.  

- **Bob Sikes Bridge Routine Rehabilitation** – Design contract awarded to KCA; anticipate design phase completion Summer 2019 with construction solicitation to proceed following design.  

- **Pensacola Beach Access Road** – BDI is design consultant; anticipate modified construction plans August 2019 with construction solicitation to follow.  

- **BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant; design at 100%. Staff discussing pier repair/rehab/replacement options.  

- **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I improvements complete. Phase II and III design underway. Anticipate design completion Fall 2019 with construction solicitation to follow.  

- **Pensacola Beach Fish Sign Replacement** – Kenco Signs is contractor. Anticipate completion of new sign install – September 2019.  

- **Via De Luna Pipe Rehab** – 7 of the 13 pipes completed February 2017. Construction of remaining pipe rehabs to occur once funding is allocated.  

- **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).  

**Toll Counts**  
- May 2019 – 499,350 + 35,866  
- May 2018 – 463,484
Toll Revenues

- April 2019 – 433,096 +15,001
- April 2018 – 418,096

- May 2019 – $333,817 - $4,055
- May 2018 – $337,872

- April 2019 – $283,808 +$8,820
- April 2018 – $274,988

Vehicle Count

- Total to date 2019 – 1,938,628 +43,186
- Total to date 2018 – 1,895,442

cc: Robert Bender, County Commissioner, District 4
    Matt Coughlin, Interim County Administrator
    Chips Kirschfeld, Acting Assistant County Administrator
    Joy Jones, P.E., Director, Escambia County Engineering
    Cooper Saunders, Project Manager, Escambia County Engineering
    Yana Shanholtzer, On-Site Manager, Escambia County Bob Sikes Toll Facility
CR 399 over Santa Rosa Sound (Bob Sikes Bridge) Rehabilitation

The Bob Sikes Bridge rehabilitation work consists of work on the superstructure and substructure of the bridge, as well as the seawalls. This will include work to repair concrete of the deck, bridge railing, beams, diaphragms, columns, bent caps, footings, and struts; painting bearings; replacing anchor bolts; fender system repairs, and riprap restoration.

All work on the top of the deck will take place first to avoid the summer months. This work will involve shifting lanes overnight. Some repairs will require the bridge beams be jacked. During this overnight operation, traffic will be shifted to one lane in the center of the bridge.

Deck top work should take no longer than 3 months. Traffic and pedestrians should be unaffected by the rest of the work. Marine traffic will have access under the bridge for the entire construction period. At least half of the main channel width will remain unobstructed at all times.
BOB SIKES BRIDGE (PENSACOLA BEACH BLVD.)

TCP PHASE 1C AND PHASE 3C
DETAIL

TCP PHASE 2 AND PHASE 4
DETAIL

NOTE:
PLACE END ROAD WORK SIGN 500 FEET
BEYOND THE END OF CONSTRUCTION.

USE DETAILS FOR BOTH NORTHBOUND AND SOUTHBOUND APPROACHES

BRIDGE NOS. 480123 AND 480139

LEGEND

DIRECTION
OF TRAFFIC
WORK ZONE
SIGN
CHANNELIZING
DEVICE
ADVANCE WARNING
ARROW BOARD
This item was moved to the June 26, 2019 Committee Meeting

Request by Buck Lee Governmental Consulting, Inc., on behalf of John C. and Linda Nowell – 28 Calle Hermosa – for the SRIA to approve an amendment to the lease for 28 Calle Hermosa to separate the existing lease into three (3) new separate leases associated with the three different parcels described below. (Staff report by Paolo Ghio) (Referred from June 12, 2019 Regular Board Meeting)

- The first lease shall be for Lots 14 & 15
- The second lease shall be for Lot 21
- The third lease shall be for Lot 22

It is the desire of the leaseholder that the existing lease be separated as described above to allow for the construction of residences on Lots 21 and 22.

Background:

28 Calle Hermosa and the associated lease are comprised of 4 parcels:

- Lots 14 & 15 have a single residential structure straddling both lots
- Lot 21 is vacant
- Lot 22 is vacant

At the request of a previous leaseholder, Robert Kohlmann, the four parcels were combined into 1 lease in 1994. Due to the residential building cap restrictions and consolidation of the four parcels into one lease, there was only one unit assigned to this lease, i.e., only one unit was allocated to Lots 14, 15, 21 and 22. So, if Lots 21 and 22 are divided from Lots 14 & 15, then Lots 21 and 22 will not have a residential unit assigned under the residential building cap. The one residential unit assigned will remain with Lots 14 and 15.

