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

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

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

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

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

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

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

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

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

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

Item # 7 – Request by Sunset Holding Company, Inc. d/b/a Pensacola Beach Gulf Pier
– 41 Ft. Pickens Rd. – to sublease to Laura Pinzone & Michelle Wardlaw d/b/a Pier
Suite, to operate an event venue from leasehold property. (Staff report by Robbie
Schrock)
C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

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

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

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

Background:

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

Recommendation:

Staff recommends a notice be sent to the adjacent properties, and properties across the street from the proposed improvements, if applicable. The notice will detail the proposed project and contact information for the project managers.
Approval of the Inter-local Agreement between ECAT and the SRIA for trolley service, 2019. (Staff report by Paolo Ghio)

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

The 2019 Trolley schedule will be as follows;

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

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

Recommendation:
Staff recommends approval of the Inter-local Agreement between ECAT and the SRIA, the modifications, and cost associated for the 2019 Trolley service, $177,147.00 as presented.
INTERLOCAL AGREEMENT BETWEEN ESCAMBIA COUNTY AREA TRANSIT AUTHORITY AND THE SANTA ROSA ISLAND AUTHORITY RELATING TO PUBLIC TRANSPORTATION SERVICES ON PENSACOLA BEACH

THIS AGREEMENT is made and entered into by and between the Escambia County Area Transit Authority, a dependent special district of Escambia County, Florida (hereinafter "ECATA"), acting through its governing Board, and the Santa Rosa Island Authority, a dependent special district created under the Laws of Florida (hereinafter "SRIA"), acting through its governing Board.

WITNESSETH:

WHEREAS, ECATA and the SRIA are authorized by §163.01, Florida Statutes, to enter into Interlocal Agreements and thereby cooperatively utilize their governmental powers and available resources in the most efficient manner possible; and

WHEREAS, the SRIA desires and requests ECATA, to provide transportation services on Pensacola Beach; and

WHEREAS, ECATA is willing and able to provide such services, subject to the terms and conditions set forth herein; and

WHEREAS, ECATA and SRIA have determined it is in the best interest of the citizens to enter into this Agreement to cooperatively provide public transportation services on Pensacola Beach.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and of the mutual benefits to flow each unto the other, and for other good and valuable consideration, ECATA and the SRIA agree as follows:

Section 1. Purpose of Agreement.

1.1 The recitals contained in the preamble of this Agreement are declared to be true and correct and are incorporated into this Agreement.

1.2 Pursuant to §163.01, Florida Statutes, this Agreement establishes the conditions, extent, and mechanism whereby ECATA will provide public transportation services on Pensacola Beach.

Section 2. Scope of Service. ECATA shall provide the following public transportation services:

2.1 Hours of Service. ECATA will provide public transportation services during the service period specified in Section 2.2 below on a weekly basis according to the following schedule:

   Monday – Sunday (102 days) between the hours of 4:00 p.m. and 12:00 a.m.

2.2 Service Period. The service period will commence on May 24th, 2019, and end on September 2nd, 2019. During the service period, three (3) trolley vehicles will operate on the assigned service route during the hours of service referenced in section 2.1 above.

2.3 Service Route. The applicable service route is depicted in Exhibit A, attached hereto and incorporated herein. Routes and scheduled hours of service may be revised as necessary at any time during the term of this Agreement. Any increase in service may require an increase in budgeted costs. Operators will not deviate from the assigned service route, except for routine minor detours, without the approval of ECATA supervisory personnel. SRIA officials desiring any route deviations must make such a request to the ECATA Executive Director.
2.4 **Operators and Uniforms.** ECATA will provide qualified transit vehicle operators to provide transportation service. All operators will wear an appropriate uniform that is mutually agreed upon by SRIA and ECATA.

2.5 **Service Review.** ECATA and SRIA agree to meet as necessary to review the level of service, schedules, service charges, etc. No changes will be made to the level of service provided for in this Agreement without the mutual consent of both parties, including but not limited to changes in routes or schedules or increases in budgeted costs.

**Section 3. Compensation and Method of Payment.**

3.1 In exchange for the provision of such public transportation services described in Section 2 above, the SRIA shall reimburse ECATA for all operating costs as set forth in Exhibit B, attached hereto and incorporated herein. ECATA will submit monthly invoices to the SRIA for the authorized operating costs incurred during the previous month, and SRIA will remit all payments to ECATA by the end of the month in which the invoice was received.

3.2 Costs for additional public transportation services requested by SRIA will be clearly identified on the appropriate monthly invoice and billed at the variable cost per hour as set forth in Exhibit B.

**Section 4. Insurance.** During the term of this Agreement, ECATA shall maintain all required insurance coverage in accordance with industry standards and applicable laws, including but not limited to, commercial general liability coverage with a $5,000,000 combined single limit and $5,000,000 excess limit. Any additional insurance coverage will be the responsibility of SRIA.

**Section 5. Term and Termination.** This agreement shall remain in full force and effect for one (1) year unless earlier terminated by either party. This Agreement may be terminated by either party at any time and for any reason upon thirty (30) days written notice to the other party; provided, however, that termination shall not affect the reimbursement of any costs then owing to ECATA by the SRIA through the effective date of termination.

**Section 6. Liability.**

6.1 The parties hereto, their respective elected officials, officers, and employees shall not be deemed to assume any liability for the acts, omissions, or negligence of the other party. The SRIA agrees to be fully responsible for its negligent acts or omissions or tortious acts which result in claims or suits against ECATA and agrees to be fully liable for any damages proximately caused by said acts or omissions. ECATA agrees to be fully responsible for its negligent acts or omissions or tortious acts which result in claims or suits against the SRIA and agrees to be fully liable for any damages proximately caused by said acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by the SRIA or ECATA and nothing herein shall be construed as consent by the SRIA or ECATA to be sued by third parties in any matter arising out of this Agreement.

6.2 Each party is responsible for maintaining, in a form acceptable to the parties, all necessary records of personnel and equipment used under this Agreement for a period of five (5) years and each parties' records shall subject to audit after reasonable notice.

**Section 7. Records.** The parties acknowledge that this Agreement and any related financial records, audits, reports, plans, correspondence, and other documents may be subject to disclosure to member of the public pursuant to Chapter 119, Florida Statutes, as amended. In the event a party fails to abide by the provisions of Chapter 119, Florida Statutes, the other party may, without prejudice to any right or remedy and after giving that party, seven (7) days written notice, during which period the party fails to allow access to such documents, terminate this Agreement.
Section 8. **Assignment.** This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by the Parties, without prior written consent of the other party.

Section 9. **Headings.** Headings and subtitles used throughout this Agreement are for the purpose of convenience only, and no heading or subtitle shall modify or be used to interpret the text of any section.

