1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. MOMENT OF MEDITATION

4. APPROVAL OF MINUTES (Regular Board Meeting – 5/9/2018)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

7. CHAIRMAN’S COMMENTS

8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER

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

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**CONSENT AGENDA**

10. COMMITTEE REPORTS

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

   Item # 1 – Request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback. (Staff report by Paolo Ghio)

   The Committee unanimously approved staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS, MEMBERS
Item # 1 – Approval to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 2 - Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

No action taken, discussion item only.

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.
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING
JUNE 13, 2018
5:00 P.M.

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 BOHANON, 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.)
# MONTH AT A GLANCE

## HOW DID YOU DISCOVER PENSACOLA BEACH?

<table>
<thead>
<tr>
<th>HOW DID YOU DISCOVER</th>
<th>MAY WEEK 1</th>
<th>WEEK 2</th>
<th>WEEK 3</th>
<th>WEEK 4</th>
<th>WEEK 5</th>
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<td>151</td>
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<td>0</td>
<td>2</td>
<td>6</td>
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<tr>
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<td>188</td>
<td>112</td>
<td>187</td>
<td>64</td>
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<tr>
<td>Internet</td>
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<td>47</td>
<td>74</td>
<td>63</td>
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<td>345</td>
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<td><strong>457</strong></td>
<td><strong>481</strong></td>
<td><strong>316</strong></td>
<td><strong>384</strong></td>
<td><strong>233</strong></td>
<td><strong>1871</strong></td>
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<th>HOW DID YOU DISCOVER</th>
<th>MAY WEEK 1</th>
<th>WEEK 2</th>
<th>WEEK 3</th>
<th>WEEK 4</th>
<th>WEEK 5</th>
<th>MONTH TOTAL</th>
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<tr>
<td>Eco Trail Maps</td>
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<td>906</td>
<td>1001</td>
<td>607</td>
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## RAIN DAYS FOR THE MONTH:
- **2 rain days**
- **376 guides**
- **5 trolley pads**

## 2017 TEMPS 2018 TEMPS

<table>
<thead>
<tr>
<th>WEEK</th>
<th>2017</th>
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<td>AVERAGE TEMPERATURE</td>
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### Pensacola Beach Visitor Information Center
#### May 2018

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<tr>
<th></th>
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<th>2017</th>
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<tbody>
<tr>
<td><strong>Total Visitors</strong></td>
<td>2072</td>
<td>1499</td>
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<tr>
<td>Total Not Signing In</td>
<td>201</td>
<td>209</td>
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<tr>
<td>Total Signing In</td>
<td>1871</td>
<td>1290</td>
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**How Did You Discover Pen Beach?**

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<td>Guide</td>
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<tr>
<td>Internet</td>
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<td>298</td>
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<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
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</thead>
<tbody>
<tr>
<td><strong>Total Email Addresses</strong></td>
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<td>63</td>
</tr>
<tr>
<td><strong>Total Wedding Calls</strong></td>
<td>0</td>
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<tr>
<td><strong>Total Phone Calls</strong></td>
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<tr>
<td><strong>Total Mailouts</strong></td>
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**Top 5 States**

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<tbody>
<tr>
<td>Texas</td>
<td>169</td>
<td>142</td>
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<tr>
<td>Florida</td>
<td>167</td>
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</tr>
<tr>
<td>Louisiana</td>
<td>135</td>
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</tr>
<tr>
<td>Tennessee</td>
<td>130</td>
<td>72</td>
</tr>
<tr>
<td>Alabama</td>
<td>108</td>
<td>67</td>
</tr>
</tbody>
</table>

**Top 3 International**

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canada</td>
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<td>31</td>
</tr>
<tr>
<td>Germany</td>
<td>14</td>
<td>28</td>
</tr>
<tr>
<td>UK</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>
## Top 5 States with City Detail

### 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

### Alabama
- Birmingham: 16
- Mobile: 6
- Huntsville: 2
- Baldwin: 2
- Orange Beach: 2

### Tennessee
- Nashville: 63
- Morristown: 26
- Knoxville: 20
- Memphis: 19
- Chattanooga: 2

### Missouri
- St. Louis: 22
- Jefferson City: 7
- Bolivar: 5
- Mt. Grove: 4
- Holt: 2

### Louisiana
- Washington: 6
- Monroe: 3
- New Orleans: 2

### Texas
- Houston: 9
- Mckinney: 6
- Round Rock: 4
- Dallas: 3
- Galveston: 1
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: June 13, 2018  
RE: Escambia County Public Works Projects Report  

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

- **Congestion Management Plan** – Volkert, Inc. is design consultant; Board approved the plan on May 30, 2017, and approved a Change Order to the existing contract on July 27, 2017 to design - Phases II – Additional Parking (less the SRIA Office and old VIC center sites) and Phase III – Roundabouts, Ped Underpasses and the old VIC center parking site.  
  Phase II design complete; anticipate construction solicitation Summer 2018 with construction beginning Fall 2018.  
  SRIA and BCC gave direction to proceed with Phase III design from 60% to 100% plans. Anticipate design completion Fall 2018. Construction funding TBD.  
  Turn lane improvements at Casino Beach Parking Lot are complete; provides motorists a left turn from the Sheriff’s Substation parking lot area into the main Casino Beach parking lot area.  

- **Fort Pickens / Via de Luna Signalized Intersection** – Installation of new traffic signal cabinet with wireless technology (MioVision) to operate the two traffic signals in the core area is complete. Staff has continually been monitoring the signal remotely, producing traffic reports, and has been generating new signal timing plans to accommodate the traffic patterns.  

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

- **Ensenada Uno/Dos** – Construction is underway; anticipate completion Summer 2018.  

- **Pensacola Beach Access Road & BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant for both projects. SRIA Board and BCC have approved the 6’ perpetual easement for sidewalk along Beach to Bay property. Design is being modified to accommodate the sidewalk and impacts to the race car track. Construction solicitation Summer 2018; anticipate construction to begin Fall 2018.
• **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I waterside improvements substantially complete; landside improvements underway with completion Summer 2018.

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

• **BSB Toll Plaza** – SunPass and Pensacola Beach Annual Pass system. $20 General Public Annual Pass and $5 Pensacola Beach Resident Annual Pass (with valid homestead exemption).
  
  - May 2018 – 474,541 (+11,057)
  - May 2017 – 463,484

  - April 2018 - 418,095 (-30,909)
  - April 2017 - 449,004

**cc:** Jack R. Brown, County Administrator  
Joy Jones, P.E., Director, Escambia County Public Works  
Wes Moreno, Deputy Director, Escambia County Public Works & Pensacola Beach  
Colby Brown, P.E., Deputy Director, Escambia County Public Works  
James Duncan, Deputy Division Manager, Escambia County Public Works  
Cooper Saunders, Project Manager, Escambia County Public Works
1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday May 9, 2018 beginning at 5:02 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Janice Gilley, Dr. Thomas Campanella, Ms. Tammy Bohannon and Ms. Brigette Brooks. Mr. Jerry Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 4/11/2018)

Upon motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting 4/11/2018 as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

Mr. Watson announced that Old Business # 4 (Request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. -- to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property.) had been pulled from the agenda, at the request of the sublease applicant, and that Mr. David Forte – Escambia County - was being added after Mr. Steve Hayes spoke.

6. ADOPTION OF AGENDA

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

7. CHAIRMAN'S COMMENTS

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

9. UPDATE BY STEVE HAYES, VISIT PENSACOLA
See attached report, which was presented by Steve Hayes, of Visit Pensacola, and Jason Nicholson, the Chairman of the Board of Visit Pensacola.

10. REPORT BY DAVID FORTE, CONGESTION MANAGEMENT FOR PENSACOLA BEACH

Mr. Forte gave the attached report, and told the SRIA Board he was looking for a recommendation from them tonight to take to the BOCC. He explained Phase 3 was 2 roundabouts and 3 pedestrian underpasses. He is asking for a recommendation to move forward or not with 100% of the design phase, which is currently at 60%.

Much discussion followed regarding traffic flow with the new monitored traffic light at the intersection of Via de Luna and Ft. Pickens.

Discussion was held on the construction funding, with all members agreeing the money isn’t currently available.

Clark Bailey with Volkert, told the Board there is plenty of room on the Island for these projects, and that the Island will actually gain 10 parking spots. He also explained the drainage process for the underpasses.

Discussion was held on the safety of dual-lane roundabouts between the Board and the representatives from Volkert.

Discussion was held on the height of the road at the underpasses and the roundabouts.

The possible negative impact to businesses during construction was discussed. Mr. Forte stated there would be a public education process if the process moves forward.

Dr. Campanella voiced his concerns and isn’t supportive of moving forward with the process.

SPEAKERS:

Charlie Rotenberry Not in favor
Melissa Peno Not in favor
Bill Ray Not in favor
Discussion was held on the hopefully positive impact the smart monitoring technology of the new traffic signal box at the main intersection will have, with Ms. Gilley, Ms. Brooks and Ms. Bohannon agreeing that it would be a good idea to evaluate how well this system works with alleviating some of the traffic congestion through the summer months.

Ms. Sindel encouraged her fellow Board Members to look to the future and proceed with this process. She stated moving this process to 100% design will give the data that the Board needs to make further decisions on the project.

SPEAKERS:

Robert Rinke In favor
Holly Fulford Worried about trees being harmed in Morgan Park
Rusty Branch In favor; and spoke for the DIB, as well, in favor

Mr. Watson spoke in favor of moving forward with the process of 100% design.

Mr. Forte explained if the Board did move forward with the design, it would take 4-6 months, and then funding would be discussed.

Upon amended motion of Ms. Karen Sindel seconded by Brigette Brooks, the Board approved to send a recommendation to the BOCC that they move forward to 100% of design planning on the Pensacola Beach Congestion Management Project, asking Escambia County to take into consideration the following factors: the impact to Island businesses, the smart monitoring of the beach traffic light through the summer months while working with Santa Rosa County on their signal light timing as well, the return on the investment of the project, and the time of construction. (5-1) Dr. Campanella voted in the negative.

