1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 08/08/2018)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN’S COMMENTS
8. PENSACOLA BEACH VISITOR’S INFORMATION CENTER
   CONSENT AGENDA

9. COMMITTEE REPORTS

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

Item # 1 – Request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting, and the parking area. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

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

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

Discussion item only.
Item # 2 – Request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from “Tiki House” to “Island Culture Tiki Bar”. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

Item # 3 – Request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation, including the language, “regardless of where or how the reservations/revenues were generated” to the approval.

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.
1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday August 8, 2018 beginning at 4:59 p.m. Members in attendance were: Ms. Karen Sindel, Dr. Thomas Campanella and Ms. Brigette Brooks. Ms. Janice Gilley and Mr. Jerry Watson were absent. Ms. Karen Sindel, Acting Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 7/11/2018)

Upon motion of Ms. Tammy Bohannon seconded by Ms. Brigette Brooks, the Board unanimously approved the minutes of the Regular Board Meeting (7/11/2018) as presented. (4-0)

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. (4-0)

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 DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY

Mr. Forte was absent, Mr. Ghio said he would pass along any comments the Board had for him. There were none.
10. COMMITTEE REPORTS

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

Item # 1 – Request by Robert Rinke, Pensacola Beach Holdings, Inc. d/b/a Envie/ The Wine Bar – 400 Quietwater Beach Rd # 8 and 10 A – to make modifications to the existing units to create one large retail space. (Staff report by Paolo Ghio)

The Committee unanimously approved staff’s recommendation.

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

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

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.

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

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

Discussion item only.

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

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously approved the Consent Agenda as presented. (4-0)

REGULAR AGENDA

11. OLD BUSINESS

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

Mr. Ghio requested to let the speakers go first, prior to his report.

SPEAKER:

Michael Craighead – He said the required clearing of the ROW isn’t fair to everybody, that the SRIA is taking away people’s driveways, plants and trees. He said if it’s being done for more parking, the residents need to be told that. He requested no parking at all on Ariola, as that’s the only fair thing to do.

Lloyd Mattair – Mr. Mattair agrees Ariola needs to be addressed for safety concerns, but disagrees with the entire Island having to comply with the clearing of the ROW. He stated that professionals need to identify the issues. He doesn’t think there is enough signage and complained that Public Works doesn’t keep the sand off the road well enough.

Karin Zimmerman – She stated she never received the letter that was sent regarding the ROW. She said the problem is people have spent a lot of money putting up walls and vegetation, and the SRIA should have said something when it was being put in. She said there has never been any maintenance of the easement and doesn’t feel this will hold up in court.

Hazel Boone – She stated she has pictures of cars that are parked on Ariola, with all 4 tires on the pavement. She said she had to pull over 5 times to get to the meeting tonight, because 2 cars can’t pass each other on the road. She said Ariola either needs to be repaved or have no parking on it.
Liz Hewson – She is in favor of the project, and stated it is a public safety issue. She told about the fire truck and school bus having issues getting through on Ariola. She has already cleared her ROW.

James Burbank – He presented the Board with sketches he made for a possible parking solution. He said there needs to be more signage letting drivers know that the ROW is stabilized for 8 feet. He blames the traffic and parking issues on the large houses that are being built on Ariola.

Mr. Ghio stated he had met with most of the audience on Monday evening, and felt like there was some agreement on the necessity of clearing the ROW for public safety issues. He said this is a phased project, with the first phase being the clearing of the ROW, then the second phase would be to decide what gets stabilized and possibly converted to parking. He said he had driven the Island, and believes there has been about 15% compliance. He admitted that the letter that was sent out could have been misunderstood, which may have contributed to a lack of cooperation on the clearing. He stressed public safety is the driving force behind the project. He stated he might do a trial on Ariola, stabilizing some areas and adding signage. He said he is meeting with the head of the County Road Dept. the following week, and that clearing of the sand off Ariola is on the list of things to have done. He explained that utilities, sidewalks and driveways are all acceptable uses of the ROW. He stated Ariola used to be wider, but due to storms, it is difficult to tell where the asphalt ends. He said by stabilizing the ROW with Bahama rock, it will be equal to widening Ariola and Panferio, with a substance that lets water seep into the ground.

