

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING
AUGUST 9, 2017
5:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 7/12/2017)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER
9. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY

CONSENT AGENDA

10. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (7/26/2017) MS. BRIGETTE BROOKS, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Request by Amy Martin – 132 Siguenza Dr. – Lot 19, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 25' into the rear yard setback and 2.5' into the side setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

- B. DEVELOPMENT & LEASING COMMITTEE, (7/26/2017) MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – This item requires action on the following:

(1) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC; (2) the approval of the agreement to extinguish the bifurcation; (3) the termination

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of the PBYC lease (and waiver of the current PBYC default); (4) and the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease subject to: (i) the closing of the sale between PBYC to Beach to Bay, LLC no later than August 14, 2017; (ii) the payment of all accrued SRIA attorney's fees and costs by PBYC from closing proceeds no later than August 14, 2017 for (a) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC, (b) the approval of the agreement to extinguish the bifurcation, (c) the termination of the PBYC lease (and waiver of the current PBYC default), and (d) for the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease, the amount of which attorney's fees and costs shall be submitted to the closing agent in writing by the SRIA Financing Department no later than Friday, August 11, 2017; and (iii) the receipt of a lease fee payment by the SRIA from Beach to Bay, LLC in the amount of \$13,892.07 for the period of August 14, 2017 to August 13, 2018 from Beach to Bay, LLC no later than August 14, 2017. (Staff report by Mike Stebbins)

The Committee unanimously approved staff's recommendation.

- C. ADMINISTRATIVE COMMITTEE, (7/26/2017) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

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

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

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Request for approval of the Resolution for the 2018-2019 Florida Beach Erosion Control Program. (Staff report by Paolo Ghio)

12. REPORTS

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

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING
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5:00 P.M.

13. VISITOR'S FORUM
14. BOARD MEMBER'S FORUM
15. ADJOURN

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

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SANTA ROSA
ISLAND AUTHORITY

BOARD MEMBERS

Thomas Campanella
Chairman

Jerry Watson
Vice Chairman

Karen Sindel
Secretary Treasurer

Janice Gilley
Acting Secretary Treasurer

Tammy Bohannon
Member

Brigitte Brooks
Member

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 12, 2017
5:00 P.M.

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday July 12, 2017 beginning at 4:58 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Tammy Bohannon, Ms. Brigitte Brooks, Ms. Janice Gilley, Mr. Jerry Watson and Chairman Thomas Campanella. Dr. Thomas Campanella, Chairman, led the Pledge of Allegiance followed by a moment of meditation.
4. APPROVAL OF MINUTES (Regular Board Meeting –6/14/2017)
(Special Board Meeting – 6/28/2017)

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (06/14/2017) as presented. (6-0)

Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Board unanimously approved the minutes of the Special Board Meeting (06/28/2017) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions.

6. ADOPTION OF AGENDA

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the agenda as presented. (6-0)

7. CHAIRMAN'S COMMENTS

Dr. Campanella reminded the audience they needed to sign up to speak on an item ahead of the meeting, and that three minutes were allowed for speakers.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 12, 2017
5:00 P.M.

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

Dr. Campanella asked how many visitors the VIC received during the Air Show.

Ms. Westmoreland said not as many as you would think, mostly people come in to cool off or use the restroom.

CONSENT AGENDA

9. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (6/28/2017) MS. BRIGETTE BROOKS, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Request for approval of a proposed amendment to LDC Ordinance, Article 3 Docks, Piers, and Marinas, Sec. 3-1, Design Standards. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 - Request by Eric Eidsen – 709 Panferio Dr. – Lot 4, Block 18, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

- B. DEVELOPMENT & LEASING COMMITTEE, (6/28/2017) MR. JERRY WATSON, CHAIRMAN, MS. KAREN SINDEL AND MS. JANICE GILLEY, MEMBERS

Item # 1 – Approval of the request by PBYC to sell/assign their current property – 450 Pensacola Beach Blvd. – to Beach to Bay, LLC. (Staff report by Paolo Ghio)

The Committee unanimously approved the sale/assigning of the property at 450 Pensacola Beach Blvd. from PBYC to Beach to Bay, LLC.

- C. ADMINISTRATIVE COMMITTEE, (6/28/2017) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

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

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

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 12, 2017
5:00 P.M.

Item # 2 – Approval of the 2nd amendment to the 4th Interim Agreement for palm tree planting. (Report by Mike Stebbins)

The Committee unanimously approved staff's recommendation.

Item # 3 – Approval of the revised Interlocal Agreement between Escambia County, FL and the SRIA relating to the purchase, operation, and maintenance of a palm tree trimming lift on Pensacola Beach. (Report by Mike Stebbins)

The Committee unanimously approved staff's recommendation.