The final count and distribution of building units associated with the Residential Building Cap was approved at a public Committee Meeting on January 14, 2004 and public Board meeting on February 4, 2004. Only one residential unit was approved for the 28 Calle Hermosa lease because the four parcels were consolidated into one lease.

Recommendation:

Subject to the SRIA and the leaseholder agreeing on the terms of the dividing of the current lease into three leases associated with three parcels, i.e., combined Lots 14 & 15, Lot 21 and Lot 22, staff recommends approval for the request to amend the current lease to divide lots 14 and 15 from lots 21 and 22 and to further divide Lot 21 from Lot 22.

Subject to the above Board approval, SRIA Staff will make recommendations to the committee for amending the current lease to establish three new leases, including the terms, for combined Lots 14 and 15 as well as Lot 21 and Lot 22, respectively. The new leases for Lots 21 and 22 will have a condition that under the 2004 Board approved residential building allocation and cap, no residential structure may be built on either Lot 21 or Lot 22.
Request by Cindy Bevan – 444 Pensacola Beach Blvd. – to amend the legal description for Radical Rides in the Master Lease. (Staff report by Paolo Ghio)

Background:
Radical Rides was issued a site survey in 2006 that represented a vegetation line and a mean high water line as two separate lines. The surveyor who completed this survey has issued a corrective notice that shows the 2 lines combined. Included with the corrective map is a corrected legal description.

Recommendation:
Staff recommends approval of the corrective action to the legal description of Radical Rides.

Committee Action:
The Committee unanimously approved the request by Cindy Bevan – 444 Pensacola Beach Blvd. – to amend the legal description for Radical Rides in the Master Lease. (3-0)
June 12, 2019
Regular Board Meeting
Administration Committee
Consent Item B-1

Report on Financial Statements and Expenditures. (Staff report by Vickie Johnson)

**Background:**

The documentation of financial statements and expenditures is enclosed for your review.

**Recommendation:**

Staff recommends acceptance of the reports on financial statements and expenditures as presented.

**Committee Action:**

The Committee unanimously accepted the Report on Financial Statements and Expenditures as presented.
June 12, 2019
Regular Agenda
Old Business Item # 1

Adoption of a Board Policy regarding limiting events in the Core Area parking lots. (Staff report by Paolo Ghio)

Background:

Parking in the core area has improved with the addition of more parking bays. In an effort to balance the public needs with the growing requirement for available parking, staff recommends limiting events which require portions of public parking in the core area be within the footprint of the event. As the demand for parking is higher in the warmer months, staff recommends April 1st through September 30th as the limiting months. The only exceptions would be races or events that conclude by 10 am. Events wishing to use Pensacola Beach have Park East and Park West, 2 excellent, albeit, under utilized public opportunities.

Recommendation:

Staff Recommends adoption of a Board Policy limiting the use for core area parking lots for event footprints to October 1st – March 31st, except for the events that conclude usage by 10 am, between April 1st – September 30th, beginning January 2020.

Committee Action:

The Committee unanimously approved adoption of a Board Policy regarding limiting events in the Core Area parking lots, with legal bringing back the policy with date clarifications to the June 12, 2019 Regular Board Meeting for final approval.
PURPOSE:

The purpose of this policy is to provide for the regulation of the use of one or more parking stalls in any core area public parking lot on Pensacola Beach for a special event requiring approval of the Santa Rosa Island Authority ("Special Event"). The core area of Pensacola Beach is defined as that geographic area of Pensacola Beach south of the toll booths on Pensacola Beach Boulevard, West of Avenida 10 and east to the Holiday Inn Express leasehold, excluding SRIA parking lot.

POLICY:

No Special Events for the use of one or more parking stalls in the Core Area shall be approved between April 1 and September 30.

