1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 2/13/2019)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. COMMISSIONER BENDER'S COMMENTS
9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER
10. PRESENTATION BY E.W. BULLOCK

CONSENT AGENDA

11. COMMITTEE REPORTS

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

Item # 1 – Discussion regarding notice to adjacent neighbors for public works improvement projects. (Staff report by Paolo Ghio)

The Committee unanimously the recommended protocol, to be memorialized by staff under the Executive Director's report.

Item # 2 - Approval of the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019. (Staff report by Paolo Ghio)

The Committee unanimously approved the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019.
B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIRMAN, DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Harry and Liz Hewson–1203 Ariola Drive - to renew their lease for another 99 year term, (beginning June 29, 2056) under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals.

Item # 2 – Request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property, paying all applicable percentages and fees.

Item # 3 – Request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of golf carts, boogie boards, sunscreen, and towels. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of street legal golf carts, boogie boards, sunscreen, and towels, from leasehold property, paying all applicable percentages and fees.

Item # 4 – Request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island # 760. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island # 760.
Item # 5 – Request by William Martin d/b/a Flounder’s – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by William Martin d/b/a Flounder’s – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.

Item # 6 – Request by William Martin d/b/a Crab’s – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by William Martin d/b/a Crab’s – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.

Item # 7 – Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved the request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property, paying all applicable percentages and fees.

C. ADMINISTRATIVE COMMITTEE, MS. JANICE GILLEY, CHAIRWOMAN, TBD AND MS. BRIGETTE BROOKS, MEMBERS

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

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

Item # 2 – Request by Pensacola Beach Elk Lodge – 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament. (Staff report by Robbie Schrock)
The Committee unanimously approved the request by Pensacola Beach Elks Lodge – 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the 2019 Pensacola Beach Elks Charity Golf Tournament.

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Ongoing lease renewal discussion.

13. REPORTS

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

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

KAREN SINDEL, CHAIRMAN
JANICE GILLEY, VICE CHAIRMAN
BRIGETTE BROOKS, SECRETARY/TREASURER
THOMAS CAMPANELLA, ACTING SECRETARY/TREASURER
JERRY WATSON, MEMBER
LIZ CALLAHAN, MEMBER
PAOLO GHIO, EXECUTIVE DIRECTOR

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)
1-3. A scheduled meeting of the Santa Rosa Island Authority was held on Wednesday February 13, 2019, beginning at 5:01 p.m. Members in attendance were: Ms. Liz Callahan, Dr. Thomas Campanella, Ms. Brigette Brooks, and Mr. Jerry Watson, and Ms. Janice Gilley, acting as Chair in Ms. Karen Sindel’s absence. Mr. Watson led the Pledge of Allegiance, followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 01/09/2019)

Upon motion of Mr. Jerry Watson seconded by Ms. Brigette Brooks, the Board unanimously approved the minutes of the Regular Board Meeting (01/09/2019) as presented. (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIR’S COMMENTS

The Acting Chair had no comments.

8. COMMISSIONER BENDER’S COMMENTS

The Commissioner wasn’t in attendance.

9. PENSACOLA BEACH VISITOR’S INFORMATION CENTER
Ms. Alison Westmoreland presented this month's report for the VIC.

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

Mr. Forte said he would answer any questions the Board had regarding his report, and gave an update on the parking lots being built beside the Sheriff's substation and the lot located at the site of the old Visitor's Information Center.

CONSENT AGENDA

11. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, MS. JANICE GILLEY, CHAIRMAN, MS. LIZ CALLAHAN AND MS. KAREN SINDEL, MEMBERS

Item # 1 – Request approval to modify existing SRIA Pier Amendment and update SRIA Lease Policy. (Staff report by Paolo Ghio)

The Committee unanimously approved the request to modify existing SRIA Pier Amendment and update SRIA Lease Policy.

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

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, LLC – 400 Quietwater Beach Rd. – to renew the outdoor license agreements for seating for Lucas’ Wine Bar, the Boardwalk Café, and Papa’s Pizza. (Staff report by Robbie Schrock)

The Committee unanimously approved renewal of the license agreements for outdoor seating for Lucas’ Wine Bar, the Boardwalk Café, and Papa’s Pizza, for $500.00 annually, with no auto-renewal of the agreements.

Item # 2 – Request by Rich Chism, d/b/a Soundside Market – 5 Via de Luna # G-5 – to sublease to Michael Bush, Sweet Spot Productions, LLC, d/b/a Ice Cream Shoppe to operate an ice cream and sweet treat shop from leasehold property. (Staff report by Robbie Schrock)
The Committee unanimously approved the request by Rich Chism, d/b/a Soundside Market – 5 Via de Luna # G-5 – to sublease to Michael Bush, Sweet Spot Productions, LLC, d/b/a Ice Cream Shoppe to operate an ice cream and sweet treat shop from leasehold property, paying all applicable percentages and fees.