Mr. Stebbins stated the SRIA nor the County have waived any rights by not maintaining the ROW for the last few years.

Mr. Ghio explained his plan to possibly put some nose-in parking in at the emergency access areas on the Avenidas, while still maintaining enough space for emergency vehicles. He will stabilize and also place some “No Parking after sunset” signs. He asked the Board to give clear direction regarding the removal of manmade objects, then decide what to stabilize after all is clear. He agreed the stabilizations wouldn’t be done by local crews, he would utilize the County Road Department or contractors. He stated funding for the stabilization is still to be determined. Mr. Ghio maintained that shrubs and bushes will need to be removed, but perhaps some mature trees can be saved.

Ms. Sindel said she appreciated all the effort by staff and leaseholders, and encouraged all to focus on phase 1, and later look at other phases.
Dr. Campanella said that people are allowed to improve the ROW, but if there is a project that impacts the ROW, the contractor doesn’t have to put the ROW back the way they found it. He pointed out that opening the Avenidas has been looked at before, and it met with serious public disapproval. He encouraged the audience to take an interest in “Our Island”. He stated there are enforcement issues with no parking, and more tickets need to be issued.

Ms. Brooks agreed that public safety is the primary concern, and shame on the SRIA for not taking action previously on the clearing of the ROWs. She understands that people have spent money on the ROWs and don’t want to have to remove items. She likes the idea of stabilizing around 50 feet for parking.

Ms. Bohannon stated the # of parking spots should match the # of bedrooms in each house, but she’s aware the rule is not in the building code. She agrees with the stabilization of Ariola, and stated property values will increase once the ROWs are established. She is against opening up the Avenidas and wants to stabilize the shoulders near Portofino for additional parking. She doesn’t think “no parking after sunset” signage will work at the emergency access points.

Ms. Sindel stated the focus should be on public safety, first, then look at hardening the shoulders and the funding for that.

Mr. Ghio said the letter stated leaseholders had 30 days to comply, and requested to extend the grace period until the end of August, before Code Enforcement is given the green light to move forward.

Ms. Bohannon suggested giving leaseholders until Sept. 15, as school is starting and it’s the end of the season.

Ms. Sindel asked for specific bullet points to be put on the SRIA website about what has to be removed.

Mr. Ghio stated he has asked the County to survey the entire Island and make a GIS map for people to see their property lines. He said this could be uploaded to the SRIA website.

Ms. Sindel wants a handout drawn up to supply the information, in case people come into the office with questions.
Ms. Bohannon said she has major concerns with 50 + year old trees, as this could be very costly for the leaseholder. She asked if the leaseholder could contact Mr. Ghio regarding this.

Mr. Ghio agreed to talk to the residents with large trees that have questions.

12. 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. He stated the multi-use path should be completed by the end of the week, with touch ups to follow.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Mr. Ghio went to the podium and invited Ms. Liz Hewson to join him. He then read a complimentary letter she had written regarding the great job Public Works has done with the cleanup of the Beach after large events, such as Blue Angels. The letter was presented to Charlie Morgan, Don Vinyard and Adel Tomasek. Mr. Morgan accepted the letter, praising his 2 supervisors for all their hard work. He encouraged people to clean up after themselves when they come to the Beach.

13. VISITOR’S FORUM

Speaker:

Christian Wagley – He told about the threat of offshore drilling, and encouraged all to vote yes on Amendment 9, in order to ban this activity. He requested the Board take a formal position, and stated he would send a sample resolution to be considered.

Terry Preston – She said the BOCC wants to kick the SRIA while “they are down”, and encouraged the Board to go to the Committee of the Whole Meeting on 8/9/2018. Ms. Sindel stated the agenda and backup wasn’t even posted until 36 hours ago.
14. BOARD MEMBER'S FORUM

15. ADJOURN

There being no further business to come before the Board, Acting-Chair Karen Sindel declared the Regular Board Meeting of the SRIA Board adjourned at 6:00 p.m.