Item # 4 – Approval of a letter of support for a grant for UWF's "Uncovering the 1559 Emanuel Point III Shipwreck" project. (Staff report by Paolo Ghio)

The Committee unanimously approved for Chairman Campanella to write a letter of support for the UWF's "Uncovering the 1559 Emanuel Point III Shipwreck" project.

Item # 5 – Approval of a five (5) year renewal of the contract with BDI for engineering services. (Staff report by Paolo Ghio)

The Committee unanimously approved a three (3) year renewal of the contract with BDI for engineering services, with SRIA staff notifying the SRIA Board 6 months prior to expiration.

Item # 6 – Approval of a three (3) year renewal of the contract with EW Bullock for advertising and public relations. (Staff report by Robbie Schrock)

The Committee unanimously approved a three (3) year renewal to the current contract with EW Bullock for advertising and public relations, with SRIA staff notifying the SRIA Board 6 months prior to expiration.

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

REGULAR AGENDA

10. OLD BUSINESS

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
JULY 12, 2017
5:00 P.M.

Item # 1 – Discussion regarding a proposed SRIA Board Policy for Combining Residential Lots. (Staff report by Paolo Ghio) (Referred from the June 28, 2017 Committee Meeting)

Mr. Ghio gave background on the item.

Ms. Bohannon made a motion to adopt a policy that doesn't allow residential leases to be combined, Ms. Sindel seconded the motion.

Ms. Jamee Thompson asked for clarification, was the motion referring to lots or leases.

The motion was amended to include clearer language. (Amended a total of 2 times)

Upon amended motion of Ms. Tammy Bohannon seconded by Ms. Karen Sindel, the Board unanimously approved adoption of an SRIA Board Policy that prohibits the combination of 2 or more contiguous residential lots as well as their leases. (6-0)

Item # 2 – Discussion on the Board Policy for speaking at SRIA meetings. (Report by Mike Stebbins) (Referred from the June 28, 2017 Committee Meeting)

Mr. Stebbins gave the background on the item and explained the changes he is proposing to the policy, per the Board's wishes.

A brief discussion followed, with various members pointing out aspects of the policy, for clarification.

Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the changes and additions proposed to the current Public Speaking Policy. (6-0)

11. REPORTS

A. ATTORNEY'S REPORT

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

B. ENGINEER'S REPORT

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

A brief discussion followed regarding the use of Triumph funds and RESTORE

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PENSACOLA BEACH, FLORIDA
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JULY 12, 2017
5:00 P.M.

funds. It was decided Mr. Ghio and BDI would meet and bring back a list of potential projects to turn into the BCC for funding consideration.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio complimented every person and agency who worked on this years' Blue Angels Airshow, specifically:

- Ms. Robbie Schrock
- Law Enforcement
- EC Public Works
- ECAT
- ECUA
- Gulf Power
- Emergency response
- EC Public Safety
- Seach & Rescue
- Life light
- Coast Guard
- VIC/Chamber

He said it was an outstanding event, and thanked all who participated.

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

12. VISITOR'S FORUM

There were no speakers.

13. BOARD MEMBER'S FORUM

14. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 5:27 p.m.

SECRETARY

CHAIRMAN

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Tammy Bohannon
Member
Brigette Brooks
Member

**SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JULY 26, 2017**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 27, 2017
RE: Minutes of July 26, 2017 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday July 26, 2017. Members present were Dr. Thomas Campanella, Mr. Jerry Watson and Ms. Brigitte Brooks, Chair. Also present was Board Member Ms. Janice Gilley. Ms. Tammy Bohannon and Ms. Karen Sindel were absent. Ms. Brooks called the meeting to order and presented the following item:

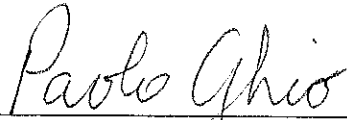
Item # 1 – Request by Amy Martin – 132 Siguenza Dr. – Lot 19, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 25’ into the rear yard setback and 2.5’ into the side setback. (Staff report by Paolo Ghio)

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

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Amy Martin – 132 Siguenza Dr. – Lot 19, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 25’ into the rear yard setback and 2.5’ into the side setback, including hardscape, in accordance with all applicable codes and regulations. (3-0)

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

SANTA ROSA ISLAND AUTHORITY
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
JULY 26, 2017



Paolo Ghio
Executive Director

PG:jt

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Member
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Member

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JULY 26, 2017

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 27, 2017
RE: Minutes of July 26, 2017 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, July 26, 2017. Members present were Mr. Jerry Watson, Chair, and Ms. Janice Gilley. Ms. Brigitte Brooks served on the Committee in Ms. Karen Sindel's absence. Also present was Board Member Dr. Thomas Campanella. Ms. Tammy Bohannon entered the meeting at 5:06 p.m. Mr. Watson, Chair, called the meeting to order and presented the following items:

