

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING
JUNE 8, 2016
5:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 5/4/2016)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. UPDATE BY DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT, ESCAMBIA COUNTY
9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

CONSENT AGENDA

10. COMMITTEE REPORTS
 - A. DEVELOPMENT & LEASING COMMITTEE, (5-25-2016), DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Gulf Blue Vacations, Inc., a sublessee of Endrizzi Investments, Inc., to sub-sublease a portion of 22 A Via de Luna Drive to Bike Plus Rentals, LLC to operate a bicycle and beach gear rental service. (Staff report by Robbie Schrock)
 - B. ADMINISTRATIVE COMMITTEE, (5-25-2016), MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MR. JERRY WATSON, MEMBERS

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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING
JUNE 8, 2016
5:00 P.M.

Item # 2 – Request by Suzanne Blankenship to approve a Certificate of Amendment and First Amendment to Declaration of Covenants, Conditions and Restrictions, and a Joinder of SRIA to First Amendment to Declaration of Covenants, Conditions and Restrictions for Sandpointe. (Report by Mike Stebbins)

REGULAR AGENDA

11. REPORTS

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

12. VISITOR'S FORUM

13. BOARD MEMBER'S FORUM

14. ADJOURN

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

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**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Dave Pavlock
Chairman

Thomas Campanella
Vice Chairman

Jerry Watson
Secretary Treasurer

Karen Sindel
Acting Secretary Treasurer

Janice Gilley
Member

Tammy Bohannon
Member

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 4, 2016
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday May 4, 2016 beginning at 5:15 p.m. Members in attendance were: Mr. Dave Pavlock, Ms. Karen Sindel, Ms. Tammy Bohannon and Ms. Janice Gilley. Dr. Campanella entered the meeting at 5:24, and Mr. Jerry Watson was absent. Mr. Dave Pavlock, Chairman, led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 4/13/2016)
(Special Board Meeting – 4/27/2016)

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the minutes of the Regular Board Meeting (4/13/2016) and the Special Board Meeting (4/27/2016) as presented. (4-0)

5. **CHANGES OR ADDITIONS TO AGENDA**
6. **ADOPTION OF AGENDA**

Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the agenda as presented. (4-0)

7. **CHAIRMAN'S COMMENTS**
8. **PENSACOLA BEACH VISITOR'S INFORMATION CENTER**

Ms. Nicole Stacey presented the report to the Board. She told everyone about National Tourism Week, and invited all to the VIC for cake on Friday, May 6. Ms. Sindel congratulated Ms. Stacey on being spotlighted in Bella Magazine.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 4, 2016
5:00 P.M.

CONSENT AGENDA

9. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (4/27/2016) MS. KAREN SINDEL, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 - Request approval to extend the contract for Mr. Jeffrey S. Ward to write the FEMA Mitigation Grant application for the upcoming 2016 cycle. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 - Request by Mr. Bruce Childers, President of the Boardwalk Condominiums Homeowners Association – 1100 Ft. Pickens Rd. (adjacent to Santa Rosa Sound) – Request to construct a 280' x 5' access pier and bench, and a 15' x 10' terminal platform for the complex. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

- B. DEVELOPMENT & LEASING COMMITTEE, (4/27/2016) DR. THOMAS CAMPANELLA, CHAIRMAN, MS. KAREN SINDEL AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Surf and Sand Development, d/b/a Soundside Market – 5 Via de Luna Dr. – to sublease to Spiros Petrovis, d/b/a Spyros Gyros, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Surf and Sand Development, d/b/a Soundside Market – 5 Via de Luna Dr. – to sublease to Kim Kent, d/b/a Island Market, to operate a small grocery store from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

- C. ADMINISTRATIVE COMMITTEE, (4/27/2016) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MR. JERRY WATSON, MEMBERS

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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 4, 2016
5:00 P.M.

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

Item # 2 – Request by John Ehrenreich d/b/a Bonifay Water Sports, to convert the current concession agreement to a lease. (Staff report by Paolo Ghio and Mike Stebbins)

The Committee unanimously approved staff's recommendation, subject to verification of the legal description, confirmation of Exhibit B, Mr. Ehrenreich assigning the property to Bonifay Water Sports, and signoff by DEP.

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as presented. (4-0)

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 – Request by Pensacola Beach RV Resort, LLC – 17 Via de Luna – to sublease to Joe Burch, JBDN Ventures, LLC, d/b/a Gopher Carts, to operate a low speed vehicle shuttle service from leasehold property. (Staff report by Robbie Schrock) (Moved from the Consent Agenda per Executive Director request)

Ms. Schrock gave background on the item and stated the reason it had been moved from the Consent Agenda is to replace the words "golf cart" with "low speed vehicle".