This vote is not final approval of the entire project.
11. COMMITTEE REPORTS

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

Item # 1 – Request by Tisdale Florida Rentals, LLC – 1000 Maldonado Dr. – Lot 24, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 2 - Request by Nathan & Shannon Szoke – 400 Via de Luna. – Lot 1, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 3 - Request by Babikow Properties, LLC – 307 Maldonado Dr. – Lot 9, Block 10, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 4’ into the 15’ west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 4 - Request by Ted and Kimberly Coltrain – 242 Le Starboard Dr. – Lot 5, Lafitte Cove – to construct an in ground swimming pool and spa with an encroachment of 5’ into the 35’ (per plat) rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 5 - Request by Max and Theresa Scroggins – 903 Rio Vista Dr. – Lot 4, Block 31, Villa Segunda – to install a living shoreline, natural habitat, consisting of a rip rap base with oyster shell mixed in to a marsh bed with native plantings from their leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS, MEMBERS
Item # 1 - Request by San Souci Condominiums – 999 Ft. Pickens Rd. – to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums. (Staff report by Robbie Schrock)

The Committee unanimously approved staff’s recommendation.

Item # 2 - Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

No action taken, discussion item only.

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.

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

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Approval to award the bid for the multi-use path. (Staff report by Selection Review Committee Member, Janice Gilley)

Ms. Gilley gave background on this item and told the Board the Selection Review Committee was pleased with the responses they received, from 5 local contractors. She said they recommended using Chavers Construction Company.

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved awarding the contract for the multi-use path, Phase 1, to Chavers Construction for a base bid of $571,041.10. (6-0)

Item # 2 – Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins) (Referred from April 25, 2018 Committee Meeting)
Mr. Stebbins gave background on the item and pointed out that staff had given the Board more research on statistics, as requested.

**SPEAKERS:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robert Rinke</td>
<td>In favor of continuation</td>
</tr>
<tr>
<td>Rusty Branch</td>
<td>In favor of continuation, read a list of names from the Destination Marketing Organization in favor</td>
</tr>
<tr>
<td>Gina Dudley</td>
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<tr>
<td>Michael Hope</td>
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</tr>
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<td>Amanda Donaldson</td>
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<td>Gus Tyke</td>
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<td>Ian Folakan</td>
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<tr>
<td>Elyse Waite</td>
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<tr>
<td>Mike Pinzone</td>
<td>In favor of continuation</td>
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Discussion was held as to whether the recommendation would be to re-visit this in a year’s time with anecdotal and statistical analysis given to the SRIA 90 days prior to sunsetting, or to perhaps ask for a complete continuation with no sunset provision.

Ms. Gilley is not in favor of the ordinance, she stated people need to behave themselves.

Mr. Stebbins asked if it was ok for him to work with staff to draft the letter for the Chairman to sign.

**Upon amended motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Board approved sending a letter of support to the BOCC for continuation of the Open Container Ordinance. (4-2) Ms. Gilly and Mr. Watson voted in the negative.**

**The following item has been removed for consideration at the request of the leaseholder.**
Item #3 – Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio) (Referred from April 25, 2018 Committee Board Meeting)

The following item has been removed for consideration at the request of the potential leaseholder.

Item #4 – Request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. – to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property. (Staff report by Robbie Schrock) (Referred from April 25, 2018 Committee Meeting)

13. REPORTS

A. ATTORNEY’S REPORT

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

B. ENGINEER’S REPORT

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

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. He also gave a breakdown of project costs for the Gulfside restrooms, stating the lowest bid was $810,000, which is up $10,000 from last year’s bid. He offered the Board these choices: scrap the project completely, put the project on hold, or look at constructing a restroom like the ones at Park East and Park West. He said it might be possible with the funds we have to build one to that scale.

Dr. Campanella said another option is to try and piggyback off of the Portofino Tower Construction.

Ms. Bohannon stated Robert Rinke won’t want a Park East or Park West restroom.

Mr. Ghio said that Mr. Rinke is aware of this report, and that Mr. Rinke had offered last month to try and make up some of the shortfall, however he’s made no offer since seeing these numbers. He pointed out that Mr. Rinke would have to agree to the change (Park East or Park West restroom), as the funds are from the Portofino Island Improvement Fund.

Discussion followed as to what further costs there would be, and when construction
Most of the Board Members were in agreement that Mr. Rinke wouldn't agree to downsizing the project.

Ms. Sindel questioned if it really needed to be built at all.

**Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved to table the project and reject the bid. (6-0)**

Mr. Ghio stated the hurricane re-entry stickers were being put in the mail on Thursday, the 10th of May, and that he would be adding a request for an expansion of the dog park at the East end of the Island to the Committee Agenda.

14. **VISITOR’S FORUM**

15. **BOARD MEMBER’S FORUM**

Dr. Campanella cautioned the Board for granting approval on the 100% design for the roundabouts and underpasses, as he doesn’t want that to be perceived as the SRIA Board green-lighting the whole project.

Mr. Stebbins encouraged each Board Member to speak to their Commissioner and make certain their thoughts and wishes were known.

16. **ADJOURN**

There being no further business to come before the Board, Chair Jerry Watson declared the Regular Board Meeting of the SRIA Board adjourned at 8:28 p.m.

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MEMORANDUM

TO:       Authority Members
FROM:     Executive Director
DATE:     May 24, 2018
RE:       Minutes of May 23, 2018 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday May 23, 2018. Members present were Dr. Thomas Campanella, Chair, Ms. Karen Sindel and Ms. Janice Gilley. Also present were Board Members Ms. Brigette Brooks, Mr. Jerry Watson and Ms. Tammy Bohannon. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item # 1 – Request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback. (Staff report by Paolo Ghio)

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

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Committee unanimously approved the request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

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 24, 2018

RE: Minutes of May 23, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 23, 2018. Members present were Ms. Tammy Bohannon, Chair, Dr. Thomas Campanella and Ms. Brigette Brooks. Also present were Board Members Mr. Jerry Watson, Ms. Karen Sindel and Ms. Janice Gilley. Ms. Bohannon, Chair, called the meeting to order and presented the following items:

Item #1 – Approval to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East. (Staff report by Paolo Ghio)

SPEAKER:

Carlene Smith – She lives at Portofino and goes for walks on the beach often. She has had some negative experiences with the dog park, and requested the park, if it has to be increased, be increased 200’ all in the east direction. She questioned who to call with issues, when the officers work, the response time once they had been called, and were they available at all times? She doesn’t understand the need to expand the park, as she rarely sees it full.

Mr. Ghio explained the Island Authority has a dedicated officer who works 40 hours a week, at various times, so people don’t become accustomed to her schedule. He stated that people that go to Park East also needed to be taken into consideration, thus the proposed 100’ on each end of the dog park.
Discussion followed.

Dr. Campanella questioned if there is a good way to figure out how often it is “highly utilized”, as he has never seen the area full.

Ms. Sindel reminded the audience that this is not just for Island residents, and stated she gets many calls from people that live in town, complaining that the park gets full. She complimented Mr. Ghio on being proactive in handling this situation.

Ms. Brooks asked if more signage could be added, with a contact number to report issues.

Mr. Ghio said yes, and he would incorporate the information into current signage.

Mr. Ghio explained that currently the ordinance will sunset in June of 2019, and asked the Board to consider requesting the BOCC to remove the clause completely.

Ms. Bohannon pointed out the ordinance could always be revisited in the future, if warranted.

Upon amended motion of Dr. Tom Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East by 200’, improve signage at the parks to add a phone number for people to report issues, and remove the sunset clause completely from the ordinance. (3-0)

Item # 5 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

Ms. Bohannon is in support of some action (policy, perhaps) to be taken to not renew master leases that have subleases attached to them. She raised the question: if the Island goes to fee simple, who will have the option be given to, the Master or the sublease that has been paying the taxes.

Mr. Watson pointed out that people agree to the terms when they purchased the property.

Mr. Stebbins said that in theory, the Board could adopt a policy, but could potentially be sued if they didn’t renew a lease that has a renewal clause in it. He pointed out all a master leaseholder would have to do is wait for a new SRIA Board to take over and
make a renewal request again, if previously turned down. There is no limit to how many times a master can request a renewal if it's at least more than 6 months prior to expiration.

Discussion followed.

Ms. Sindel suggested holding a workshop to educate themselves and the public on this topic and others.

Ms. Brooks and Dr. Campanella pointed out that we would be taking someone's (master leaseholder's) income stream, if we didn't renew the lease.

Discussion was held on what would be a fair way to distribute property, garages, storage units, etc. if fee simple was offered.

Discussion was held on the 50% reduction.

Mr. Watson stated he would be in favor of a workshop.

Ms. Bohannon asked for staff to come back with the properties that would be impacted by a policy.

Mr. Stebbins said he would be happy to review the multi-family leases to see which ones are non-renewable.

Ms. Bohannon requested Commercial leases be reviewed, as well.

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: May 24, 2018
RE: Minutes of May 23, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 23, 2018. Members present were Ms. Tammy Bohannon, Mr. Jerry Watson and Ms. Karen Sindel, Chair. Also present were Board Members Dr. Thomas Campanella, Ms. Brigette Brooks and Ms. Janice Gilley. Ms. Sindel, Chair, called the meeting to order and presented the following item:

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

Ms. Ford presented the financial report.

Upon motion of Mr. Jerry Watson seconded by Ms. Tammy Bohannon, 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 24, 2018

RE: Minutes of May 23, 2018 Budget Workshop Meeting

A budget workshop meeting was held on Wednesday May 23, 2018, immediately following the Committee Meeting to discuss the 2017/2018 SRIA Budget. Members present were Mr. Jerry Watson, Chair, Ms. Brigette Brooks, Ms. Janice Gilley, Ms. Tammy Bohannon, and Ms. Karen Sindel. Mr. Watson, Chair, called the meeting to order and presented the following item.

Item # 1 – Budget FY 2018/2019

Ms. Dottie Ford, Director of Finance, handed out the budget to each Board Member.

She said she would be reaching out to each Board Member to set up meetings to discuss the budget.

There being no further business before the Board, the meeting was adjourned at 5:52 p.m.

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.)
Request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback. (Staff report by Paolo Ghio)

Background:

This location of the existing house, in relation to the setbacks makes an encroachment necessary in order for a pool to be installed on the property.

Letters of no object from the adjacent neighbors (806, 810 Maldonado, & 805, 807, 809 Ariola) are included in your back up.

Recommendation:

Staff recommends approval of the request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, including hardscape, in accordance with all applicable codes and regulations.

Committee Action:

The Committee unanimously approved the request by David & Cheryl Grosso – 808 Maldonado Dr. – Lot 19, Block 10, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, including hardscape, in accordance with all applicable codes and regulations.
June 13, 2018  
Regular Board Meeting  
Development and Leasing Committee  
Consent Item B-1

Approval to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East. (Staff report by Paolo Ghio)

Background:

Dog Park East is so well attended, that on warm sunny days, it is at capacity. As we continue with our educational campaign and enforcement program, we anticipate more attendance at this park.