Section 10. **Survival.** All other provisions, which by their inherent character, sense, and context are intended to survive termination of this Agreement, shall survive the termination of this Agreement.

Section 11. **Interpretation.**

11.1 For the purpose of this Agreement, the singular includes the plural and the plural shall include the singular. References to statutes or regulations shall include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation referred to. Words not otherwise defined that have well-known technical or industry meanings, are used in accordance with such recognized meanings.

11.2 References to persons include their respective permitted successors and assigns and, in the case of governmental persons, persons succeeding to their respective functions and capacities. This Agreement shall not be more strictly construed against either party hereto by reason of the fact that one party may have drafted or prepared any or all the terms and provision hereof.

Section 12. **Severability.** The invalidity or non-enforceability of any portion of this Agreement shall not affect the validity or enforceability of any other portion or provision. Any invalid or unenforceable portion or provision shall be deemed severed from this Agreement and the balance hereof shall be construed and enforced as if this Agreement did not contain such invalid or unenforceable portion or provision.

Section 13. **Further Documents.** The parties shall execute and deliver all documents and perform further actions that may be reasonably necessary to effectuate the provision of this Agreement.

Section 14. **Notices.** All notices required to be given under this Agreement shall be in writing, and shall be sent by first class United States mail to the respective parties as follows:

**ECATA:**
President
Escambia County Area Transit Authority
221 Palafox Place, Suite 420
Pensacola, FL 32502

Payments to ECATA shall be sent to:
Clerk of the Court & Comptroller
221 Palafox Place, Suite 140
Pensacola, FL 32502

**SRIA:**
Chairman
Santa Rosa Island Authority
Post Office Drawer 1208
Pensacola Beach, Florida 32562

Invoices to SRIA shall be sent to:
Pam Smith
pam_smith@sria-fla.com

Section 15. **Prior Agreements Superseded.**

15.1 This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement, that are not contained in this document. Accordingly, no deviations from the terms and
conditions hereof shall be predicated upon any prior representations or agreements, whether oral or written.

15.2 It is further agreed that no modification, amendment, or alteration in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

Section 16. Governing Law. The Agreement shall be interpreted under and its performance governed by the laws of the State of Florida. The parties agree that any action relating to this Agreement shall be instituted and prosecuted in the courts of Escambia County, Florida, and therefore, each party to this Agreement hereby waives the right to any change of venue.

Section 17. No Waiver. The failure of either party to enforce at any time or for any period of time anyone or more of the provisions of the Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its right thereafter to enforce each and every such provision.

Section 18. Effective Date. This Agreement, after being properly executed by all parties named herein, shall become effective upon its filing with the Clerk or the Circuit Court of Escambia County, Florida. ECATA shall be responsible for filing this document upon receipt of the executed Agreement from the SRIA.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature:

BOARD OF DIRECTORS
ESCAMBIA COUNTY AREA TRANSIT AUTHORITY

Lumon J. May, Chairman
Date: __________________________
Approved: _____________________

ATTEST: Pam Childers
Clerk of the Circuit Court
By: ____________________________
Deputy Clerk
[SEAL]

ATTEST: ________________________
Secretary

Approved as to form and legal sufficiency.
By: Kristin D. Hual, SACA
Date: 2-19-2019
Exhibit A
EXHIBIT B

SRIA agrees to reimburse ECATA for all FY 2019 Operating Costs associated with the Service Route as identified below.

**FY 2019 Operating Costs (Fixed and Variable):**

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operations</td>
<td>$119,517</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$24,882</td>
</tr>
<tr>
<td>General Administration</td>
<td>$32,748</td>
</tr>
<tr>
<td><strong>FY 2019 Total</strong></td>
<td><strong>$177,147</strong></td>
</tr>
</tbody>
</table>

**FY 2019 Fixed Costs:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Administration</td>
<td>$32,748</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$32,748</strong></td>
</tr>
</tbody>
</table>

**FY 2019 Variable Costs:**

<table>
<thead>
<tr>
<th>Category</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operations</td>
<td>$119,517</td>
</tr>
<tr>
<td>Maintenance</td>
<td>$24,882</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$144,399</strong></td>
</tr>
</tbody>
</table>

Service hours: 2448

Variable Costs p/hour: $59.00
Development & Leasing Committee
February 27, 2019
Item B-1

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

Background:

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

Recommendation:

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

I would like to exercise my right and privilege at my election to renew my lease at 1203 Ariola Drive (Lots 3 & 4, Block 45, in residential subdivision "Villa Segunda") under like covenants, provisions, and conditions, including the option for further renewals.

While my husband and I are both of sound mind and body, we are planning for our future as well as that of our heir.

Thank you in advance for your time and consideration of this matter.

Elizabeth K. Hewson
1203 Ariola Drive
Pensacola Beach FL 32561
THIS LEASE AGREEMENT entered into by and between Santa Rosa Island Authority, herein called Authority, as an agency of Escambia County, Florida, and ____________________ c/o Little Flower Church, Myrtle Grove, Florida herein called lessee, whether singular or plural,

WITNESSETH:

(1) The Authority does hereby grant, demise and lease to the lessee, in consideration of the rents and covenants herein reserved and contained, certain property on Santa Rosa Island, in Escambia County, Florida, described as follows:

Lots 3 & 4, Block 45, in Residential Subdivision
"Villa Segunda" on Santa Rosa Island in Escambia County according to Plat recorded in Plat Book 3 at Page 80 of Said County, State of Florida.

To have and to hold the said premises unto the lessee for and during the full term and period of 99 years from the 29th day of June, 1957, or until sooner terminated as herein provided.

(2) Lessee covenants and agrees to pay, and the Authority hereby reserves, an annual rental of $265.00 payable annually in advance, receipt of the first year's rental being hereby acknowledged.

(3) The above described property is leased to lessee as residential property for the purpose of constructing and maintaining a beach home or seasonal or permanent residence thereon. Lessee covenants and agrees at his own cost and expense to erect and complete a dwelling house on said property, according to and in conformity with plans to be approved by the Authority. Visible commencement of construction shall begin not later than 18 months from date, and said building shall be completed not later than 24 months from date, unless the times so fixed are extended for good cause by the Authority.

(4) Title to any building or other improvements of a permanent character that shall be erected or placed upon the demised premises by the lessee shall forthwith vest in said Escambia County, subject, however, to the term of years and option to renew granted to lessee by the terms of this lease. In event lessee shall not commence or complete the building or buildings herein required to be constructed within the times provided, and if the Authority shall give lessee written notice to forthwith commence or complete the same by a date specified in such notice, which shall be at least sixty (60) days from the date of the giving of such notice, and if the lessee shall fail to commence or complete said building or buildings on or prior to the date so specified, then and thereupon the terms of this lease shall cease on the date specified in said notice, in the same manner and with the same effect as if that were the expiration of the original term of this lease without option or right to renew the same.