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the request by Pensacola Beach RV Resort, LLC – 17 Via de Luna – to sublease to Joe Burch, JBDN Ventures, LLC, d/b/a Gopher Carts, to operate a low speed vehicle shuttle service from leasehold property. (4-0)

11. REPORTS

A. ATTORNEY'S REPORT

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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 4, 2016
5:00 P.M.

B. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He stated they had been looking at the Soundside and Gulfside pavilions, to determine which ones need some repair.

A brief discussion was held on the dune walkover project. It was determined that the design is almost complete, then the project will go out for bid. There will be one contractor chosen to complete 11 this year out of the total 22 walkovers.

Mr. Ghio stated the Gulfside nourishment should start around mid-July at Park East, which will have no impact on the Blue Angels Airshow.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Mr. Pavlock asked for an update on the derelict piers.

Mr. Ghio stated 2/3 of the people that were contacted have made the repairs and the remainder have chosen dates and are waiting on the contractors to be available.

Ms. Bohannon said the SRiA has extra money and she would like to "freshen things up", starting with striping the lane turning into Casino from Ft. Pickens Road. She said people are pausing and it is backing up the traffic.

Mr. Ghio said Escambia County has already done an assessment of the parking lots and roads to determine what striping needs to be done. He said he would ask for that area to be bumped up to the front.

12. VISITOR'S FORUM

13. BOARD MEMBER'S FORUM

14. ADJOURN

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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 4, 2016
5:00 P.M.

SECRETARY

CHAIRMAN

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Janice Gilley
Member

Tammy Bohannon
Member

SANTA ROSA ISLAND AUTHORITY
BUDGET WORKSHOP MEETING
MAY 25, 2016

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: May 31, 2016

RE: Minutes of May 25, 2016 Budget Workshop Meeting

A budget workshop meeting was held on Wednesday May 25, 2016, immediately following the Committee Meeting to discuss the 2016/2017 SRIA Budget. Members present were Mr. Dave Pavlock, Chair, Dr. Thomas Campanella, Mr. Jerry Watson, Ms. Janice Gilley and Ms. Karen Sindel. Ms. Tammy Bohannon entered the meeting at 5:15 pm. Mr. Pavlock, Chair, called the meeting to order and presented the following item.

Item # 1 – Budget FY 2016/2017

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

Mr. Pavlock reminded the Board Members of the dates of the upcoming Budget Workshops.

Ms. Gilley stated she and Mr. Stebbins were working on another project, which was turning out to be very convoluted. (The matrix regarding the duties of the SRIA and Escambia County as directed in the Special Act of 1947.)

Mr. Stebbins stated he is still working with staff on the project.

Ms. Gilley stated the Board needed the information prior to the June 8, 2016 Budget Workshop. She stated there are conversations about what the SRIA should and shouldn't do, and a lot of mixed messages about the budget. She said the expectations are confusing and she thinks the information about the Special Act would help to guide the Board.

SANTA ROSA ISLAND AUTHORITY
BUDGET WORKSHOP MEETING
MAY 25, 2016

Ms. Sindel said there are private and public meetings regarding the lawsuit and the potential affect it will have on the SRIA budget. She has heard suggestions of a Budget A (moving forward with what we know is real) and a Budget B (if something dramatic shifts).

Mr. Watson concurs with Ms. Gilley and Ms. Sindel, and he is interested in seeing what percentage is cut and how each department will still be effective with the cuts.

Mr. Ghio said he would be reaching out to each Board Member to set up meetings with himself and Dottie to discuss the budget.

Dr. Campanella read a letter from Levin Rinke regarding another leaseholder meeting to be held on June 4 and the Beach Church. (See attached) Dr. Campanella stated the rulings could stand, which could result in further reductions of money coming to Escambia County. Dr. Campanella feels the ruling will directly impact how the SRIA does the budget.

A brief discussion followed on the tax litigation.

SPEAKER:

Jim Cox – He stated he agreed with the thoughts that the tax litigation would be in turmoil for a long time, but said the taxing issue has zero impact on lease fees and should have no impact on the SRIA budget. He said the BCC is expecting a further lease fee decrease.

Many Board Members spoke out and said they disagreed with that statement.

Mr. Pavlock stated there is a possibility the SRIA may get Public Works and Public Safety back, and the reason for lowering lease fees was due to leaseholders paying taxes.

Dr. Campanella said this is a time to be cautious, and pointed out that Mr. Cox was representing a very small portion (government affairs) of the PBA (Pensacola Beach Advocates), which is about 6 people representing the 200 or so that come to the one meeting PBA holds a year. Dr. Campanella said he has talked to many members who do not agree with what Mr. Cox is saying.