To further encourage the public to use this facility, staff recommends enlarging the park by 100’ each way, east and west.

The Dog Park near Park East is currently 300’ across, and the proposal is to add an additional 100’ in each direction from existing to increase it by 200’ total making it 500’ overall.

Recommendation:

Staff recommends approval of the request to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East from 300’ wide to 500’ wide.

Committee Action:

The Committee unanimously approved to amend the current Dog Park Ordinance Chapter 10, Section 25, of the Escambia County Code of Ordinances to enlarge the lineal footage of the dog park near Park East by 200’, improve signage at the parks to add a phone number for people to report issues, and remove the sunset clause completely from the ordinance.
June 13, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-2

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

This item will be staying in Committee.
June 13, 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.
June 13, 2018
Regular Agenda
New Business Item # 1

Discussion regarding Commercial signage on Pensacola Beach, specifically, Pensacola Beach Boardwalk and the Old VIC building (Requested by Ms. Janice Gilley) (Staff report by Paolo Ghio)
STATE OF FLORIDA  
COUNTY OF ESCAMBIA  

AGREEMENT FOR OPERATION AND MANAGEMENT  
OF  
CONCESSION  

THIS AGREEMENT FOR OPERATION AND MANAGEMENT OF CONCESSION, HEREINAFTER CALLED THE "CONTRACT", IS EFFECTIVE AS OF March 1, 2015 ("Effective Date"), between the SANTA ROSA ISLAND AUTHORITY, whose address is One Via de Luna, Pensacola Beach, Florida 32563, (hereinafter the "Authority") and Levin and Rinke Resort Realty, Inc., a Florida corporation and Premier Island Management Group, LLC, a Florida limited liability company, whose address is 10 Portofino Drive Pensacola Beach, FL 32561 (hereinafter individually, collectively, and interchangeably, the "Contractor").  

SECTION I - PREMISES  
Authority hereby contracts with Contractor for management of 735 Pensacola Beach Blvd. and other amenities on the following property located on Santa Rosa Island, Escambia County, Florida, to-wit the "Premises."  

See attached Exhibit “A”  

SECTION II - TERM OF CONTRACT  
This Contract shall extend for a period of four (4) years beginning with the Effective Date. Each one (1) year period commencing from the Effective Date shall be referred to as a "year." This Contract may be extended by mutual agreement of the parties for three (3) additional four (4) year terms. All terms, provisions and conditions of any renewed contract, other than the term of years shall be subject to negotiation and change.  

SECTION III - USE OF PROPERTY  
A. The above described property is made available to Contractor through this Contract solely for Contractor to provide management and operation of a family oriented concession and/or professional office space building. The Contractor agrees to continuously operate throughout the term of this Contract a real estate brokerage company, an outdoor sports and vacation rental company, and a We Proudly Serve-Starbucks concession and no other operations or amenities. In so providing, Contractor agrees, at a minimum, to meet the following objectives of the Authority:
1. Management of the Concession:
   - To provide onsite management and maintenance of the Concession and to insure that all services are provided in a professional, family friendly and courteous manner;
   - To insure that all possible measures are taken to safeguard the health and well being of patrons of the concession;
   - To insure adherence to all applicable regulatory requirements.

2. Maintenance and operation of a concession:
   - To provide a quality family friendly concession available to the public during all operating hours and/or professional office space;
   - To not sell alcohol;
   - To provide and maintain clean, quality public restrooms;

B. Sale of any and all merchandise or services on the Premises, including any and all facility imprinted souvenirs/gifts and any other additional merchandise, is subject to review and approval by the Authority, which approval shall not be unreasonably withheld.

C. The Contractor agrees to obtain all permits and licenses necessary for the operation of the concession facilities, public restrooms, professional office space and other improvements on the Premises. The Contractor agrees to obtain all permits and licenses necessary for the conduct of business and agrees to comply with all laws governing the responsibility of an employer with respect to persons it employs. All required permits and licenses must be obtained and presented to the Authority's Administration and Leasing Department prior to commencement of any operation by the Contractor.

D. The Contractor agrees that it will store recreation items offsite and deliver them each morning with appropriate staging.

SECTION V – CONTRACT FEES

Contractor covenants and agrees to pay Contract fees to the Authority as follows:

A. Contractor hereby agrees to pay the Authority a consideration fee of $25,000.00 for the right to enter into a contract upon execution of this Contract.
B. Contractor shall pay the Authority an annual Contract Fee equal to the minimum fee set forth in paragraph D. of this Section, or ten (10) percent of “gross receipts” from all sales and other sources of income, whichever is greater. Contractor shall be jointly and severally liable to the Authority for the payment of the Contract Fee. The term “gross receipts” as used herein means the consideration received for all merchandise sold and the charges for all services performed or facilities furnished by the Contractor, any sub-contractor or any other person, firm, or corporation selling merchandise, performing services or furnishing facilities in, upon or from any part of the Premises, whether for cash or for credit, but shall exclude all returned merchandise accepted by the seller, and the amounts received for Florida Sales Tax. For the avoidance of doubt, the parties agree that rentals and services which are booked at the Premises shall be included in gross receipts and any commission from a client who first presented to the Contractor at the Premises shall be included in gross receipts regardless of where the closing which gives rise to the commission is held.

C. The percentage fee shall be computed for each calendar month and reported in writing to the Authority, on a form provided by the Authority, within twenty (20) days of the end of the month being reported. Contractor shall report percentage fees monthly, but shall not be liable for payment of said fees until the amounts owed for percentage fees exceed the yearly Minimum Annual Contract Fee paid in accordance with paragraph D. of this Section. Percentage fees over and above the Minimum Annual Contract Fee amount shall be due and paid within twenty (20) days of the end of the month in which the amount owed accrues. If Contractor passes onto its customers the percentage fees it pays to the Authority, amounts collected as a result of the charge to the customer shall be included in “gross receipts” reported to the Authority and shall be used to calculate the percentage amount.

D. Contractor will pay a Minimum Annual Contract Fee on the property in the amount of: 1) $37,600.00 in year one of the contract; 2) $39,480.00 in the years two through four of the contract. The Minimum Annual Contract Fee for the first year of the contract shall be due and payable upon execution of the contract and the Minimum Annual Contract Fee for each subsequent year shall be due and payable on the anniversary of the Effective Date of the contract.

SECTION VI – TITLE TO IMPROVEMENTS

Title to any building or improvements of a permanent character are vested in Escambia County, Florida, subject to the rights granted to Contractor by the terms of this Contract. Contractor acknowledges that it shall have no right to remove such fixed and permanent improvements from the Premises. Contractor acknowledges that this is a license to operate a concession a family oriented concession and/or professional office space and IS NOT A LEASE.
SECTION VII – DESTRUCTION OF PREMISES

In the event of damage or destruction of any buildings or improvements constructed by the Contractor on the Premises by fire, windstorm, water or any other cause whatsoever, Contractor shall at its own cost, within one (1) year time, repair or rebuild such building or improvement so as to place the same in as good and tenable condition as it was before the event causing such damage or destruction, provided that if the building or improvement cannot be repaired or replaced within the aforesaid one (1) year time period by Contractor, although Contractor has made a good faith effort to do so, the time period for repair or replacement of the building or improvement may be extended for such time as is reasonably necessary to complete the repair or replacement. Failure to rebuild or replace building or improvements on the Premises constructed by the Contractor in accordance with the terms of this Section shall constitute a breach of this Contract.

Unless otherwise agreed to by the Authority, the Contractor also agrees to maintain adequate flood, windstorm, fire and casualty insurance for all such damage to or destruction of improvements constructed by the Contractor on the Premises to the extent of their insurable value. Proof of insurance must be provided to the Authority at the beginning of each contract year. The insurance policy must name the Authority and Escambia County as additional insureds. The Authority shall have a lien on any proceeds from said insurance.

SECTION VIII – INSURANCE AND INDEMNITY

All personal property which may be on the Premises during the term of this Contract shall be there at the sole risk of Contractor, or those claiming under Contractor, and Authority shall not be liable to Contractor, or any other persons for property in or upon the Premises. Furthermore, Authority shall not be liable to Contractor or to Contractor’s employees, patrons, licensees, permittees, visitors, successors or assigns, for any damage to property or injury to person caused by the act of negligence of any other user of the facilities. Contractor accepts the Premises as wholly suitable for the purpose for which it is contracted and agrees to hold Authority harmless from any claims based on the condition or suitability of the Premises.

Additionally, Contractor hereby agrees to defend, indemnify and save harmless Authority from any and all claims, demands, suits, judgments, costs, liabilities or expenses on account of any loss or injury occurring on the Premises, or on any adjoining public property utilized by Contractor for any special event or activity approved by the Authority, unless the claim is for injuries or damages caused by the negligence of the Authority.

Contractor also agrees to maintain adequate liability insurance for all such claims and liability in an amount reasonably acceptable to the Authority. Proof of such insurance
must be provided to the Authority at the beginning of each contract year. The insurance policy must name the Authority and Escambia County as additional insureds.

SECTION IX – APPLICATION OF COVENANTS AND
RESTRICTIONS AND COMPLIANCE WITH LAWS

This Contract and the Premises are expressly subject to and bound by the Covenants and Restrictions applicable to property on Santa Rosa Island, dated February 10, 1949, and record in Deed Book 294, at Page 303 of the public records of Escambia County, and the said Covenants and Restrictions are made a part hereof, as if fully set forth herein. Furthermore, this Contract and the Premises shall always be subject to applicable policies, covenants, restrictions, ordinances, and building codes adopted from time to time by the Authority and any other governmental agency having authority over the Premises.

Contractor agrees to comply with all laws, ordinances, rules and regulations now in effect or, subject to Contractor’s contractual rights set forth in this Contract, hereafter enacted by any governmental body having jurisdiction over the Premises, including but not limited to those necessary for the protection of the environment or the ecology of Santa Rosa Island, and Contractor shall not make or allow to be made any unlawful, improper or offensive use of the Premises and shall keep the Premises in a clean, attractive and safe condition. Contractor further agrees to exercise all reasonable safety measures in the operation of its businesses for the protection of the public.

SECTION X – UTILITIES

Contractor shall pay for and maintain all requirements for utilities for the concession operations, including but not limited the maintenance and replacement of all fixtures (piping, lighting, etc.), service and other charges for gas, steam, water, electricity and sewer charges. Contractor further agrees to use exclusively, if provided by Authority, such public utilities and public services relating to health and sanitation as may from time to time be made available by Authority, or by others pursuant to agreements, licenses or permits with Authority. Nothing in this paragraph shall obligate Authority to provide any service.