Item # 1 – This item requires action on the following:

- (1) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC; (2) the approval of the agreement to extinguish the bifurcation; (3) the termination of the PBYC lease (and waiver of the current PBYC default); (4) and the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease subject to: (i) the closing of the sale between PBYC to Beach to Bay, LLC no later than August 14, 2017; (ii) the payment of all accrued SRIA attorney's fees and costs by PBYC from closing proceeds no later than August 14, 2017 for (a) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC, (b) the approval of the agreement to extinguish the bifurcation, (c) the termination of the PBYC lease (and waiver of the current PBYC default), and (d) for the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease, the amount of which attorney's fees and costs shall be submitted to the closing agent in writing by the SRIA Financing Department no later than Friday,

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JULY 26, 2017

August 11, 2017; and (iii) the receipt of a lease fee payment by the SRIA from Beach to Bay, LLC in the amount of \$13,892.07 for the period of August 14, 2017 to August 13, 2018 from Beach to Bay, LLC no later than August 14, 2017. (Staff report by Mike Stebbins)

Mr. Stebbins gave an overview of the documents and said basically, the documents, if approved, would combine the 2 parcels back together under one amended and restated lease. He explained the negotiations are ongoing but reviewed 2 changes on pages 2 & 3 that had been agreed upon.

Ms. Bohannon asked how the lease fee was determined, and was told the fees from each parcel had been combined to determine the new minimum annual fee.

Ms. Bohannon pointed out that the CPI clause would be dependent on the SRIA Board's action, and the Board hasn't raised the CPI in a number of years.

Mr. Stebbins praised Ms. Dottie Ford for working hard on the calculation of fees on this transaction.

Ms. Bohannon has concerns that Beach to Bay, LLC might try to increase their number of motorized watercraft, as she feels the water in that area already has a high concentration of watercraft.

Mr. Stebbins stated he thought they would have to get approval from Public Safety prior to the addition of more motorized watercraft.

Mr. Watson said there are many parties involved, and asked if it was clear to staff what was being considered.

Mr. Stebbins assured him everything is clear, and the documents referred to in the staff motion were all that the SRIA Board needed to approve for this to move forward.

Ms. Brigitte Brooks pointed out a few clerical errors in the documents.

Ms. Bohannon questioned the figures listed in the amended and restated lease.

Ms. Ford explained the full amount had to be reflected in the Master Lease, but the 50% reduction would apply to that amount.

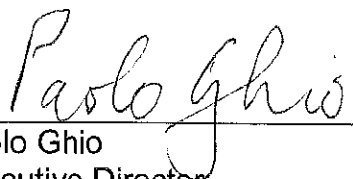
Ms. Brooks asked when the legal descriptions would be added, and was told by Mr. Moorhead (Beach to Bay, LLC attorney) that it would be prior to closing and recording.

Upon motion of Ms. Brigitte Brooks seconded by Ms. Janice Gilley, the Committee unanimously approved to adopt the following: the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC; (2) the approval of the agreement to extinguish the bifurcation; (3) the termination of the PBYC lease (and waiver of the current PBYC default); (4) and the combining of the PBYC

SANTA ROSA ISLAND AUTHORITY
DEVELOPMENT & LEASING COMMITTEE
JULY 26, 2017

leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease subject to: (i) the closing of the sale between PBYC to Beach to Bay, LLC no later than August 14, 2017; (ii) the payment of all accrued SRIA attorney's fees and costs by PBYC from closing proceeds no later than August 14, 2017 for (a) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC, (b) the approval of the agreement to extinguish the bifurcation, (c) the termination of the PBYC lease (and waiver of the current PBYC default), and (d) for the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease, the amount of which attorney's fees and costs shall be submitted to the closing agent in writing by the SRIA Financing Department no later than Friday, August 11, 2017; and (iii) the receipt of a lease fee payment by the SRIA from Beach to Bay, LLC in the amount of \$13,892.07 for the period of August 14, 2017 to August 13, 2018 from Beach to Bay, LLC no later than August 14, 2017, subject to correcting the typographical error from "PBCY" to PBYC" wherever that typographical error exists in the Agreement for Termination of Lease and for Annexation of Property to Leasehold and Amendment to Lease, and adding the correct legal description to the "Agreement for Termination of Lease and for Annexation of Property to Leasehold and Amendment to Lease" as Exhibit C and adding the same correct legal description to the Amended and Restated Lease Agreement, as Exhibit A. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

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Brigette Brooks
Member

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
JULY 26, 2017

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 27, 2017
RE: Minutes of July 26, 2017 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, July 26, 2017. Members present were Ms. Brigitte Brooks, Ms. Tammy Bohannon and Ms. Janice Gilley, Chair. Also present were Board Members Dr. Thomas Campanella, and Mr. Jerry Watson. Ms. Karen Sindel was absent. Ms. Gilley, Chair, called the meeting to order and presented the following item:

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

Ms. Ford presented the financial report.