Mr. Cox said he was not representing the PBA. He asked for the Board to compare the proposed budget with not only last year's budget, but with the 2015 actuals. He stated the budget is very flawed.

A brief discussion followed, with most members agreeing the SRIA needs to be prepared for future storms as well as future nourishment.

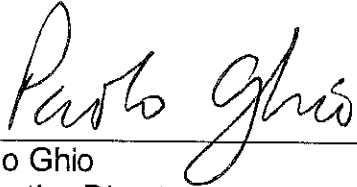
Lt. Forte stated his deputies were ready for the Memorial Day Weekend, it would be treated like every other event. He said there is a possibility of having to shut down CR 399, but residents would be let through.

SANTA ROSA ISLAND AUTHORITY
BUDGET WORKSHOP MEETING
MAY 25, 2016

Ms. Bohannon praised Mr. Ghio on his problem solving skills in the last week, working on the Memorial Day event.

Mr. Ghio said thank you, and that staff and especially Ms. Schrock had partnered with him to get everything accomplished.

There being no further business before the Board, the meeting was adjourned at 5:45 p.m.



Paolo Ghio
Executive Director

PG:jt

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Janice Gilley
Member

Tammy Bohannon
Member

**SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
MAY 25, 2016**

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 31, 2016
RE: Minutes of May 25, 2016 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 25, 2016. Members present were Mr. Jerry Watson and Ms. Janice Gilley, Chair. Also present were Board Members Mr. Dave Pavlock and Ms. Karen Sindel. Dr. Campanella served on the Committee in Ms. Bohannon's absence. Ms. Gilley called the meeting to order and presented the following items.

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

Ms. Ford presented her report for review.

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

Item # 2 - Request by Suzanne Blankenship to approve a Certificate of Amendment and First Amendment to Declaration of Covenants, Conditions and Restrictions, and a Joinder of SRIA to First Amendment to Declaration of Covenants, Conditions and Restrictions for Sandpointe. (Report by Mike Stebbins)

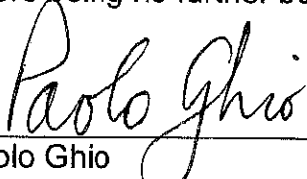
Mr. Stebbins gave background on the item and stated he recommended approval.

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Committee unanimously approved the request by Suzanne Blankenship to approve a Certificate of Amendment and First Amendment to Declaration of Covenants,

SANTA ROSA ISLAND AUTHORITY
ADMINISTRATIVE COMMITTEE
MAY 25, 2016

Conditions and Restrictions, and a Joinder of SRIA to First Amendment to Declaration of Covenants, Conditions and Restrictions for Sandpointe. (3-0)

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



Paolo Ghio
Executive Director

PG:jt

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ISLAND AUTHORITY

BOARD MEMBERS

Dave Pavlock
Chairman

Thomas Campanella
Vice Chairman

Jerry Watson
Secretary Treasurer

Karen Sindel
Acting Secretary Treasurer

Janice Gilley
Member

Tammy Bohannon
Member

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: May 26, 2016

RE: Minutes of May 25, 2016 Development & Leasing Committee Meeting

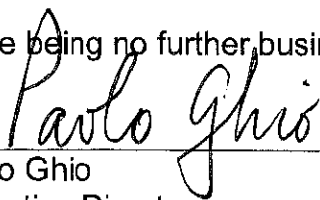
A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 25, 2016. Members present were Dr. Thomas Campanella, Chair, and Ms. Karen Sindel. Ms. Tammy Bohannon was absent. Also present were Board Members Mr. Dave Pavlock and Ms. Janice Gilley. Mr. Jerry Watson served on the Committee in Ms. Bohannon's absence. Dr. Campanella called the meeting to order and presented the following items.

Item # 1 – Request by Gulf Blue Vacations, Inc., a sublessee of Endrizzi Investments, Inc., to sub-sublease a portion of 22 A Via de Luna Drive to Bike Plus Rentals, LLC, to operate a bicycle and beach gear rental service. (Staff report by Robbie Schrock)

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

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Committee unanimously approved the request by Gulf Blue Vacations, Inc., a sublessee of Endrizzi Investments, Inc., to sub-sublease a portion of 22 A Via de Luna Drive to Bike Plus Rentals, LLC, to operate a bicycle and beach gear rental service 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

PG:jt

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Board of County Commissioners • Escambia County, Florida