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

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

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

Item # 2 – Approval of the SRIA Event Sponsorship Policy revision. (Staff report by Robbie Schrock)

The Committee unanimously approved the revision of the Board Policy for Event Sponsorship, to reflect that sponsorship funds be limited to no more than $1,000.00 per event each fiscal year, with no more than $5,000.00 to each organization per fiscal year, from the allotted $25,000.00 in the Sponsorship Fund.

Item # 3 – Request by Ben Martin, Christian Surfers Pensacola, for a $7,500.00 sponsorship for Family Beach Fest 2019. (Staff report by Robbie Schrock)

The Committee unanimously approved a $5,000.00 sponsorship for Family Beach Fest 2019. Mr. Martin is aware this will be the only sponsorship he will be awarded in FY 2019.

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

REGULAR AGENDA

12. OLD BUSINESS

Item # 1 – Ongoing lease renewal discussion.
Dr. Campanella suggested holding a Board Workshop to discuss lease renewals, and asked for staff to set a date. It was suggested that Mr. Stebbins and some staff be in attendance.

Upon amended motion by Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved scheduling a Board Workshop to discuss lease renewals. (5-0)

It was decided the workshop would be held on the day of a previously scheduled Board or Committee Meeting, from 3:00 pm to 5:00 pm.

13. NEW BUSINESS

Item # 1 – Request by Brian Lee Paugoulatos and Adrienne Michelle Paugoulatos as Trustees of the Brian L. Paugoulatos and Adrienne Michelle Paugoulatos Revocable Trust – 906 Ariola Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

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

Ms. Brooks asked if it was standard for the SRIA to request an extension form be provided by the leaseholder.

Mr. Stebbins said he always asks the requestor to provide the document, and then he reviews and makes any needed changes. He said he wants it to be clear he only represents the SRIA.

Ms. Gilley stated she had looked up the tax activity on this property, and it appeared the leaseholders are paying full taxes on the property and structure. She acknowledged the County is able to review the SRIA’s decision on this request, and that if this request passes, she would like to send a nice letter to the BOCC stating the property had been researched, it is paying taxes on the land and the improvements, and the SRIA took this action based on that body of evidence. She is hopeful this meets the standards the Commissioners are looking for.

Mr. Watson agrees with Ms. Gilley’s suggestion.

Mr. Stebbins offered to help staff draft a letter.

Ms. Gilley said she would like to review the letter, prior to it being sent, and she wants to make sure it conveys the SRIA is trying to be a partner in these lease renewals.
Mr. Ghio said he would send the draft to the Board, and reminded them to only respond to him, not to “all”.

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously voted to approve staff’s recommendation for renewal for another 99 year term for 906 Ariola Dr., (beginning January 2, 2054) under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals, sending the renewal amendment with a letter to the BOCC. The Executive Director is authorized to sign the letter, once it has been approved by the SRIA Chair or Vice Chair. (5-0)

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.

Brief discussion followed regarding mobi-mats, and the fact that the vendor Mr. Ghio, BDI and others met with, only brought a sample, not a working prototype. The vendor is to return with a larger sample that a wheelchair could be tested on. Mr. Huggins assured the Board that BDI wouldn’t recommend any product that wasn’t suitable.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Discussion followed regarding the ROW clearing and stabilization of shoulders, specifically at Baby Beach.

14. VISITOR’S FORUM

SPEAKER:

Leah Heffernan – She lives near Baby Beach and has concerns regarding the environmental impact of the road clearing. She stated Mr. Ghio came to the area
quickly when called. She requested to see the plans for the project and asked about the noticing of neighbors regarding the clearing. She voiced concern over a tree on the beach, as she was told by a worker that everything was being cleared from the area.

Mr. Ghio agreed he was remiss in not sending out any notice to the neighbors regarding the activity.

Ms. Gilley asked Mr. Ghio to return to the area and check on the tree that Ms. Heffernan felt was in danger.

**Shana Tucker** – She is also unhappy about the work being done at Baby Beach, and asked if the parking for that area was studied and determined to be necessary.

Ms. Gilley assured her there had been many parking studies done, in general, for the Island.

Mr. Ghio explained the public safety need to clear the streets and ROWs on the Island.

Ms. Tucker reiterated the wish for the neighbors to have been notified.

Mr. Ghio once again agreed that noticing should have been done.