Ms. Brooks asked what the “summary of all units” under miscellaneous fees.

Ms. Ford explained the monies received from construction review fees, anyone that paid for copies of documents, etc. goes into that account.

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

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

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE

JULY 26, 2017



Paolo Ghio
Executive Director

PG:jt

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Pensacola Beach Visitor Information Center
July 2017

	2017		2016	
Total Visitors	2523		2194	
Total Not Signing In	259		317	
Total Signing In	2264		1877	
How Did You Discover Pensacola Beach?				
Advertising	81	4%	204	11%
Business	25	1%	19	1%
Event/Group	86	4%	236	13%
Friend/Relative	744	33%	555	30%
Guide	4	0%	11	1%
Here Before	851	38%	489	26%
Internet	473	21%	363	19%
Total Email Addresses				
	104		50	
Total Wedding Calls				
	3		1	
Total Phone Calls				
	526		837	
Total Mailouts				
	163		20	
Top 5 States				
Texas	334		Texas	355
Alabama	217		Louisiana	213
Tennessee	184		Alabama	188
Arkansas	178		Missouri	130
Georgia	164		Florida	125
Top 3 International				
Germany	12		France	17
Columbia	10		Germany	15
Spain	7		Canada	6

Pensacola Beach Visitor Information Center
July 2017

Top 5 States with City Detail-2017		2016	
Texas		Texas	
Dallas	88	Houston	97
Houston	61	Dallas	60
Keller	47	San Antonio	39
Austin	33	Richmond	27
Frisco	25	Austin	20
Alabama		Louisiana	
Birmingham	58	New Orleans	69
Huntsville	44	Shreveport	30
Fairhope	41	Covington	28
Decatur	31	Baton Rouge	21
Mobile	23	Lafayette	11
Tennessee		Alabama	
Nashville	56	Birmingham	54
Franklin	40	Mobile	28
Chattanooga	34	Huntsville	23
Memphis	31	Lake Martin	15
Johnson City	23	Daphne	13
Arkansas		Missouri	
Fayetteville	59	St. Louis	61
Little Rock	34	Chaffee	12
Conway	31	Kansas City	10
Ft. Smith	24	Kirkwood	8
Hot Springs	19	Cape Girardeau	7
Georgia		Florida	
Atlanta	48	Pensacola	51
Columbus	22	Orlando	10
Savannah	21	Pensacola Beach	7
Peach Tree	19	Milton	7
Roswell	16	The Villages	6

MONTH AT A GLANCE

HOW DID YOU DISCOVER PENSACOLA BEACH?

	July Week 1	Week 2	Week 3	Week 4	Week 5	MONTH TOTAL
Advertising	10	13	22	22	14	81
Business	2	0	10	2	11	25
Event/Group	14	41	31	0	0	86
Friend/Relative	61	158	161	171	193	744
Guide	0	0	3	1	0	4
Been Here before	71	87	256	275	162	851
Internet	27	72	99	129	146	473
Totals	185	371	582	600	526	2264
						MONTH TOTAL
TOTAL # NOT SIGNED IN	24	52	63	61	59	259
TOTAL SIGNING IN	185	371	582	600	526	2264
TOTAL VISITORS	209	423	645	661	585	2523
WEDDING CALLS	0	1	0	2	0	3
TOTAL PHONE CALLS	31	231	91	90	83	526
TOTAL GUIDES DISTRIBUTED	22	46	59	130	117	374
TOTAL E-MAIL	1	16	21	28	38	104
	472	1140	1461	1572	1408	6053

Eco Trail Maps Distributed:

80 maps

RAIN DAYS FOR THE MONTH:

9 rain days

Guides to Businesses

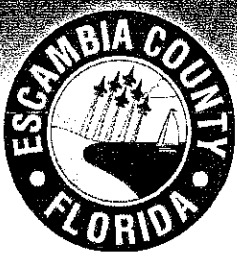
1 case

Trolley Maps to Businesses

8 pads

2016 TEMPs 2017 TEMPs

week 1	93	87
WEEK 2	90	90
WEEK 3	92	87
WEEK 4	91	84
week 5	93	85
AVERAGE TEMPERATURE	93	87



Board of County Commissioners • Escambia County, Florida

**Escambia County, Florida
Public Works Department**

**TO: Paolo Ghio – Executive Director
Santa Rosa Island Authority**

**Dr. Thomas Campanella – Chair
Santa Rosa Island Authority Board**

**FROM: David Forte, Division Manager
Transportation & Traffic Operations Division**

DATE: August 2, 2017

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

Please see the below Escambia County TTO Status Report for Pensacola Beach Area Projects:

- **Congestion Management Plan** – Volkert, Inc. is design consultant; Board approved the plan on May 30, 2017, and later agreed to a Change Order to the existing contract with Volkert on July 27, 2017 to commence the design phases for Phases II – Additional Parking (less the SRIA Office and old VIC center sites) and Phase III – Roundabouts, Ped Underpasses and the old VIC center parking site. A Notice to Proceed is anticipated to be issued to Volkert within the next 7-10 days, and design schedules will be provided shortly after NTP.
- **Bob Sikes Bridge Routine Rehabilitation** – Scope of Services drafted for design solicitation; anticipate contract award to design firm Fall 2017. Anticipate design phase completion Spring 2018 with construction phase beginning Fall 2018.
- **Ensenada Uno/Dos** – 60% plans have been received and reviewed. Permitting is underway, and is anticipated to be issued mid September. Funding is allocated and project is ready to solicit. Budget amendment was approved at the 5/25/17 BCC meeting.
- **Pensacola Beach Access Road & BSB Fishing Pier, Parking and Trail Restoration Project** – BDI is design consultant for both projects. Design modifications underway at Morgan Park final plans anticipated for September with immediate solicitation to follow; Construction anticipated for late 2017.

- **Quietwater Beach Pier - Ferry Landing Improvements** – Mott MacDonald is design consultant. Phase I construction to occur Fall 2017 with ferry service expected to begin March 2018.
- **Via De Luna Pipe Rehab** – Construction for 7 of the 13 pipes began November 2016 and completed February 2017. Construction of remaining pipe rehabs to occur once funding is allocated ECUA has been asked to address/repair the two lines that are theirs in the meantime.

cc: Joy Blackmon, P.E., Director, Escambia County Public Works
Wes Moreno, Deputy Director, Escambia County Public Works & Pensacola Beach
Colby Brown, P.E., Deputy Director, Escambia County Public Works
Joy Jones, P.E., Division Manager, Escambia County Public Works
James Duncan, Deputy Division Manager, Escambia County Public Works
Cooper Saunders, Project Manager, Escambia County Public Works

August 9, 2017
Regular Board Meeting
Architectural & Environmental Committee
Consent Agenda Item A-1

Request by Amy Martin – 132 Siguenza Dr. – Lot 19, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 25' into the rear yard setback and 2.5' into the side setback. (Staff report by Paolo Ghio)

Background:

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

Letters of no objection from the adjacent neighbors (130 and 134 Siguenza Dr.) are included in your back up.

Recommendation:

Staff recommends approval of the request by Amy Martin – 132 Siguenza Dr. – Lot 19, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 25' into the rear yard setback and 2.5' into the side setback, including hardscape, in accordance with all applicable codes and regulations.

Committee Action:

The Committee unanimously approved of the request by Amy Martin – 132 Siguenza Dr. – Lot 19, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 25' into the rear yard setback and 2.5' into the side setback including hardscape, in accordance with all applicable codes and regulations.

August 9, 2017
Regular Board Meeting
Development & Leasing Committee
Consent Agenda Item B-1

This item requires action on the following:

(1) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC; (2) the approval of the agreement to extinguish the bifurcation; (3) the termination of the PBYC lease (and waiver of the current PBYC default); (4) and the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease subject to: (i) the closing of the sale between PBYC to Beach to Bay, LLC no later than August 14, 2017; (ii) the payment of all accrued SRIA attorney's fees and costs by PBYC from closing proceeds no later than August 14, 2017 for (a) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC, (b) the approval of the agreement to extinguish the bifurcation, (c) the termination of the PBYC lease (and waiver of the current PBYC default), and (d) for the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease, the amount of which attorney's fees and costs shall be submitted to the closing agent in writing by the SRIA Financing Department no later than Friday, August 11, 2017; and (iii) the receipt of a lease fee payment by the SRIA from Beach to Bay, LLC in the amount of \$13,892.07 for the period of August 14, 2017 to August 13, 2018 from Beach to Bay, LLC no later than August 14, 2017. (Staff report by Mike Stebbins)

Background:

Beach to Bay, LLC is currently in the process of purchasing the parcel adjacent to Premier Island Adventures f/k/a Bonifay Water Sports, and needs all this documentation completed in order to close on the property in early August.

Recommendation:

Staff recommends: 1) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC; (2) the approval of the agreement to extinguish the bifurcation; (3) the termination of the PBYC lease (and waiver of the current PBYC default); (4) and the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease subject to: (i) the closing of the sale between PBYC to Beach to Bay, LLC no later than August 14, 2017; (ii) the payment of all accrued SRIA attorney's fees and costs by PBYC from closing proceeds no later than August 14, 2017 for (a) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC, (b) the approval of the agreement to extinguish the bifurcation, (c) the termination of the PBYC lease (and waiver of the current PBYC default), and (d) for the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease, the amount of which attorney's fees and costs shall be submitted to the closing agent in writing by the SRIA Financing Department no later than Friday, August 11, 2017; and (iii) the receipt of a lease fee payment by the SRIA from Beach to Bay,

LLC in the amount of \$13,892.07 for the period of August 14, 2017 to August 13, 2018 from Beach to Bay, LLC no later than August 14, 2017.