**Escambia County, Florida
Public Works Department**

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

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

DATE: May 31, 2016

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

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

- **Bob Sikes Bridge (BSB) Toll Plaza System Upgrades – SunPass®** - The SunPass® System was launched on Tuesday, May 31, 2016.
- **CR399 Traffic Calming @ Portofino** – Gulf Atlantic Constructors, Inc. with Ken Griffin Landscape and Coastal Hardscapes are currently constructing the roadway improvements. 120 day contract with final construction completion date set for mid-July, 2016.
- **Congestion Management Plan** – Volkert, Inc. was awarded the contract, and has completed the survey work for the short-term congestion relief projects. Individual stakeholder meetings are still occurring, and Public Kick-Off Meeting was held on Thursday, April 28th from 5:30 to 7:00pm at the Pensacola Beach Community Church. Second Public Meeting anticipated to be held late Summer 2016.
- **Pensacola Beach Access Road & BSB Fishing Pier Access Upgrades** – 100% construction plans for Access Road; Scope and Fee Negotiations underway with BDI, expect Board approval on 6/16. Construction of both projects expected to occur Winter 2016.
- **Quietwater Beach Pier - Ferry Landing Improvements** – Board approved the design contract to Hatch Mott MacDonald at its 5/19 regular meeting. Construction expected to occur Winter 2016 with ferry service commencing March 2017.

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

Pensacola Beach Visitor Information Center

May 2016

	2016		2015	
Total Visitors	1865		1685	
Total Not Signing In	311		100	
Total Signing In	1554		1585	
How Did You Discover Pen Beach?				
Advertising	135	9%	174	11%
Business	36	2%	32	2%
Event/Group	297	19%	303	19%
Friend/Relative	360	23%	369	23%
Guide	5	0%	34	2%
Here Before	443	29%	359	23%
Internet	278	18%	314	20%
Total Email Addresses				
	42		86	
Total Wedding Calls				
	6		0	
Total Phone Calls				
	583		437	
Total Mailouts				
	34		31	
Top 5 States				
Florida	222		Florida	428
Texas	178		Alabama	124
Tennessee	148		Texas	105
Alabama	111		Missouri	101
Louisiana	106		Louisiana	81
Top 3 International				
Canada	23		Germany	32
Germany	23		Canada	18
France	19		France	8

Pensacola Beach Visitor Information Center

May 2016

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Top 5 States with City Detail

Florida		Florida	
Pensacola	100	Gulf Breeze	268
Pensacola Beach	30	Pensacola	33
Gulf Breeze	14	Pensacola Bch	9
Orlando	8	Ft. Walton	5
Madison	8	Tallahassee	4
Texas		Alabama	
Dallas	75	Birmingham	17
Houston	44	Mobile	13
Austin	12	Montgomery	10
Anderson	6	Huntsville	8
Carrollton	4	Tuscaloosa	7
Tennessee		Texas	
Knoxville	81	Dallas	28
Memphis	24	Houston	17
Nashville	10	Ft. Worth	7
Chattanooga	8	Becton	4
Adams	5	Austin	2
Alabama		Missouri	
Birmingham	49	St. Louis	36
Huntsville	16	Kansas City	7
Mobile	8	Branson	4
Oxford	8	Hillsboro	4
Anniston	5	Columbia	2
Louisiana		Louisiana	
New Orleans	60	New Orleans	21
Lake Charles	8	Baton Rouge	19
Monroe	6	Monroe	5
Shreveport	6	Little Springs	3
Baton Rouge	6	Alkita Springs	2

MONTH AT A GLANCE

HOW DID YOU DISCOVER PENSACOLA BEACH?

	May Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	MONTH TOTAL
Advertising	11	20	24	46	30	4	135
Business	9	6	8	11	2	0	36
Event/Group	17	101	9	69	100	1	297
Friend/Relative	35	64	90	78	81	12	360
Guide	0	3	0	0	2	0	5
Been Here before	19	91	95	103	115	20	443
Internet	18	59	52	46	71	32	278
Totals	109	344	278	353	401	69	1554

							MONTH TOTAL
TOTAL # NOT SIGNED IN	14	59	77	77	78	6	311
TOTAL SIGNING IN	109	344	278	353	401	69	1554
TOTAL VISITORS	123	403	355	430	479	75	1865
WEDDING CALLS	0	0	3	3	0	0	6
TOTAL PHONE CALLS	45	131	137	118	126	26	583
TOTAL GUIDES DISTRIBUTED	13	53	66	54	120	16	322
TOTAL E-MAIL	3	13	6	7	7	6	42
	307	1003	922	1042	1211	198	4683

Eco Trail Maps Distributed:	160	10	30		103		303
RAIN DAYS FOR THE MONTH:	1	1	1	2			5
Guides to Businesses	15				370		385
Trolley Maps to Businesses				2pads	5pads	7 pads	

