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

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

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

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

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

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

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

Item # 1 – Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins) (Referred from March 14, 2018 Regular Board Meeting)

Item # 2 – Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio) (Referred from March 14, 2018 Regular Board Meeting)
Item # 3 – Request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre — 5 Via de Luna Dr. — to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property. (Staff report by Robbie Schrock)

Item # 4 – Request by San Souci Condominiums — 999 Ft. Pickens Rd. — to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums. (Staff report by Robbie Schrock)

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

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, MEMBERS

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

Adjourn.

Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.
Request by Tisdale Florida Rentals, LLC – 1000 Maldonado Dr. – Lot 24, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side setback. (Staff report by Paolo Ghio)

Background:

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

A letter of no objection from the adjacent neighbor (1003 Ariola) is included in your back up. 1002 Maldonado and 1001 Ariola have been noticed twice, with no response. Staff must consider no response to be "no comment" after two notices.

Recommendation:

Staff recommends approval of the request by Tisdale Florida Rentals, LLC – 1000 Maldonado Dr. – Lot 24, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 10’ into the 15’ east side setback, including hardscape, in accordance with all applicable codes and regulations.
Hi Melody, I would like to be included in the April meeting for our pool variance request at 1000 Maldonado Drive.

Thank you,
William Tisdale
Date: March 1, 2018

Blue Dog Beach Property

3410 Loop Rd.

Monroe, LA. 71201

Lessee Address: 1003 Ariola Dr.

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Blue Dog Beach Property:

As the owner/contractor of 1000 Maldonado Dr. I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 15' into the 20' rear setback and 10' into the side setback. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than March 14th, 2018. This item has been placed on the Authority’s committee meeting scheduled for Wednesday, March 28th, 2018. It is important for the Authority to receive comments from the neighbors prior to final action. You may also email to melodybolster_Forte@sria-fla.com, or fkara_Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster-Forte/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at

850-361-5236 joespools91@gmail.com

Sincerely,

Joe Hild
Gulf Breeze Pools and Spas

(CHECK ONE, SIGN AND RETURN)

[ ] I HAVE NO COMMENT

[ ] I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder:

[RECEIVED]

MAR 15 2018

SANTA ROSA ISLAND AUTHORITY
DATE: 3/23/18
TO: USPS
FOR: J. Soileau
AMOUNT: $9.60

Joseph Carol Morgan
2501 N Escambia Ave
Pensacola, FL 32505

Nicholas & Jessica Nance
1741 Coleman St
New Orleans, LA 70110
Date: March 1, 2018

Joseph & Carol Morgan

2501 N. Escambia Ave.

Pensacola, Fl. 32503

Lessee Address: 1002 Maldonado Dr.

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Joseph & Carolyn

As the owner/contractor of 1000 Maldonado Dr., I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 15' into the 20' rear setback and 10' into the side setback. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than March 14th, 2018, this item has been placed on the Authority's committee meeting scheduled for Wednesday, March 28th, 2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_forte@sria-fla.com, or fkara_Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster-Forte/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-361-5236 joespools91@gmail.com

Sincerely,

Joe Hild
Gulf Breeze Pools and Spas

(CHECK ONE, SIGN AND RETURN)

________________________ I HAVE NO COMMENT

________________________ I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: ______________________________
Date: March 1, 2018

Nicholas & Jessica Mayor
1741 Coliseum St.
New Orleans, LA. 70130

Lessee Address: 1001 Ariola Dr.

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Nicholas & Jessica:

As the owner/contractor of 1000 Maldonado Dr., I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 15' into the 20' rear setback and 10' into the side setback. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than March 14th, 2018, this item has been placed on the Authority’s committee meeting scheduled for Wednesday, March 28th, 2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_Forte@sria-fla.com, or fkara_Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster-Forte/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-361-5236 joespools91@gmail.com

Sincerely,

Joe Hild
Gulf Breeze Pools and Spas

(CHECK ONE, SIGN AND RETURN)

________________________________________ I HAVE NO COMMENT

________________________________________ I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: ______________________________________
Request by Nathan & Shannon Szoke – 400 Via de Luna. – Lot 1, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' into the 15' east side yard setback. (Staff report by Paolo Ghio)

Background:

An encroachment is necessary in order for a pool to be installed on the property.

A letter of no objection from the only adjacent neighbor (202 Avenida 13,) is included in your back up.

Recommendation:

Staff recommends approval of the request by Nathan & Shannon Szoke – 400 Via de Luna. – Lot 1, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, and 10' into the 15' east side yard setback, including hardscape, in accordance with all applicable codes and regulations.
Hi Melody,

We’re working with Joe Hild on a possible gunite pool at our residence at 400 Via De Luna Drive. We’d like to request to be put on the agenda for the SRIA April Committee meeting, please. Let us know if you have any questions.

Kind Regards,
Nathan and Shannon Szoke
#850-865-3143
Date: 4/5/2018

Tisdale Florida Rentals

PO Box 1110

Pensacola, Fl. 32591

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. Tisdale:

As the owner/contractor of 400 Via Deluna, I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 10' into the Eastern Side setback and 5' into the Southern Rear setback. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than Wednesday 4/11/2018, this item has been placed on the Authority’s committee meeting scheduled for Wednesday, 4/25/2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_forte@sria-flia.com, or fikara_Gaunt@sria-flia.com or fax to (850) 932-1866, Attention: Melody Bolster-Forte/ Kara Gaunt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at joespools91@gmail.com 850-361-5236

Sincerely,

Joe Hild
Gulf Breeze Pools and Spas

(CHECK ONE, SIGN AND RETURN)

______ I HAVE NO COMMENT

__________ I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: ________________
Architectural & Environmental Committee  
April 25, 2018  
Item A-3

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

Background:

An encroachment is necessary in order for a pool to be installed on the property.

Letters of no objection from the adjacent neighbors (305, 309 Maldonado, and 304, 306, 308 Via de Luna), are included in your back up.

Recommendation:

Staff recommends approval of the request by Babikow Properties, LLC – 307 Maldonado Dr. – Lot 9, Block 10, Villa Primera – to construct an in ground swimming pool with an encroachment of 15’ into the 20’ rear yard setback, and 4’ into the 15’ west side yard setback, including hardscape, in accordance with all applicable codes and regulations.
Santa Rosa Island Authority
PO Box 1208
Gulf Breeze, FL 32562

March 8, 2018

Re: 307 Maldonado Drive, Pensacola Beach FL
Pool Variance

To Whom It May Concern:

Please place us on the next appropriate SRIA Committee meeting agenda for consideration of a pool variance at the property sited above.

Thank you very much.

Sincerely,

Bonnie B. Mietling
Babikow Properties, LLC

Cc: Thomas R. Cutts
BENCHMARK NOTES:


2) BENCHMARK "B" IS AN EXISTING NAIL AND DISC LOCATED IN THE NORTH EDGE OF PAVEMENT JUST SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PARCEL AND IS SET AT AN ELEVATION OF 6.89' AND REFERENCED TO NAVD88.

3) ALL SPOT ELEVATIONS ARE SHOWN AS <0.00'> AND REFERENCED TO THE ABOVE DESCRIBED BENCHMARKS.

4) FLOOD ZONES SHOWN HEREON ARE AS DEPICTED AND SCALED FROM FEMA FLOOD INSURANCE RATE MAP PANEL #12033C0578G DATED SEPTEMBER 29, 2006.
RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. & Mrs. Curtis

As the owner/contractor of [TCCI], I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 15' at 707 Maldonado. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than 4-11-18 please, this item has been placed on the Authority's committee meeting scheduled for Wednesday. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_Forte@sria-fla.com, or fKara_Gauntt@sria-fla.com or fax to (850) 932-1666, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-910-0369.

Sincerely,

[Signature]

[ Kemp-Curtis]

(check one, sign and return)

[ ] I have no comment

[ ] I have comments, see below

Signature & Address of Adjacent Leaseholder: [Signature] [Address]
RE: Request for variance in established setback for the construction of an in-ground swimming pool on Pensacola Beach

Dear Mr. Kemburying:

As the owner/contractor of TCCJ, I have submitted to the Santa Rosa Island Authority a request to construct an in-ground swimming pool that requires a variance of 15' for a pool @ 207. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority no later than 4-11-18. This item has been placed on the Authority’s committee meeting scheduled for Wednesday. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_forte@sria-fla.com or fKara Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-910-0769. Thomas Cutts

Sincerely,

(CHECK ONE, SIGN AND RETURN)

[ ] I HAVE NO COMMENT

[ ] I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: JDEL KEMBURYING 305 Maldonado
RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. & Mrs. Patterson

As the owner/contractor of 309 Maldonado, I have submitted to the Santa Rosa Island Authority a request to construct an in-ground swimming pool that requires a variance of 15' at 309 Maldonado. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than 4/11/18, this item has been placed on the Authority's committee meeting scheduled for Wednesday, . It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_forte@sria-fla.com, or Kara_Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-910-0769.