SECTION XI – MAINTENANCE OF REQUIRED LICENSES

Contractor shall obtain all licenses required by all governmental authorities having jurisdiction over the Premises for the type of business operated by Contractor, and shall maintain all required licenses during the term of this Contract.

SECTION XII – REPAIRS AND MAINTENANCE

Contractor shall, at its own cost and expense, repair, replace and maintain the Premises and improvements in a good, safe and substantial condition and shall use all reasonable precaution to prevent waste, damage or injury to the Premises and other improvements.
The Contractor agrees to provide and maintain all necessary signage as approved by the Authority. The Contractor further agrees to be responsible for maintenance and cleaning of the Premises, concession building, and public restrooms.

The Contractor shall properly maintain, repair and keep in good operating condition all fixtures, equipment and furnishing owned by the Authority and located in and about the subject Premises. All costs of repair, maintenance and replacement of such fixtures, equipment and furnishing shall be done at the sole expense of the Contractor and shall be accomplished within forty-eight (48) hours after the need for repairs and/or maintenance becomes apparent.

The Contractor shall, at all times, keep the Premises free and clear of objects, impediments and trash. The Contractor is solely responsible for the cleaning of the Premises concession building, public restrooms, and interior offices. In addition to such cleaning, the Contractor shall be responsible for the repair of all interior equipment, cash registers, tanks, pumps and any other equipment used in the operation of the concessions.

The Contractor shall develop and submit to the Authority as a part of its Business and Operations Plan, to be submitted under Section XVIII, a written plan for maintenance, which shall include cleaning schedules and frequencies for the concession and public restrooms.

If more than fifty (50%) percent of the Premises are damaged by Act of God or other cause, this Contract may be terminated by either party upon thirty (30) days written notice. Otherwise the Contract shall remain in full force. If the Authority chooses, in its sole discretion, to undertake any repairs or renovations, it may close the Premises during that time with no recourse to the Contractor for any lost revenues or damages of any kind.

**SECTION XIII – TAXES AND ASSESSMENTS**

Contractor shall pay and discharge all sales taxes assessed, charged or imposed. In addition, upon notice from Authority, Contractor agrees to assume Authority’s defense and indemnify Authority for any claim related to any sales taxes assessed, charged or imposed upon the Premises, whenever arising.

**SECTION XIV – AUTHORITY’S ACCESS**

The Authority and its designated agents, and officials of Escambia County and the County’s designated agents, shall at all reasonable times have access to the Premises for the purpose of inspecting and determining whether Contractor has complied with its obligations pursuant to this Contract.
SECTION XV - SPECIAL REQUIREMENTS

It is recognized that one of the major purposes of this Contract is to provide accommodations and services of high quality and attractiveness. To this end, the Authority may withhold its approval of any plans for construction of improvements on the Premises, or placement of temporary facilities, if the plans do not adequately provide for improvements or temporary facilities which would enhance the general appearance and attractiveness of the Premises, provided the Authority shall not unreasonably withhold its approval of Contractor’s plans.

SECTION XVI - PROHIBITED USES

Contractor covenants and agrees not to use or occupy the Premises for any purpose other than herein specified, or permit the same or any part thereof to be used or occupied for any purpose or business other than herein specified, without the prior written consent of the Authority which approval shall not be unreasonably withheld.

SECTION XVII - OPERATION AND CONDUCT OF BUSINESS

Contractor covenants and agrees as follows:

A. To submit to the Authority each month a copy of the Contractor’s signed sales tax form sent to the State of Florida, along with a signed copy of the approved sales report form as established by the Authority. In lieu of a monthly sales tax report, or in addition to the monthly sales tax report, the Authority may require other documents to substantiate income received from operations on the Premises. In the event the Contractor has subcontractors or tenants, the Contractor also agrees to submit to the Authority each month a copy of the subcontractors’ signed sales tax form sent to the State of Florida, along with a signed copy of the approved sales report form as established by the Authority. The Contractor agrees that the Contractor shall be solely responsible for the submission of all reports, payments and required documentation from all transactions of any kind taking place on the Premises. In lieu of a monthly sales tax report, or in addition to the monthly sales tax report, the Authority may require other documents to substantiate income received from operations on the Premises.

B. To maintain accurate and adequate records and books of account which shall be open to inspection and audit by the Authority, Escambia County, or the Authority’s or County’s designee, at reasonable times at the Contractor’s place of operation on Pensacola Beach or at such places as may be mutually agreed upon.

C. To furnish to the Authority, not later than the 20th day of each month, the reports discussed in Section XVII A. above in a manner sufficiently detailed to reveal accurately and completely total revenue derived by Contractor and/or its subcontractors from every source during the preceding calendar month from all of
the Contractor’s or any subcontractor’s business operations hereunder, and from
time to time to furnish any other information which may be requested by the
Authority in connection with this Contract.

D. To comply with all laws and regulations relating to the operation of any business,
and to any property used in connection therewith, on the Premises and to operate
said business in a first class manner consistent with the public purpose to be
served by the Authority and in the best interest of the public.

E. Not to knowingly permit or suffer any nuisance or illegal operations or course of
conduct of any kind on the Premises.

F. The Authority and Escambia County shall have the right and authority to audit all
records, documents, and books pertaining to the concession at any time. Such
audit will be conducted at locations and at a frequency determined by the
Authority and/or the County and communicated to the Contractor. The
Contractor agrees to provide any requested materials for the audit at the
designated place within five (5) days after the Authority notice is received. In
addition to the monthly sales report, the Contractor agrees to provide a profit and
loss statement of the concession operation for each calendar year, or portion
thereof, that this Contract is in effect. The report will be submitted to the
Authority within forty-five (45) days after the end of the calendar year. Books of
original entry and source documents shall be retained for a period of not less than
three (3) years. The retention period commences from the date of submission of
the annual profit and loss statement required above.

G. The Contractor must use a point-of-sale electronic cash machine and/or any other
authorized electronic accounting control equipment permitted by the Santa Rosa
Island Authority for the proper control of cash payments. Any and all costs
related to the purchase, programming, installation and maintenance of this
equipment shall be the sole responsibility of the Contractor. Cash register tapes
must be maintained and made available upon demand during the entire term of the
contract. Cash register receipt must be offered to each customer immediately
after each transaction and sale. No exceptions may be made by the Contractor for
these procedures without the written approval of the Authority.

H. The Contractor agrees to cooperate with the Authority in conducting surveys,
providing reports of visitor contacts and responding to Authority inquiries about
public usage of the concession or facility services.

I. The Contractor agrees the concession shall be open and adequately staffed seven
(7) days per week, excluding Thanksgiving and Christmas, with appropriate hours
to serve the general public. The concession facilities shall be open no later than
7:00 A.M. each day and shall close no earlier than 5:00 P.M. each day and the
realty office facilities will be open no later than 9:00 A.M. each day and shall
close no earlier than 5:00 P.M. each day. Specific hours of operation shall be
included in an annual Business and Operations Plan to be submitted within ten (10) days of execution of the Contract and on each subsequent annual anniversary of the Effective Date of the contract. Seasonal scheduling changes may be proposed in the Business and Operations Plan for consideration based on customer demands. The hours of operation shall be subject to approval by the Authority, which approval shall not be unreasonably withheld.

J. There shall be no discriminating as to race, sex, color, creed, age or national origin in the operations referred to by this Contract; and further, there shall be no discrimination regarding any use, service, maintenance, or operation of the Premises.

SECTION XVIII – SUBMITTALS

Contractor agrees to submit within ten (10) days of execution of the Contract and on each subsequent annual anniversary of the Effective Date of the Contract, the following plans, which shall be subject to approval by the Authority, which approval shall not be unreasonably withheld:

A. Business and Operations Plan

The Business and Operations Plan shall, at a minimum, establish and provide for:

- Concession services to be available 365 days per year;
- Maintenance by Contractor of a vendor contact point which will be staffed from 7:00 A.M. to 5:00 P.M. daily. If answering machine is used, calls must be returned promptly;
- Maintenance and cleaning of the Premises to be performed on a schedule and to standards acceptable to the Authority;
- Grounds maintenance and cleaning to be performed on a schedule and to standards acceptable to the Authority;
- Maintenance of a pest control contract for all facilities;
- Specific hours of operation;

B. Environmental Protection Plan

The Environmental Protection Plan shall provide, at a minimum:

- For use of recyclable or biodegradable materials where possible;
• Use of natural cleaning and maintenance supplies/compounds, insecticides, rodenticides and herbicides;
• A plan for waste management;
• A plan for solid waste reduction and recycling; and,

C. Safety Plan

The Safety Plan shall provide, at a minimum:

• Safety guidelines for all aspects of concession operations with special attention to first aid, security, and fire prevention.
• A plan for Emergency Action which will cover proper preparations and responses to all natural and man-made disasters.

All provisions of the plans submitted and approved in accordance with this Section shall become a part of the performance obligations of Contract under this Contract and shall be incorporated as a part of the Contract and subject to enforcement hereunder.

SECTION XIX – ENFORCEMENT OF CONTRACT; FORFEITURE; BREACH; REMEDIES; NONWAIVER; ATTORNEY’S FEE

A. Authority may enforce the performance of this Contract in any manner provided by law. The following actions or failures on the part of the Contractor shall constitute a breach under the terms of this Contract (“Event of Breach”):

1. If Contractor shall desert or vacate the Premises;

2. If breach shall be made by the Contractor in the payment of fees a specified in this Contract.

3. If breach shall be made by Contractor in the performance of any of the terms or conditions of this Contract that Contractor is to perform;

4. If Contractor shall fail to comply with any of the statutes, ordinances, rules or regulations of any governmental body governing or regulating the Contractor’s business;

5. If Contractor shall file a petition in bankruptcy, or make an assignment for the benefit of creditors, or be adjudicated a bankrupt, or take advantage of any insolvency act.

B. Upon the occurrence of an Event of Breach and if Contractor shall not have completely removed or cured the breach within thirty (30) days from the date of
Authority’s written notice to Contractor of breach and of Authority’s intention to declare the Contract rescinded, this Contract shall come to an end as if the date established by notice of rescission were the date originally fixed herein for the expiration of the term of this Contract without any further notice from Authority to Contractor. Additional time to cure any breaches in the Contract may be granted by the Authority for good cause, and such approval will not be unreasonably withheld. Authority or Authority’s agent or attorney shall thereafter have the right without further notice or demand to reenter and remove all persons and Contractor’s property from the Premises without being deemed guilty of any trespassing.