	2015 TEMPs	2016 TEMPs
WEEK 1	78	82
WEEK 2	83	81
WEEK 3	86	84
WEEK 4	86	85
WEEK 5	83	85
WEEK 6	87	91
AVERAGE TEMPERATURE	84	85

June 8, 2016
Regular Board Meeting
Development and Leasing Committee
Consent Item A-1

Request by Gulf Blue Vacations, Inc., a sublessee of Endrizzi Investments, Inc., to sub-sublease a portion of 22 A Via de Luna Drive to Bike Plus Rentals, LLC to operate a bicycle and beach gear rental service. (Staff report by Robbie Schrock)

Background:

Jason Miller, Bikes Plus Rentals, would like to rent bicycles, paddle boards and other beach gear from leasehold property. They have chairs and umbrellas which they will deliver to a rental home if requested.

Recommendation:

Staff recommends approval of the request by Gulf Blue Vacations, Inc., a sublessee of Endrizzi Investments, Inc., to sub-sublease a portion of 22 A Via de Luna Drive to Bike Plus Rentals, LLC to operate a bicycle and beach gear rental service from leasehold property, paying all applicable percentages and fees.

Committee Action:

The Committee unanimously approved the request by Gulf Blue Vacations, Inc., a sublessee of Endrizzi Investments, Inc., to sub-sublease a portion of 22 A Via de Luna Drive to Bike Plus Rentals, LLC to operate a bicycle and beach gear rental service.

June 8, 2016
Regular Board Meeting
Administrative Committee
Consent Item B-1

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

Background:

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

Recommendation:

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

Committee Action:

The Committee unanimously accepted the report on financial statements and expenditures as presented.

June 8, 2016
Regular Board Meeting
Administrative Committee
Consent Item B-2

Request by Suzanne Blankenship to approve a Certificate of Amendment and First Amendment to Declaration of Covenants, Conditions and Restrictions, and a Joinder of SRIA to First Amendment to Declaration of Covenants, Conditions and Restrictions for Sandpointe. (Report by Mike Stebbins)

Background:

In order for the HOA to renew the submerged lands lease for the HOA dock, the HOA (and not the current owners) must be substituted as the lessee. To do that, FDEP is requiring the HOA to demonstrate a "sufficient upland interest". Therefore, the HOA members must establish a "sufficient upland interest" by the granting of marina easement rights. The marina easement must be approved by all 12-lot owners and will be recorded as an amendment to the Declaration of Covenants and Restrictions. Although the Declaration of Covenants and Restrictions contains no express requirement that an amendment must be approved by SRIA, because this marina easement creates easement rights, it was determined that the SRIA should approve and join in this marina easement as the master leaseholder.

Recommendation:

Staff recommends approval of the request by Suzanne Blankenship to approve a Certificate of Amendment and First amendment to Declaration of Covenants, Conditions and Restrictions, and a Joinder of SRIA to First Amendment to Declaration of Covenants, Conditions and Restrictions for Sandpointe.

Committee Action:

The Committee unanimously approved the request by Suzanne Blankenship to approve a Certificate of Amendment, First Amendment to Declaration of Covenants, Conditions and Restrictions, and a Joinder of SRIA to First Amendment to Declaration of Covenants, Conditions and Restrictions for Sandpointe.



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

SUMMARY OF CHARGES
April 21, 2016 thru May 20, 2016

SRIAT1.01 (Retainer)	\$	800.00
SRIAT1.02 (Routine Legal)	\$	1,580.50
SRIAT1.15 (Lease General)	\$	92.00
SRIAT15.11 (Bonifay Water Sports)	\$	388.80
SRIAT14.88 (PNS Beach Inc. v Amer Fid, SRIA, et al)	\$	85.25
SRIAT15.27 (Island Resorts)	\$	16.95
SRIAT15.10 (Morgan) (Personal Injury)	\$	446.40
SRIAT15.23 (Vladimir Soto v SRIA)	\$	518.40
SRIAT12.22 (Mayock) - Reimbursable	\$	67.48
SRIAT13.91 (Gresham)	\$	44.84
SRIAT15.02 (Moraes) - Reimbursable	\$	51.28
SRIAT15.03 (Timmons) - Reimbursable	\$	51.28
SRIAT15.49 (Simpson) - Reimbursable	\$	53.03
SRIAT15.76 (Bk of NY Mellon) - Reimbursable	\$	53.78
SRIAT15.77 (CoolWaterBeach)	\$	44.84
SRIAT15.78 (Magee)	\$	45.59
SRIAT15.79 (Clack) - Reimbursable	\$	53.78
TOTALS FOR SRIA	\$	4,394.20



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

May 25, 2016

Via Email

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

Re: Attorney's Report for the June 8, 2016 Board Meeting

Dear Paolo:

Enclosed is the Attorney's Report for the June 8, 2016 Santa Rosa Island Authority Board Meeting.