Sincerely,

[Signature]

(CHECK ONE, SIGN AND RETURN)

[ ] I HAVE NO COMMENT

[ ] I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: William Patterson

[Signature]

[Address]
Date: 3-8-18

TCCT
P.O. Box 70

Gulf Breeze, FL 32563

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. Court:

As the owner/contractor of TCCT, I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 15' at 307 Maldonado. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than 4-11-18. Please note, this item has been placed on the Authority's committee meeting scheduled for Wednesday. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_forte@sria-fla.com, or Kara Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at

850-910-0369 Thomas Curtis

Sincerely,

(CHECK ONE, SIGN AND RETURN)

✓ I HAVE NO COMMENT

___ I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: George Steffen

I am at 306 Via de Luna
Date: 3-5-18

TCCI

P.O. Box 70

Gulf Breeze, FL 32562

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. and Mrs. Falbo

As the owner/contractor of TCCI, I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of 15' at 307 Maldonado. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority no later than 4-11-18. This item has been placed on the Authority's committee meeting schedule for Wednesday, April 4, 2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster@sria-fla.com, or Kara Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-910-0369. Thomas Curtis

Sincerely,

TCCI

(CHECK ONE, SIGN AND RETURN)

[ ] I HAVE NO COMMENT

[ ] I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: 

Noise level kept at a minimum please.
Request by Ted and Kimberly Coltrain – 242 Le Starboard Dr.– Lot 5, Lafitte Cove – to construct an in ground swimming pool and spa with an encroachment of 5’ into the 35’ (per plat) rear yard setback. (Staff report by Paolo Ghio)

Background:

An encroachment is necessary in order for a pool and spa to be installed on the property.

Notices were mailed, and return receipt requested to the each adjacent neighbor (240 and 244 Le Starboard) twice, with no response. Staff must consider no response to be “no comment” after two notices.

Recommendation:

Staff recommends approval of the request by Ted and Kimberly Coltrain – 242 Le Starboard Dr.– Lot 5, Lafitte Cove – to construct an in ground swimming pool and spa with an encroachment of 5’ into the 35’ (per plat) rear yard setback, including hardscape, in accordance with all applicable codes and regulations.
LEGAL DESCRIPTION:
LOT 6, LAFAYETTE ESTATES SUBDIVISION, BEING A PORTION OF SANTA ROSA ISLAND, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAN RECORDED IN PLAT BOOK 8 AT PAGE 39 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY.

1 POOL LAYOUT
To whom it may concern,

Please let this letter serve as our formal request to be placed on the next appropriate SRIA committee meeting agenda to consider a variance for the construction of our swimming pool.

Thank you in advance for your time.

Ted Coltrain

Kimberly Coltrain
**Sender: Complete This Section**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
   Eric Lang
   89 Chateau Magdalene Dr.
   Kenner, LA 70065

**Complete This Section on Delivery**

<table>
<thead>
<tr>
<th>A. Signature</th>
<th>B. Received by (Printed Name)</th>
<th>C. Date of Delivery</th>
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</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td>6/20/11</td>
</tr>
</tbody>
</table>

D. Is delivery address different from item 1?  
- Yes
- No

**Service Type**

- [ ] Adult Signature
- [ ] Certified Mail®
- [ ] Certified Mail® Restricted Delivery
- [ ] Collect on Delivery
- [ ] Collected on Delivery
- [ ] Insured Mail
- [ ] Insured Mail® Restricted Delivery
- [ ] Priority Mail Express®
- [ ] Registered Mail®
- [ ] Registered Mail® Restricted Delivery
- [ ] Return Receipt for Merchandise
- [ ] Signature Confirmation
- [ ] Signature Confirmation®
- [ ] Signature Confirmation® Restricted Delivery

**Attach this card to the back of the mailpiece, or on the front if space permits.**

**Notify Twice**

**No Response**
Date: 2/10/18

Linda Zayszly
244 Le Starboard Dr.
Pensacola Beach FL 32561

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Ms. Zayszly:

As the owner/contractor of 244 Le Starboard, I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of ______________ . See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than March 11, 2018. This item has been placed on the Authority’s committee meeting scheduled for Wednesday, March 28, 2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_forte@sria-fla.com, or Kara Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-341-4042

Sincerely,

Richard Bacco Jr

(CHECK ONE, SIGN AND RETURN)

____________________ I HAVE NO COMMENT

____________________ I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: ____________________________

RECEIVED

APR 1 0 20 1 8
SANTA ROSA ISLAND AUTHORITY
Date: 3/26/18

Eric Long
89 Chateau Magdalene Dr.
Kenner, LA 70065

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. Long:

As the owner/contractor of 242 Le Starboard, I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of____________________________. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than April 11, 2018, this item has been placed on the Authority’s committee meeting scheduled for Wednesday. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster@sria-fla.com or Kara Gauntt@sria-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at

(850) 341-4042

Sincerely,

Richard Bruno Sr.

(CHECK ONE, SIGN AND RETURN)

________________________ I HAVE NO COMMENT

________________________ I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder: ________________________________

RECEIVED

APR 10 2018

SANTA ROSA ISLAND AUTHORITY
<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
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<tbody>
<tr>
<td>Complete items 1, 2, and 3.</td>
<td>A. Signature</td>
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<tr>
<td>Print your name and address on the reverse so that we can return the card to you.</td>
<td>B. Received by (Printed Name)</td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td>C. Date of Delivery</td>
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</table>

1. Article Addressed to: 

**Linda Zayszly**

244 Le Starboard Dr

Pensacola Beach, FL 32561

2. Article Number (Transfer from service label)

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<td>9590 9402 3596 7305 9547 56</td>
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</table>

PS Form 3811, July 2015 PEN 7590-02-000-0053
Date: 2/10/18
Eric Long
89 Chateau Magdalene Dr.
Kenner, LA 70065

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Mr. Long:

As the owner/contractor of Le Starboard I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of . See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than March 11, 2018, this item has been placed on the Authority’s committee meeting scheduled for Wednesday, March 28, 2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster_Forte@sra-fla.com, or to Kara Gauntt@sra-fla.com or fax to (850) 932-1866, Attention: Melody Bolster/ Kara Gauntt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at

Sincerely,
Richard Buzz Jr.

(CHECK ONE, SIGN AND RETURN)

I HAVE NO COMMENT

I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder:

RECEIVED
APR 10 2018
SANTA ROSA ISLAND AUTHORITY
Date: 3/26/18

Linda Zayszly
244 Le Starboard Dr
Pensacola Beach FL 32561

RE: Request for variance in to established setback for the construction of an in ground swimming pool on Pensacola Beach

Dear Ms. Zayszly:

As the owner/contractor of 244 Le Starboard, I have submitted to the Santa Rosa Island Authority a request to construct an in ground swimming pool that requires a variance of _______________. See attached survey/site plan showing the location of the pool.

As part of the submittal, the Santa Rosa Island Authority requests letters of comment from the adjoining/affected leaseholders stating that they have reviewed the site plan and either do or do not have any comments to the encroachment.

Please review the attached plan, check the appropriate box below and return to the Santa Rosa Island Authority, no later than April 11, 2018, this item has been placed on the Authority’s committee meeting scheduled for Wednesday, April 25, 2018. It is important for the Authority to receive comment from the neighbors prior to final action. You may also email to melodybolster.fore@sria-fia.com, or Kara Gaunttt@sria-fia.com or fax to (850) 932-1866. Attention: Melody Bolster/Kara Gaunttt, Santa Rosa Island Authority, Pensacola Beach, Florida.

Thank you for your consideration and if you have any questions please contact me at 850-341-4042.

Sincerely, Richard Bruno Jr

(CHECK ONE, SIGN AND RETURN)

I HAVE NO COMMENT

I HAVE COMMENTS, SEE BELOW

Signature & Address of Adjacent Leaseholder:

RECEIVED
APR 10 2018
SANTA ROSA ISLAND AUTHORITY
Request by Max and Theresa Scroggins – 903 Rio Vista Dr. – Lot 4, Block 31, Villa Segunda – to install a living shoreline, natural habitat, consisting of a rip rap base with oyster shell mixed in to a marsh bed with native plantings from their leasehold property. (Staff report by Paolo Ghio)

Background:

See attached

Recommendation:

Staff recommends a discussion leading to conditional committee approval.
Class 1 Rip-Rap (4' Rise x 8' Base) mixed w/ Oyster Shell

Guaranteed White-washed Sand (2' Deep x 8' Wide) w/ Native Vegetation Planted on 12" grid

Measure distance between points A & B

Total distance: 90'
~ DETAIL "A" VIEW ~
Scale: Dimensioned

Client/Owner:
Max & Theresa Scroggin
903 Rio Vista Dr.
Pensacola Beach, FL 32561

Contractor/Agent:
Loftis Marine Division, Inc.
Date: 4/12/18
Initials: [Signature]

Oyster Shell

Native Vegetation on a 12" grid

Class 1 Rip-Rap (4' Rise x 8' Base) mixed w/ Oyster Shell

Guaranteed White-washed Sand (2' Deep x 8' Wide)

Bay Floor
Development & Leasing Committee
April 25, 2018
Item B-1

Discussion to consider the SRIA Chair signing a letter to the BCC Chair requesting the continuation of the Open Container Ordinance. (Report by Mike Stebbins) (Referred from March 14, 2018 Regular Board Meeting)
Development & Leasing Committee  
April 25, 2018  
Item B-2

Request by Roger Bevans, Radical Rides, to amend the Master Lease for Radical Rides to include the sale of beer and wine at any time of the day. (Staff report by Paolo Ghio) (Referred from March 14, 2018 Regular Board Meeting)

Background:
Mr. Bevans has requested an amendment to his Master Lease, which would allow for beer and wine sales at any point during the day. Currently his lease only allows for alcohol sales only "after closure of daily water rentals". Mr. Bevans would be responsible for having the amendment drawn up, which would come back to the Committee and Board for approval.