(5) In event of damage to or destruction of any building herein required to be constructed on the demised premises by fire, windstorm, water or any other cause whatsoever, lessee shall at his own cost within a reasonable time repair or rebuild such building so as to place the same in as good and tenantable condition as it was before the event causing such damage or destruction, and failure to do so shall constitute a breach of this lease.

(6) This lease and the demised premises are expressly subject to and bound by the covenants and restrictions applicable to property on the said Island dated February 10, 1949, and recorded in Deed Book 294, at Page 303, of the records of said county, and the said covenants and restrictions are all made a part hereof as if fully set forth herein.
(7) The lessee, if required by the Authority, shall exclusively use, at such reasonable rates or charges as may be fixed or approved by the Authority from time to time, such public utilities and public services relating to health and sanitation as shall be made available from time to time by the Authority or by others under agreement with or license or permit from the Authority, including without limitation the following: Electricity, gas, water, telephone and telegraph, sewerage and garbage collection or disposal. The reasonableness of rates fixed by the Authority shall always be subject to judicial review.

(8) Lessee further covenants and agrees as follows:
(a) Not to use or occupy the demised premises for any purpose or business other than herein specified, nor 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.
(b) Not to knowingly permit or suffer any nuisances or illegal operations or course of conduct of any kind on the demised premises.

(9) The Authority further covenants and agrees that if the lessee shall pay the rent as herein provided and shall keep, observe and perform all of the other covenants of this lease to be kept, observed and performed by the lessee, the lessee shall peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

(10) In case any portion of the rental remains unpaid for the space of thirty (30) days after the time of payment herein fixed, or in case the lessee shall default in the performance of or breach any of the other covenants, conditions, terms and provisions of this lease and shall continue in such non-payment, default or breach after thirty (30) days' notice in writing from the Authority, then the Authority, in any such event, may declare this lease terminated and may take possession of the demised premises and all the improvements thereon, and this lease shall be at an end in the same manner and with the same effect as if the original term of the lease had expired without any option or right to renew the same.

(11) Upon the expiration or sooner termination of this lease lessee shall be allowed a period of fifteen (15) days in which to remove all of his personal property, including such furnishings and fixtures installed by the lessee as may be removed without injury to the land and improvements; and lessee shall surrender possession of the land and improvements in as good state and condition as reasonable use and wear will permit.

(12) No failure, or successive failures, on the part of the Authority to enforce any covenant or agreement, or no waiver, or successive waivers, on its part of any condition, agreement, covenant or provision herein shall operate as a discharge thereof or render the same invalid, or impair the right of the Authority to enforce the same in event of any subsequent breach or breaches. The acceptance of rent by the Authority shall not be deemed a waiver by it of any earlier breach by the lessee, except as to such covenants and conditions as may relate to the rent so accepted.

(13) This lease may be assigned, mortgaged, pledged or transferred. 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, personal representatives, heirs and assigns of the parties. So long as a mortgagee keeps on file with the Authority a proper address, notice of any default by the lessee will be sent to the mortgagee at said address at the same time notice of default is sent to the lessee, and this lease may not be terminated for such default until sixty (60) days after notice thereof has been received by such mortgagee, during which period either the mortgagor or mortgagee may make good the default.

(14) In event lessee shall fully perform all the terms, provisions and conditions on his part to be performed for the full term of this lease, lessee shall have the right and privilege at his election to renew this lease for a further term of years, by giving the Authority written notice of such election to renew not later than six (6) months prior to the expiration of the original term. Such renewal shall be on the like covenants, provisions and conditions as are in this lease contained, including an option for further renewals.

IN WITNESS WHEREOF, the said Santa Rosa Island Authority has caused this instrument to be signed by its Chairman, attested by its Secretary, and the seal of the Authority to be affixed hereto; and the said lessee has hereunto set his hand and seal, in duplicate, this day of , 19__.
STATE OF FLORIDA
ESCAMBIA COUNTY

Before me, the undersigned Notary Public, personally appeared, well known to me and known to me to be the Chairman of Santa Rosa Island Authority, and acknowledged that he executed the foregoing instrument for and in the name of said Authority, as its chairman, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him so to do.

WITNESS my hand and official seal this 29th day of June, 1957.

Notary Public

My commission expires: _____________________________
ASSIGNMENT OF SUB-LEASE

THE UNDERSIGNED, Shelley Johnson, whose mailing address is 434 Cumberland Ave, Gulf Breeze, FL 32561 and sometimes referred herein as Assignor, and is a present owner and holder of a leasehold interest of lessee in that lease granted by Santa Rosa Island Authority, as an agency of Escambia County, Florida, as lessor, to Rev. H.A. Lipscomb, as lessee, dated June 29, 1957, and recorded in O.R. Book 487, at Pages 582-584 of the public records of Escambia County, Florida, and as assigned in Lease Agreement between Filippo Cali and Patricia S. Cali, husband and wife, as lessor, and Jane Davison Waters, as lessee, recorded in O.R. Book 1267, Page 380, and as assigned in O.R. Book 4072 Page 732 and corrective assigned in O.R. Book 6778, Page 686 and as assigned in O.R. Book 6813 Page 1642 all of the public records of Escambia County, Florida, covering the following described real property in Escambia County, Florida:

Lots 3 and 4, Block 45, Villa Segunda, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 80, of the Public Records of Escambia County, Florida.

for in consideration of the sum of One Hundred and no/100 ($100.00) Dollars and other good and valuable consideration to them in hand paid, the receipt whereof is hereby acknowledged, by these presents do grant, bargain, sell, convey, assign and transfer to Harry J. Hewson, also known as Harry Hewson and Elizabeth K. Hewson, also known as Elizabeth Hewson, as husband and wife, whose mailing address is 17605 Driftwood Lane, Tall Timbers, MD 20690, hereinafter sometimes referred to as Assignee, their heirs, personal representatives, successors and assigns, forever, as the case may be, all of the Assignor's interest subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of records affecting the property, if any, which are not hereby re imposed; taxes for the current and subsequent years and any other matters arising subsequent to the date hereof.

Assignor, Shelley Johnson hereby attests that the subject property is not now nor has ever been Assignor's constitutional homestead. Assignor resides at 434 Cumberland Ave, Gulf Breeze, FL 32561.
By acceptance of this assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid lease and hold Assignor harmless from any liability specific to Assignees noncompliance with the provisions of the aforesaid lease. Assignor, covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that the Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part thereof; and that Assignor warrants the leasehold title and will defend the same against the lawful claims of all persons whomsoever subject to the exceptions hereinabove.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of April, 2012

Signed, sealed and delivered in the presence of:

Witness 1
Sign Name: Kimberly Schenider
Print Name: Kimberly Schenider

Witness 2
Sign Name: Raymond B. Palmer
Print Name: Raymond B. Palmer

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 25th day of April, 2012, by Shelley Johnson, who is personally known to me or who produced a Florida Driver's License as identification.