The Attorney's Report reflects items for which I have been asked to do work on behalf of the Santa Rosa Island Authority. If there are any matters on the agenda for the June 8, 2016 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.

Mike

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)



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ATTORNEY'S REPORT – June 8, 2016

I. Lease Defaults Pending

A. Residential – ACTIVE

1. U.S. Bank (2016 Default – 20263) – **(June 29, 2016)**
2. Elizabeth Hearn & Nickee Allison (2016 Default - 30814) – **(June 28, 2016)**
3. Mr. Ronald C. MaGee (2016 Default - 52213) – **(June 16, 2016)**
4. CoolWaterBeach, LLC (2016 Default - 52815) – **(June 16, 2016)**
5. Bank of New York Mellon Trust Co. (2016 Default – 10D07) – Reimbursable – **(June 16, 2016)**
6. Timmons Family Properties, LLC (2014, 2015 & 2016 Default – 10D02) – Reimbursable **(June 16, 2016)**
7. Clack Acquisition Dev., LLC (2016 Default – 60306) – **(June 16, 2016)**
8. Simpson, David (2016 Default – 60605) – Reimbursable – **(June 16, 2016)**
9. Mr. Stoney R. Mayock, II & Mrs. Judith A. Swanson (2014, 2015, 2016 Defaults – 70025) – Reimbursable – **(June 16, 2016)**
10. Gresham, Kenny (2016 Default - 52109) **(June 16, 2016)**
11. Mr. M. Noel Cronin Lawrence (2013 & 2014 Defaults – 52708) – Reimbursable **(September 18, 2014)**
12. Mark J. Rubenacker, Trustee (2013 & 2014 Defaults – 44323 – Reimbursable **(September 18, 2014)**
13. Mr. & Mrs. Pedro Moraes (2014 Default – 10A05) – Reimbursable **(June 16, 2016)**
14. Chung, Liu & Chi In Lin (2012 and 2013 Defaults – 20390) – Reimbursable **(October 2, 2013)**

B. Residential & Commercial – ON STAFF HOLD

1. Mr. & Mrs. William C. Hunter, Jr. (2015 Default – 21504) – Reimbursable **(November 11, 2015)**
2. Mr. Larry R. Holmes (2015 Default – 61104) – Reimbursable **(October 15, 2015)**
3. Mr. & Mrs. Isaac Newlin (2015 Default – 53316) – **(September 24, 2015)**
4. Mr. & Mrs. Patrick A. Niven (2015 Default – 44419) – **(September 15, 2015)**
5. Alice Bohannon (2015 Default – 40718) – **(September 1, 2015)**

6. Mr. & Mrs. Reid B. Reynolds (2015 Default – 52403) - (August 11, 2015)
7. McNeal, Grady & Christopher (2015 Default – 20621) – Reimbursable (July 16, 2015)
8. Bechtol, J. Terryl (2015 Default – 10513) – (July 16, 2015)
9. James R. Belcher (2015 Default – 53302)
10. Ms. Shanna Smith and Ms. Lac'e Melton (2014 Default – 51607) - (January 22, 2015)
11. Newton Brungart, Jr. and Robin Amaro (2014 Default – 60117) - Reimbursable (April 24, 2014)
12. Ronald B. and Lorie L. Barnett (2014 Default – 61101) – Reimbursable – (October 23, 2014)
13. Bryan K. Owens (2013 Default - 66717) – Reimbursable (October 17, 2013)
14. Earl W. Pelham (2013 Default – 61104) – Reimbursable
15. Mr. John Davidson (2012 Default – 11B13) – Reimbursable
16. Gregory Rorison & Valerie Montgomery (2012 Default – 41018)
17. Market on the Beach, LLC (2015 Default) (License fees owed) – Reimbursable (February 11, 2016)
18. Boardwalk Market on the Beach, LLC (2015 Default) (License fees owed) – Reimbursable (February 11, 2016)

C. Commercial – ACTIVE

II. Litigation/Claims

- A. Soto v. Santa Rosa Island Authority and Regency Cabanas HOA, Escambia County Court Case No. 2014 SC 3595 (Litigation): This is a claim filed in small claims court. The theory of liability appears to be that the SRIA negligently represented that Mr. Soto's unit at Regency Cabanas was built in compliance with the SRIA Development Codes in 1978. Mr. Soto claims that representation was wrong and he had to make repairs in the amount of \$1550.00. (The case was settled for \$100.00 at the Pretrial Conference on May 11, 2016.)
- B. 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 plaintiffs are equitable owners. (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.C.- II.E below are decided by the First District Court of Appeals.)*