Ms. Gilley said some guidelines need to be established regarding noticing, whether it be the contiguous properties, or by a certain radius in relation to the project.

Dr. Campanella said a noticing procedure needs to be established in a Committee Meeting, not addressed at a Board Meeting, and he understands why the neighbors are upset, since they didn’t get to see a plan for the project.

Mr. Watson said there needs to be a better process for the public to ask questions of staff on any new project.

Ms. Brooks suggested a better use of social media, in order to educate the public on projects.

**SPEAKER:**

**Peter Neuhaus** – He is unhappy with the Baby Beach project. He suggested posting plans on a board, similar to when a new home is constructed.
Brief discussion followed regarding the public safety aspect of clearing the street.

Charles James – He said he had spoken with Mr. Ghio that morning, and that Mr. Ghio had explained the project to him. He said in the 5 years he has lived there, he hadn't experienced any parking issues, and feels the activity is unnecessary. He encouraged communication with public input on future projects.

Benjamin Stevenson – He is unhappy about the Baby Beach project and said he doesn't think there is a problem to be solved at that location, and feels enforcing rules already in place is a better solution. He believes the SRIA should have a vision for the Island and protect our beaches.

Ms. Gilley asked for a plan to be brought back to the Committee Meeting, so that in the future, there will be more understanding between the SRIA and the public regarding projects.

Mr. Ghio said he would have a discussion with Escambia County Public Works regarding answering questions from the public about projects.

15. BOARD MEMBER'S FORUM

Ms. Callahan asked if a map could be projected during meetings in order to reference Island locations during meetings.

16. ADJOURN

There being no further business to come before the Board, by motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, Acting Chair Gilley declared the Regular Board Meeting of the SRIA Board adjourned at 6:04 p.m. (5-0)
SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
FEBRUARY 27, 2019

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: March 4, 2019
RE: Minutes of February 27, 2019 Architectural & Environmental Committee Meeting

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

Item # 1 - Discussion regarding notice to adjacent neighbors for public works improvement projects. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item.

Ms. Sindel said she thought the recommended procedures were good.

Ms. Gilley asked if only the adjacent neighbors to a project would be notified, she questioned if a certain radius of neighbors should be considered.

Mr. Ghio said he was following the same protocol as with swimming pools that need a variance.

Ms. Forte explained the protocol for noticing the neighbors regarding a swimming pool request that required a variance. She stated the procedure for noticing the neighbors was written in the requirements, it wasn’t a policy.
Ms. Gilley asked if there would be a policy, and had concerns if the plan wasn’t put down in writing.

Mr. Ghio said the plan would be memorialized, and he would bring it back to the Board under his report at the next Regular Board Meeting.

Upon motion of Ms. Liz Callahan seconded by Ms. Karen Sindel, the Committee unanimously approved the recommended protocol, to be memorialized by staff under the Executive Director’s report. (3-0)

Item # 2 - Approval of the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019. (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. Liz Callahan, the Committee unanimously approved the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019. (3-0)

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

Paolo Ghio
Executive Director

PG:jt

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: February 28, 2019
RE: Minutes of February 27, 2019 Development & Leasing Committee Meeting

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

Item # 1 – Request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

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

Ms. Gilley asked if this property was paying taxes on the land.

Ms. Hewson, the owner, stated they were paying taxes on the land.

Ms. Gilley asked for staff to pull the tax records to send with the approval letter to the BOCC. (After final approval at the March 13, 2019 Regular Board Meeting)

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, (beginning June 29, 2056) under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (3-0)
Item # 2 – Request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property. (Staff report by Robbie Schrock)

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

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property, paying all applicable percentages and fees. (3-0)

Item # 3 – Request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of golf carts, boogie boards, sunscreen, and towels. (Staff report by Robbie Schrock)

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

Mr. Stebbins recommended using the term “street legal” in the approval.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of street legal golf carts, boogie boards, sunscreen, and towels, from leasehold property, paying all applicable percentages and fees. (3-0)

Item # 4 – Request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island # 760. (Staff report by Robbie Schrock)

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

Ms. Gilley asked if this meant there were going to be 2 Alvin’s on the Island.

SPEAKER:

Lee Goodson - Architect for Alvin’s Island – He explained it’s a branding change, so they can carry the same merchandise at both locations, as they are owned by the same people.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Rich Chism, Innisfree Hotels,
d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island #760. (3-0)

It was decided to vote on items #5 and #6 at the same time, as it was the same request at different locations.

Item #5 – Request by William Martin d/b/a Flounder’s – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

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

Ms. Gilley asked if there would be any piercing or puncturing of the skin.