(SECRETARY)                     (CHAIRMAN)

(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.)
A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday August 22, 2018. Members present were Dr. Thomas Campanella, Chair, and Ms. Karen Sindel. Ms. Janice Gilley was absent, so Ms. Brigette Brooks served in her place on the Committee. Also present were Board Members Ms. Tammy Bohannon and Mr. Jerry Watson. Dr. Campanella, Chair, called the meeting to order and presented the following items:

Item #1 – Request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting, and the parking area. (Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated staff recommended approval. He showed a power point presentation of the renderings.

He stated the parking lot will be located on the west side of the property, and will be Bahama rock. The splash pad will be located under the large rope course. He said the racetrack (as presented) would be impacted by the access road that is going in, and when the leaseholder goes to get DRC approval, modifications will be made to it. He said storm water will be addressed, as well. The resurfaced go-cart track will have new go-carts.
Ms. Bohannon pointed out another operator in the audience and asked if he had any concerns. Mr. Bevan stated it sounded great to him.

Ms. Brooks asked what the proposed opening would be.

Mr. Ghio answered the goal is March of 2019, in time for Spring Break.

Ms. Brooks asked how they would control parking?

Mr. Ghio stated it’s all leasehold property, and they can control the ingress and egress.

Upon motion of Ms. Brigette Brooks seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting, and the parking area, 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

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MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: August 23, 2018

RE: Minutes of August 22, 2018 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, August 22, 2018. Members present were Dr. Thomas Campanella, Ms. Brigette Brooks, and Ms. Tammy Bohannon, Chair. Also present were Board Members Ms. Karen Sindel and Mr. Jerry Watson. Ms. Janice Gilley was absent. Ms. Bohannon, Chair, called the meeting to order and presented the following item:

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

Ms. Bohannon requested to keep this item on the agenda, but had no report to present. She stated the BOCC was supposed to discuss it at the August COW, but it was deferred to the September COW.

No action taken.

Item # 2 – Request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from “Tiki House” to “Island Culture Tiki Bar”. (Staff report by Paolo Ghio)

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

Ms. Bohannon asked the reasoning behind the name change.

Mr. Ghio said the name didn’t suit them.
Upon motion of Ms. Brigette Brooks seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from “Tiki House” to “Island Culture Tiki Bar”. (3-0)

Item # 3 – Request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property. (Staff report by Paolo Ghio)

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

Ms. Bohannon wants language added to the approval to read, “regardless of where or how the reservation/revenues were generated”.

Mr. Stebbins pointed out the language is already in the sublease application.

Upon motion of Dr. Thomas Campanella seconded by Ms. Brigette Brooks, the Committee unanimously approved the request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property, paying all applicable percentages and fee, regardless of where or how the reservations/revenues were generated. (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: August 23, 2018
RE: Minutes of August 22, 2018 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, August 22, 2018. Members present were Ms. Tammy Bohannon, Mr. Jerry Watson and Ms. Karen Sindel, Chair. Also present were Board Members Ms. Brigette Brooks and Dr. Thomas Campanella. Ms. Janice Gilley was absent. 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, and stated we were up.

Ms. Bohannon asked a couple of questions, which Ms. Ford answered.

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

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

Paolo Ghio
Executive Director

PG:jt

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

### HOW DID YOU DISCOVER PENSACOLA BEACH?

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<th>Week 3</th>
<th>Week 4</th>
<th>Week 5</th>
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| TOTAG!#                                | 412           | 424    | 371    | 275    | 251    | 1733        |

| TOTAG!# NOT SIGNED IN                  | 78            | 67     | 52     | 46     | 60     | 303         |
| TOTAL SIGNING IN                       | 412           | 424    | 371    | 275    | 251    | 1733        |
| TOTAL VISITORS                         | 488           | 491    | 425    | 321    | 311    | 2036        |
| WEDDING CALLS                         | 0             | 0      | 0      | 0      | 0      | 0           |
| TOTAL PHONE CALLS                      | 61            | 90     | 66     | 84     | 96     | 397         |
| TOTAL GUIDES DISTRIBUTED               | 49            | 66     | 50     | 78     | 53     | 296         |
| TOTAL E-MAIL                           | 10            | 13     | 12     | 12     | 11     | 58          |

| Eco Trail Maps Distributed:           | 1098          | 1151   | 976    | 816    | 782    | 4823        |
| RAIN DAYS FOR THE MONTH:              | 2             | 2      | 4      | 2      | 3      | 13          |
| Guides to Businesses                  | 2             | 2      | 4      | 2      | 3      | 13          |
| Trolley Maps to Businesses            | 5             | 0      | 0      | 0      | 0      | 0           |