- C. **Island Resorts Investments, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002367** (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 plaintiffs are equitable owners. (The First District Court of Appeals reversed the trial court ruling on March 21, 2016. The Property Appraiser and Tax Collector filed motions on April 4, 2016 for a rehearing and the certification of legal questions regarding the First District Court of Appeals' opinion to the Florida Supreme Court. (The motions filed by the Property Appraiser and Tax Collector in response to the First District Court of Appeals decision of March 21, 2016 were denied on May 11, 2016. The next likely step would be a petition to the Florida Supreme Court by the Property Appraiser and Tax Collector.)*)
- D. **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 plaintiffs are equitable owners. (This case is on appeal to the First District Court of Appeals.)*
- E. **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 plaintiffs are equitable owners. (This case is on appeal to the First District Court of Appeals.)*
- F. **Santa Rosa Island Authority v. Peter Broz, et. al., Escambia County Circuit Court Case No. 2016 CA 000218** (Litigation): This is a lease termination case based on the lessee's failure to pay lease fees. (Summons have been served on Mr. Broz and two of the lending institutions. The amounts due to resolve this case have been

sent to Mr. Broz's attorney. The SRIA is waiting to learn if Mr. Broz will pay the amounts due. In the meantime, I have granted each defendant a stay on a response to the complaint to work on settling the matter with Mr. Broz.)

- G. Pensacola Beach, Inc., et. al v. American Fidelity, et. al, Escambia County Circuit Court Case No. 2014 CA 001473 (Litigation): The defendant, American Fidelity Life Insurance Company, has named the SRIA as a cross-claim defendant in the above case. No monetary damages are sought against the SRIA by American Fidelity. The SRIA appears to have been named in the lawsuit because of its interests in the Pensacola Beach, Inc. master lease. (The response date for the SRIA to the respond to the cross-claim has been extended. **The plaintiffs have filed a motion to amend the complaint to add the SRIA as a defendant. No date has been set for the hearing on the motion to amend the complaint.**)

*The plaintiffs have recently filed the same case for 2015. All parties have agreed to a stay on a response from the defendants on the 2015 cases until the current appeals have been finally decided.

H. Formal Administrative Claims

1. Andra Morgan: This is a claim for personal injury. Ms. Morgan is represented by an attorney. He claims she was injured on April 14, 2014. A Formal Administrative Complaint was received on January 26, 2015 claiming Ms. Morgan tripped and fell in the entryway to the Portofino Boardwalk on May 16, 2014. **(The claimant's attorney is currently negotiating settlement of this claim with the insurance carrier for the general contractor responsible for construction of the drainage swale, which is the subject of this lawsuit. The goal is that the general contractor's insurance carrier will resolve the claim and obtain a release of the SRIA. I provided the insurance adjuster for the general contractor's insurance carrier a copy of all documents provided to the plaintiff's attorney in response to a public records request. The Executive Director and I had a teleconference with the insurance adjuster for the general contractor's insurance carrier to discuss the SRIA documents provided to him.)**

2. 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. (The SRIA's automobile insurer is handling this claim.)

3. Mary Lou Chandler: This claim is in reference to a slip and fall that occurred February 1, 2013 on the Pensacola Beach Boardwalk. According to the claim, Ms. Chandler fell off the stage at the Shell on the Pensacola Beach Boardwalk. A demand letter and administrative claim were filed with the SRIA in September 2015. (I have made a request for additional information from the claimant's attorney for the SRIA to conduct its investigation. To date, despite reminders from me, nothing has been provided.)

I. 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. (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 & Assist SRIA Staff regarding the Gopher Carts Sublease Application
- B. Advise and Assist SRIA Board Member and Staff on Preparing a List of SRIA Powers under the Special Act
- C. Prepare Revisions for the Veterans Flight Contract for the Blue Angels Show
- D. Advise & Assist SRIA Staff Regarding a Food Truck Vendor Operating on the Sandshaker Sub-leasehold
- E. Begin Researching Ownership of Docks/Piers on Pensacola Beach
- F. Advise and Assist SRIA Staff regarding a Joinder Request from the Sand Point HOA
- G. Prepare Revised Lease Agreement and Assignment of Concession Agreement for the Conversion of the Bonifay Water Sports, Inc. Concession Agreement to a Lease Agreement