SPEAKER:

John Paul McDaniels – He stated there would be no piercing or puncturing of the skin, he and his wife would be placing temporary art on the skin. He also said there would be no body jewelry sold.

Item #6 – Request by William Martin d/b/a Crab’s – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by William Martin d/b/a Flounder’s – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees. (3-0)

Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Committee unanimously approved the request by William Martin d/b/a Crab’s – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees. (3-0)

Item #7 – Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property. (Staff report by Robbie Schrock)

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

Dr. Campanella asked what the capacity would be for this venue.
SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
FEBRUARY 27, 2019

SPEAKER:

Mike Pinzone – He said the capacity was 150, and they were a bit behind schedule in construction, due to the weather.

Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property, paying all applicable percentages and fees. (3-0)

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

Paolo Ghio
Executive Director

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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: February 28, 2019
RE: Minutes of February 27, 2019 Administrative Committee Meeting

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

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

Ms. Johnson presented the financial report.

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

Item # 2 – Request by Pensacola Beach Elks Lodge - 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament. (Staff report by Robbie Schrock)

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Committee unanimously approved the request by Pensacola Beach Elks Lodge - 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the 2019 Pensacola Beach Elks Charity Golf Tournament. (3-0)
There being no further business before the Committee, the meeting was adjourned.

Paolo Ghio
Executive Director

PG:jt

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## HOW DID YOU DISCOVER PENSACOLA BEACH?

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| TOTAL # NOT SIGNED IN                  | 16              | 68     | 89     | 83     | 62     | 318         |
| TOTAL SIGNING IN                       | 211             | 470    | 331    | 296    | 225    | 1533        |
| TOTAL VISITORS                         | 227             | 538    | 420    | 379    | 287    | 1851        |
| WEDDING CALLS                         | 0               | 0      | 0      | 0      | 0      | 0           |
| TOTAL PHONE CALLS                      | 15              | 48     | 50     | 37     | 42     | 192         |
| TOTAL GUIDES DISTRIBUTED               | 22              | 42     | 37     | 27     | 25     | 153         |
| TOTAL E-MAIL                           | 5               | 11     | 6      | 9      | 4      | 35          |
| **Totals**                             | **496**         | **1177**| **933**| **831**| **645**| **4082**    |

Eco Trail Maps Distributed: 3
RAIN DAYS FOR THE MONTH: 3 3 1 7
Guides to Businesses
Trolley Maps to Businesses

### 2018 TEMPS  2019 TEMPS

<p>| week 1   | 56 | 70 |
| WEEK 2   | 70 | 68 |
| WEEK 3   | 74 | 65 |
| WEEK 4   | 75 | 70 |
| week 5   | 71 | 67 |
| AVERAGE TEMPERATURE | 70 | 70 |</p>
<table>
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<tr>
<th></th>
<th>2019</th>
<th>2018</th>
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<tbody>
<tr>
<td><strong>Total Visitors</strong></td>
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<td>1811</td>
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<td>Total Not Signing In</td>
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<td>372</td>
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<tr>
<td>Total Signing In</td>
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<tr>
<td><strong>How Did You Discover Pensacola Beach?</strong></td>
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<td></td>
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<tr>
<td>Advertising</td>
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<td><strong>Total Phone Calls</strong></td>
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<tr>
<td><strong>Total Mailouts</strong></td>
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<td>87</td>
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<td><strong>Top 5 States</strong></td>
<td></td>
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</tr>
<tr>
<td>Florida</td>
<td>193</td>
<td></td>
</tr>
<tr>
<td>Wisconsin</td>
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</tr>
<tr>
<td>Minnesota</td>
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<tr>
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<tr>
<td>Illinois</td>
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<tr>
<td><strong>Top 3 International</strong></td>
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</tr>
<tr>
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<td>13</td>
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</tr>
<tr>
<td>Germany</td>
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</table>
Top 5 States with City Detail

<table>
<thead>
<tr>
<th>Florida</th>
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<tbody>
<tr>
<td>Pensacola Beach</td>
<td>Dothan</td>
</tr>
<tr>
<td>Pensacola</td>
<td>Foley</td>
</tr>
<tr>
<td>Palm Beach</td>
<td>Birmingham</td>
</tr>
<tr>
<td>Jacksonville</td>
<td>Auburn</td>
</tr>
<tr>
<td>Cocoa Beach</td>
<td>Huntsville</td>
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</table>

| Pensacola        | 26               |
| Palm Beach       | 16               |
| Jacksonville     | 10               |
| Cocoa Beach      | 10               |
| Dothan           | 45               |
| Foley            | 30               |
| Birmingham       | 10               |
| Auburn           | 7                |
| Huntsville       | 7                |