C. In the event any report or payment in full required under this Contract is not submitted on or before the date specified, the Contractor will owe the Authority, in addition to the amount due with the monthly report, a late charge equal to ten percent (10%) of the amount due for that report. In the event full payment of all fees due shall not be made to the Authority within fifteen (15) days after the date on which such payment becomes due, the delinquent amount shall accrue interest at the rate of twelve percent (12%) per annum.

D. The failure of Authority in any one or more instances to insist, on the strict performance of any of the terms or conditions of this Contract, or to exercise any option set forth in this Contract, shall not be construed as a future waiver, or a relinquishment of the provision or option, but it shall continue and remain in full force and effect. The receipt by Authority of fees, with knowledge of the breach of any term or condition hereof, shall not be deemed a waiver of the breach and no waiver by Authority of any provision hereof shall be deemed to have been made unless expressed in writing and signed by Authority.

E. If the Authority retains attorneys, auditors or others to assist it in the collection of any sums due hereunder, which are not paid on the due date, or to enforce any of the provisions of this Contract or to seek its termination, Contractor shall pay reasonable enforcement, collection, attorney’s fees, auditor costs, or other costs incurred, whether or not suit is necessary. If a legal action is filed to collect any sums falling due hereunder to enforce any provisions hereof or to terminate this Contract, Contractor shall pay all costs, expenses and charges incurred in said proceedings, including costs incurred for any appeals.

F. It is expressly agreed and understood that this Section is a material part of this Contract and that the Authority entered into this Contract and agreed to the terms and conditions set forth herein, in reliance on its rights set forth in this Section.

SECTION XX – INDEPENDENT CONTRACTOR

It is acknowledged that at all times the Contractor is performing as an independent Contractor and not as an employee, representative or agent of the Authority and that neither the Contractor nor its employees are entitled to accrue any benefits of authority
employment, including retirement benefits and any other rights or privileges connected with employment in the Escambia County Civil Service and/or the Florida Retirement System.

It is understood and agreed that no part, parcel, building, structure, equipment or space is leased to the Contractor, that it is a contractor and not a lessee; and that the Contractor’s right to operate the concession shall continue only so long as the concession operations comply with and are in accordance with the terms and conditions of this Contract.

SECTION XXI – END OF TERM

Upon the expiration or sooner termination of this Contract, Contractor shall be allowed a period of fifteen (15) days in which to remove all personal property, and Contractor shall leave all improvements in as good a state and condition as reasonable use and wear will permit.

SECTION XXII – PARAGRAPH HEADINGS

The paragraph headings in this Contract are intended for convenience only and shall not be taken into consideration in construction or interpretation of the Contract or any of its provisions.

SECTION XXIII – ENTIRE CONTRACT

Except as provided below, this instrument constitutes the entire Contract between Authority and Contractor on the subject of this Contract, and, except as provided for herein, all prior or contemporaneous oral or written agreements or representations of any nature with reference to the subject matter of this Contract are canceled and superseded by the provisions of this Contract.

SECTION XXIV – WAIVER

Failure on the part of Authority to complain of any action or nonaction on the part of Contractor, no matter how long it may continue shall never be deemed to be a waiver by the Authority of any of its rights under this Contract. Further, the Authority and the Contractor covenant and agree that should the Authority at any time waive any provisions of this Contract as to any action by Contractor requiring Authority’s consent or approval. The Authority shall not be deemed to have waived or render unnecessary Authority’s consent or approval as to any subsequent similar act by Contractor.

SECTION XXV – NONASSIGNABILITY

No whole or partial assignment or subcontracting of this Contract, or of any duty or obligation of performance arising hereunder, shall be made by Contractor without the prior written consent of the Authority.
SECTION XXVI – MODIFICATIONS IN WRITING

No modifications or amendments to this Contract will be permitted without prior approval from the Authority and its legal counsel. Any and all modifications or amendments must be in writing and executed by both parties.

[SIGNATURES ON THE FOLLOWING PAGE]

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
IN WITNESS WHEREOF, we have hereunto set our hands and seals.

SANTA ROSA ISLAND AUTHORITY

ITS CHAIRMAN

ATTEST:

Thomas Campanella
SECRETARY,

WITNESSES AS TO SANTA ROSA ISLAND AUTHORITY:

PRINTED NAME: COURTNEY FELL

PRINTED NAME: AJ Powell

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared

Tammy Bohannon and Thomas Campanella

Who are personally known to me and known to be the Chairman and Secretary, respectively, of the Santa Rosa Island Authority, for and acknowledged that they executed the foregoing instrument for and in the name of said Authority, as its Chairman and Secretary, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing them so to do. They did (did not) take an oath.

GIVEN under my hand and official seal this the 25 day of February, 2016.

JAMEE M THOMPSON

COMMISSION EXPIRES 2/14/16

14
CONTRACTOR:

LEVIN AND RINKE RESORT REALTY,
INC., a Florida corporation

BY: Robert Rinke, President

WITNESSES AS TO LRRR:

Hannah Brown

PRINTED NAME: Hannah Brown

PRINTED NAME: Rebecca Campbell

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared Robert Rinke, who is personally known to me and known to be the President of Levin and Rinke Resort Realty, Inc., a Florida corporation, for and acknowledged that he has executed the foregoing instrument, as President of Levin and Rinke Resort Realty, Inc., a Florida corporation and acknowledged to and before me that he executed said Instrument for the purposes expressed herein. He is personally known to me or has produced as identification and did not take an oath.

GIVEN under my hand and official seal this the 9th day of March, 2015.

Carrie E. Geralds
NOTARY PUBLIC
My commission expires: 10-02-2016
PREMIER ISLAND MANAGEMENT GROUP, LLC, a Florida limited liability company

BY: Robert M. Babcock, Managing Member/Manager

WITNESSES AS TO PREMIER:

Craig Ferr

PRINTED NAME: Craig Ferr

PRINTED NAME: Rebekah Carpenter

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared Robert M. Babcock, who is personally known to me and known to be the Managing Member/Manager of Premier Island Management Group, LLC, a Florida limited liability company, for and acknowledged that he has executed the foregoing instrument, as Manager/Managing Member of Premier Island Management Group, LLC, a Florida limited liability company and acknowledged to and before me that he executed said Instrument for the purposes expressed herein. He is personally known to me or has produced as identification and did not take an oath.

GIVEN under my hand and official seal this the 04 day of Feb., 2015.

NOTARY PUBLIC
My commission expires: 10-2-2016
A portion of the right-of-way of Fort Pickens Road, Santa Rosa Island, Escambia County, Florida being more particularly described as follows:

Begin at the northernmost intersection of the easterly right-of-way of Fort Pickens Road and the westerly right-of-way of Via DeLuna; thence run South 56°10'12" West for 33.00 feet; thence run South 33°49'48" East for 120.00 feet; thence run North 56°10'12" East for 33.00 feet to a point on the easterly right-of-way of Fort Pickens Road; thence continue North 56°10'12" East for 44.12 feet to a point being on the westerly right-of-way of Via DeLuna; said point being on the arc of a circular curve concave to the Northeast having a radius of 1,477.30 feet and central angle of 04°57'36" and a chord bearing of North 54°01'08" West and chord distance of 127.86 feet; thence northwesterly along the arc of said curve for 127.90 feet to the Point of Beginning. Containing 0.15 acres more or less.

The above described parcel is subject to right-of-way vacation of Fort Pickens Road.
28, 2015, prior to the scheduled Committee Meetings. The SRIA attorney shall send the contract proposal via email, to the SRIA Board prior to the meeting, after a review by Baskerville Donovan. (6-0)

SPEAKER:

Ron Ellington – Innisfree – He asked if it was still the will of the Board to work with Escambia County for budget purposes, to see what they are willing to take over.

Ms. Sindel stated the BCC is willing to move forward on this at their January 22, 2015 Meeting, to work on parity.

Mr. Lee asked the Board if they would like for him, Ms. Sindel and perhaps Ron Ellington to continue discussions with Escambia County.

Dr. Campanella stated talks should wait until the SRIA gets something back from WFRPC.

Ms. Bohannon agrees with continuing discussions.

Mr. Lee and Ms. Sindel agreed to continued discussions, bringing updates to the Board when appropriate.

Item #2 – Board selection for the new management of the old Visitor’s Information Center. (Report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and told the details of the three proposals received. He specifically pointed out the starred item in the Levin/Rinke & Premier Island Management Group proposal. (“If the Santa Rosa Island Authority declares that if the core infrastructure of the beach needs to be changed in order to alleviate traffic congestion, and the VIC location conflicts with the engineer’s plans, all duties and obligations of the Lessee under the Lease are terminated as of the date possession is surrendered with no termination penalties.”)

He explained they were opened Monday, January 12, 2015 and that the Selection Review Committee (SRC) had met on Tuesday, January 13, 2015 (consisting of himself and Dr. Campanella, SRIA Secretary-Treasurer). He stated by unanimous vote, the SRC had selected Levin/Rinke & Premier Island Management Group proposal.
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JANUARY 14, 2015
5:00 P.M.

SPEAKER:

Terry Preston – PBA – She encouraged the Board to include wording in the contract to leave the door open to make road improvements for traffic flow and pedestrian safety.

Mr. Pavlock pointed out the Sandshaker has use of some parking spaces and that could be a problem.

Discussion followed regarding the length of the contract the number of renewal periods.

Mr. Watson made a motion to accept the recommendation of the SRC for Levin/Rinke & Premier Island Management Group proposal, and it was seconded by Mr. Pavlock. No vote was taken on the motion.

Further discussion followed, with Ms. Bohannon asking to see the Final Agreement as it is being drafted.

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, this item has been deferred to the January 28, 2015 Special Board Meeting. (6-0)

11. REPORTS

A. EXECUTIVE DIRECTOR’S REPORT

Mr. Lee submitted his report for the review of the Board. He also explained about the Open Container Ordinance.

Ms. Sindel stated there was no reason to discuss this item, as it wasn’t the final draft. She also stressed the need for input from the Sheriff’s office when the time arrives for that discussion.

Ms. Bohannon stated she doesn’t agree with “selective enforcement”, and doesn’t agree new rules needed to be added to “the books”.

Mr. Watson also disagrees with selective enforcement.

Dr. Campanella agrees with waiting until the final ordinance is completed before
A Special Board Meeting of the Santa Rosa Island Authority was held on Wednesday, January 28, 2015, beginning at 5:05 p.m. Members in attendance were: Chairwoman Tammy Bohannon, Thomas Campanella, Mr. Dave Pavlock, Mr. Jerry Watson and Ms. Janice Gilley. Ms. Karen Sindel was absent. Chairwoman Bohannon called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. CHAIRWOMAN’S COMMENTS

Item # 1 – Review/approval of Agreement with the West Florida Regional Planning Counsel for Community Planning purposes. (Report by Mike Stebbins)

Mr. Stebbins gave background on this item and explained the changes that had been made to the Agreement.