THE AMENDED AND RESTATED LEASE WILL BE SENT UNDER SEPARATE COVER FOR YOUR REVIEW. IT IS CURRENTLY STILL BEING NEGOTIATED

Committee Action:

The Committee unanimously approved to adopt the following: the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC; (2) the approval of the agreement to extinguish the bifurcation; (3) the termination of the PBYC lease (and waiver of the current PBYC default); (4) and the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease subject to: (i) the closing of the sale between PBYC to Beach to Bay, LLC no later than August 14, 2017; (ii) the payment of all accrued SRIA attorney's fees and costs by PBYC from closing proceeds no later than August 14, 2017 for (a) the approval of the sale & assignment of the PBYC leasehold to Beach to Bay, LLC, (b) the approval of the agreement to extinguish the bifurcation, (c) the termination of the PBYC lease (and waiver of the current PBYC default), and (d) for the combining of the PBYC leasehold and the Beach to Bay, LLC leasehold under the amended and restated lease, the amount of which attorney's fees and costs shall be submitted to the closing agent in writing by the SRIA Financing Department no later than Friday, August 11, 2017; and (iii) the receipt of a lease fee payment by the SRIA from Beach to Bay, LLC in the amount of \$13,892.07 for the period of August 14, 2017 to August 13, 2018 from Beach to Bay, LLC no later than August 14, 2017, subject to correcting the typographical error from "PBCY" to PBYC" wherever that typographical error exists in the Agreement for Termination of Lease and for Annexation of Property to Leasehold and Amendment to Lease, and adding the correct legal description to the "Agreement for Termination of Lease and for Annexation of Property to Leasehold and Amendment to Lease" as Exhibit C and adding the same correct legal description to the Amended and Restated Lease Agreement, as Exhibit A.

(3-0)

July 12, 2017
Regular Board Meeting
Administrative Committee
Consent Item C-1

Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

Background:

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

Recommendation:

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

Committee Action:

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

August 9, 2017
Regular Agenda
Old Business Item # 1

Request for approval of the Resolution for the 2018-2019 Florida Beach Erosion Control Program.(Staff report by Paolo Ghio)

Background:

The Florida Department of Environmental Protection (FDEP) requires that a resolution be submitted annually for the continued monitoring of the Pensacola Beach Erosion Control Program.

Recommendation:

Staff recommends approval of the Resolution for the 2018-2019 Florida Beach Erosion Control Program.

DRAFT

RESOLUTION

A RESOLUTION OF THE SANTA ROSA ISLAND AUTHORITY, ESCAMBIA COUNTY, FLORIDA, AUTHORIZING THE SANTA ROSA ISLAND AUTHORITY TO PROCEED WITH THE SUBMITTAL OF AN APPLICATION FOR STATE FUNDS UNDER THE PROVISIONS OF CHAPTER 161.091, FLORIDA STATUTES, TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FOR THE FLORIDA BEACH EROSION CONTROL PROGRAM BUDGET FOR FISCAL YEAR 2018-2019 FOR THE PENSACOLA BEACH POST CONSTRUCTION BEACH AND ENVIRONMENTAL MONITORING, AND IMPLEMENTATION OF THE BEACH MANAGEMENT APPLICATION.

WHEREAS, the Santa Rosa Island Authority is completing the most recent beach nourishment project at Pensacola Beach; and

WHEREAS, Pensacola Beach is recognized by the Department of Environmental Protection as having a critically eroded shoreline; and

WHEREAS, the Santa Rosa Island Authority supports monitoring the beach nourishment project, planning for future projects if needed, and is willing to serve as the local sponsor; and

WHEREAS, the Santa Rosa Island Authority is aware that there is a local funding share to implement a beach monitoring program for projects authorized by Section 161.101, Florida Statutes.

NOW THEREFORE BE IT RESOLVED, by the Santa Rosa Island Authority, that the Board hereby supports beach and environmental monitoring, and is willing to serve as local sponsor. The Board is prepared to provide the necessary local funding to implement the beach monitoring program. The Board also supports the Department's beach and coastal management program.

This resolution approved the 9th day of August, 2017 in an open meeting.