EXCEPTIONS:

1. The following can apply to the Santa Rosa Island Authority for an exception to the policy prohibiting Special Events use of one or more parking stalls in the Core Area between April 1 and September 30:

   a. Any Special Event that vacates and returns to use by the public any and all parking stalls used for the Special Event by 10:00 AM (Central Time) on the day of the Special Event. However, no Special Events that requires the closure of all, or part, of Via DeLuna in the Core Area shall be approved between June 1 and August 31.

   b. The Blue Angels Airshow.
June 12, 2019
Regular Agenda
New Business Item # 1

Request by Pensacola Beach Inc. – 24 Via de Luna – to sublease a portion of vacant property to Verizon wireless to place a temporary C.O.W. (Cell on Wheels) 6/15/2019 – 7/19/2019, for the Blue Angels Airshow event. (Staff report by Paolo Ghio)

Background:

The SRIA did approve the same request last year (2018) for the same location. The increased volume of visitors to the Beach for that period of time makes it necessary for the Cell service provider to supply additional communications capability.

Recommendation:

Staff recommends approval of the request by Pensacola Beach Inc. – 24 Via de Luna – to sublease a portion of vacant property to Verizon wireless to place a temporary C.O.W. (Cell on Wheels) 6/15/2019 – 7/19/2019, for the Blue Angels Airshow event, in accordance with all applicable codes and regulations.
May 10, 2019

Melody Bolster
Assistant Development Manager, SRIA
1 Via De Luna Dr.
Pensacola Beach, FL 32561

RE: TRANSMITTAL LETTER - Verizon Wireless temporary cell on wheels site for the Blue Angels Air Show, Pensacola Beach, July 2019

Dear Ms. Bolster:

Enclosed, please find the Commercial Construction Application for Verizon’s annual temporary cell on wheels installation at Pensacola Beach for the Blue Angels Airshow to be held in July 2019.

Also, attached are the following:

1) Commercial Construction Application
2) Application check in the amount of $200
3) Site plan, 1-A, & survey for the temporary cell site location
4) Lease agreement with the property owner for the temporary COW install
5) Property appraiser data

Should you have any questions or need additional information, please feel free to contact me at 267-973-4228 or email at bchopra@sam-inc.com

Respectfully Submitted,

Bob Chopra, President
SAM, Inc.
Agents for Verizon Wireless
1-A CERTIFICATION

Date: April 19, 2018

RE: Site Name: Pensacola Beach COW
Location Code: 304634
Ground Elevation: 7.7'

City Name: Pensacola Beach  County: Escambia  State: Florida

I certify that the Latitude of 30 Degrees 20 Min. 04.330 Sec. North and the Longitude of 87 Degrees 07 Min. 54.370 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

30.334536 Latitude
-87.131770 Longitude

State of Florida  Date: 4/19/18

William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 18-1096
Prepared By: JP

"Together Planning a Better Tomorrow"
www.smweng.com
SURVEYOR'S NOTES

1. This is an As-Built Tower Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is June 9, 2016. The following surveying instruments were used at Site of field work: Nikon Set IIa, Trimble SRA, Proliner and DJI Phantom. This survey was expanded into Escambia County, Florida, according to plot recorded in Plot Book 4177, Page 32, Page 326.

2. This survey was conducted for the purpose of an As-Built Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, or local agency. Surveyor's notes will be forwarded to Pensacola Beach Community Plan 2005-099206.

3. This survey was conducted without the benefit of an Abstract Title search. Surveyor has made every reasonable effort to ensure the accuracy and completeness of the survey results and data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

4. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

5. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

6. This survey was conducted without the benefit of an Abstract Title search. Surveyor has made every reasonable effort to ensure the accuracy and completeness of the survey results and data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

7. This survey was conducted without the benefit of an Abstract Title search. Surveyor has made every reasonable effort to ensure the accuracy and completeness of the survey results and data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

8. This survey was conducted without the benefit of an Abstract Title search. Surveyor has made every reasonable effort to ensure the accuracy and completeness of the survey results and data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

9. This survey was conducted without the benefit of an Abstract Title search. Surveyor has made every reasonable effort to ensure the accuracy and completeness of the survey results and data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

10. This survey was conducted without the benefit of an Abstract Title search. Surveyor has made every reasonable effort to ensure the accuracy and completeness of the survey results and data. The surveyor shall have no responsibility for any errors or omissions in the survey data.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and mapping have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida, and the best of my knowledge, information, and belief.

Preliminary until finalized with signature and seal.

William H. Supplementary, P.

Pensacola License No. 0005141

PENSACOLA BEACH CDW

304024

EL VEDADO VILLA SUBDIVISION

ESCAMBIA COUNTY, FLORIDA
AGREEMENT

This Agreement made this 28th day of March, 2019, between Pensacola Beach, Inc, with an address at PO Box 940, Gulf Breeze, Florida 32562, hereinafter referred to as "Licensor", Endrizzi Investments, Inc., a Florida corporation, with an address at 212 S. Alcaniz Street, Pensacola, FL 32502, hereinafter referred to as "Grantor", and Cello Partnership, d/b/a Verizon Wireless, with an address at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 (telephone number 866-862-4404), hereinafter referred to as "Licensee".