Ms. Bohannon stated all her questions had been answered.

Ms. Gilley said she wanted to make sure there was plenty of opportunity for public input and time to talk to different stakeholders.

Mr. Stebbins assured her the discussions were incorporated into the Agreement.

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board Unanimously approved the proposed agreement for services with the West Florida Regional Planning Counsel. (5-0)

Item # 2 – Review/approval of the management contract with Levin/Rinke & Premier Island Management Group for the former VIC. (Report by Mike Stebbins)

Mr. Stebbins explained he wasn’t presenting the final document tonight, but felt comfortable recommending approval, pending legal sign-off. He explained some of the specifics that had been worked out to both parties’ satisfaction.

Ms. Gilley questioned the termination of lease clause that had been mentioned in the proposal.

Mr. Stebbins stated the other party did not pursue the issue and it was not incorporated into the agreement by either attorney.

Discussion followed.
Ms. Bohannon pointed out the Agreement will be renegotiated in 4 years, and the termination item could be addressed at that time.

Mr. Stebbins stated he would follow the wishes of the Board, if they wanted any changes, he would make them.

Ms. Gilley said she wanted to make sure the Board is doing what they said they would do.

Mr. Stebbins reiterated this clause was not something that was pursued by either side in negotiations, however he would include whatever language the Board directed him to include.

It was decided to leave the Agreement as presented.

Upon Motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the Agreement for Services with Levin/Rinke & Premier Island Management Group for the former VIC, subject to legal signoff. (5-0)

Mr. Lee made the following announcements:

- Robbie Schrock and Nicole Stacey have a Snow Bird event tomorrow. (1/29/2015)

- The final elevation certificate has been given for the new VIC and the Certificate of Occupancy will be given in the next day or two. The ribbon cutting will be at 4:00 p.m. February 11, 2015 prior to the SRIA Board Meeting. He stated the VIC sign may not ready by the ribbon cutting.

- He introduced his son, Buck Lee, Jr., who was in the audience.

5. ADJOURN

Adjournment:

There being no further business to come before the Board, Chairwoman Bohannon declared the Special Board Meeting of the SRIA Board adjourned
June 13, 2018
Regular Agenda
New Business Item # 2

Discussion leading to an action item that will address the growing public safety concern on roads with compromised public Right of Way (ROW) and required clear zones. (Staff report by Paolo Ghio)

Background:

Island wide, but in particular along Ariola and Panferio, leaseholders have placed immovable objects inside of the public ROW. In some cases, these immovable objects are directly adjacent to the edge of the pavement.

The public ROW for secondary (collector roads) varies from 50'-60' wide, the majority being 50'.

Ariola has a driving surface 18’ wide. When opposing vehicles meet on a section of road that has immovable objects adjacent to the pavement, evasive or corrective action is precluded.

The reduction of the public ROW is forcing pedestrians to walk in the road already confined by vehicular traffic, further increasing the public safety concern.

Recommendation:

Staff recommends an awareness campaign that will inform the leaseholders of the public ROW size of each road on Pensacola Beach. The campaign can also request all leaseholders that inadvertently placed immovable objects beyond their property lines to remove them within a yet-to-be-determined time frame.
June 13, 2018
Regular Agenda
Old Business Item # 1

Approval of a Modification to Sub-grant Agreement for FMA-PJ-04-FL-2013-021, to extend period of performance (March 23, 2015- June 30, 2018) and approval to execute the document by either Board Chairman or Executive Director (Staff report by Paolo Ghio)

Background:

The SRJA entered into this grant agreement with the State of Florida, Division of Emergency Management on March 23, 2015. The project is for the elevation of an SRL property located on Pensacola Beach and the time period allowed for completion has expired, due to circumstances beyond control of the Authority. A modification to extend that time frame is needed in order to complete the project and close out the grant.

Recommendation:

Staff recommends approval of a Modification to Sub-grant Agreement for FMA-PJ-04-FL-2013-021, to extend period of performance (March 23, 2015- June 30, 2018) and approval to execute the document by either Board Chairman or Executive Director, whichever the Board should decide.
MODIFICATION TO SUBGRANT AGREEMENT BETWEEN
THE DIVISION OF EMERGENCY MANAGEMENT AND SANTA ROSA ISLAND AUTHORITY

This Modification Number Two made and entered into by and between the State of Florida, Division of Emergency Management ("the Division"), and Santa Rosa Island Authority ("the Recipient") to modify Contract Number: 15FM-J2-01-67-02-423, dated March 23, 2015, ("the Agreement").

WHEREAS, the Division and the Recipient have entered into the Agreement, pursuant to which the Division has provided a subgrant to the Recipient under the Hazard Mitigation Grant Program of $203,958.92, in Federal Funds; and

WHEREAS, the Division and the Recipient desire to modify the Agreement; and

WHEREAS, the Agreement expired on December 31, 2017; and

WHEREAS, the Division and the Recipient desire to reinstate and extend the terms of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, the parties agree as follows:

1. The Agreement is hereby reinstated and extended as though it had never expired.

2. Paragraph 3 of the Agreement is hereby amended to read as follows:

(3) PERIOD OF AGREEMENT

This Agreement shall begin March 23, 2015 and shall end June 30, 2018; unless terminated earlier in accordance with the provisions of paragraph (12) of this Agreement

3. The Budget and Scope of Work, 1st Revision Attachment A to the Agreement, are hereby modified as set forth in 2nd Revision Attachment A to this Modification, a copy of which is attached hereto and incorporated herein by reference.

4. All provisions of the Agreement being modified and any attachments in conflict with this Modification shall be and are hereby changed to conform with this Modification, effective on the date of execution of this Modification by both parties.

5. All provisions not in conflict with this Modification remain in full force and effect, and are to be performed at the level specified in the Agreement.
6. Quarterly Reports are due to the Division no later than 15 days after the end of each quarter of the program year and shall be sent each quarter until submission of the administrative close-out report. The ending dates for each quarter of the program year are March 31, June 30, September 30 and December 31.

IN WITNESS WHEREOF, the parties hereto have executed this Modification as of the dates set out below.

RECIPIENT: SANTA ROSA ISLAND AUTHORITY

By: __________________________________________

Name and Title: ________________________________

Date: ________________________________

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: __________________________________________

Name and Title: Wesley Maul, Director

Date: ________________________________
Property Owner: Richard and Carolyn Schnabl  
Property Address: 808 Largo Drive, Pensacola Beach, FL 32561

**Scope of Work**

The scope of work for this elevation project is to elevate the existing Schnabl residence at 808 Largo Drive, Pensacola Beach, Florida which consists of 2,845 square footage of heating and cooling area. The structure was built in 1965 and is a single family residence that is located in an AE flood zone. The structure will be elevated seven (7) feet, which is three (3) feet above the base flood elevation (BFE). The elevated structure should comply with all applicable local, state and federal code and permitting requirements. The areas below the lowest floor must be used solely for parking of vehicles, building access, or storage.

The homeowners may select the elevation contractor of their choosing to elevate their home. Santa Rosa Island Authority (SRIA) will follow local, state, and federal procurement guidelines when selecting and contracting for services. SRIA will assist the homeowner with the procurement and contracting process.

**Tasks**

**Task 1**

The recipient shall enter into a Flood Mitigation Project Agreement between Santa Rosa Island Authority (SRIA) and the homeowners that pass along the terms of this Federally-funded Subgrant Agreement. The agreement for elevation will be between the homeowners and the selected elevation contractor.

The recipient shall require the homeowners to procure the services of a qualified and licensed Florida contractor and execute a contract with the selected contractor to complete the scope of work as approved by FDEM and FEMA. Recipient will ensure that any agreement between homeowners and contractor will contain the language from Section 14 (Subcontracts) of this agreement. The recipient will review and concur with homeowners' selection of elevation contractor to ensure work proposed and cost fit within the grant eligible costs and budget.

The homeowners shall be responsible for furnishing or contracting for all labor, materials, equipment, tools, transportation and supervision and for performing all work per sealed engineering designs and construction plans presented to the Division by the recipient and approved by the local building official in accordance with local regulations and standards.

The recipient shall ensure that no contractors or subcontractors are debarred or suspended from participating in federally funded projects. The recipient will provide an executed
“Debarment, Suspension, Ineligibility, Voluntary Exclusion Form” for each contractor and/or subcontractor performing services under this agreement.

The selected contractor shall have a current and valid occupational license/business tax receipt issued for the type of services being performed. The recipient shall provide a copy of a current and valid occupational license or business tax receipt issued for the type of services to be performed by selected contractor.

The recipient will provide documentation demonstrating the results of the procurement process. This will include a rationale for the method of procurement and selection of contract type, contractor selection and/or rejection and bid tabulation and listing, and the basis of contract price.

All recipient contracts with contractors and/or subcontractors will be provided to the Division by the recipient prior to execution.

**Task 2**

The recipient shall monitor and manage the elevation of the home in accordance with sealed engineering designs and construction plans presented to the Division by the recipient. The recipient shall ensure that all applicable state, local and federal laws and regulations are followed and documented, as appropriate.

The recipient shall notify the public of the intent to locate the proposed action in the floodplain or/wetland. The notice must be published at least once in a local newspaper of general circulation and the public shall be given at least fifteen days to comment. The recipient must meet federal requirements of notification.

Unusable equipment, debris and material shall be disposed of in an approved manner and location. In the event of significant items (or evidence thereof) are discovered during implementation of the project the Recipient shall handle, manage, and disposed of petroleum products, hazardous materials and toxic waste in accordance to the requirements and to the satisfaction of governing local, state and federal agencies.

If any asbestos containing material, lead-based paint, or other hazardous materials are found during remediation or repair activities, the Recipient must comply with all federal, state, and local abatement and disposal requirements. Coordination with the FDEP Division of Air Resource Management or the local pollution control agency PRIOR to any renovations of buildings that contain asbestos or asbestos-containing materials is required.

This home has been evaluated by a structural engineer who has deemed the home structurally sound to withstand elevation. The foundation of the elevated home will be designed in consultation with a PE/structural engineer and will meet all SRIA and Escambia County codes. In addition, Escambia County, in coordination with SRIA will be permitting each elevation and conducting inspections as needed. The completed work shall comply with all Federal, State and Local Rules and Regulations.