SANTA ROSA ISLAND AUTHORITY

BY: _____
Thomas Campanella, Chairman

ATTEST:

Karen Sindel, Secretary/Treasurer



**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FY2018/19 Local Government Funding Request
Beach Projects Application**

PART I: GENERAL INFORMATION

Local Sponsor: **Santa Rosa Island Authority**

Local Sponsor Federal ID Number (FEID): 596001785

Contact Name: **Paolo Ghio**

Title: **Executive Director**

Mailing Address Line 1: **PO Drawer 1208**

Mailing Address Line 2:

City: **Pensacola Beach, FL**

Zip: **32562**

Telephone: **850-932-2257**

Email Address: **paolo_ghio@sria-fla.com**

Additional Contact Information:

PART II: CERTIFICATION

I hereby certify that all information provided with this application is true and complete to the best of my knowledge.

Paolo Ghio
Signature of Local Sponsor

(Electronic/scanned signature accepted)

7-24-2017
Date

Paolo GHIO, CFM
Printed Name



504 NORTH BAYLEN STREET
PENSACOLA, FLORIDA 32501
850-434-9922
FACSIMILE: 850-432-2028

August 2, 2017

Via Email

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

Re: Attorney's Report for the August 9, 2017 Board Meeting

Dear Paolo:

Enclosed is the Attorney's Report for the August 9, 2017 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 August 9, 2017 Santa Rosa Island Authority Board Meeting not reflected in my report for which you seek my input, please let me know. Thanks.

Sincerely,

MICHAEL J. STEBBINS, P.L.

Michael J. Stebbins
For the Firm

MJS
Enclosure

pc: Robbie Schrock (w/ encl. via email to robbie_schrock@sria-fla.com).
Jamee Thompson (w/ encl. via email to jamee_thompson@sria-fla.com)



504 NORTH BAYLEN STREET
PENSACOLA, FLORIDA 32501
850-434-9922
FACSIMILE: 850-432-2028

ATTORNEY'S REPORT – AUGUST 9, 2017

I. Lease Defaults Pending

A. Residential – ACTIVE

1. Norlin, Mr. & Mrs. Kevin M., (2017 Default) – (September 5, 2017)
2. Casa Pileta (2017 Default) – (August 15, 2017)
3. Gresham, Kenny (2016 & 2017 Defaults - 52109) - (July 10, 2017)
4. Bohannon, Alice, (2015, 2016 and 2017 Defaults – 40718) (July 19, 2017)
5. Mr. M. Noel Cronin Lawrence (2013-2017 Defaults – 52708) – Reimbursable (August 15, 2017)
6. Bank of New York Mellon f/k/a Betty Dillon (2016 Default – 60404) – (July 31, 2017) – Reimbursable
7. Mr. & Mrs. Reid B. Reynolds (2015 through 2017 Defaults – 52403) (June 13, 2017)
8. Asmar, Christopher (2017 Default - #10D08) – Reimbursable – (June 15, 2017)
9. Simpson, David (2017 Default – 60605) – Reimbursable – (May 31, 2017)

B. Residential & Commercial – ON STAFF HOLD

NONE

C. Commercial – ACTIVE

1. Pensacola Beach Yacht Club (2016 Default - #191) (May 4, 2017) – Reimbursable (*The PBYC has cured all monetary defaults. There is a pending sale and assignment from PBYC to Beach to Bay, LLC; the SRIA Committee voted to authorize the sale, waive the pending non-monetary default subject to the closing of the sale on August 14, 2017, the execution of certain documents, the reimbursement of SRIA legal fees and payment of the annual lease fee for the combined leaseholds on or before closing on 8/14/17.*)

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. below are decided by the First District Court of Appeals. The plaintiffs have filed the same case for 2015. All parties have agreed to a stay on a response from the defendants on the 2015 case until the current appeals have been finally decided.
- B. **Beach Club Towers Homeowners Association, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002415** (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiff is an equitable owner.
Status: The Appellant's Initial and Reply Briefs have been filed, Appellee's Answer Brief has been filed and the Property Appraiser's Association of Florida, Inc. (PAAF) has filed its Amicus Curiae (i.e., Friend of the Court) in support of the Appellees. Oral argument before the Appeals Court was on March 7, 2017. The Appeals Court ruling is pending. The plaintiffs have filed the same case for 2015. All parties have agreed to a stay on a response from the defendants on the 2015 case until the current appeals have been finally decided.
- 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: *The Appellant's Initial and Reply Briefs have been filed, Appellee's Answer Brief has been filed and the Property Appraiser's Association of Florida, Inc. (PAAF) has filed its Amicus Curiae (i.e., Friend of the Court) in support of the Appellees. Oral argument before the Appeals Court was on March 7, 2017. The Appeals Court ruling is pending. The plaintiffs have filed the same case for 2015. All parties have agreed to a stay on a response from the defendants on the 2015 case until the current appeals have been finally decided.*