1. Licensor does hereby grant unto Licensee a license to use a 30' by 30' parcel located at 24 Via De Luna Drive, Pensacola Beach, Florida 32561, which parcel is hereinafter referred to as the "Property", which is more described further on Exhibit A attached hereto and made a part hereof, together with the right to place upon the Property a communications facility ("Facility"). The Licensor also grants unto the Licensee the non-exclusive right-of-way for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks. Said right-of-way and Property are generally described on Exhibit A attached hereto and made a part hereof. Further, the Licensee shall have the right to install and maintain conduits, pipes, cables and wires to its Facility within the Property as necessary to supply utility service and power to the Facility or as otherwise needed to service the Facility as reasonably determined by Licensee.

2. Grantor grants unto Licensee the non-exclusive right-of-way for ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks that cross over and across the parcel of land that is adjacent to the Facility.

3. The term of this Agreement shall be for the period from June 15, 2019 to July 19, 2019. Notwithstanding anything contained in this Agreement to the contrary, the parties agree that a holding over beyond the expiration or termination of the Agreement shall operate as an extension of the Agreement from
a day-to-day only (the "Holdover Period"), with rent due daily to Licensor in an amount equaling $250.00. Licensor acknowledges and agrees that rent for the Holdover Period May not be sent to Licensor until thirty (30) days after the termination of the Holdover Period.

4. The Licensee shall pay to the Licensor a one time payable within thirty (30) days of full execution of this Agreement, payable to Pensacola Beach, Inc, and mailed to 212 Alcaniz Street, Pensacola FL 32502.

5. Licensee reserves the right to terminate this Agreement on thirty (30) days written notice and upon such termination, Licensee will remove all of its equipment and improvements and restore the Property to its original condition.

6. Licensor and Licensee shall indemnify and hold the other harmless against any claim of liability or loss from personal injury or property damage resulting from or arising out of the negligence or willful misconduct of the indemnifying party, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of the other party, or its employees, contractors or agents. Licensee shall maintain at its own expense during the term of this Agreement, commercial general liability insurance with a combined single limit of $1,000,000.00 for bodily injury and property damage. The Licensee shall provide a certificate of insurance to the Licensor as proof of said coverage which shall contain a provision for thirty (30) days notice of cancellation to the Licensor. Except with respect to the indemnification set forth in this paragraph, neither party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such
damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

7. Licensor covenants that Licensee, upon paying the amount set forth herein and performing the covenants set forth herein, shall peacefully and quietly have, hold and enjoy the Property. Further, Licensor covenants that Licensor is seized of good and sufficient title and interest to the Property and has full authority to enter into this Agreement. Grantor covenants that Licensee, upon performing the covenants set forth herein, shall peacefully and quietly have, hold and enjoy the Easement. Further, Licensor covenants that Licensor is seized of good and sufficient title and interest to the Easement and has full authority to enter into this Agreement.

8. This Agreement may be sold, assigned or transferred by Licensee to Licensee's principal, affiliates, subsidiaries of its principal or to any entity which acquires all or substantially all of Licensee's assets the market defined by the Federal Communications Commission in which the Property is located by reason of a merger, acquisition or other business reorganization, without the consent of the Licensor. As to any other parties, any sale, assignment or transfer must be with the written consent of the Licensor, which consent will not be unreasonably withheld.

9. All notices hereunder must be in writing and shall be sent certified mail, return receipt requested, to:

Licensor: Pensacola Beach, Inc.
PO Box 940
Gulf Breeze, Florida 32561

Licensee: Celico Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

Grantor: Endrizzi Investments, Inc.
212 S. Alcaniz Street
Pensacola, Florida 32502

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

LICENSOR: Pensacola Beach, Inc.

By: David Brannen, President

Witness

GRANTOR: Endrizzi Investments, Inc.