Previous Committee Action:
The Committee unanimously approved lifting the time restrictions for the sale of alcohol, adding the operator may not run more than 12 jet skis maximum in the water at one time, the operator has to close by 7:30 pm on July 4th and not open at all on the Saturday of Blue Angels weekend. (3-0)

The item was pulled from Consent Agenda for further discussion.
I. Beach to Bay, LLC (Date of Lease – 8/14/17)

Permitted Use Per Section III of the Master Lease: Recreational retail, restaurant(s) with wine, beer and liquor, and/or a marina, that will include boat and watercraft rentals, and for other tourist related retail uses incidental to such stated uses.

Business Operations Per Section XIX. J.: To instruct all customers in the operation of equipment and rules and regulations concerning same in the waters around Pensacola beach. Power boats shall give right-of-way to ant sailing boats in the area and all water vehicles shall maintain a safe distance from bathing areas established by the Authority. Failure of the Lessee to strictly abide by this provision may result in prompt termination of the Lease.

II. Awesome Action, LLC (Date of Lease - 11/8/06)

Permitted Use Per Section III of the Master Lease: To make available to the general public rides on boats and other water related craft. The rental or leasing of any space to an individual for the purpose of storing a boat or boats is strictly prohibited. Only those boats and equipment belonging to the lessee and used in the operation of this business may be kept on the premises overnight. In addition, the lease may have an outdoor bar with food sales, and alcohol sales subject to the alcoholic beverages only after closure of daily water rentals.

Business Operations Per Section XVIII (h): To instruct all customers in the operation of equipment and rules and regulations concerning same in the waters around Pensacola beach. Power boats shall give right-of-way to ant sailing boats in the area and all water vehicles shall maintain a safe distance from bathing areas established by the Authority. Failure of the Lessee to strictly abide by this provision may result in prompt termination of the Lease.

1 Radical Rides, Inc. is a separate entity owned by Mr. Bevans, but this entity is not the master lessee.
III. Harry & Susan Newkirk (Date of Lease - 9/11/90)

Permitted Use Per Section III of the Master Lease: The lease premises shall be utilized and developed as improved recreational property, as defined in the current land use plan of Santa Rosa Island Authority, as amended as to definition in June 1984. Without knowing the definition of “improved recreational property” it is not clear what activities or uses are authorized under the lease. However, with that said, there is no express mention of alcohol sales anywhere in the master lease.

On the other hand, there existed a partial sublease between Quietwater Village Pavilion, Inc. as sublessor and Harry Newkirk d/b/a Key Sailing dated July 3, 1987, which authorized the sale and rental of all manner of watercraft but mentioned nothing about alcohol sales. Assuming the partial sub-leasehold is the same as the current master leasehold, then it appears that the term “improved recreational property” did include sales and rentals of watercraft in the land use plan of Santa Rosa Island Authority, as amended in June 1984.

IV. Quietwater Entertainment, Inc. (Date of Lease – 4/25/86)

Permitted Use Per Section IV of the Master Lease: The lease premises shall be utilized and developed as a restaurant and related facilities, as defined in the current land use plan of Santa Rosa Island Authority, as amended as to definition in June 1984. So, without knowing the definition of “a restaurant and related facilities” it is not clear what activities or uses are authorized under the lease.

However, unlike the Newkirk master lease, sub-Section V.B. of the Quietwater master lease expressly references percentage lease fees to be paid on beer, wine and liquor sales. So, I think it is fair to state that alcohol sales were likely authorized under the definition of “restaurant and related facilities” under the land use plan of Santa Rosa Island Authority, as amended in June 1984.

In 2010, the master lessee entered into a sublease with the entity operating Castaways (the Millennium Group I, LLC a Louisiana limited liability company authorized to do business in Florida). The sublease has a potential term of up to twenty years. Under Section 2.b. of the sublease, Castaways is authorized to operate a restaurant, bar, entertainment and bar retail, which would appear consistent with the term “restaurant and related facilities” regardless of whether we know the definition of that term under the June 1984 land use plan of Santa Rosa County. Under that same subsection,

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2 We are in the process of trying to locate the land use plan of Santa Rosa Island Authority, as amended, from June 1984.

3 The Newkirk's 9/11/90 master lease is with the SRIA and Quietwater Village Pavilion, Inc. is not in the chain of title of the master lease. So, it is unclear if the 1987 partial sublease blossomed into the current master lease or the partial sublease was associated with another leasehold.

4 We are in the process of trying to locate the land use plan of Santa Rosa Island Authority, as amended, from June 1984.
Castaways is also authorized to operate “beach rentals”, a term which is undefined in the master lease and the sublease; and it is unclear if that activity is authorized under the definition of “restaurant and related facilities” under the land use plan of Santa Rosa Island Authority, as amended in June 1984. However, the SRIA has authorized the use of jet skis from this location; so, I think the master lessee and sublessee can reasonably argue that jet skis are a permitted use under the master lease and are a form of “beach rental” under the sublease.
LEASE AGREEMENT

THIS LEASE AGREEMENT, hereinafter called the "lease," is effective as of November 8, 2006 ("Effective Date"), between the SANTA ROSA ISLAND AUTHORITY, hereinafter called the "Authority," and AWESOME ACTION, LLC., a Florida limited liability company, hereinafter called the "Lessee." This restated and amended lease agreement supersedes any prior leases covering the leasehold property more thoroughly described in Exhibit "A".

SECTION I
PREMISES LEASED

Authority leases to Lessee the following property located on Santa Rosa Island, Escambia County, Florida, to-wit the "leased property":

See attached Exhibit "A"

SECTION II
TERM OF LEASE

This lease shall expire December 31, 2035 subject to the covenants and conditions contained herein. Each one (1) year period commencing from the Effective Date shall be referred to as a "year".

SECTION III
USE OF LEASED PROPERTY

The above described property is leased to Lessee to make available to the general public rides on boats and other water related craft. The rental or leasing of any space to an individual for the purpose of storing a boat or boats is strictly prohibited. Only those boats and equipment belonging to the lessee and used in the operation of this business, may be kept on the premises over-night. In addition, the lease may have an outdoor bar with food sales, and alcohol sales subject to sale of alcoholic beverages only after closure of daily water rentals.

SECTION IV
LEASE FEES

Lessee covenants and agrees to pay lease fees to the Authority as follows:
A. Lessee shall pay Authority an annual lease fee ("percentage rental") equal to 5% percent of "gross receipts" from all sales and other sources of income or the Minimum Annual Lease Fee (see paragraphs C & D below), whichever is greater. The term "gross receipts" as used herein means the consideration received for all merchandise sold and the charges for all services performed or facilities furnished by the Lessee, any sub-lessee or any other person, firm, or corporation selling merchandise, performing services or furnishing facilities in, upon or from any part of the leased property, whether for cash or for credit, but shall exclude all returned merchandise accepted by the seller, and the amounts received for Florida Sales Tax.

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

C. Lessee will pay a Minimum Annual lease fee on the property in the amount of $13,181.62 per year plus applicable sales tax.

D. The Minimum Annual lease fee is subject to adjustment on a five (5) year basis as provided below. The Minimum Annual lease fee is subject to adjustment to reflect changes in the cost of living, if any, in accordance with the Consumer Price Index (CPI all "urban consumers," 1973, equaling 100, as published by the Bureau of Labor Statistics and presently reported in the "News," United States Department of Labor monthly report, or any other United States government established cost of living index) such adjustment to be made every five (5) years, but in no case shall the Minimum Annual lease Fee be less than the fee specified in Section IV C) above. The first annual CPI adjustment will begin with the next adjustment period of to go into effect on January 1, 2011.

E. The new minimum annual lease fee is assessed according to the Commercial Lease Extension Policy approved by the SRIA on January 4, 2006, or as may be amended.
SECTION V
LEASE YEAR

For the purpose of this lease, the lease year shall be from July 1 to June 30 of each year.

SECTION VI
TITLE TO IMPROVEMENTS

Title to any building or improvements of a permanent character that shall be erected or placed upon the leased property by the Lessee shall forthwith vest in Escambia County, Florida, subject to the possessory rights granted to Lessee by the terms of this Lease. Lessee acknowledges that it shall have no right to remove such fixed and permanent improvements from the leasehold property.

SECTION VII
DESTRUCTION OF PREMISES

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

Subject to priority in favor of any mortgagee under a mortgage clause, or the Condominium Act, if applicable, all insurance proceeds for loss or damage to any improvements on the leased property shall be payable to the Authority and Lessee jointly to assure the repair or replacement of such improvements. The Authority shall have a lien on all such insurance proceeds, regardless of whether it is named in the insurance policy, subordinate only to the claim of any mortgagee under a mortgage clause to enforce the intent of the foregoing provision and subject to the provisions of the Condominium Act if applicable.