Construction activities will be completed by a qualified and licensed Florida contractor. The recipient must complete the project in accordance will all required permits. All work will be completed in accordance with applicable codes and standards.
Upon completion of the work, the recipient will schedule and participate in a final inspection of the completed project by the local building official, if applicable. Any deficiencies found during this final inspection will be corrected by the recipient prior to recipient's submittal of the final inspection request to the Division.

The recipient will submit a final copy of the project's as-built drawings and necessary supporting documentation, and will provide a summary of all contract scope of work changes, if any. Additional documentation will include:

1. Local Building Official Building Permit
2. Certificate of Occupancy/Completion from a local building official as applicable
3. Photographs of completed project sites
4. Signed notices from the affected property owner in the SFHA that the recipient will record a Deed Notice applicable to their property, as described in 3, below, and that they will maintain flood insurance. (A model notice is attached to this revised budget and scope of work).
5. Verification that the property located within a SFHA is covered by an NFIP flood insurance policy to the amount at least equal to the project cost or to the maximum limit of coverage made available with respect to the particular property, whichever is less.
6. Confirmation that the recipient (or property owner) has legally recorded with the county or appropriate jurisdiction's land records a notice that includes the name of the current property owner (including book/page reference to record of current title, if readily available), a legal description of the property, and the following notice of flood insurance requirements:

   "This property has received Federal hazard mitigation assistance. Federal law requires that flood insurance coverage on this property must be maintained during the life of the property regardless of transfer of ownership of such property, pursuant to 42 U.S.C. §5154a, failure to maintain flood insurance on this property may prohibit the owner from receiving Federal disaster assistance with respect to this property in the event of a flood disaster. The property owner is also required to maintain this property in accordance with the floodplain management criteria of 44 CFR 60.3 and City/County Ordinances."

7. Letter verifying compliance with the National Historic Preservation Act, to include if archaeological material or human remains were encountered during project activities, and if so, how they were handled.
8. Copy of the publication and affidavit of public notice along with all public comments and resolutions. If a meeting was held in lieu of a publication, a copy of the meeting minutes and sign in sheet must be provided.
9. Letter verifying compliance with the Resources Conservation and Recovery Act, to include identifying where and how unusable equipment, debris and material were disposed of.
10. Letter verifying compliance with State Hazardous Materials and Solid Waste Laws to include if any hazardous materials were encountered during project activities, and if so, how they were handled and disposed of.

Task 3

During the course of this agreement the recipient is required to submit requests for reimbursement. Adequate and complete source documentation is required to be submitted to support all costs (federal share and local share) related to the project. The recipient shall submit to the Division requests for reimbursement of actual construction and administrative costs related to the project as identified in the project application, sealed engineering designs, and construction plans. In some cases, all project activities may not be fully complete prior to requesting reimbursement of costs incurred in completion of this scope of work; however, a partial reimbursement may be requested.

The recipient is required to submit an Affidavit signed by the recipient's project manager with each reimbursement request attesting to the completion of the work, disbursements or payments were made in accordance with all agreement and regulatory conditions, and that reimbursement is due and has not been previously requested.

The requests for reimbursement will include:

1. Contractor, subcontractor, and/or vendor invoices which clearly display dates of services performed, description of services performed, location of services performed, cost of services performed, name of service provider and any other pertinent information.

2. Proof of payment from the recipient to the contractor, subcontractor, and/or vendor for invoiced services.

3. Clear identification of amount of costs being requested for reimbursement as well as costs being applied against the local match amount.

The recipient must maintain accurate time records. The recipient must ensure invoices are accurate and any contracted services were rendered within the terms and timelines of this agreement. All supporting documentation must agree with the requested billing period. All costs submitted for reimbursement must contain adequate source documentation which may include but not be limited to: cancelled checks, paid bills and invoices, payrolls, time and attendance records, contract and subcontract award documents.

Construction Expense: The recipient will pre-audit bills, invoices, and/or charges submitted by the contractors and subcontractors and pay the contractors and subcontractors for approved bills, invoices, and/or charges. Recipient will ensure that all contractor/subcontractor bills, invoices, and/or charges are legitimate and clearly identify the activities being performed and associated costs.

Administrative Expenses: The recipient shall pre-audit source documentation such as payroll records, project time sheets, attendance logs, etc. Documentation shall be detailed information describing tasks performed, hours devoted to each task, and the hourly rate charged for each hour including enough information to calculate the hourly rates based on payroll records. Employee benefits must be clearly shown.
The recipient’s final request for reimbursement should include the final construction project cost. Supporting documentation must show that all contractors and subcontractors have been paid.

The Division will review all submitted requests for reimbursement for basic accuracy of information. Further, the Division will ensure that no unauthorized work was completed prior to the approved project start date by verifying vendor and contractor invoices. The Division will verify that reported costs were incurred in the performance of eligible work, that the approved work was completed, and that the mitigation measures are in compliance with the approved scope of work prior to processing any requests for reimbursement.

Review and approval of any third party in-kind services, if applicable, will be conducted by the Division in coordination with the recipient.

Task 4

The recipient shall provide the Division with quarterly reports. These reports shall include the current status and progress by the recipient and all subrecipients and subcontractors in completing the work described in the Scope of Work and the expenditure of funds under this agreement, in addition to any other information requested by the Division. Quarterly reports are due to the Division no later than 15 days after the end of each quarter of the program year and shall be sent each quarter until submission of the administrative close-out report. The ending dates for each quarter of the program year are March 31, June 30, September 30 and December 31.

Task 5

Upon completion of the project, the Recipient shall provide the Division with a request for close-out and final inspection. The close-out documentation and final inspection must be submitted by the recipient and received by the Division at the times provided in this agreement prior to the processing of a final reimbursement.

The close-out documentation and final inspection is due 60 days after termination of this Agreement or 60 days after completion of the activities contained in this Agreement, whichever first occurs. Required close-out documentation includes, but is not limited to:

1. Proof of Insurance
2. Leasehold Notice
3. Building Permits
4. New Elevation Certificate
5. Model Acknowledgement of Conditions for Mitigation in Special Flood Hazard Area (SFHA)
6. AW-501 Form
7. Copy of Public Notice
8. Verification of compliance regarding archaeological material or human remains
9. Verification of compliance that unusable equipment, debris and material were disposed of in an approved manner and location
10. Verification of compliance with handling of hazardous materials

Deliverables

Mitigation activities for this project consist of elevating the existing Schnabl residence at 808 Largo Drive, Pensacola Beach, Florida which consists of 2,845 square footage of heating and
cooling area. The structure will be elevated seven (7) feet, which is three (3) feet above the base flood elevation (BFE). The elevated structure should comply with all applicable local, state and federal code and permitting requirements. The areas below the lowest floor must be used solely for parking of vehicles, building access, or storage.

Provided the Subgrantee performs in accordance with the Scope of Work outlined in this Agreement, the Division will reimburse the Subgrantee based on the percentage of overall project completion.

**Project Conditions**

1. The recipient must follow all applicable state, local and federal laws regulations and requirements, and obtain (before starting project work) and comply with all required permits and approvals. Failure to obtain all appropriate federal, state, and local environmental permits and clearances may jeopardize federal funding. If project work is delayed for a year or more after the date of the categorical exclusion (CATEX), then coordination with and project review by regulatory agencies must be redone.

2. Any change, addition or supplement to the approved Scope of Work that alters the project (including other work not funded by FEMA, but done substantially at the same time), regardless of the budget implications, will require re-submission of the application to FEMA through the Division for National Environmental Policy Act (NEPA) re-evaluation before starting project work.

3. Construction vehicles and equipment used for this project shall be maintained in good working order to minimize pollutant emissions.

4. In the event of an unexpected discovery involving an Undertaking that has affected a previously unidentified historic property, human remains, or affected a known historic property in an unanticipated manner, the recipient should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries and take all reasonable measures to avoid or minimize harm to the property. The recipient, or other designee, should contact the Florida Department State, Division of Historical Resources, Review and Compliance Section at 850.245.6333 or 800.847.7278, as well as the Division and FEMA. Project activities should not resume without verbal and/or written authorization for the Division of Historical Resources and FEMA. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

5. Unusable equipment, debris and material shall be disposed of in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, recipient shall handle, manage, and dispose of petroleum products, hazardous materials and toxic waste in accordance to the requirements and to the satisfaction of the governing local, state and federal agencies. Failure to comply with these conditions may jeopardize FEMA funding; verification of compliance will be required at project closeout.

6. If any asbestos containing material, lead-based paint, or other hazardous materials are found during remediation or repair activities, the recipient must comply with all federal, state, local abatement and disposal requirements. Coordination with the FDEP Division of Air Resource Management or the local pollution control agency PRIOR to any
demolition or renovations of buildings that contain asbestos or asbestos-containing materials is required. Failure to comply with these conditions may jeopardize FEMA funding; verification of compliance will be required at project closeout.

Financial Consequences

If the recipient fails to comply with any term of the award, the Division shall take one or more of the following actions, as appropriate in the circumstances:

1. Temporarily withhold cash payments pending correction of the deficiency by the recipient;

2. Disallow all or part of the cost of the activity or action not in compliance;

3. Wholly or partly suspend or terminate the current award for the recipient's program;

4. Withhold further awards for the program; or

5. Take other remedies that may be legally available.

Budget

Funding Summary

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Share:</td>
<td>$ 203,958.92</td>
<td>(83.67239238%)</td>
</tr>
<tr>
<td>Local Share:</td>
<td>$ 39,800.00</td>
<td>(16.32760762%)</td>
</tr>
<tr>
<td>Total Project Cost:</td>
<td>$ 243,758.92</td>
<td></td>
</tr>
</tbody>
</table>

The Florida Division of Emergency Management (FDEM) shall reimburse eligible costs for this project up to $203,958.92 (federal share).

Eligible Expenditures

The categories outlined below are generally considered eligible for reimbursement under the Flood Mitigation Assistance Program. Only reasonable eligible expenses may be reimbursed. The Recipient shall provide the Division with a detailed listing of project expenditures, classified according to the listed categories, as part of any request for payment. Any expenditure that does not clearly fall under the specified categories shall be submitted to the Division for review and determination of funding eligibility under the Flood Mitigation Assistance Program.