- 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: *Judge Bergosh entered a final judgment against Plaintiff Pensacola Beach, Inc., which Plaintiff Pensacola Beach, Inc. has appealed. The Appeals Court has entered an order dismissing the appeal of Pensacola Beach, Inc. because at the time of the Appeals Court Dismissal Order as the appeal for Pensacola Beach LLC had not been accepted and there remain trial court claims by American Fidelity against Pensacola Beach, Inc, David Brannen and Pensacola Beach LLC. Judge Bergosh entered a partial final judgment against Pensacola Beach, LLC on June 26, 2017. Therefore, the case is fully dismissed as to the SRIA at the trial court level. Pensacola Beach, LLC filed an appeal of this partial final judgment on July 3, 2017.*

E. Formal Administrative Claims

1. **Gerald Cunningham**: Mr. Cunningham filed a claim for damage to his vehicle when he collided with an SRIA employee on an all-terrain vehicle on July 4, 2014. The claim has been sent to the SRIA automobile insurance carrier handling the claim with a demand to defend and indemnify the SRIA.

Status: *The SRIA's automobile insurer is handling this claim.*

F. Informal Claims

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

Status: *I am awaiting word from the Escambia County Attorney's Office on whether the County will take responsibility for the claim because the County repaired the bicycle path.*

III. Other Matters Pending

- A. Advise and Assist SRIA Staff an issue involving the Gulf Side Erosion Control Line
- B. Advise and Assist SRIA Staff regarding aa alleged Trip & Fall incident following a Bands on the Beach Concert
- C. Revise the SRIA Public Speakers Policy
- D. Advise & Assist SRIA Staff proposed Lender Revisions to a Residential Lease based on a Refinancing
- E. Advise and Assist SRIA Staff regarding the sale of the PBYC leasehold to Beach to Bay, LLC including the review and revision of the proposed assignment, the proposed extinguishment of the bifurcation and revising the lease for the leaseholds when combined after closing

Santa Rosa Island Authority
Engineer's Report
August 09, 2017

<u>Projects</u>	<u>Budget</u>	<u>Funding Source</u>	<u>Schedule</u>
RESTORE Assist. And Presentation	\$ 7,000 (e)	SRIA	On-Going
Little Sabine Bay Channel Extension	\$ 40,000 (e)	SRIA	Summer 2018
Park West Soundside Pavilions	\$ 50,000 (c)	SRIA	Summer 2017
Pensacola Beach – Playgrounds	\$ 40,000 (e)	SRIA	Summer 2017
Pensacola Beach Multi-Use Paths	\$ 70,000 (e)	SRIA	Summer 2017

Narratives

RESTORE Assistance and Presentation

No action on this item during the current period.

Little Sabine Bay Channel Extension

Pre-application meetings have been held with FDEP and USACE staff. Permit plans have been produced and are being discussed with FDEP staff. An environmental resource permit application will be submitted for dredging operations once pre-application discussions with FDEP are complete.

Park West Sound Side Pavilion Structural Plan Updates for Construction

Final construction plans have been submitted to SRIA staff.

Pensacola Beach Playgrounds and Interactive Splash Pad

Topographic surveys have been completed and construction documents are being produced. Improvements will take place at Harry Gowens Park, Cowley Park and Park West (North).

Pensacola Beach Multi-Use Path Restoration – Phase 1

Survey activities have initiated for a topographic survey along the multi-use path from Avenida 10 to Parking Lot D. A change in scope was initiated by SRIA to extend the path restoration from Avenida 10 westward to the core area. Design estimates for the path extension are in process.

(c) = Construction Budget
(e) = Engineering Budget
BF = Beautification Fund

SRIA = Santa Rosa Island Authority
ECUA = Emerald Coast Utilities Authority
TBD = To Be Determined

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REGULAR BOARD MEETING
August 9, 2017

DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (8):

- 116 Siguenza. – New conforming, pile supported, single family residential structure.
- 1011 Maldonado – Install new in-ground swimming pool, with in setbacks..
- 917 Panferio . – Remove and replace existing decks, stairs and landings on existing single family residential structure.
- 713 VDL – Remove and replace existing deck boards, joists, handrails and stairs for front and rear decks.
- 336 Ft. Pickens Rd. (Sand Dollar Condos) – After the fact interior renovations to existing unit.
- 721 Pensacola Beach Blvd. # 1702 (The Verandas) Interior renovations to existing unit..
- 244 Sabine – Construct new dock with a 20"x4' upland boardwalk, 80"x 4" access pier, 12'x 8' terminal platform, 40' x 2' catwalk, and an uncovered boat lift.
- 1103 Panferio – Install four (4) pole uncovered boat lift to existing dock.

Commercial projects (1):

- 22 Via de Luna (Emerald Isle) – Remove existing one arm entry gate and install aluminum gates, raising existing stucco wall and extending existing green vinyl coated fence along property.