<table>
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<tr>
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<tr>
<td>Fondulac</td>
<td>Eau Claire</td>
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<tr>
<td>Appleton</td>
<td>Wausau</td>
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<tr>
<td>Green Bay</td>
<td>Fond du Lac</td>
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<tr>
<td>Milwaukee</td>
<td>West Bend</td>
</tr>
<tr>
<td>Eden</td>
<td>Milwaukee</td>
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</table>

| Fondulac         | 56               |
| Appleton         | 29               |
| Green Bay        | 21               |
| Milwaukee        | 7                |
| Eden             | 5                |
| Eau Claire       | 52               |
| Wausau           | 25               |
| Fond du Lac      | 8                |
| West Bend        | 3                |
| Milwaukee        | 3                |

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Bloomington</td>
<td>Jacksonville</td>
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<tr>
<td>Bird Island</td>
<td>The Village</td>
</tr>
<tr>
<td>Clearbrook</td>
<td>Orlando</td>
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<tr>
<td>Mankato</td>
<td>Ocala</td>
</tr>
<tr>
<td>Cedar Mills</td>
<td>Gainesville</td>
</tr>
</tbody>
</table>

| Bloomington      | 38               |
| Bird Island      | 23               |
| Clearbrook       | 15               |
| Mankato          | 8                |
| Cedar Mills      | 5                |
| Jacksonville     | 40               |
| The Village      | 22               |
| Orlando          | 9                |
| Ocala            | 8                |
| Gainesville      | 6                |

<table>
<thead>
<tr>
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<th>Illinois</th>
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<tbody>
<tr>
<td>Dothan</td>
<td>Peoria</td>
</tr>
<tr>
<td>Montgomery</td>
<td>Chicago</td>
</tr>
<tr>
<td>Huntsville</td>
<td>Rockford</td>
</tr>
<tr>
<td>Daphne</td>
<td>Plainfield</td>
</tr>
<tr>
<td>Mobile</td>
<td>Downers Grove</td>
</tr>
</tbody>
</table>

| Dothan           | 24               |
| Montgomery       | 18               |
| Huntsville       | 10               |
| Daphne           | 8                |
| Mobile           | 7                |
| Peoria           | 35               |
| Chicago          | 20               |
| Rockford         | 15               |
| Plainfield       | 3                |
| Downers Grove    | 2                |

<table>
<thead>
<tr>
<th>Illinois</th>
<th>Michigan</th>
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<tr>
<td>Chicago</td>
<td>Dearborn</td>
</tr>
<tr>
<td>Springfield</td>
<td>Lansing</td>
</tr>
<tr>
<td>Glen Carbon</td>
<td>Detroit</td>
</tr>
<tr>
<td>Bloomington</td>
<td>Grand Haven</td>
</tr>
<tr>
<td>Livingston</td>
<td>South Haven</td>
</tr>
</tbody>
</table>

| Chicago          | 20               |
| Springfield      | 12               |
| Glen Carbon      | 9                |
| Bloomington      | 6                |
| Livingston       | 5                |
| Dearborn         | 29               |
| Lansing          | 19               |
| Detroit          | 6                |
| Grand Haven      | 2                |
| South Haven      | 2                |
March 13, 2019  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item A - 1  

Discussion regarding notice to adjacent neighbors for public works improvement projects.  
(Staff report by Paolo Ghio)  

**Background:**  
The SRIA Board tasked staff to provide a noticing mechanism for large scale public works improvement projects on Pensacola Beach, where adjacent neighbors could possibly be effected. The protocol followed for notification of a swimming pool was referenced.  

**Recommendation:**  
Staff recommends a notice be sent to the adjacent properties, and properties across the street from the proposed improvements, if applicable. The notice will detail the proposed project and contact information for the project managers.  

**Committee Action:**  
The Committee unanimously approved staff’s recommendation to send a notice be sent to the adjacent properties, and properties across the street from the proposed improvements, if applicable. The notice will detail the proposed project and contact information for the project managers.
March 13, 2019  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item A - 2

Approval of the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019. (Staff report by Paolo Ghio)

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

The 2019 Trolley schedule will be as follows;

- May 24, 2019 through September 2, 2019 – 3 Trolleys - 7 days a week - the hours will be from 4:00 p.m. to 12:00 a.m.

Budgeted cost from ECAT for 2019 service is $177,147.00

Recommendation:
Staff recommends approval of the Inter-local Agreement between ECAT and the SRIA, the modifications, and cost associated for the 2019 Trolley service, $177,147.00 as presented.