Santa Rosa Island Authority

Engineer's Report

June 8, 2016

<u>Projects</u>	<u>Budget</u>	<u>Funding Source</u>	<u>Schedule</u>
CR 399 Traffic Calming	\$ 1,135,083 (c)	EC	Spring 2016
Pensacola Beach Toll Plaza Upgrades	-----	EC	Spring 2016
Pensacola Bch Blvd Access Road	\$ 1,600,000	EC	Not Est.
RESTORE Assist. And Presentation	\$ 7,000 (e)	SRIA	On-Going
Dune Walkovers	\$ 300,000 (e)	SRIA	Spring 2016
Little Sabine Maintenance Dredging	\$ 51,636 (e)	SRIA	Spring 2016
Sabine Stormwater Improvements	\$ 32,520 (e)	SRIA	Spring 2016
Little Sabine Bay Unloading Berth	\$ 46,298 (e)	SRIA	Summer 2016
Pensacola Beach Nourishment	\$ 17 Million (c)	SRIA/State	Summer 2016
Park West Soundside Pavilions	\$ 9,245 (e)	SRIA	Summer 2016

Narratives

CR 399 Traffic Calming at Portofino (Eastern Gateway) – Administered by Esc Co.

The contractor has mobilized and construction is underway for the roadway improvements. Construction is anticipated to be completed by the end of July, 2016.

Pensacola Beach Toll Plaza Upgrades - Administered by Escambia County

At this time, the new toll system and signage is scheduled to be substantially completed and operational.

Pensacola Bch Blvd Access Road - Administered by Escambia County

Design of the access road is complete. The construction schedule for the Access Roadway will be coordinated with the construction of the Bob Sikes Fishing Pier Improvements. Escambia County intends to phase construction of the access road to avoid peak season months.

RESTORE Assistance and Presentation

A presentation was made to the RESTORE committee on December 1, 2014. Assistance is ongoing, as requested. No action on this item during the current period.

Dune Walkovers -

Construction plans were completed and have been submitted to SRIA staff. BDI will coordinate with SRIA staff to develop a task order for assistance with bidding and construction services.



Santa Rosa Island Authority
Engineer's Report
Page 2 of 2
June 08, 2016

Little Sabine Bay Entrance Channel Maintenance Dredging-

Preliminary construction documents have been completed and were submitted for permit review. The Florida Department of Environmental Protection has responded and confirmed that the project qualifies for regulatory exemption and proprietary authorization related to state-owned submerged lands. The project did not qualify for the exemption of federal review. The U.S. Army Corps of Engineers is reviewing the project and we are waiting to receive a permit to proceed from the U.S. Army Corps of Engineers.

Little Sabine Bay Stormwater System Improvements

A set of 90 percent plans were submitted to SRIA for review. The submittal includes construction plans for the addition of a stormwater treatment unit for the existing stormwater discharge structures which flow into Little Sabine Bay. Final construction documents will be prepared following review comments by SRIA staff.

Little Sabine Bay Channel Unloading Berth-

A task order has been submitted to SRIA staff for performing a hydrographic survey, preparing construction and bid documents, and providing construction administration services for design of an unloading berth on the east side of Little Sabine Bay Entrance Channel. The task order also includes the survey and permitting of additional maintenance dredge areas, not within the usual limits of Little Sabine Bay Channel that typically require maintenance.

Pensacola Beach Nourishment-

The project is on hold until summer of 2016.

Park West Sound Side Pavilion Structural Plan Updates for Construction

Final construction plans have been submitted to SRIA staff.

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

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

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SANTA ROSA ISLAND AUTHORITY

JUNE 8, 2016

SANTA ROSA ISLAND AUTHORITY REGULAR BOARD MEETING DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

APPROVED PROJECTS:

Residential Construction (6):

- 114 Matamoros Dr. – New conforming, pile supported, single family residential structure.
- 1011 Ariola Dr. – New conforming, pile supported, single family residential structure
- 1107 Panferio Dr.- New conforming, pile supported, multi family unit structure.
- 132 Siguenza – New conforming, pile supported, single family residential structure.
- 1200 Ft Pickens Rd.(Tristan Towers) – Interior renovations to existing unit.
- 13 Seashore Dr. – New elevated deck and walkway

Commercial projects (3):

- 400 Quietwater Beach Rd. (Alvin's Island) Replacing existing awnings with same design and color (blue).
- 701 Pensacola Beach Blvd (Shaggy's) Interior and exterior renovations and repairs.
- 22 B Via de Luna (NWFL C Store Gas station by Springhill Suiters) Replace existing Canopy for gas pumps.

Additionally:

- Update on Beach Nourishment 2016.
- Discussion on Trolley Service for 2017 Ferry Service.