NOTARY PUBLIC:

Raymond B. Palmer
State of Florida at Large
RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Ariola Dr
Legal Address of Property: 1203 Ariola Dr., Pensacola Beach, FL 32561
S.R.I.A. has accepted the abutting roadway for maintenance.

This form completed by: Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway, Suite 41
Gulf Breeze, Florida 32561

AS TO SELLER(S):

Candace Segar-Seller

Shelley Johnson-Seller

AS TO BUYER(S):

Harry Hewson-Buyer

Elizabeth Hewson-Buyer

Witness: ____________________________

Witness: ____________________________

Witness: ____________________________

RESIDENTIAL SALES
ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Ariola Dr
Legal Address of Property: 1203 Ariola Dr., Pensacola Beach, FL 32561
S.R.I.A. has accepted the abutting roadway for maintenance.

This form completed by: Raymond B. Palmer, P.A.
913 Gulf Breeze Parkway, Suite 41
Gulf Breeze, Florida 32561

AS TO SELLER(S):

Candace Segar-Seller
Witness: ____________________________

Shelley Johnson-Seller
Witness: ____________________________

AS TO BUYER(S):

Harry Hewson-Buyer
Witness: P L MELVIN

Elizabeth Hewson-Buyer
Witness: ____________________________

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

Background:

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

Recommendation:

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

Name of Master Leaseholder: Hilton Pensacola Beach

Business Name (if different from above): _______________________

Previous Sublease Name (if Applicable) _______________________

Location Address: 12 Via de Luna Drive

Location Telephone: 850-916-2999

INFORMATION ON SUBLEASE

Proposed Business Name for Sublease: Local Boyz Hawaiian Ice LLC

Sublease Contact Name: Jamie Wells

Mailing Address: 1856 Bay Pine Circle, Gulf Breeze, FL 32563

Proposed Business Location Address (UNIT #)

Contact Telephone: 850-778-0862

Proposed Opening Date: 1/1/2024

Proposed Days/Hours of Operation: 11AM - 8PM

Proposed Use of Property: sell shave ice, Hawaiian candies, snacks, T-shirt

Liquor License Approval Required? Yes/No

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 non-compliance.

Signature for Applicant for Sublease: _______________________

Print Name: _______________________

Signature of Master Leaseholder (or designated representative): _______________________

(.Authorizes 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: _______________________

MASTER LEASEHOLDER MUST INITIALIZE

APPROPRIATE LINE
Percentage Fees (check all that apply):

<table>
<thead>
<tr>
<th>Service</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food Full Service</td>
<td>2%</td>
</tr>
<tr>
<td>Fast Food/Take-out</td>
<td>5%</td>
</tr>
<tr>
<td>Beer</td>
<td>2%</td>
</tr>
<tr>
<td>Wine</td>
<td>2%</td>
</tr>
<tr>
<td>Liquor</td>
<td>5%</td>
</tr>
<tr>
<td>Retail</td>
<td>5%</td>
</tr>
<tr>
<td>Professional Services</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>5%</td>
</tr>
<tr>
<td>Room Rental</td>
<td>2.65%</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

Date Approved by Development & Leasing Committee ____________________________

Date approved by SRIA Board ____________________________

Verification Dates: Date/Initials (as appropriate)

Reviewed by Finance Manager ____________________________

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

Sublesseeholder

Master Lease File

Finance Department
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.
A 10x10 area is reserved for serving bar that is 8 ft long and 3ft long on corners L/R side
Local Boyz Hawaiian Shave Ice

Business Plan

Prepared by:
Jamie Wells/Kieu Vo
Owners
I. EXECUTIVE SUMMARY

Business overview

Local Boyz Shave Ice is hoping to bring our love of Hawaii to the Mainland/Stateside through authentic shave ice, not crushed ice or snow balls but freshly shave ice from whole blocks of ice. Ice that is finely shaved captures the flavor better than the traditional crushed ice. Pensacola Beach is the perfect location to bring a little of Aloha to the Gulf Coast so all of us can share the island flavor you’ll savor. A family friendly environment providing a service to your location. Enjoyed by kids and adults to share lasting memories together.

- Limited Liability Company
- Currently offers vending opinions
- Retired Veteran Owned and Operated
- Local Florida Resident
- Hiring Opportunities Locally

Success Factors

When families are on vacation in the middle of a hot summer day and look over to see a Local Boyz Shave Ice stand on the beach or poolside, nothing is more refreshing then to treat you and your family to a Hawaiian Shave Ice made to order. Location and convenience are two biggest factors in a successful business. Our authentic shave ice and flavors are sure to satisfy all your customers time and time again.

Local Boyz Hawaiian Shave Ice is the only authentic shave ice location that uses the official best-selling NSF approved Swan SI-100E whole block shaver and is perfect for high-volume ice business. It creates ultra-fine snow that absorbs flavoring quickly and can produce 4.6 pounds of shaved ice per minute.
II. MARKETING SUMMARY

The estimated number of potential clients within the Company's geographic scope is 60 customers daily with an upward of over 120+ customers during peak season April-September annually.

Our marketing plan, details of our product, service, pricing and promotion plans.

Products
- Fresh Shave Ice made to order
- Classic flavors and Authentic Local Hawaiian flavors
- Refreshing, Colorful and Tasty
- All Natural Cane Sugar used in flavors and Sugar Free Options available

Services
- Fast Friendly Service
- Trained and Certified
- Conveniently located beach and poolside

Pricing
- Child, Medium and Large: $4, $5, $6
- Speciality Shave Ice Combinations $6+

Promotion Plan: These following tactics to attract new customers.

- Blimps, Banners and Billboards
- Catalogs
- Coupons
- Event Marketing
- Flyers
- Networking
- Online Marketing
- Partnerships / Joint Ventures
- Word of Mouth / Viral Marketing
III. MANAGEMENT TEAM

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

Management Team Members

- **Jamie Wells**, Owner, Retired Army Veteran with 24 years in service. Spent over nine years in Hawaii, who has four girls and two boys, one son was born and raised in Hawaii. Jamie and his sons wanted to share their love of Hawaii and Local Style Shave Ice to everyone on the Mainland. Where Local Boyz Hawaiian Shave Ice came to creation in 2018. Jamie does all of the strategical planning and legality for the business. Jamie will do everything in his power to run a successful business and build a brand for himself and his family, Local Boyz.