### 2017 TEMPS 2018 TEMPS

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<td>Metairie, Baton Rouge, Lafayette, New Orleans, Lake Charles</td>
<td>48, 44, 36, 12, 3</td>
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<td>Alabama</td>
<td>Birmingham, Montgomery, Gulf Shores, Orange Beach, Dothan</td>
<td>36, 31, 22, 19, 7</td>
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</table>
Request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting, and the parking area. (Staff report by Paolo Ghio)

Background:
Premier Adventure Park is ready to invest in phase II of this family oriented venue. The proposed improvements will increase onsite parking, add 2 rope courses, a zip line, and a splash pad. The proposal also includes refurbishing the existing go cart track and associated landscaping. New go carts are part of the package as are improvements to the overall lighting.

Recommendation:
Staff recommends approval of the request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting and the parking area, in accordance with all applicable codes and regulations, and obtaining all applicable approvals/permits.

Committee Action:
The Committee unanimously approved the request by Robert Rinke, Beach to Bay, LLC, on behalf of Robert Babcock, d/b/a Premier Adventure Park – 460 Pensacola Beach Blvd. – to add a zip-line course, and a splash pad to the existing amenities, also, refurbish the go-cart track, landscape, improve lighting and the parking area, in accordance with all applicable codes and regulations, and obtaining all applicable approvals/permits.
September 12, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-1

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

No action taken.
September 12, 2018  
Regular Board Meeting  
Development and Leasing Committee  
Consent Item B-2  

Request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from “The Tiki House” to “Island Culture Tiki Bar”. (Staff report by Paolo Ghio)  

Background:  
This sublease was approved in February of 2018, under the name “The Tiki House”, and the owner would like to change the name to “Island Culture Tiki House”.  

Recommendation:  
Staff recommends approval of the request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from “The Tiki House” to “Island Culture Tiki Bar”, paying all applicable percentages and fees.  

Committee Action:  
The Committee unanimously approved the request by Jim Reeves, PB RV Resort – 17 Via de Luna Drive – to change the name of the approved sublease on the property, from “Tiki House” to “Island Culture Tiki Bar”.
September 12, 2018
Regular Board Meeting
Development and Leasing Committee
Consent Item B-3

Request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property. (Staff report by Paolo Ghio)

Background:

Mr. Wooten has two boats that he will moor in Sabine Marina, and he wants to run charter cruises from leasehold property. He has over 10 years of experience and each boat will carry 6 people each.

Recommendation:

Staff recommends approval of the request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by Greg Gordon, Sabine Marina Associates – 715 Pensacola Beach Blvd. – to sublease to Bruce Wooten, d/b/a Twisted Sailing, to operate a charter boat business from leasehold property, paying all applicable percentages and fee, regardless of where or how the reservations/revenues were generated.
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.
<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>SRIAT1.01 (Retainer)</td>
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<td>SRIAT1.15 (Lease General)</td>
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<tr>
<td>SRIAT14.88 (PNS Beach v Am Fi, et al)</td>
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<td>SRIAT16.33 (Allan Costlow) REIMBURSABLE</td>
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<td>SRIAT13.59 (Robert Curd)</td>
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<td>SRIAT14.44 (Larry Entrek) REIMBURSABLE</td>
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<td>SRIAT15.57 (Lance R. Holmes) REIMBUSABLE</td>
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<td>SRIAT16.34 (Angela P. Joyce, Trustee)</td>
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<td>SRIAT15.49 (David Simpson)</td>
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**TOTALS FOR SRIA** $5,118.31
Via Email
Paolo Ghio
Executive Director
Santa Rosa Island Authority
P. O. Box 1208
Pensacola Beach, FL 32561

Re: Attorney’s Report for the September 12, 2018 Board Meeting

Dear Paolo:

Enclosed is the Attorney’s Report for the September 12, 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 September 12, 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)
Jamee Thompson (w/ encl. via email)
Vickie Johnson (w/ encl. via email)
ATTORNEY'S REPORT — September 12, 2018

I. Lease Defaults Pending

A. Residential – ACTIVE

1. Brown, Mr. & Mrs. Lawrence (2018 Default – 70101) - Reimbursable (September 20, 2018)
2. Costlow, Mr. & Mrs. Allan (2018 Default – 20429) - Reimbursable (September 20, 2018)
6. Reynolds, Mr. & Mrs. Reid (2018 Default - 52403) (August 2, 2018)

B. Residential & Commercial – ON STAFF HOLD

NONE

C. Commercial – ACTIVE

NONE

II. Litigation/Claims

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

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

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

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

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

C. Portofino Tower Two Homeowners Association at Pensacola Beach, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002418 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.

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

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

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

_Status: On August 31, 2018, the Appeals Court issued an order denying all the motions to strike reasoning that all the issues raised in those motions could be addressed in each of the Appellee's Answer Briefs, which are now due on September 20, 2018._

NEW. E. Santa Rosa Island Authority v. David Simpson, et. al., Case No. 2018 CA 001372 (Litigation): This is a lease termination case based on the lessee’s failure to pay lease fees.

_Status: The complaint was prepared and filed. Summons have been issued for all the defendants and are pending service._

F. Formal Administrative Claims

1. Dung Tien Do: This is a claim for personal injury. On October 30, 2017, Mr. Do, through his attorney filed an administrative claim dated October 26, 2017. Mr. Do claims that on November 27, 2014 he was injured while walking across County Road 399 at Portofino because his vision was obstructed by extensive untrimmed sabal palm trees (planted at the direction of the County) in the County right of way along the side of County Road 399.

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

None

III. Other Matters Pending

A. Advise & assist SRIA Executive Director regarding a request to depose him concerning a lease and rights to a mitigation grant for that leasehold, which is involved in a divorce matter.

B. Advise & assist SRIA Staff on a resolution of the SRIA proposed by a third party

C. Advise & assist SRIA Staff regarding a proposed set-back variance request at 1707 Calle Bonita
Santa Rosa Island Authority  
Engineer’s Report  
September 12, 2018

<table>
<thead>
<tr>
<th>Projects</th>
<th>Budget</th>
<th>Funding Source</th>
<th>Schedule</th>
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<tbody>
<tr>
<td>Little Sabine Bay Channel Extension</td>
<td>$40,000 (e)</td>
<td>SRIA</td>
<td>Winter 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 Bch 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. A seagrass study requested by the USACE is underway and needed for permit approval of the proposed channel dredging in Little Sabine Bay. BDI expects construction operations to begin this winter, 2018.

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

Pensacola Beach Multi-Use Path Restoration – Phase 1
Construction is underway on the multi-use path and for works within Harry Gowens Park. The new asphalt placement is substantially completed and remedial asphalt work is taking place in areas of need. The removal and replacement of scheduled concrete surfaces along the path is underway. Construction operations have been delayed due to weather, but are expected to be substantially completed in September; within the contract timeframe.

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

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

(c) = Construction Budget  
(e) = Engineering Budget  
SRIA = Santa Rosa Island Authority  
TBD = To Be Determined
APPROVED PROJECTS:

Residential Construction (5):
- 1205 Ariola. — Demolition of existing single family residential structure.
- 22 Calle Hermosa — Construct new elevated swimming pool, with in setbacks.
- 1013 Ariola - Construct new in ground swimming pool, with in setbacks.
- 1007 Via de Luna - Construct new in ground swimming pool, with in setbacks.
- 1743 Ensenada Uno. — Construct a 4’x120’ access pier, 12’x13’ terminal platform, 3’x47’ wrap around catwalk, and an uncovered boat lift, from leasehold property.

Commercial projects (3):
- 333 Ft Pickens Rd (Holiday Inn Express) — Interior remodel of all guest rooms.
- 480 and 490 Ft Pickens Rd (Villa Sabine T/H) — Remove and replace existing detached signs.
- 900 VDL (PB Elementary School) — Attach additional fencing to existing along VDL.