By: Joseph M. Endry, President

Witness

LICENSEE: CELLCO PARTNERSHIP,
d/b/a Verizon Wireless

By:
Name: Jason Leiker
Title: Director - Network Field Engineering

Witness
### SUMMARY OF CHARGES

May 1, 2019 thru May 31, 2019

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRIAT1.01 (Retainer)</td>
<td>$800.00</td>
</tr>
<tr>
<td>SRIAT1.02 (Routine Legal)</td>
<td>$1,101.60</td>
</tr>
<tr>
<td>SRIAT1.15 (Lease General)</td>
<td>$2,986.55</td>
</tr>
<tr>
<td>SRIAT13.83 (Brungart) Reimbursable</td>
<td>$18.05</td>
</tr>
<tr>
<td>SRIAT15.14 (Casa Pileta)</td>
<td>$64.80</td>
</tr>
<tr>
<td>SRIAT15.49 (Simpson)</td>
<td>$60.60</td>
</tr>
<tr>
<td>SRIAT15.77 (CoolWaterBeach)</td>
<td>$64.10</td>
</tr>
<tr>
<td>SRIAT16.11 (Do, Dung Tien - PI)</td>
<td>$89.50</td>
</tr>
<tr>
<td>SRIAT16.19 (Bell) Reimbursable</td>
<td>$98.20</td>
</tr>
<tr>
<td>SRIAT16.20 (1114 Beach Rental)</td>
<td>$53.20</td>
</tr>
<tr>
<td>SRIAT16.22 (Eppright) Reimbursable</td>
<td>$46.30</td>
</tr>
<tr>
<td>SRIAT16.45 (4 Ensenada Quatro)</td>
<td>$1,166.40</td>
</tr>
<tr>
<td>SRIAT16.46 (DeLeon)</td>
<td>$48.60</td>
</tr>
<tr>
<td>SRIAT16.47 (Radlauer) Reimbursable</td>
<td>$105.30</td>
</tr>
</tbody>
</table>

**TOTALS FOR SRIA**

$6,703.20
June 4, 2019

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

Re: Attorney’s Report for the June 12, 2019 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the June 12, 2019 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 June 12, 2019 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

Enclosure
pc: Robbie Schrock (w/encl. via email)
    Jamee Thompson (w/encl. via email)
    Vickie Johnson (w/encl. via email)
ATTORNEY'S REPORT – June 12, 2019

I. Lease Defaults Pending

A. Residential – ACTIVE

1. 1114 Beach Rental LLC (2019 Default – 40614) (June 19, 2019)
2. CoolWaterBeach LLC (2019 default – 52815) (June 19, 2019)
3. David R. Eppright (2019 default – 10C03) Reimbursable (June 19, 2019)
7. 4 Ensenada Quatro - Robert Gange (2019 Non-monetary Default) (June 3, 2019)
   - Approved for litigation by the SRIA Finance Department
   - Approved for litigation by the SRIA Finance Department

B. Residential & Commercial – ON STAFF HOLD

NONE

C. Commercial – ACTIVE

NONE

II. Litigation/Claims

   Case No. 2013-CA-002311 (Litigation): These plaintiffs have filed a claim for money
   damages against the SRIA and other defendants for slander of title, tortious interference
   with a contract and a business relationship, conspiracy, and violation of Florida’s Anti-
   Trust Act. A defendant, American Fidelity Life Insurance Company, has named the
   SRIA as a cross-claim defendant in the above case but is only seeking a declaratory
   judgement about the Pensacola Beach, Inc. master lease and the SRIA appears to have
   been named by American Fidelity in its claim because of the SRIA’s interests in that
   master lease. American Fidelity is not seeking any damages against the SRIA.
**Status:** Oral argument was conducted on Wednesday, February 20, 2019 at 1PM at the Okaloosa County Court House in Crestview. An opinion from the Appeals Court is pending.

B. **Dung Then Do, et. al. v, Santa Rosa Island Authority, et. al., Case No. 2018 CA 001548 (Litigation): This is a claim for personal injury.** Mr. Do claims that on November 27, 2014 he was injured while walking across County Road 399 at Portofino because his vision was obstructed by extensive untrimmed sabal palm trees (planted at the direction of the County) in the County right of way along the side of County Road 399. Mr. Do’s wife is a plaintiff in the case on a loss of consortium claim. The SRIA is one of 8 defendants named in the lawsuit. The SRIA denied the claim because a review of the circumstances indicates that the injury occurred on a road owned by Escambia County. Moreover, the right of way where the sabal palms are located is the right of way of Escambia County over which the Santa Rosa Island Authority has no control. Finally, the Santa Rosa Island Authority did not maintain or plant the sabal palms nor was the Santa Rosa Island Authority responsible for the planting or maintenance of the sabal palms or the design of the landscaping.