- **Kieu Vo**, Co-Owner, has over 25 years in the Restaurants and Services industry. She has owned and operated successful small businesses throughout Tennessee and Maryland which are still currently in active business as of today. Kieu is responsible for the staff maintenance, creative design and daily inventory that are required to run the successful business.
IV. Projected Estimated Sales

Weekly Total Sales
Low Estimate: 60 per day @ $4.00 each, times 7 days a week = $1680 per week
High Estimate: 120 per day @ $4.00 each, times 7 days a week = $3360 per week

Monthly Total Sales
Low Monthly Total Sales $1680 times 4 weeks = $6,720 monthly
    20% Monthly return on Low Sales is $1,344 monthly
High Monthly Total Sales $3360 times 4 weeks = $13,440 monthly
    20% Monthly return on High Sales = $2,688 monthly

Factors do not include Spring Break, Air Shows and Special Beach Concert Events that occur throughout the year at Pensacola Beach.
To: SRIA

From: Hilton Pensacola Beach

Date: February 12, 2019

Re: Scott Derby Director of Food and Beverage at Hilton Pensacola Beach

This letter/document is to state that Scott Derby is the current Director of Food and Beverage at The Hilton Pensacola Beach.

Should you have any questions please email me Gina Dudley at Gina.Dudley@hilton.com.

Regards,

Gina Dudley

General Manager, Hilton Pensacola Beach
To: SRIA

From: Hilton Pensacola Beach

Date: February 12, 2019

Re: Local Boyz Hawaiian Shave Ice 2019 Season

This letter/document is in reference to Local Boyz Shave Ice and the 2019 Season. We The Hilton Pensacola Beach and Innisfree Hotels & Resorts will be partnering with Local Boyz Shave Ice for the 2019 season at Latitudes Pool Bar, located on property at The Hilton Pensacola Beach. Local Boyz Shave Ice will be located and operational within the space determined by The Hilton Pensacola Beach and Local Boyz Shave Ice. This agreement is at will, and for the 2019 Season only.

Should you have any questions please email me Gina Dudley at Gina.Dudley@hilton.com.

Regards,

Gina Dudley

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

Background:

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

Recommendation:

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

I will be downsizing my scooter fleet to 12 scooters from the 20 scooters I currently have in stock starting March 1 2019 to help make room for golf carts.

Jeff
To Whom It May Concern:

The Dock approves the request for Scooter Hut Rentals to rent golf carts and sell retail items (excluding food, nonalcoholic, and alcoholic beverages) from our property. We ask that Scooter Hut Rentals be placed on the February 27th agenda to be approved by the committee. Any questions regarding this approval, please contact Justin Smith.

Justin Smith
Florida Director of Operations

RECEIVED
FEB 15 2019
SANTA ROSA ISLAND AUTHORITY
Jamee, please accept this email as the Dock at Pensacola, Inc. approval for Jeff Whalton d/b/a Scooter Hut Rentals to lease golf carts and sell lotions and beach items on our lease under the terms and conditions as approved by the SRIA. If you need anything else please advise. Thanks, Guy W. Olano III, President
Development & Leasing Committee  
February 27, 2019  
Item B-4  

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

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

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

In reference to our store at 3 Via De Luna Drive is Marco Destin #760, we need to change the brand on this store from a Tropical Waves to an Alvin’s Island.

Please place us on the next possible Agenda to request a name change for our store signage from Tropical Waves to Alvin’s Island. This store would then be referred to as Alvin’s Island #760. Our existing Alvin’s store on Pensacola Beach is Alvin’s Island #12.

Thank you for your help with this matter and if you have any questions or require any additional information please contact Lee Goodson with Bullock Tice Associates, our architect, he will act as our agent for this approval process.

For any further questions or concern, please, do not hesitate to contact me at listing above phone/email.

Sincerely

Dror Levy, CEO
Rich Chism
Director of Development
Innisfree Hotels
850-281-3866

On Feb 11, 2019, at 12:02 PM, Jamee thompson <jamee_thompson@sria-fla.com> wrote:

Rich,
Thank you for returning my call. My understanding is that you are ok with the name change, once they make the actual request? The deadline to get on the Committee Agenda for February is Friday, the 15th, at 1:00 pm.

Jamee Thompson
SRIA

Hello Dror,

Please send me a letter requesting a name change for the MD Store # 760 from Tropical Waves to Alvin’s Island # 760.

Also please mention that I am authorized to act as your agent to accomplish this approval.

Thanks

Thomas Lee Goodson, AIA

Begin forwarded message:
Lee:

Yes, Jamee will need an agency letter from Dror, requesting to change the name for the sublease to Alvins Island, we already have the approval from the master leaseholder. Once the name change has been approved by our Board we can move forward with the sign application at staff level:

Thank you!

Melody Bolster Forte
Assistant Manager
Development Services
Phone: 850-932-2257
Fax: 850-932-1866

-----Original Message-----
From: Lee Goodson [mailto:l.goodson@bulltice.com]
Sent: Monday, February 04, 2019 3:37 PM
To: Melody Bolster-Forte <melodybolster_forte@sria-fla.com>
Cc: Dror Levy <drorlevy@marcodestin.net>; Rich Chism <rich@innisfreehotels.com>
Subject: Re: Approval of signs

Thanks Melody,

Yes, Bullock Tice is Marco Destin’s Architect, if you need an Agency letter from Dror I’m sure he would be happy to provide one.

We are the original architects on the building from when it was originally permitted.

Thanks for your help!

Thomas Lee Goodson, AIA

On Feb 4, 2019, at 3:32 PM, Melody Bolster-Forte <melodybolster_forte@sria-fla.com> wrote:

Hello Lee:
Are you representing Dror Levy? I am assuming the request is to change the name for the sublease from Tropical Waves to Alvin's Island. I will forward this request to Ms. Jamee Thompson, she may need additional information FYI. The next Committee meeting is 2/27 and full Board approval is 3/13, the signage can be approved at staff level once final Board approval has been obtained.

Thank you!

Melody Bolster Forte  
Assistant Manager  
Development Services  
Phone: 850-932-2257  
Fax: 850-932-1866

-----Original Message-----
From: Lee Goodson [mailto:l.goodson@bulltice.com]  
Sent: Monday, February 04, 2019 3:19 PM  
To: Melody Bolster-Forte <melodybolster_forte@sria-fla.com>  
Cc: Dror Levy <drorlevy@marcodestin.net>; Rich Chism <rich@innisfreehotels.com>  
Subject: Approval of signs

Hello Melody,

Would you please put this sign change on the next approval agenda?