Unless otherwise agreed to by the Authority, the Lessee also agrees to maintain adequate flood, windstorm, fire and casualty insurance for all such damage to or destruction of improvements to the leasehold to the extent of their insurable value. Proof of insurance must be provided to the Authority at the beginning of each lease year. The insurance policy must name the Authority as an additional insured.
SECTION VIII
INSURANCE AND INDEMNITY

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

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

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

SECTION IX
APPLICATION OF COVENANTS AND RESTRICTIONS
AND COMPLIANCE WITH LAWS

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

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

SECTION X
UTILITIES

Page 4 of 11
Lessee shall pay for all its requirements for utilities, including but not limited to gas, steam, water, electricity and sewer charges. Lessee further agrees to use exclusively, if provided by Authority, such public utilities and public services relating to health and sanitation as may from time to time be made available by Authority, or by others pursuant to agreements, licenses or permits with Authority. Nothing in this paragraph shall obligate Authority to provide any service.

SECTION XI
MAINTENANCE OF REQUIRED LICENSES

Lessee shall obtain all licenses required by all governmental authorities having jurisdiction over the leased property for the type of business operated by Lessee, and shall maintain all required licenses during the term of this lease.

SECTION XII
REPAIRS AND MAINTENANCE

Lessee shall, at its own cost and expense, repair, replace and maintain the leased property in a good, safe and substantial condition and shall use all reasonable precaution to prevent waste, damage or injury to the leased property.

SECTION XIII
ASSIGNMENT AND TRANSFERS

Subject to the exceptions otherwise set forth below, Lessee shall not sell, or assign this lease, or sell or assign or sublease any portion of the leased property without the Authority's prior written consent, provided that the Authority shall not unreasonably withhold or delay its consent. Lessee or any Sublessee may mortgage this lease without consent of the Authority. So long as the mortgagee keeps on file with Authority a proper address, notice of any default by the Lessee will be sent to the mortgagee at such address at the same time notice of default is sent to Lessee and this lease may not be terminated for said default until thirty (30) days after such notice during which period either the mortgagor or mortgagee may remedy the default within the curative times set forth in this lease. In addition, all assignments of lease, subleases, or mortgage information must be recorded in the Official Record Books of Escambia County, Florida, and a copy of said recorded document must be submitted to the Santa Rosa Island Authority within 30 days of said assignment, sublease, or mortgage agreement being entered into.

Each and all of the provisions, agreements, covenants and conditions of this lease shall extend to, and shall bind and be obligatory upon, or inure to the benefit of the successors, sublessees, underlessees and assigns of the parties.
SECTION XIV
TAXES AND ASSESSMENTS

Lessee shall pay and discharge all future taxes, sales taxes, use taxes, assessments, duties, impositions and burdens assessed, charged or imposed upon the leased property. In addition, upon notice from Authority, Lessee agrees to assume Authority's defense and indemnify Authority for any claim related to all existing and future taxes, sales taxes, use taxes, assessments, duties, impositions, and burdens assessed, charged or imposed upon the leased property, whenever arising.

SECTION XV
AUTHORITY'S ACCESS

Authority and Authority's designated agent shall at all reasonable times have access to the leased property for the purpose of inspecting and determining whether Lessee has complied with its obligations pursuant to this lease.

SECTION XVI
SPECIAL REQUIREMENTS

It is recognized that one of the major purposes of this lease is to provide accommodations and services of high quality and attractiveness. To this end, the Authority may withhold its approval of any plans for construction of improvements on this leased property if the plans do not adequately provide for landscaping, walls, fences, shrubbery and similar improvements which would enhance the general appearance and attractiveness of the leased property, provided the Authority shall not unreasonably withhold its approval of Lessee's plans. Such requirements may apply to landscaping around such improvements and elsewhere on the leased property. Lessee shall be required to properly maintain all landscaping, walls, fences, shrubbery and similar improvements on the property.

SECTION XVII
PROHIBITED USES

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

SECTION XVIII
OPERATION AND CONDUCT OF BUSINESS

Lessee covenants and agrees as follows:

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

(b) To maintain accurate and adequate records and books of account which shall be open to inspection and audit by the Authority or its designee at reasonable times at the Lessee's place of operation on Pensacola Beach or at such places as may be mutually agreed upon.

(c) To furnish to the Authority, not later than the 20th day of each month, the reports discussed in Section XVIII(a) above sufficiently detailed to reveal accurately and completely total revenue derived by Lessee from every source during the preceding calendar month from all of the Lessee's business operations hereunder, and from time to time to furnish any other information which may be requested by the Authority in connection with this lease.

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

(e) Not to knowingly permit or suffer any nuisance or illegal operations or course of conduct of any kind on the leased property.

(f) To open and operate the lease a minimum of eight (8) hours each day between April 1 and September 30, and at such times and hours as may be mutually agreeable to Lessee and Authority between October 1 and March 30. Such mutually agreeable times and dates must be agreed to in writing.

(g) To instruct all customers in the operation of equipment and rules and regulations concerning use of same in the waters around Pensacola Beach. Power boats shall at all times give right-of-way to any sailing boats in the area, and all water vehicles shall maintain a safe distance from bathing (swimming) areas established by the Authority. Failure of the lessee to strictly abide by this provision may result in prompt termination of the lease.

(h) To furnish regulation safety equipment and flotation gear as prescribed by U. S. Coast Guard Regulations, and other governmental agencies having jurisdiction over the lease, to be worn by any person or persons who use the service offered.
(i) Beer and wine sales permitted only after daily closure of water rentals.

SECTION XIX
ENFORCEMENT OF LEASE: FORFEITURE: DEFAULT:
REMEDIES: NONWAIVER: ATTORNEY'S FEE

Authority may enforce the performance of this lease in any manner provided by law. The following actions or failures on the part of the Lessee shall constitute a default under the terms of this lease ("Event of Default"):

1. If Lessee shall desert or vacate the leased premises;
2. If default shall be made by the Lessee in the payment of rent as specified in this lease;
3. If default shall be made by Lessee in the performance of any of the terms or conditions of this lease that Lessee is to perform;
4. If Lessee shall fail to comply with any of the statutes, ordinances, rules or regulations of any governmental body governing or regulating the Lessee's business;
5. If Lessee shall file a petition in bankruptcy, or make an assignment for the benefit of creditors, or be adjudicated a bankrupt, or take advantage of any insolvency act.

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

In the event any report or payment in full required under this lease is not submitted on or before the date specified, the Lessee will owe the Authority $100 in late reporting fees. In the event full payment of all rentals due shall not be made to the Authority within fifteen (15) days after the date on which such payment becomes due, there shall be a late charge payment of ten percent (10%) of the amount due.

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

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

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

SECTION XX
END OF TERM

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

SECTION XXI
RENEWALS

In the event Lessee performs all of the terms, provisions and conditions Lessee is required to perform for the full term of this lease, Lessee shall have the full right and privilege at its election to renew this lease for a further term of forty (40) years by giving the Authority written notice of such election to renew not later than six months prior to the expiration of the lease. All terms, provisions and conditions of any renewed commercial lease, other than the term of years shall be subject to negotiation and change, provided that the renegotiated terms, provisions and conditions shall not impose greater lease fees or conditions on Lessee than are then applicable to other similar commercial enterprises on Santa Rosa Island.

SECTION XXII
PARAGRAPH HEADINGS

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

SECTION XXIII
ENTIRE AGREEMENT

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

SECTION XXIV
WAIVER

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 8th day of November, 2006

SANTA ROSA ISLAND AUTHORITY

CHAIRMAN

STATE OF FLORIDA
COUNTY OF ESCAMBIA

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

GIVEN under my hand and official seal this the 8th day of Nov, 2006

NOTARY PUBLIC
My commission expires: May 13, 2009
WITNESSES AS TO LESSEE:

Debra Floyd
Laura Powell

STATE OF Florida
COUNTY OF Escambia

Before me, the undersigned Notary Public, personally appeared
Roger A. Bevan and Cynthia P. Bevan well known to me and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and
before me that he executed said instrument for the purposes expressed therein. They
are personally known to me or have produced (Personally Known) as
identification and did (did not) take an oath.

Given under my hand and official seal this the 3rd day of Nov, 2006.

Notary Public, State of Florida
My Commission Expires: May 13, 2009

MELISSA K. SELLS
1428 N.UGLEY
P. Notary/Division Agent, Co.
EXHIBIT "A"

Legal Description
444 Pensacola Beach Boulevard

DESCRIPTION AS PREPARED BY MERRILL PARKER SHAW, INC.