**Status:** The Plaintiffs filed their responses to the SRIA discovery on April 8, 2019. The responses are being evaluated to determine what additional discovery may be needed for the SRIA to prepare a motion for summary judgment.

C. **Formal Administrative Claims**

None

D. **Informal Claims**

None

**III. Other Matters Pending**

A. Advise and assist SRIA Staff regarding ADA Website Compliance
B. Advise and assist SRIA Staff regarding authorization for pets in dining establishments
C. Advise and assist SRIA Staff regarding interim protocols for evaluating lease renewals
D. Revise SRIA Staff narrative and recommendation for the 28 Calle Hermosa agenda item
E. Make revisions to the Amendment to Agreement of Ground Lessor for Jelly’s financing
F. Advise and assist SRIA Staff regarding the proposed corrective lease for Radical Rides
G. Revise proposed corrective lease for Radical Rides
H. Research and respond to request from Lago Bonita about HOA revisions to the HOA Articles of Incorporation
I. Advise and assist the SRIA Staff regarding the residential building cap
J. Advise and assist SRIA Staff regarding the proposed ordinance from Commissioner Bender’s Office
K. Meet with attorney for Quietwater Entertainment and Paolo Ghio to discuss proposed
lease amendments and partial assignment
L. Advise and assist the SRIA Staff regarding a Verizon licensing request
M. Advise and assist SRIA Staff regarding submerged lands leases for the Gulf Pier and
the Quietwater Pier
N. Prepare SRIA Staff narrative and recommendation for the Quietwater Entertainment
agenda item
O. Advise and assist SRIA Staff regarding a wetlands issue involving a residential lease
P. Advise and assist SRIA Staff regarding a lender request for an estoppel certificate.
Santa Rosa Island Authority
Engineer’s Report
June 12, 2019

<table>
<thead>
<tr>
<th>Projects</th>
<th>Budget</th>
<th>Source</th>
<th>Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Little Sabine Bay Channel Extension</td>
<td>$533,000 (c)</td>
<td>SRIA</td>
<td>Under Const.</td>
</tr>
<tr>
<td>Pensacola Beach Playgrounds</td>
<td>$40,000 (e)</td>
<td>SRIA</td>
<td>Summer 2019</td>
</tr>
<tr>
<td>Phase 2 Dune Walkover Project</td>
<td>$52,000 (e)</td>
<td>SRIA</td>
<td>Summer 2019</td>
</tr>
<tr>
<td>Little Sabine Channel Bulkhead</td>
<td>TBD</td>
<td>SRIA</td>
<td>On-Hold</td>
</tr>
</tbody>
</table>

Narratives

Little Sabine Bay Channel Extension
Construction continues. The nourished beach area behind the SRIA Building has been completed and is open for public use. Nourishment crews will continue to advance sand placement towards Quietwater Pier as approved material is supplied from the Maintenance Dredging of Little Sabine Bay Channel.

Pensacola Beach Playgrounds
Construction plans for the new pavilion and sidewalks at Harry Gowens Park were submitted to SRIA staff for permitting and contractor acquisition.

Phase 2 Dune Walkover Project
Access Mats have been ordered by SRIA staff.

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
APPROVED PROJECTS:

Residential Construction (7):

- 116 Matamoros Dr. - Construction of in ground swimming pool, within setbacks.
- 330 Ft Pickens Rd # 12E (Sabine Yacht & Racquet) – Interior renovations to existing unit.
- 1390 Ft Pickens Rd # 234 (Palm Beach Club) – Interior renovations to existing unit.
- 100 Ft Pickens Rd # 208 (Deep Water Cove) - Interior renovations to existing unit.
- 1205 Panferio – Repairs to existing seawall.
- 233 Sabine – Construction of a 4’ x 36’ ground level boardwalk to run along existing retaining wall.
- 1739 Ensenada Uno – Construction of an addition to existing pier to include a 4’ x 178’ dock, 10’x12’ platform, 12’ x 12’ uncovered boat lift and a 12’ x 12’ uncovered PWC lift from leasehold property (removing and replacing a portion of the existing pier also).

Commercial projects (1):

- 1111 Ft. Pickens Rd. (Starboard Village) – Repairs to existing southern balconies

("SFR – Single Family Residence")