Thanks

Lee

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

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

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

Name of Master Leaseholder: 

Business Name (If different from above): 

Previous Sublease Name (If Applicable) 

Location Address: 300 Quietwater Beach Rd 

Location Telephone: 850-932-4653 

INFORMATION ON SUBLEASE

Proposed Business Name for Sublease: McDaniels Body Art 

Sublease Contact Name: John Paul McDaniels 

Mailing Address: 100 W Mallory St Unit B Pensacola, Fl 32501 

Proposed Business Location Address (UNIT #): 300 Quietwater Beach Rd. 

Contact Telephone: (850) 888-0343 

Proposed Opening Date: March 10, 2019 

Proposed Day/Hours of Operation: Everyday 11am - 11pm 

Proposed Use of Property: 10 x 10 area near playground providing temporary body art service (Henna, Face Paint...) 

Liquor License Approval Required? Yes ___ 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's 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 non-compliance.

Signature for Applicant for Sublease: 

Name: 

Signature of Master Leaseholder (or designated representative): 

Print Name: 

(Authorizes sublease request) 

All sales reports must be submitted through the master leaseholder. 

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

MASTER LEASEHOLDER MUST INITIALIZE APPROPRIATE LINE
Percentage Fees (check all that apply):

Food
- Full Service: 2% 
- Fast Food/Take-out: 5% 
Beer: 2% 
Wine: 2% 
Liquor: 5% 
Retail: 2% 
Professional Services: 5% 
Other: 2.55% 
Room Rental: 

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:  Date/Initials (as appropriate)

Reviewed by Finance Manager: ____________________________
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
          Sublesseeholder
          Master Lease File
          Finance Department
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.
January 30, 2019

Business Plan

I, John Paul McDaniels and my wife, Lori Lynn McDaniels plan to provide a professional service applying temporary body art to patrons of Crabs We Got Em' as well as Flounders Chowder House. We will be applying a topical skin staining ink called Jagua in various designs (better known as Henna Tattoos) as well as airbrush tattoos, glitter tattoos, face painting and hair wraps.

Our work area will consist of a white 10 x 10 popup canopy, two white 6' folding tables, two folding chairs, one folding stool and a small container containing supplies at each location. Banner signs will be secured to the canopy and everything will be taken down and removed from premises daily. Our designated area is detailed in the maps provided. Banner signs will be blue and white to match Flounders theme and red and white to match Crabs theme.

Both my Wife and I have liability insurance. Proof has been provided.

We will be conducting business seasonally from 11am-11pm daily with a projected revenue of $17,000.00 at each location totaling $34,000.00 annually.

JOHN PAUL MCDANIELS
**COMMERCIAL GENERAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE**

**SPECIFIED PROFESSIONAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE**

This policy is written on a claims made coverage form.

It is agreed that this certificate is issued to the certificate holder listed below to certify coverage under the commercial general liability insurance master policy listed below.

| INSURANCE COMPANY: GREAT AMERICAN ALLIANCE INSURANCE COMPANY | POLICY NUMBER: PL2259849 |
| NAMED INSURED: BEAUTY HEALTH & TRADE ALLIANCE | CERTIFICATE NUMBER: BW1123825X |
| CERTIFICATE HOLDER: Lori McDaniel, DBA Lori McDaniel | ADDRESS: 100 W Mallory St, Pensacola, FL 32501 |
| ENTITY: | |
| Corporation | Partnership or Joint Venture |
| LLC | Individual/Sole Proprietor |

In return for payment of the premium, and subject to all of the terms of the policy, we agree with you to provide the insurance as stated in this policy.

A. Specified Products, Goods, Operations and Premises Covered: Health and beauty related products and goods normal and incidental to the practice of those professional services of which the insured is a practitioner or student practitioner; all related premises and operations of the insured.

B. Professional Services: Massage and Related Modalities; Animal Massage and Related Modalities; Esthetics, Cosmetology, Nail Technician, Aromatherapy, Reflexology and Energy Work Including Their Related Modalities; Face & Body Painting; Hair Stylist/Barbers.

C. Technician Covered: Lori McDaniel.

**LIMITS OF INSURANCE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>General and Professional Aggregate Limit (Other than Products-Completed Operations)</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Products-Completed Operations Aggregate Limit</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Personal and Advertising Injury Limit</td>
<td>INCLUDED</td>
</tr>
<tr>
<td>General and Professional Each Occurrence Limit</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Damage to Premises Rented to You Limit</td>
<td>$300,000 Any One Premises</td>
</tr>
<tr>
<td>Medical Expense Limit</td>
<td>$5,000 Any One Person</td>
</tr>
</tbody>
</table>

**RETROACTIVE DATE:** 07/17/2018

**RATE:** FLAT

**PREMIUM:** $59

**BHTA Fee:** $21

**TOTAL ANNUAL COST:** $80

This insurance is subject to all the terms and conditions, including applicable endorsements, of the commercial general liability insurance master policy. A copy of the commercial general liability insurance master policy accompanies this certificate. Additional copies will be provided to the certificate holder if requested by the certificate holder. Please read the policy and all endorsements.
NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING
FULL DETAIL OF ANY INCIDENT SHOULD BE SENT IMMEDIATELY BY EMAIL TO CLAIMS@VERACITYINS.COM OR BY LETTER TO VERACITY INSURANCE SOLUTIONS, LLC 280 SOUTH 2500 WEST SUITE 303, PLEASANT GROVE, UT 84062.
INSURANCE COMPANY: GREAT AMERICAN ALLIANCE INSURANCE COMPANY
NAMED INSURED: BEAUTY HEALTH & TRADE ALLIANCE
CERTIFICATE HOLDER: John McDaniels, DBA John McDaniels
ADDRESS: 100 West Mallory St., Pensacola, FL 32501
POLICY PERIOD: 07/17/2018 TO 07/17/2019
ENTITY: ☑ Individual/Sole Proprietor
POLICY NUMBER: PL2259849
CERTIFICATE NUMBER: BW1123821X

IN RETURN FOR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL OF THE TERMS OF THE POLICY, WE AGREE WITH YOU TO PROVIDE
THE INSURANCE AS STATED IN THIS POLICY.