COMMENCE AT THE NORTHWEST CORNER OF LOT 1 BLOCK "E", PLAZA PRIMERA, PLAT BOOK 5 PAGE 79, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 1 AND AN EXTENSION THEREOF FOR A DISTANCE OF 202.72 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 399 (VIA DaLUNA, 90’ RIGHT-OF-WAY), SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 399 BEING A CURVE HAVING A RADIUS OF 1387.39 FEET AND CONCAVED NORTHEASTERLY; THENCE GO ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY LINE HAVING A RADIUS OF 1387.39 FEET, THROUGH A CENTRAL ANGEL OF 34 DEGREES 24 MINUTES 25 SECONDS (CHORD BEARING NORTH 40 DEGREES 20 MINUTES 15 SECONDS WEST, CHORD DISTANCE 820.69 FEET) FOR A DISTANCE OF 383.15 FEET TO THE POINT OF TANGENCY; THENCE GO NORTH 23 DEGREES 00 MINUTES 04 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-LINE OF STATE ROAD 399, FOR A DISTANCE OF 2368.58 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 399, GO NORTH 68 DEGREES 54 MINUTES 24 SECONDS EAST A DISTANCE OF 38.89 FEET TO THE EASTERLY EDGE OF PAVEMENT OF A FRONTAGE ROAD FOR THE POINT OF BEGINNING; THENCE GO NORTH 23 DEGREES 05 MINUTES 35 SECONDS WEST ALONG SAID EASTERLY EDGE OF PAVEMENT OF A FRONTAGE ROAD, FOR A DISTANCE OF 270.00 FEET; THENCE DEPARTING SAID EASTERLY EDGE OF PAVEMENT OF A FRONTAGE ROAD GO NORTH 68 DEGREES 54 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 170.00 FEET TO THE VEGETATION LINE OF SANTA ROSA SOUND; THENCE GO SOUTH 23 DEGREES 05 MINUTES 35 SECONDS EAST ALONG SAID VEGETATION LINE OF SANTA ROSA SOUND, FOR A DISTANCE OF 270.00 FEET TO A LINE, HAVING A BEARING OF NORTH 66 DEGREES 54 MINUTES 24 SECONDS EAST, RAN PASSED THROUGH THE POINT OF BEGINNING, BEING 1.00 FOOT NORTHERLY OF THE NORTHWEST CORNER OF A WOOD RETAINING WALL, BEING ON THE ADJACENT PARCEL OF LAND TO THE SOUTH, THENCE GO SOUTH 66 DEGREES 54 MINUTES 24 SECONDS WEST ALONG SAID LINE FOR A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED ON A PORTION OF SANTA ROSA ISLAND, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.05 ACRES.
Development & Leasing Committee  
April 25, 2018  
Item B-3

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

Background:

Mr. Rothe’s business has been strictly online for the last 3 years, and he is very excited to open his first store-front on Pensacola Beach. The products are all natural and healthy for the environment. The full product line can be seen at www.Tyler-madison.com. They will be open 8 am - 10 pm, 7 days a week.

Recommendation:

Staff recommends approval of the request by Rich Chism, Surf & Sand Development d/b/a Soundside Centre – 5 Via de Luna Dr. – to sublease to James Rothe d/b/a Tyler Madison to operate sublease from leasehold property, paying all applicable percentages and fees.
INFORMATION ON THE MASTER LEASE

Name of Master Leaseholder: Surf + Sand Development, Soundside Market

Business Name (if different from above):

Previous Sublease Name (if Applicable): Former Island Market Location

Location Address: 5 Via De Luna B-2

Location Telephone: N/A Rich Chism 850 281 3864

INFORMATION ON SUBLEASE

Proposed Business Name for Sublease: Tyler Madison

Sublease Contact Name: James Rathe

Mailing Address: 8129 Ernestine Rd, Pensacola, FL 32516

Proposed Business Location Address (UNIT #): 5 Via De Luna B2

Contact Telephone: 850 512 2122

Proposed Opening Date: May 10, 2018

Proposed Days/Hours of Operation: 8am - 10 pm

Proposed Use of Property: Retail, See Tyler Madison.com

Liquor License Approval Required? Yes/No ___ Beer & Wine ___ Liquor

SIGNATURE BLOCK

We understand and agree to the terms of the SRIA sublease approval, the terms of the sublease and the terms of the master lease as well as all other applicable rules, regulations, ordinances and laws of the SRIA, Escambia County Florida, the State of Florida and the United States. Furthermore, unless the master lease states otherwise, the master lessee agrees that the master lessee is responsible for the sublessee's compliance with the terms of the sublease and the terms of the master lease, and that the sublessee's noncompliance with the terms of the sublease and/or the terms of the master lease shall be a default by the master lessee under the master lease. Moreover, unless the SRIA has provided the master lessee a written release of the master lessee's responsibility for the sublessee's compliance with the terms of the sublease and the terms of the master lease, no action or inaction by the SRIA can be construed as the SRIA's waiver of the master lessee's responsibility for the sublessee compliance with the terms of the sublease and the terms of the master lease or the SRIA's right to hold the master lessee in default for such noncompliance.

Signature for Applicant for Sublease: ________________
Print Name: ________________

Signature of Master Leaseholder (or designated representative) (Authorize sublease request): ________________
Print Name: ________________

All sales reports must be submitted through the master leaseholder.

This sublessee is authorized to submit sales reports directly to the SRIA: ________________

RECEIVED

APR 13 2018
SANTA ROSA ISLAND AUTHORITY
FOR OFFICE USE ONLY

Percentage Fees (check all that apply):

<table>
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<tr>
<th>Category</th>
<th>Fees</th>
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<td>Food Fast Food/ Take-out</td>
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<td>Beer</td>
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</tr>
<tr>
<td>Professional Services</td>
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<td>Other</td>
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</tr>
<tr>
<td>Room Rental</td>
<td>2.55%</td>
</tr>
</tbody>
</table>

Other terms and conditions of sublease:

I HAVE BEEN GIVEN INSTRUCTIONS REGARDING THE FOLLOWING REQUIREMENTS FOR REPORTING REVENUES TO THE SANTA ROSA ISLAND AUTHORITY:

1. Sales reports are due by 5:00 p.m. on the 20th day of each month or the first business day thereafter if the 20th day of the month falls on a weekend. My first report is due on ____________________________.

2. A copy of the form DR-15 (Florida Department of Revenue Sales Tax Form) must be attached to the sales report to verify my gross income.

3. Sales reports must be submitted every month, even if the business is seasonal.

4. Each season, I will provide a written schedule of the months my business will be open and closed.

5. I will provide written notice to the SRIA immediately upon termination of the business.

By: ____________________________  Approved Sublessee

Finance Department Representative

Date Approved by Development & Leasing Committee

Date approved by SRIA Board

Verification Dates:

Reviewed by Finance Manager

Date/Initials (as appropriate)

Finance Meeting with Sublessee

Entered in Lease Billing System

(Attached copy of customer setup sheet)

Verified by Development & Leasing Manager

Entered in Database

Distribution:

Original: Sublease File

Copy: Master Leaseholder
      Sublessee
      Master Lease File
      Finance Department

RECEIVED

APR 13 2018

SANTA ROSA ISLAND AUTHORITY
NOTE: THIS FORM IS FOR USE BY INDIVIDUALS WISHING TO OPEN A BUSINESS ON EXISTING LEASEHOLD PROPERTY UNDER THE JURISDICTION OF AN EXISTING MASTER LEASE. ALL SUBLEASES MUST BE APPROVED BY THE SRIA BOARD. THIS APPLICATION MUST BE SIGNED BY THE MASTER LEASEHOLDER FOR THE PROPERTY OR THE MASTER LEASEHOLDER'S DESIGNATED REPRESENTATIVE BEFORE THE REQUEST CAN BE PRESENTED TO THE SRIA BOARD FOR REVIEW.

FOLLOWING BOARD APPROVAL, A MEETING WILL BE HELD WITH A REPRESENTATIVE OF THE FINANCE DEPARTMENT TO DISCUSS PROPER REPORTING PROCEDURES. AT THAT MEETING, THE REVERSE SIDE OF THIS FORM WILL BE REVIEWED AND YOU WILL BE PROVIDED WITH A COPY OF THE COMPLETED APPLICATION NOTING THE TERMS AND CONDITIONS OF THE BOARD APPROVAL FOR YOUR SUBLEASE. THE SUBLEASE WILL BE REQUIRED TO PAY ALL APPLICABLE PERCENTAGES AND FEES REGARDLESS OF WHERE OR HOW THE RESERVATIONS/REVENUES WERE GENERATED.

THIS SUBLEASE APPROVAL DOES NOT INCLUDE APPROVAL FOR SIGNS OR IMPROVEMENTS/RENOVATIONS TO THE PROPERTY. ALL SUCH APPROVALS REQUIRE A SEPARATE APPLICATION AND APPROVAL PROCESS THROUGH THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE SRIA.

I have read the above information and agree to adhere to the terms.
Yes please. I signed the application as well. Thanks for the help!

Rich Chism
Director of Development
Innisfree Hotels

On Apr 13, 2018, at 12:34 PM, Jamee thompson <jamee.thompson@sria-fla.com> wrote:

James turned it his application and business plan, I just need an email from you asking to put him on the agenda.

Ms. Jamee Thompson
Santa Rosa Island Authority
Assistant Manager Administration & Leasing
P.O. Box 1208 Pensacola Beach, FL 32562
(850) 932-2257
(850) 932-1866 fax

SRIA Mission: To promote tourism, manage growth and provide entertainment in a safe, clean, eco-friendly environment.
Tyler Madison

BUSINESS PLAN

April 2018

James Rothe
CEO
Tyler Madison Home+Body
8129 Ernestine Rd
Pensacola, Florida 32514

www.Tyler-Madison.com

jamie.rothe@tyler-madison.com
I. Executive Summary

Business Overview

Tyler Madison Home+Body is a lifestyle brand of Personal care and Home care products that are infused with the Gulf Coast of Florida. We source as close to home our raw ingredients and goods we use to manufacture our brand using Kind Natural and Organic elements.
II. Company Overview

Below is a snapshot of Tyler Madison Home+Body since its inception:

- Date of formation: 01-01-2015
- Is your business already in operation? Yes
- Legal Structure: Limited Liability Company
III. Industry Analysis

Relevant Market Size

Our relevant market size is the annual revenue that our company could attain if we owned 100% market share.