Preliminary cost estimates for this project have been provided to the Division, and those costs that are eligible have been incorporated into the categories outlined below. The amounts set forth below are estimates, and the Recipient may allow the Property Owner to exceed the estimates and be reimbursed for 100% of expenditures in a category, provided that the total reimbursement shall not exceed $203,958.92 (federal share).
<table>
<thead>
<tr>
<th>Eligible Cost Item</th>
<th>Total Cost</th>
<th>Federal Share</th>
<th>Non-Federal Share</th>
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<tr>
<td>Pre-Award Costs (Elev. Cert, inspection &amp; estimate, Application Development/Outreach)</td>
<td>$ 6,000.00</td>
<td>$ 6,000.00</td>
<td></td>
</tr>
<tr>
<td>Planning, Design &amp; Construction Plans</td>
<td>$ 2,664.00</td>
<td>$ 2,664.00</td>
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<tr>
<td>Building Elevation</td>
<td>$ 218,300.00</td>
<td>$ 178,500.00</td>
<td>$ 39,800.00</td>
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<tr>
<td>Construction/Project Management (per parcel PM fee)</td>
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<td>$ 5,000.00</td>
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<tr>
<td>Temporary living &amp; storage</td>
<td>$ 6,000.00</td>
<td>$ 6,000.00</td>
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<tr>
<td>Sub-Applicant Management Fee</td>
<td>$ 5,794.92</td>
<td>$ 5,794.92</td>
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<tr>
<td>Total Cost</td>
<td>$243,758.92</td>
<td>$203,958.92</td>
<td>$ 39,800.00</td>
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<table>
<thead>
<tr>
<th>General Schedule of Work for the Projects</th>
<th>Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Contracting</td>
<td>1 Month</td>
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<tr>
<td>Design and Plans</td>
<td>2 Months</td>
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<tr>
<td>Permitting/ Soil Testing for Pilings</td>
<td>1 Month</td>
</tr>
<tr>
<td>Elevating All Structures/ Piling Installation/</td>
<td>21 Months</td>
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<tr>
<td>Secure Structure on New Pilings/Foundation</td>
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<tr>
<td>Grants close-out (Final Inspection)</td>
<td>2 Months</td>
</tr>
<tr>
<td>Total Duration</td>
<td>27 Months</td>
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</tbody>
</table>

The Period of Performance for this project ends on June 30, 2018.
June 13, 2018
Regular Agenda
Old Business Item # 2

Approval to start resurfacing the basketball court at Harry Gowens Park and resurface the access path on Via de Luna Drive. (Staff report by Paolo Ghio)

Background:

This project has already been approved, funded, and a contractor has been selected. This request is to approve a start date of June 20, 2018. None of the construction is in the core area, nor will it take place on the weekends or holidays.

Recommendation:

Staff recommends approval of the request to start resurfacing the basketball court at Harry Gowens Park and resurface the access path on Via de Luna Drive starting June 20, 2018.
# SUMMARY OF CHARGES
April 21, 2018 thru May 20, 2018

<table>
<thead>
<tr>
<th>SRIA/T (Desc)</th>
<th>Amount</th>
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<tbody>
<tr>
<td>SRIA1.01 (Retainer)</td>
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<tr>
<td>SRIA1.02 (Routine Legal)</td>
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<td>SRIA1.15 (Lease General)</td>
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<tr>
<td>SRIA14.88 (PNS v Am Fi, et al)</td>
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<tr>
<td>SRIA16.20 (1114 Beach Rental)</td>
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<tr>
<td>SRIA1.28 (Asmar) (Reimbursable)</td>
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<tr>
<td>SRIA14.40 (Bohannon)</td>
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<tr>
<td>SRIA15.00 (Craig)</td>
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<tr>
<td>SRIA16.21 (D.R. Horton, Inc)</td>
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<td>SRIA16.22 (Eppright)</td>
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<tr>
<td>SRIA1.78 (Jacobs) (Reimbursable)</td>
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<td>SRIA16.23 (Mikhchi) (Reimbursable)</td>
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<td>SRIA16.24 (Parker) (Reimbursable)</td>
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<td>SRIA16.25 (REPF Fund 1) (Reimbursable)</td>
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<tr>
<td>SRIA16.26 (Toothman)</td>
<td>$34.15</td>
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</tbody>
</table>

**TOTALS FOR SRIA** $2,611.20

**RECEIVED**
MAY 23, 2018
SANTA ROSA ISLAND
AUTHORITY

ORG: Pam COPY: Robbie
June 5, 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 June 13, 2018 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the June 13, 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 June 13, 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

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 – JUNE 13, 2018

I. Lease Defaults Pending

A. Residential – ACTIVE

5. REPF Fund I, LLC (2018 Default – 10D03) - Reimbursable (June 28, 2018)

B. Residential & Commercial – ON STAFF HOLD

2. Edmonds, Mr. & Mrs. Patrick (2018 Default – 20625) – Reimbursable

C. Commercial – ACTIVE

NONE
II. Litigation/Claims

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

Status: I am advised by the attorneys for the plaintiff and the Property Appraiser/Tax Collector that this case is on hold until the appeals for Items II.B.- II.C. are exhausted.

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

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

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

C. Portofino Tower Two Homeowners Association at Pensacola Beach, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002418 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.
Status: On April 6, 2018, the Florida Supreme Court issued an order to the Property Appraiser and Tax Collector to show cause why the Florida Supreme Court should not decline review in light of the Florida Supreme Court Order in the Beach Club Towers case. The Property Appraiser and Tax Collector filed the response to the show cause order on April 23, 2018. On May 2, 2018, Portofino Tower Two Homeowners Association filed a reply to the Property Appraiser and Tax Collector filed the response to the show cause. An order from the Florida Supreme Court is pending.

However, on May 21, 2018, the trial court entered an amended final judgment for this case in favor of Portofino Tower Two HOA, vacating the tax bills on the land for the years 2011 through 2017 and reserving the authority to rule on the issue of the valuation of the improvements if necessary.

D. Pensacola Beach, Inc., et. al. v. American Fidelity Life Insurance Company, et. al. Case No. 2013-CA-002311 (Litigation): These plaintiffs have filed a claim for money damages against the SRIA and other defendants for slander of title, tortious interference with a contract and a business relationship, conspiracy, and violation of Florida’s Anti-Trust Act. A defendant, American Fidelity Life Insurance Company, has named the SRIA as a cross-claim defendant in the above case but is only seeking a declaratory judgement about the Pensacola Beach, Inc. master lease and the SRIA appears to have been named by American Fidelity in its claim because of the SRIA’s interests in that master lease. American Fidelity is not seeking any damages against the SRIA.

Status: The Appeals Court filed a ruling on May 29, 2018 denying without explanation the SRIA’s motion to dismiss and the motion to dismiss filed by Matt Dannheisser as well as ordering the filing of the initial brief by Pensacola Beach, Inc., Pensacola Beach, LLC and David Brannen by June 28, 2018. Subject to any extensions, the Answer Briefs for all the defendants will be due in mid-July.

B. 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:** The claimant’s attorney was sent a letter denying the claim on April 19, 2018. A review of the circumstances indicates that the injury occurred on a road owned by Escambia County. Moreover, the right of way where the sabal palms are located is the right of way of Escambia County over which the Santa Rosa Island Authority has no control. Finally, the Santa Rosa Island Authority did not maintain or plant the sabal palms nor was the Santa Rosa Island Authority responsible for the planting or maintenance of the sabal palms.

G. Informal Claims

None

III. Other Matters Pending

A. Prepare revised letter for the SRIA Chairman to the Escambia County BCC Chairman regarding the sunsetting of an Escambia County Ordinance dealing with alcohol on public areas of Pensacola Beach

B. Advise SRIA Staff regarding a proposed Escambia County BCC Resolution to restrict the use & conveyance of all public lands on Pensacola Beach; and discuss same with Assistant County Attorney Steve West

C. Advise SRIA Staff regarding procedural requirements for scheduling & holding the SRIA Selection Committee Meeting as it relates to the Beach Access Road RFP

D. Advise SRIA Staff regarding enforcement of lease nuisance provisions as it relates to the rental of residential leaseholds on Pensacola Beach

E. Advise SRIA Staff regarding the required lease amendment for new construction restricting use below the base flood elevation

F. Research and confirm with the Florida Division of Alcoholic Beverages & Tobacco that the Quietwater Beach Boardwalk is designated as a “Specialty Center” subject to special licenses from the Florida Division of Alcoholic Beverages & Tobacco
Santa Rosa Island Authority  
Engineer's Report  
June 13, 2018

<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>$40,000 (e)</td>
<td>SRIA</td>
<td>Fall 2018</td>
</tr>
<tr>
<td>Pensacola Beach Playgrounds</td>
<td>$40,000 (e)</td>
<td>SRIA</td>
<td>Summer 2018</td>
</tr>
<tr>
<td>Pensacola Beach Multi-Use Paths</td>
<td>$571,200 (c)</td>
<td>SRIA</td>
<td>Summer 2018</td>
</tr>
<tr>
<td>Phase 2 Dune Walkover Project</td>
<td>$52,000 (e)</td>
<td>SRIA</td>
<td>Fall 2018</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 documents for the channel dredging operations in Little Sabine Bay and nourishment of Quietwater Beach have been approved by FDEP. A permit modification has been approved by the USACE for the nourishment of Quietwater Beach. The USACE notified BDI that the Little Sabine Dredge project has progressed to the next permit review stage. At this time, BDI expects construction operations to begin this fall.

Pensacola Beach Playgrounds and Interactive Splash Pad
The replacement of the basketball court at Harry Gowens Park and installation of necessary drainage elements for the future splash pad will be performed as part of the Multi-Use Path Restoration project. Once these items have been installed the proposed splash pad can be constructed at Harry Gowens Park.

Pensacola Beach Multi-Use Path Restoration – Phase 1
The contractor has submitted signed contract documents and a pre-construction meeting has been held. The contractor will submit a construction schedule to the SRIA for approval and mobilize upon being issued a Notice to Proceed.

Phase 2 Dune Walkover Project
Permit documents are being prepared and coordinated with FDEP staff for approval. Once approved by the State, the replacement of the dune walkovers is expected to begin this fall after the turtle nesting season.

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

K:\212 SRIA\21201.84\reports\2018\SRIA Engineer Report 06-13-2018.docx
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (2):
- 236 Ariola. – New conforming, pile supported, single family residential structure
- 108 Siguenza – Interior remodel/renovation to existing pre FIRM structure.

Commercial projects (4):
- 63 VDL (New sublease Cosse’s on the Beach) – New sign.
- 16 VDL (Days Inn/ Fish Heads) – New signs.
- 655 Pensacola Beach Blvd ( Inner light on PB) – Modification to existing signs.
- 460 Pensacola Beach Blvd. (Beach to Bay) Building portable deck and platforms for eurobungie.