A. Specified Products, Goods, Operations and Premises Covered: Health and beauty related products and
goods normal and incidental to the practice of those Professional Services of which the Insured is a practitioner
or student practitioner; all related premises and operations of the Insured

B. Professional Services: Massage and Related Modalities; Animal Massage and Related Modalities; Esthetics,
Cosmetology, Nail Technician, Aromatherapy, Reflexology and Energy Work Including Their Related Modalities; Face &
Body Painting; Hair Stylist/Barbers

C. Technician Covered: John McDaniels

LIMITS OF INSURANCE

<table>
<thead>
<tr>
<th>Description</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>General and Professional Aggregate Limit (Other than Products-Completed Operations)</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Products-Completed Operations Aggregate Limit</td>
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</tr>
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<tr>
<td>General and Professional Each Occurrence Limit</td>
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<tr>
<td>Damage to Premises Rented to You Limit</td>
<td>$300,000 Any One Premises</td>
</tr>
<tr>
<td>Medical Expense Limit</td>
<td>$5,000 Any One Person</td>
</tr>
</tbody>
</table>

RETROACTIVE DATE: 07/17/2018
RATE: $ FLAT
PREMIUM: $ 59
BHTA Fee: $ 21
TOTAL ANNUAL COST: (The cost is 100% earned/non refundable) $ 80

THIS INSURANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS, INCLUDING APPLICABLE ENDORSEMENTS, OF THE
COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY. A COPY OF THE COMMERCIAL GENERAL LIABILITY
INSURANCE MASTER POLICY ACCOMPANIES THIS CERTIFICATE. ADDITIONAL COPIES WILL BE PROVIDED TO THE
CERTIFICATE HOLDER IF REQUESTED BY THE CERTIFICATE HOLDER. PLEASE READ THE POLICY AND ALL
ENDORSEMENTS.
NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING
FULL DETAIL OF ANY INCIDENT SHOULD BE SENT IMMEDIATELY BY EMAIL TO CLAIMS@VERACITYINS.COM OR BY LETTER TO VERACITY INSURANCE SOLUTIONS, LLC 260 SOUTH 2500 WEST SUITE 303, PLEASANT GROVE, UT 84062.

Administrated by

Veracity Insurance Solutions, LLC
260 South 2500 West Suite 303
Pleasant Grove Utah 84062
877-536-7290
info@insurebodywork.com

ADMINISTRATOR'S SIGNATURE: [Signature]
To SRIA,

I am writing this letter to state that Flounder’s Chowder House and Crab’s would like to extend a sub-lease to John Paul Mc Daniels “McDaniels Body Art”. We would like Mc Daniels Body Art to be able to set up a booth at both of our Restaurants to provide Henna Tattoo Body Art and Face Paint as an additional service to our guest. Please feel free to contact me with any additional questions.

Thanks for your time,

Billy Martin
Development & Leasing Committee  
February 27, 2019  
Item B-6  

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

Background:  

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

Recommendation:  

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

Name of Master Leaseholder: Gouds
Business Name (if different from above): Cres's
Previous Sublease Name (If Applicable) ______________
Location Address: 2 Vi.Quium Drive
Location Telephone: 850-932-0700

INFORMATION ON SUBLEASE

Proposed Business Name for Sublease: McDaniels Body Art
Sublease Contact Name: John Paul McDaniels
Mailing Address: 100 W Mallory St. Unit B Pensacola, FL 32501
Proposed Business Location Address (UNIT #): 6 Casino Beach Blvd.
Contact Telephone (850) 888-0343
Proposed Opening Date: March 10, 2019
Proposed Days/Hours of Operation: Everyday 11am - 11pm
Proposed Use of Property: 10' x 10' area near playground providing temporary body art service (Henna, Face Paint...)
Liquor License Approval Required? Yes ___ 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 non-compliance.

Signature for Applicant for Sublease: John Paul McDaniels
Print Name: ________________

Signature of Master Leaseholder (or designated representative): William McDaniel
(Prints name)

All sales reports must be submitted through the master leaseholder.

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

签字 I have read the above information and agree to adhere to the terms.
McDaniels Body Art

100 W Mallory St Unit B
Pensacola, FL 32501
(850) 888-0343
mcdbodyart@gmail.com

January 30, 2019

Business Plan

I, John Paul McDaniels and my wife, Lori Lynn McDaniels plan to provide a professional service applying temporary body art to patrons of Crabs We Got Em' as well as Flounders Chowder House. We will be applying a topical skin staining ink called Jagua in various designs (better known as Henna Tattoos) as well as airbrush tattoos, glitter tattoos, face painting and hair wraps.

Our work area will consist of a white 10 x 10 popup canopy, two white 6' folding tables, two folding chairs, one folding stool and a small container containing supplies at each location. Banner signs will be secured to the canopy and everything will be taken down and removed from premises daily. Our designated area is detailed in the maps provided. Banner signs will be blue and white to match Flounders theme and red and white to match Crabs theme.

Both my Wife and I have liability insurance. Proof has been provided.

We will be conducting business seasonally from 11am-11pm daily with a projected revenue of $17,000.00 at each location totaling $34,000.00 annually.

JOHN PAUL MCDANIELS
COMMERCIAL GENERAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE

SPECIFIED PROFESSIONAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE

THIS POLICY IS WRITTEN ON A CLAIMS MADE COVERAGE FORM.

IT IS AGREED THAT THIS CERTIFICATE IS ISSUED TO THE CERTIFICATE HOLDER LISTED BELOW TO CERTIFY COVERAGE UNDER THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY LISTED BELOW.

<table>
<thead>
<tr>
<th>INSURANCE COMPANY: GREAT AMERICAN ALLIANCE INSURANCE COMPANY</th>
<th>POLICY NUMBER:</th>
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<tr>
<td>NAMED INSURED: BEAUTY HEALTH &amp; TRADE ALLIANCE</td>
<td>PL2259849</td>
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<tr>
<td>CERTIFICATE HOLDER: Lori McDaniels, DBA Lori McDaniels</td>
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<tr>
<td>ADDRESS: 100 W Mallory St, Pensacola, FL 32501</td>
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<td>POLICY PERIOD: 07/17/2018 TO 07/17/2019</td>
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<td>ENTITY: Corporation</td>
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<td>Partnership or Joint Venture</td>
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<td>LLC</td>
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<td>Individu/Sole Proprietor</td>
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<tr>
<td>CERTIFICATE NUMBER: BW123825X</td>
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IN RETURN FOR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL OF THE TERMS OF THE POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

A. Specified Products, Goods, Operations and Premises Covered: Health and beauty related products and goods normal and incidental to the practice of those Professional Services of which the Insured is a practitioner or student practitioner; all related premises and operations of the Insured

B. Professional Services: Massage and Related Modalities; Animal Massage and Related Modalities; Esthetics, Cosmetology, Nail Technician, Aromatherapy, Reflexology and Energy Work Including Their Related Modalities; Face & Body Painting; Hair Stylist/Barbers

C. Technician Covered: Lori McDaniels

**LIMITS OF INSURANCE**

- General and Professional Aggregate Limit (Other than Products-Completed Operations) $3,000,000
- Products-Completed Operations Aggregate Limit $3,000,000
- Personal and Advertising Injury Limit $INCLUDED
- General and Professional Each Occurrence Limit $2,000,000
- Damage to Premises Rented to You Limit $300,000 Any One Premises
- Medical Expense Limit $5,000 Any One Person