Our relevant market size is calculated as follows:

- Number of customers who might be interested in purchasing our products and/or services each year? 123,000,000
- Amount these customers might be willing to spend, on an annual basis, on our products and/or services? $256
- Our relevant market size: $31,488,000,000

As the analysis shows, our relevant market is large enough for our company to enjoy considerable success.
V. Customer Analysis

Below is a description of who our target customers are, and their core needs.

Target Customers

Below is a profile of our target customers:

- Age: Our ideal customer age range is 20-50
- Income: Our Ideal customers have an annual income of $42,000
- Location: Our online reach is focused on the United States of America
- Values/Beliefs: Our clients are conscious of the chemicals in the products they bring into their home and prefer a less synthetic based environment.
IV. Marketing Plan

Our marketing plan, included below, details our products and/or services, pricing, promotions plans and distribution strategy.

Products, Services & Pricing

- **Product/Service #1 Name: Natural Sun care**
  - Product/Service benefits: We use only Plant based ingredients and safe Broad Spectrum SPF agents
  - Product/Service Price: $14

- **Product/Service #2 Name: Hair and Body Care**
  - Product/Service benefits: A full line of natural Personal care infused with the aromas of the gulf coast and focusing on combating the coastal environment
  - Product/Service Price: $8

- **Product/Service #3 Name: Pure Our Soy based surfactants for the care of home and laundry**
  - Product/Service benefits: Stone Counter Sealers Surface Cleaners and natural Laundry powders
  - Product/Service Price: $12

- **Product/Service #4 Name: FACE Skin System**
  - Product/Service benefits: A 5 step system that is prescriptive with age
  - Product/Service Price: $30

Promotions Plan

Tyler Madison Home + Body will use the following tactics to attract new customers:

- Blogs, Podcasts, etc: We have a team of Social Influencers we collaborate with
- Contests: product promotions each month on Instagram
- Email Marketing: Monthly updates
- Event Marketing: We are involved with our community events
- Networking: Our Ambassador program offers 1 on 1 sales thru authorization by us as independent resellers
- Online Marketing: Top notch in House digital control
- Trade Shows: We attend various trade events as trends are in control of our market.
- Word of Mouth / Viral Marketing: We encourage every client to share what they love about us with there social presence
VI. Management Team

Our management team has the experience and expertise to successfully execute on our business plan.

Management Team Members

- **Name**: Jamie Rothe  
  - Title: Formulator and Design Visionary  
  - Background: 12 years representing Professional salon product Companies as well as personal salon ownership for 6 of those during which he formulated the core concept and 4 of the current product offering of today’s line.

- **Name**: Madison Rothe  
  - Title: Sales and marketing with a heavy lead in product concept and design  
  - Background: 4 years in Business and Psychology with a graduation from UWF

- **Name**: Tyler Rothe  
  - Title: Logistics management and product Concept and design  
  - Background: 4 years in History and Business with a Graduation from UWF Spending 1 year abroad in the EU studying the Euro market
Request by San Souci Condominiums – 999 Ft. Pickens Rd. – to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums. (Staff report by Robbie Schrock)

Background:

Sans Souci Condominiums have requested Lazy Days Beach Service to provide beach chairs, umbrellas and kayak rentals.

Recommendation:

Staff recommends approval of the request by San Souci Condominiums – 999 Ft. Pickens Rd. – to have Beach Rental Service provided by Lazy Days Beach Rentals behind their condominiums, paying all applicable percentages and fees.
SANTA ROSA ISLAND AUTHORITY (SRIA)
BEACH RENTAL SERVICE LICENSE APPLICATION

NOTE: THIS FORM IS FOR USE BY INDIVIDUALS OR ENTITIES WISHING TO OPEN A BEACH RENTAL SERVICE ON THE GULF-FRONT BEACHES OF PENSACOLA BEACH IN ACCORDANCE WITH THE BEACH RENTAL SERVICES POLICY AND CRITERIA ADOPTED BY THE SRIA BOARD.

EACH BEACH RENTAL SERVICE SITE MUST BE APPROVED BY THE SRIA BOARD. APPROVALS ARE ISSUED SUBJECT TO COMPLIANCE WITH ALL CURRENT AND FUTURE RULES AND REGULATIONS OF THE SANTA ROSA ISLAND AUTHORITY, AS WELL AS ANY APPLICABLE FEDERAL, STATE, OR LOCAL LAWS, REGULATIONS OR ORDINANCES.

INFORMATION ON BEACH RENTAL SERVICE

Proposed Business Name for Licensee: Lazy Day's Beach Rentals
Contact Name: Ashley Curd or Ryan Christopher
Mailing Address: 111 Malconado Drive, Pensacola Beach FL 32561
Contact Telephone No(s): (850) 698-6093
Site Address or Location: San Souci Condo
Rental/Sale Items: Beach Chairs, Umbrellas, Kayaks
Location of Storage Site: See Diagram

NAME AND ADDRESS OF EACH ADJACENT MASTER LEASEHOLDER:
- Sea Horse Condo 985 ft. Pickens Rd
- Starboard Village 1111 ft. Pickens Rd

LICENSEE SHALL FURNISH, ALONG WITH THIS APPLICATION, PROOF THAT EACH ADJACENT LEASEHOLDER HAS BEEN NOTIFIED OF THE LICENSE APPLICATION AND FURNISHED WITH A COPY OF EXHIBIT "B" AS ATTACHED HERETO.

SIZE AND LAYOUT OF THE SITE TO BE ESTABLISHED BY THE SANTA ROSA ISLAND AUTHORITY AND FURNISHED TO THE LICENSEE UPON APPROVAL. SPACING BETWEEN CHAIR/UMBRELLA SETS, SIDE SETBACKS, AND WATERFRONT SETBACKS TO BE IN ACCORDANCE WITH ESTABLISHED POLICY.

Proposed Opening Date: 5/15/18
Proposed Days/Hours of Operation: 8-6

Percentage Fees for Beach Rental Services:
Retail 5%
Rentals 5%

I, the undersigned, agree to abide by all rules and regulations of the Santa Rosa Island Authority, as well as any applicable federal, state, or local laws, regulations or ordinances, including but not limited to the Beach Rental Services policy and understand that failure to comply will result in termination of this license.

INDEMNIFICATIONS: Licensee shall be liable for any and all damage done to the property covered by this license located on Pensacola Beach, as applicable, regardless of who causes such damage or how such damage is caused, during the period of use contained in this license. Further, Licensee shall agree to defend, indemnify, and hold harmless the Santa Rosa Island Authority, its officials, employees, and representatives for any and all claims caused by or arising out of, in whole or in part, the activities permitted by this license.

Signature of Applicant for License: [Signature]
Print Name: Ryan Christopher
Date: 4/3/18
I HAVE BEEN GIVEN INSTRUCTIONS REGARDING THE FOLLOWING REQUIREMENTS FOR REPORTING REVENUES TO THE SANTA ROSA ISLAND AUTHORITY:

1. Sales reports are due by 5:00 p.m. on the 20th day of each month or the first business day thereafter if the 20th day of the month falls on a weekend. My first report is due on

2. A copy of the Form DR-15 (Florida Department of Revenue Sales Tax Form) must be attached to the sales report to verify my gross income.

3. Sales reports must be submitted every month, even if the business is seasonal.

4. Each season, I will provide a written schedule of the months my business will be open and closed.

5. I will provide written notice to the SRIA immediately upon termination of the business.

By: ___________________________  Finance Department Representative

______________________________
Approved Licensee

Verification Dates:
Reviewed by Finance Manager  Date/Initials (as appropriate)
Finance Meeting with Licensee
 Entered in Billing System
 (Attach copy of customer setup sheet)
Verified by Development & Leasing Manager
Entered in Database
Distribution:
Original: Beach Rental Service File
Copy: Licensee
 Finance Department
ADJACENT LEASEHOLDER
NOTIFICATION OF BEACH RENTAL SERVICES APPLICATION

Date: 4/3/18

To Whom It May Concern:

This letter is to notify you that Lazy Days Beach Rentals has applied for a license for a Beach Rental Service site adjacent to your leasehold.

The proposed license will be presented to the Santa Rosa Island Authority board on 4/25/18 for review and/or approval at which time you will have an opportunity to comment on the application.

The meeting will be held in the SRIA board room at 1 Via de Luna, and will begin at 5:00 p.m.

For Use by Applicant for Beach Rental Service License

By my signature, below, I attest that a copy of this notice was furnished to:

Name of Master Leaseholder

STEVEN FLECK, BOARD PRESIDENT SEAHORSE

Name of Representative of Master Leaseholder, if different from above

Date Notice was Furnished: 4/3/18

Signed by: [Signature]

Applicant for Beach Rental Service License

Date: 4/3/18

Distribution:
Original: Santa Rosa Island Authority with License Application
Copy: Adjacent Master Leaseholder
Copy: Applicant for Beach Rental Service License
ADJACENT LEASEHOLDER
NOTIFICATION OF BEACH RENTAL SERVICES APPLICATION

Date: __4/3/18__

To Whom It May Concern:

This letter is to notify you that **Lazy Days Beach** has applied for a license for a Beach Rental Service site adjacent to your leasehold.