Committee Action:
The Committee unanimously approved staff recommendation of the Inter-local Agreement between ECAT and the SRIA, the modifications, and cost associated for the 2019 Trolley service, $177,147.00 as presented.
March 13, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-1

Request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

Background:

The Hewson's lease expires in June of 2056. They are exercising their right to renew their lease with "like covenants, provisions and conditions as are in this lease contained, including an option for further renewals."

Recommendation:

Staff recommends approval of the request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. Staff further recommends that (1) approval be subject to the owner submitting a proposed lease extension from their attorney for SRIA review, and (2) approval is subject to the Executive Director and SRIA attorney approving the form of the extension.

Committee Action:

The Committee unanimously approved the request by Harry and Liz Hewson – 1203 Ariola Drive - to renew their lease for another 99 year term, (beginning June 29, 2056) under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals.
March 13, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-2

Request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property. (Staff report by Robbie Schrock)

Background:

Mr. Wells is an approved sublease at the RV Park, as well as the Hampton Inn. He will be selling shaved ice, Hawaiian candies, snacks and t-shirts. This will be a temporary use permit, with operation March-October.

Recommendation:

Staff recommends approval of the request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by Scott Delby, Hilton Pensacola Beach – 12 Via de Luna Dr. – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice, Hawaiian candies, snacks and t-shirt business from leasehold property, paying all applicable percentages and fees.
March 13, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-3

Request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of golf carts, boogie boards, sunscreen, and towels. (Staff report by Robbie Schrock)

Background:

Mr. Walton has been a sublease with The Dock since 2015 renting scooters, and would like to add the rental of golf carts to his existing sublease. He will keep 6 street legal carts onsite and additional golf carts offsite. Mr. Walton will deliver carts directly to customers as requested. He is aware he will be required to pay fees on all rentals, whether made onsite or online. Upon approval, he will be reducing the number of rental scooters from 20 to 12, in order to make room for the golf carts.

Recommendation:

Staff recommends approval of the request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of golf carts, boogie boards, sunscreen, and towels, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by The Dock – 4 Casino Beach Boardwalk – to amend the existing sublease with The Scooter Hut, to add the rentals of street legal golf carts, boogie boards, sunscreen, and towels, from leasehold property, paying all applicable percentages and fees.
Request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island # 760. (Staff report by Robbie Schrock)

**Background:**

Tropical Waves has been on the Island since 2002, and wishes to change their brand on this location to Alvin’s Island #760.

**Recommendation:**

Staff recommends approval of the request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island # 760.

**Committee Action:**

The Committee unanimously approved the request by Rich Chism, Innisfree Hotels, d/b/a Soundside Centre – 3 Via de Luna Drive – for Tropical Waves to change their name to Alvin’s Island # 760.
March 13, 2019  
Regular Board Meeting  
Development & Leasing Committee  
Consent Item B-5

Request by William Martin d/b/a Flounder's – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property. (Staff report by Robbie Schrock)

**Background:**

Mr. McDaniels and his wife will be providing henna, glitter and airbrush tattoos, as well as face painting and hair wraps. They have provided a copy of their insurance.

**Recommendation:**

Staff recommends approval of the request William Martin d/b/a Flounder's – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.

**Committee Action:**

The Committee unanimously approved the request by William Martin d/b/a Flounder's – 800 Quietwater Beach Road – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.
March 13, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-6

Request by William Martin d/b/a Crab’s – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property.
(Staff report by Robbie Schrock)

Background:

Mr. McDaniels and his wife will be providing henna, glitter and airbrush tattoos, as well as face painting and hair wraps. They have provided a copy of their insurance.

Recommendation:

Staff recommends approval of the request William Martin d/b/a Crab’s – 2 Via de Luna Dr. – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by William Martin d/b/a Crab’s – 2 Via de Luna Drive – to sublease to John Paul McDaniels, McDaniels Body Art, to operate a body art service from leasehold property, paying all applicable percentages and fees.
March 13, 2019
Regular Board Meeting
Development & Leasing Committee
Consent Item B-7

Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property. (Staff report by Robbie Schrock)

Background:

Mr. Pinzone would like to sublease the 3rd floor space (under construction) to Laura Pinzone and Michelle Wardlaw to operate an event venue space. It will be available for rent, and customers will bring in their own caterer.