The proposed license will be presented to the Santa Rosa Island Authority board on **4/25/18** for review and/or approval at which time you will have an opportunity to comment on the application.

The meeting will be held in the SRIA board room at 1 Via de Luna, and will begin at 5:00 p.m.

For Use by Applicant for Beach Rental Service License

By my signature, below, I attest that a copy of this notice was furnished to:

Name of Master Leaseholder

C/O SOUTHERN HOP MANAGEMENT

Name of Representative of Master Leaseholder, if different from above

Date Notice was Furnished

Signed by: Applicant for Beach Rental Service License

Date: __4/3/18__

Distribution:
Original: Santa Rosa Island Authority with License Application
Copy: Adjacent Master Leaseholder
Copy: Applicant for Beach Rental Service License
Malls A Breeze  
1333 College Parkway  
Gulf Breeze, FL 32563  
850-932-0410

Invoice#: 409028  Clerk: Clerk

04/03/2018 12:36

Cash, Check, Charge

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Sub-Total: $10.10  
Sales Tax: $0.00  
Total: $10.10

CCard Charge: $10.10
From: Brenda Singletary <brendasingletary5600@gmail.com>  
Sent: Saturday, April 14, 2018 10:07 AM  
To: 'Ashley Curd'  
Cc: Jamee thompson  
Subject: RE: San Souci

Yes, Sans Souci/LaPlaza has signed a contract with Lazy Days Beach Rentals Please add Lazy Days Beach Rentals to the agenda for the April 25th meeting. Please let me know if you need additional information.

Brenda Singletary, for the Sans Souci Board of Directors  
Sandcastle Management Services LLC  
5600 Sea Spray Dr.  
Pensacola, FL 32507  
850-492-3823  
850-341-8144 (cell)  
888-577-4610 (fax)

From: Ashley Curd [mailto:lazydaysbeachrentals@gmail.com]  
Sent: Friday, April 13, 2018 12:31 PM  
To: Brenda Singletary  
Cc: Jamee thompson; Ashley Curd  
Subject: San Souci

Good afternoon Brenda,

Hope you are having a great day! The SRIA needs you to email them requesting that Lazy Days Beach Rentals be added to the agenda for their April 25th meeting. I have copied Jamee on this email so if you could just reply to all approving then we should be good to go.

Please call me if you have any questions. 698-0928

thank you!
Development & Leasing Committee
April 25, 2018
Item B-5

Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)
Administrative Committee  
April 25, 2018  
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.
Santa Rosa Island Authority
STATEMENT OF INCOME REVENUES AND EXPENSES
For the Five Months Ending February 28, 2018

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<th>SINCOME REVENUES</th>
<th>Current Period</th>
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<td>Actual</td>
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<td>INCOME REVENUES</td>
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OTHER EXPENSES

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<td>Retail</td>
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</tr>
<tr>
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</tr>
<tr>
<td>Alcohol, Beer and Wine</td>
<td>27,405.46</td>
<td>23,000.00</td>
</tr>
<tr>
<td>Convenience Stores</td>
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<td>Services</td>
<td>6,711.26</td>
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<td>3,455.00</td>
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<tr>
<td>Advance Lease Fees</td>
<td>(10,864.46)</td>
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<tr>
<td>Interest</td>
<td>4,136.67</td>
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</tr>
<tr>
<td>TOTAL INCOME REVENUES</td>
<td>$223,805.34</td>
<td>$205,000.00</td>
</tr>
</tbody>
</table>

**SUMMARY OF INCOME REVENUES:**

| Residential Lease Fees                      | $89,830.77     | $89,000.00 | $830.77 | 0.9% |
| Commercial Lease Fees                       | 129,657.90     | 114,000.00 | 15,657.90 | 13.9% |
| Interest                                    | 4,136.67       | 2,000.00   | 2,136.67  | 106.8% |

**INCOME REVENUE SUMMARY:**

| Residential Lease Fees                      | $89,830.77     | $89,000.00 | $830.77 | 0.9% |
| Commercial Lease Fees                       | 129,657.90     | 114,000.00 | 15,657.90 | 13.9% |
| Interest                                    | 4,136.67       | 2,000.00   | 2,136.67  | 106.8% |
## Santa Rosa Island Authority

### Schedule of Expenses YTD
**For the Five Months Ending February 28, 2018**

<table>
<thead>
<tr>
<th>Category</th>
<th>Period</th>
<th>Current Period</th>
<th>Year-To-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regular Salaries</td>
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<td>($971.24)</td>
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<tr>
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<td>(122.52)</td>
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<td>289.99</td>
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</tr>
<tr>
<td>Medicare</td>
<td>178.33</td>
<td>202.00</td>
<td>(23.67)</td>
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<tr>
<td>Misc. Personnel Benefits</td>
<td>150.00</td>
<td>120.00</td>
<td>30.00</td>
</tr>
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<td>Contract Service</td>
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<td>(101.66)</td>
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<td>(1,355.59)</td>
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<td>0.00</td>
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<td>26.80</td>
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<td>($2,239.65)</td>
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</table>
## Schedule of Expenses YTD

For the Five Months Ending February 28, 2018

<table>
<thead>
<tr>
<th>Current Period</th>
<th>Year-To-Date</th>
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<tbody>
<tr>
<td>Actual</td>
<td>Budget</td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
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</tr>
<tr>
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<td>Insurance Contribution</td>
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<td>Medicare</td>
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<tr>
<td>Category</td>
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<tr>
<td>------------------------------</td>
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<tr>
<td><strong>PERSONNEL</strong></td>
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<td>Office Supplies</td>
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<td>Printing</td>
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<td><strong>TOTAL OPERATIONS AND MAINTENANCE</strong></td>
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Santa Rosa Island Authority
Human Resources and Marketing
Schedule of Expenses YTD
For the Five Months Ending February 28, 2018

<table>
<thead>
<tr>
<th>Category</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Current Period</td>
<td>Year-To-Date</td>
<td></td>
<td></td>
<td></td>
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<td>Variance</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>% Var</td>
<td>% Var</td>
<td></td>
<td></td>
<td>% Var</td>
<td>% Var</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
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<td>Security Salaries</td>
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<td>33.41</td>
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<td>3,800.00</td>
<td>(708.89)</td>
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<td>53.95</td>
<td>50.00</td>
<td>3.95</td>
<td>7.9%</td>
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<tr>
<td>Medicare</td>
<td>47.40</td>
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<td>241.72</td>
<td>280.00</td>
<td>(38.28)</td>
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<td>13.48</td>
<td>10.00</td>
<td>3.48</td>
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<td>($978.13)</td>
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</tr>
<tr>
<td><strong>OPERATIONS AND MAINTENANCE</strong></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Contract Service</td>
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<td>(95.67)</td>
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<td>1,014.59</td>
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<td>(385.41)</td>
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<td>0.0%</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.0%</td>
</tr>
<tr>
<td>Advertising Pit Chamber</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.0%</td>
<td>16,514.88</td>
<td>17,000.00</td>
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<td>700.00</td>
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<td>150.00</td>
<td>150.00</td>
<td>0.00</td>
<td>0.0%</td>
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<tr>
<td><strong>TOTAL</strong></td>
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</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>$23,173.59</td>
<td>$27,004.00</td>
<td>($3,824.41)</td>
<td>-14.1%</td>
<td>$176,120.23</td>
<td>$178,634.00</td>
<td>($2,513.77)</td>
<td>-1.4%</td>
</tr>
</tbody>
</table>
### Check History Report

**Sorted By Check Number**

**Activity From: 2/1/2018 to 2/28/2018**

**Check Date** | **Vendor** | **Name** | **Check Amount** | **Check Type**
--- | --- | --- | --- | ---
2/1/2018 | BOYDPLU | BOYD PLUMBING CO INC | 225.00 | Auto
2/1/2018 | BROOKSB | BRIGETTE GRAY BROOKS | 550.00 | Auto
2/1/2018 | CARDSER | CARD SERVICES | 3,336.84 | Auto
2/1/2018 | COMPUTE | ANTLER, INC | 1,501.89 | Auto
2/1/2018 | ESC BCC | ESCAMBIA COUNTY BOCC | 106,995.33 | Auto
2/1/2018 | ESCCOUN | ESCAMBIA COUNTY | 169.36 | Auto
2/1/2018 | ESCINS | ESCAMBIA COUNTY SELF INSURANCE | 376.86 | Auto
2/1/2018 | GILLEYJ | JANICE E. PERKINS-GILLEY | 550.00 | Auto
2/1/2018 | JOHNTIC | JOHN TICE, ARCHITECT | 200.00 | Auto
2/1/2018 | LOCKARD | LOCKARD & WILLIAMS INS SERVICE | 35.00 | Auto
2/1/2018 | PBCHAMB | PENSACOLA BEACH CHAMBER OF COM | 6,250.00 | Auto
2/1/2018 | SINDELK | KAREN SINDEL | 550.00 | Auto
2/1/2018 | THOMASC | THOMAS A. CAMPANELLA | 550.00 | Auto
2/1/2018 | WATSON | JEROME E. WATSON | 650.00 | Auto
2/6/2018 | CARRRIG | CARR, RIGGS & INGRAM | 5,000.00 | Auto
2/6/2018 | COLONL | COLONIAL LIFE & ACCIDENT INS | 25.20 | Auto
2/6/2018 | ESCCO | ESCAMBIA COUNTY-FLEX BENEFITS | 6,009.04 | Auto
2/6/2018 | ETPS | ELECTRONIC TAX PAYMENT SYSTEM | 9,830.63 | Auto
2/6/2018 | GULFPow | GULF POWER COMPANY | 1,865.24 | Auto
2/6/2018 | HSABANK | H S A BANK | 250.00 | Auto
2/6/2018 | NACO | NATIONWIDE RETIREMENT SOLUTION | 450.00 | Auto
2/6/2018 | TERRYHO | TERRY HOFFMAN - COURT REPORTER | 191.50 | Auto
2/6/2018 | TOTALFU | TOTALFUNDS BY HASLER | 337.69 | Auto
2/6/2018 | VISITPE | VISIT PENSACOLA INC | 20.00 | Auto
2/13/2018 | COXCOMM | COX COMMUNICATIONS | 224.00 | Auto
2/13/2018 | ESC BCC | ESCAMBIA COUNTY BOCC | 28,800.00 | Auto
2/13/2018 | FLRETIR | FLORIDA DIVISION OF RETIREMENT | 6,387.81 | Auto
2/13/2018 | PENSNEW | PENSACOLA NEWS JOURNAL, ADV | 749.48 | Auto
2/13/2018 | STAPLES | STAPLES ADVANTAGE | 430.17 | Auto
2/13/2018 | VERIZON | VERIZON | 342.67 | Auto
2/13/2018 | VERIZON | VERIZON | 342.67 Reversal | Reversal
2/15/2018 | CPCTECH | CPC OFFICE TECHNOLOGIES | 1,089.56 | Auto
2/15/2018 | MEDIACO | MEDIACOM | 1,004.80 | Auto
2/15/2018 | MIDLAND | MIDLAND IRA, INC | 90.88 | Auto
2/15/2018 | MIDLAND | MIDLAND IRA, INC | 90.88 Reversal | Reversal
2/15/2018 | WARREN | WARREN AVERETT TECH GROUP | 2,500.00 | Auto
2/20/2018 | PACHUCK | KEVIN PACHUCKI | 120.00 | Auto
2/21/2018 | ESCCO | ESCAMBIA COUNTY-FLEX BENEFITS | 367.17 | Auto
2/21/2018 | ESCINS | ESCAMBIA COUNTY SELF INSURANCE | 10,976.67 | Auto
2/21/2018 | ETPS | ELECTRONIC TAX PAYMENT SYSTEM | 5,980.04 | Auto
2/21/2018 | EWBUullo | E W BULLOCK ASSOCIATES INC | 8,392.13 | Auto
2/21/2018 | FLTREND | FLORIDA TREND | 19.95 | Auto
2/22/2018 | HSABANK | H S A BANK | 392.50 | Auto
2/22/2018 | MEDIACO | MEDIACOM | 139.55 | Auto
2/22/2018 | NACO | NATIONWIDE RETIREMENT SOLUTION | 450.00 | Auto
2/22/2018 | VOWELLS | VOWELLS'S DOWNTOWN, INC | 232.50 | Auto
2/22/2018 | HAGENBU | ALAN J HAGENBUSH JR & | 90.88 | Auto
2/23/2018 | A&KSEPT | A & K PORTABLE TOILET CO | 2,000.00 | Auto
2/23/2018 | BASKERV | BASKERVILLE DONOVAN, INC | 4,397.00 | Auto
2/23/2018 | ECUA | E C U A | 692.18 | Auto
2/23/2018 | EXTRASP | EXTRA SPACE STORAGE | 987.00 | Auto
### SANTA ROSA ISLAND AUTHORITY (SRI)

#### Check History Report

**Sorted By Check Number**  
**Activity From: 2/1/2018 to 2/28/2018**

**Bank Code:** A COASTAL BANK & TRUST

<table>
<thead>
<tr>
<th>Check Number</th>
<th>Check Date</th>
<th>Vendor</th>
<th>Name</th>
<th>Check Amount</th>
<th>Check Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>046459</td>
<td>2/23/2018</td>
<td>PLASTIC</td>
<td>PLASTIC ARTS SIGN COMPANY, INC</td>
<td>18,546.00</td>
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<tr>
<td>046460</td>
<td>2/23/2018</td>
<td>RELEAS</td>
<td>REEL EAZY CHARTERS LLC</td>
<td>2,625.00</td>
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<tr>
<td>046461</td>
<td>2/27/2018</td>
<td>AGA</td>
<td>AGA</td>
<td>105.00</td>
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<tr>
<td>046462</td>
<td>2/27/2018</td>
<td>BEACHBO</td>
<td>BEACH BUM TROLLEY LLC</td>
<td>200.00</td>
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<tr>
<td>046463</td>
<td>2/27/2018</td>
<td>FLRETIR</td>
<td>FLORIDA DIVISION OF RETIREMENT</td>
<td>6,772.12</td>
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<tr>
<td>046464</td>
<td>2/27/2018</td>
<td>GAMETIM</td>
<td>GAMETIME</td>
<td>118,677.33</td>
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<tr>
<td>046465</td>
<td>2/27/2018</td>
<td>LEGALSH</td>
<td>LEGALSHIELD</td>
<td>9.95</td>
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</table>

**Bank A Total:** 373,385.82
### Capital Outlay

<table>
<thead>
<tr>
<th>Project</th>
<th>2018 Budget</th>
<th>2018 Expenditures</th>
<th>YTD Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration, Leasing</td>
<td>$1,000</td>
<td>$-</td>
<td>$1,000</td>
</tr>
<tr>
<td>Computer - Admin</td>
<td>$2,000</td>
<td>$-</td>
<td>$2,000</td>
</tr>
<tr>
<td>Office Equipment</td>
<td>$1,500</td>
<td>$-</td>
<td>$1,500</td>
</tr>
<tr>
<td>Total Admin., Leasing Capital Outlay</td>
<td>$4,500</td>
<td>$-</td>
<td>$4,500</td>
</tr>
<tr>
<td>Finance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounting Software</td>
<td>$5,000</td>
<td>$4,949</td>
<td>$500</td>
</tr>
<tr>
<td>Computer Equip</td>
<td>$975</td>
<td>$975</td>
<td>$-</td>
</tr>
<tr>
<td>Office Equipment</td>
<td>$2,000</td>
<td>$-</td>
<td>$2,000</td>
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<tr>
<td>Total Finance Capital Outlay</td>
<td>$7,975</td>
<td>$4,949</td>
<td>$3,024</td>
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<tr>
<td>Environmental &amp; Developmental Services</td>
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<td></td>
</tr>
<tr>
<td>Office Furniture</td>
<td>$1,000</td>
<td>$-</td>
<td>$1,000</td>
</tr>
<tr>
<td>Camera</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Computer Equipment</td>
<td>$2,000</td>
<td>$-</td>
<td>$2,000</td>
</tr>
<tr>
<td>Total Environmental &amp; Devel. Serv. Outlay</td>
<td>$3,000</td>
<td>$-</td>
<td>$3,000</td>
</tr>
<tr>
<td>Human Resources</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Office Equip</td>
<td>$500</td>
<td>$500</td>
<td>$500</td>
</tr>
<tr>
<td>Computer Equipment</td>
<td>$2,000</td>
<td>$-</td>
<td>$2,000</td>
</tr>
<tr>
<td>Total Human Resources</td>
<td>$2,500</td>
<td>$-</td>
<td>$2,500</td>
</tr>
<tr>
<td>Promotions &amp; Events</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Computer (Promotions)</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Office Equipment</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Barricades</td>
<td>$37,525</td>
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<tr>
<td>Total Promotions &amp; Events</td>
<td>$37,525</td>
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<td>$37,525</td>
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<tr>
<td>Total Capital Outlay</td>
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<td>$4,949</td>
<td>$50,551</td>
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<tr>
<td>Infrastructure Projects</td>
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</tr>
<tr>
<td>Quietwater Beach Nourishment (Permits)</td>
<td>$20,000</td>
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<td>$20,000</td>
</tr>
<tr>
<td>Beach Nourishment Gulf Permits</td>
<td>$50,000</td>
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<td>$50,000</td>
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<tr>
<td>Water Tower Maintenance</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Lafitte Cove Dredging</td>
<td>$60,000</td>
<td>$26,300</td>
<td>$33,700</td>
</tr>
<tr>
<td>Quietwater Parking Lot Lights</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Office Bathroom</td>
<td>$25,000</td>
<td>$-</td>
<td>$25,000</td>
</tr>
<tr>
<td>Roadway Resurfacing</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Vision &amp; Planning</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Total Infrastructure Projects</td>
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<td>$123,700</td>
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<tr>
<td>Total Capital &amp; Infrastructure</td>
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<td>$207,551</td>
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<td>Grant, Bond &amp; Miscellaneous Funded Projects</td>
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<tr>
<td>Bp Eco Tourism grant</td>
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<tr>
<td>Beach Restoration (Projected)</td>
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<tr>
<td>Total Grant &amp; Bond Funded Projects</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
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</tbody>
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### Summary:

<table>
<thead>
<tr>
<th>Project</th>
<th>2018 Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Capital &amp; Infrastructure</td>
<td>$215,500</td>
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<tr>
<td>Total Grant &amp; Bond Funded Projects</td>
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</tr>
<tr>
<td>Grand Totals</td>
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