Recommendation:

Staff recommends approval of the request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier Suite, to operate an event venue from leasehold property, paying all applicable percentages and fees.
March 13, 2019
Regular Board Meeting
Administration Committee
Consent Item C-1

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

Background:

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

Recommendation:

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

Committee Action:

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.
Request by Pensacola Beach Elk’s Lodge – 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament. (Staff report by Robbie Schrock)

Background:

The SRIA has given $1,000.00 sponsorship to the Elk’s Lodge since 2014 for their Golf tournament. The money would be used for marketing, and all the funds raised will be donated to selected local and state Elk’s children’s and veteran’s charities. The tournament is being held at Tiger Point golf course on May 3, 2019.

Recommendation:

Staff recommends approval of the request by Pensacola Beach Elk’s Lodge – 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament.

Committee Action:

The Committee unanimously approved the request by Pensacola Beach Elk’s Lodge – 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the 2019 Pensacola Beach Elks Charity Golf Tournament.
March 13, 2019
Regular Agenda
Old Business Item # 1

Ongoing lease renewal discussion.

The SRUA Board Workshop on this item has been scheduled for April 10, 2019 at 3:00 pm in the Boardroom at 1 Via de Luna Drive.
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SRIA1.01 (Retainer)</td>
<td>$800.00</td>
</tr>
<tr>
<td>SRIA1.02 (Routine Legal)</td>
<td>$1,283.05</td>
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<tr>
<td>SRIA1.15 (Lease General)</td>
<td>$1,150.20</td>
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<td>SRIA1.83 (General Employment/Workers Compensation)</td>
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<td>SRIA14.88 (PNS Beach v SRIA, et al)</td>
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<td>SRIA15.25 (Henley) Reimbursable</td>
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<td>SRIA16.11 (Do, Dung Tien - PI)</td>
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<td>SRIA16.41 (Henry) - Reimbursable</td>
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**TOTALS FOR SRIA** $7,202.65
March 6, 2019

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

Re: Attorney’s Report for the March 13, 2019 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the March 13, 2019 Santa Rosa Island Authority Board Meeting.

The Attorney’s Report reflects items for which I have been asked to do work on behalf of the Santa Rosa Island Authority. If there are any matters on the agenda for the March 13, 2019 Santa Rosa Island Authority Board Meeting not reflected in my report for which you seek my input, please let me know. Thanks.

Sincerely,

MICHAEL J. STEBBINS, P.L.

Michael J. Stebbins
For the Firm

MJS
Enclosure
pc: Robbie Schrock (w/ encl. via email)
    Jamee Thompson (w/ encl. via email)
    Vickie Johnson (w/ encl. via email)
ATTORNEY’S REPORT – March 13, 2019

I. Lease Defaults Pending

A. Residential – ACTIVE
   2. Craig & Martha Beasley (2018 Default – 41514) (March 26, 2019)
      - Approved for litigation by the SRIA Finance Department
      - Approved for litigation by the SRIA Finance Department

B. Residential & Commercial – ON STAFF HOLD
   1. Charles & Marilyn DeLage (2019 default – 40722)
   2. Charles & Marilyn DeLage (2019 default – 40723)

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: This case is still open because the issue of the valuation of the
   improvements is in dispute. A case management conference has been scheduled
   for April 22, 2019 and the trial has been set for September 2019 to resolve this
dispute. Although the SRIA remains a nominal defendant in this case, the SRIA will not take part in the trial because the SRIA is not involved in property valuations.

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:** This case is still open because the issue of the valuation of the improvements is in dispute. A case management conference has been scheduled for April 22, 2019 and the trial has been set for September 2019 to resolve this dispute. Although the SRIA remains a nominal defendant in this case, the SRIA will not take part in the trial because the SRIA is not involved in property valuations.

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:** This case is still open because the issue of the valuation of the improvements is in dispute. A case management conference has been scheduled for April 22, 2019 and the trial has been set for September 2019 to resolve this dispute. Although the SRIA remains a nominal defendant in this case, the SRIA will not take part in the trial because the SRIA is not involved in property valuations.

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:** Oral argument was conducted on Wednesday, February 20, 2019 at 1PM at the Okaloosa County Court House in Crestview. An opinion from the Appeals Court is pending.

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

**Status:** The SRIA filed its answer and affirmative defenses to the complaint on January 2, 2019 and responded to the Plaintiffs’ discovery on January 17, 2019. The SRIA served its discovery, i.e., interrogatories, requests for production and admissions, on March 6, 2019 and expects responses to the discovery no later than Friday, April 5, 2019.

G. **Formal Administrative Claims**

None

H. **Informal Claims**

None

**III. Other Matters Pending**

A. Prepare response letter to the SRIA auditors regarding the annual audit
B. Prepare hold harmless agreement for use of the old Circle K parking lot by Bahía Paz residents
C. Advise & assist SRIA Staff with public records request
D. Review and revise proposed lease amendment for a lease extension (906 Ariola Drive)
E. Prepare draft of a letter to the Escambia County BCC regarding a residential lease extension (906 Ariola Drive)
F. Advise and assist SRIA Staff regarding the Boardwalk Café License
G. Meet with SRIA Staff and residents regarding a vacation rental matter at Santa Rosa Villas
H. Review & advise SRIA Staff regarding the change in terms between the original and restated leases for 5 Traviesa
I. Telephone discussions with Assistant County Attorney Steve West and SRIA Staff regarding the problem with the lease description for the Radical Rides lease
J. Advise & Assist SRIA Staff regarding the application of the longevity pay provisions of the SRIA Personnel Manual
Santa Rosa Island Authority  
Engineer’s Report  
March 13, 2019

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<tr>
<th>Projects</th>
<th>Budget</th>
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<th>Schedule</th>
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<td>Little Sabine Bay Channel Extension</td>
<td>$533,000 (c)</td>
<td>SRIA</td>
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<tr>
<td>Pensacola Beach Playgrounds</td>
<td>$40,000 (e)</td>
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<td>Phase 2 Dune Walkover Project</td>
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<td>Little Sabine Channel Bulkhead</td>
<td>TBD</td>
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Narratives

Little Sabine Bay Channel Extension
A Notice of Award was issued to Energy Resources, Inc. The contractor is securing the final approvals for marine contractor licensing in Escambia County. Once a license is obtained the Notice to Proceed will be issued. The contractor anticipates commencing preconstruction operations on-site on March 11th, 2019.

Pensacola Beach Playgrounds
Construction plans for the new pavilion and sidewalks at Harry Gowens Park were submitted to SRIA staff for permitting and contractor acquisition. The construction of the new pavilion is anticipated to be completed this spring, 2019.

Phase 2 Dune Walkover Project
BDI and SRIA staff met with an accessibility mat manufacturer’s representative and observed a product demonstration at Casino Beach. During the demonstration a local resident was able to successfully operate a self-propelled electric wheelchair on a sandy area of Pensacola Beach. The exercise also demonstrated key product details and product limitations which will be useful for preparation of future plans, specifications and operation and maintenance guidance. BDI will begin preparing plans and specifications for installation of accessibility mats for Pensacola Beach.

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

(c) = Construction Budget  
(e) = Engineering Budget  
SRIA = Santa Rosa Island Authority  
TBD = To Be Determined
DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (13):

- 112 Ariola. - Construction of a new, pile supported, conforming, SFR structure.
- 1734 Ensenada Uno - Construction of a new, pile supported, conforming, addition to existing SFR structure.
- 1307 Panferio - Construction of a new, pile supported, conforming, addition to existing SFR structure, and interior renovations.
- 22 Calle Hermosa. - Construct a new, pile supported swimming pool with in setbacks.
- 751 Pensacola Beach Blvd T-2 (South Harbour) - Interior renovations to existing unit.
- 457 Ft Pickens Rd, Unit 21 (White Sands) - Interior renovations to existing unit.
- 60 Ft Pickens Rd, T -3 (La Caribe Condos) - Interior renovations to existing unit.
- 1300 Via de Luna – Interior renovations to existing SFR structure.
- 100 Via de Luna - Enclosing area BFE with breakaways walls for storage, parking and access to existing SFR.
- 1313 Maldonado- Repair existing pilings, decking and stairs. To existing SFR
- 704 Ariola – Repair existing rear and side yard deck on existing SFR structure.
- 1719 Ensenada Uno – Construction of a 4' x 150' access pier, 8'x12' platform, 2'x42' catwalk, and an uncovered boat lift from leasehold property.
- 7 Sabine Dr. – Demo portion of existing dock and construct and additional 30' x3' catwalk, 9'x4' catwalk, and an uncovered boat lift, from leasehold property.

Commercial projects (3):

- 100 Ft Pickens Rd (Deepwater Cove) – Install new Hardie Lap Board over existing siding for entire building.
- 24 VDL, (Springhill Suites) – replace existing on grade shower deck on Gulf side of Commercial leasehold property.
- 701 Pensacola Beach Blvd (Shaggys) – Renovations to existing outside deck bar.

*** Additional item for review:
Sample notice to adjacent neighbors for public works improvement projects, as requested by SRIA Board members.

*SFR – Single Family Residence*
NOTICE OF CONSTRUCTION

Date

Dear Leaseholder,

Please be advised that SRIA and Escambia County Public Works will be stabilizing a portion of the public Right of Way along ________________ road with Bahama Rock.

The start date, construction design and contact information will be placed on the jobsite notice board.

Thank you,

SRIA