**RETROACTIVE DATE:** 07/17/2018

- RATE: $FLAT
- PREMIUM: $59
- BHTA Fee: $21
- TOTAL ANNUAL COST: (The cost is 100% earned/non refundable) $80

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Administered by

Veracity Insurance Solutions, LLC
260 South 2500 West Suite 303
Pleasant Grove Utah 84062
877-536-7290
info@insurebodywork.com

ADMINISTRATOR’S SIGNATURE: [Signature]
COMMERCIAL GENERAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE
SPECIFIED PROFESSIONAL LIABILITY COVERAGE FORM – CLAIMS MADE COVERAGE

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<td>CERTIFICATE NUMBER: BW1123821X</td>
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<td>CERTIFICATE HOLDER: John McDaniels, DBA John McDaniels</td>
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</tr>
<tr>
<td>ADDRESS: 100 West Mallory St., Pensacola, FL 32501</td>
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<tr>
<td>POLICY PERIOD: 07/17/2018 TO 07/17/2019 12:01 A.M. STANDARD TIME AT YOUR ADDRESS SHOWN.</td>
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</tr>
<tr>
<td>ENTITY: ☐ Corporation ☐ Partnership or Joint Venture ☑ LLC ☑ Individual/Sole Proprietor</td>
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C. Technician Covered: John McDaniels

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BHTA Fee: $ 21

TOTAL ANNUAL COST: $ 80

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877-536-7290
info@insurebodywork.com

ADMINISTRATOR’S SIGNATURE: [Signature]
To SRIA,

I am writing this letter to state that Flounder's Chowder House and Crab's would like to extend a sub-lease to John Paul McDaniels “McDaniels Body Art”. We would like McDaniels Body Art to be able to set up a booth at both of our Restaurants to provide Henna Tattoo Body Art and Face Paint as an additional service to our guest. Please feel free to contact me with any additional questions.

Thanks for your time,

Billy Martin

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

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

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

Name of Master Leaseholder: Sunset Holding Company, Inc.

Business Name (If different from above): N/A

Previous Sublease Name (If Applicable): N/A

Location Address: 41 Ft. Pickens Road, Pensacola Beach FL 32561

Location Telephone: (850) 324-9160

INFORMATION ON SUBLEASE

Proposed Business Name for Sublease: PIER SUITE

Sublease Contact Name: Laura Pinzone & Michelle Wardlaw

Mailing Address: 41 Ft Pickens Rd, 3rd Floor (above CBBG)

Contact Telephone: 850-324-5515

Proposed Opening Date: June 1, 2019 (antic)

Proposed Days/Hours of Operation: 7 days/wk; Hours by Reservation

Proposed Use of Property: Event Venue by Reservation See Attached

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 non-compliance.

Signature for Applicant for Sublease: [Signature]
Print Name: Laura Pinzone /Michelle Wardlaw

Signature of Master Leaseholder (or designated representative): [Signature]
(Authorizes sublease request)
Print Name: Michael Pinzone

All sales reports must be submitted through the master leaseholder.

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

M A S T E R L E A S E H O L D E R
M U S T I N I T I A L I Z E
A P P R O P R I A T E L I N E
Percentage Fees (check all that apply):

- Food
  - Full Service: 2%
  - Fast Food/Take-out: 5%
- Beer: 2%
- Wine: 5%
- Liquor: 5%
- Retail: 5%
- Professional Services: 2%
- Other: 2.65%
- Room Rental

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

   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
   ____________________________
   Subleaseholder
   ____________________________
   Master Lease File
   ____________________________
   Finance Department
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.

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I have read the above information and agree to adhere to the terms.
To the Members of the Leasing Committee and the Board of Directors of the Santa Rosa Island Authority
1 Via De Luna Boulevard
Pensacola Beach, Florida 32561

BUSINESS CONCEPTUAL PLAN

Construction of the Third Floor Addition to the Improvements adjacent to the Pensacola Beach Pier are Underway and Nearing Completion with an Intent to be Open for Business before the Summer Season! The Third Floor Addition reveals a 360 degree view of the Island Core; It Offers a Perfect Panoramic View of the Length of the Beautiful Gulf Coast of Santa Rosa Island!

Our Plan is to make this unmatched View available by Reservation to the General Public, on a First-Available Basis. PIER SUITE will be available for Weddings, Birthday Parties, Graduations, Business Meetings, Retirement, Baby Announcements, Commercial Conferences, Blue Angels viewing parties, business conferences, Super Bowl parties, and every other type of Gathering.

The Need for a Special Events Venue has become Obvious to those searching for space to hold their events. The Location of PIER SUITE coincides Perfectly with the Fine Dining to be offered by Casino Beach Bar & Grille on the 2d Floor, and the surrounding Beach Culture. PIER SUITE makes affordable the Private Use and Enjoyment of the almost Infinite Blue and White Panorama that unfolds in Each Direction from the decks of this Unique Location.

Michelle brings years of Personal Events Planning Experience to this Partnership, and Laura has operated Papa’s Pizza on the Island for over 20 years. The Coordinators at PIER SUITE will Offer a Unique Network of Vendors of All Kinds who will be made Available for Those who choose PIER SUITE for an Event of their Own!

While our beautiful beach offers numerous choices in restaurants and bars, the Availability of Gathering Venues is limited. We are Excited to Bring a Venue to the Core Area to afford a centrally located Events Location for Public Use for a Diversity of Gatherings and Events of All Kinds!
Absolutely Mike, I copy Jamee on this email and she will place your request on the agenda for the February 23 Committee meeting. Final approval will be on 3/13.

Thank you,

Melody Bolster Forte
Assistant Manager
Development Services
Phone: 850-932-2257
Fax: 850-932-1866

-----Original Message-----
From: laura pinzone [mailto:mlpinzone@yahoo.com]
Sent: Friday, February 15, 2019 11:41 AM
To: Melody Bolster-Forte <melodybolster_forte@sria-fla.com>
Subject:

Dear Melanie,
so sorry about the misunderstanding could I please be put on this agenda to be able to sublet Third-Floor of the new construction on top of Casino Beach Bar was approved for Papas Pizza and now we would like to change it to an Event Center, Wedding venue and special events. The name of the facility would be called Pier Suite thank you Mike Pinzone

Sent from my iPhone
Administrative Committee  
February 27, 2019  
Item C-1  

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

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

Recommendation:  
Staff recommends acceptance of the reports on financial statements and expenditures as presented.
Santa Rosa Island Authority  
STATEMENT OF INCOME REVENUES AND EXPENSES  
For the Three Months Ending December 31, 2018

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<td>$661,218.57</td>
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<td>EXPENSES</td>
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<tr>
<td>Administrative</td>
<td>$25,319.53</td>
<td>$30,367.00</td>
<td>($5,047.47) -16.6%</td>
<td>$77,912.55</td>
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<tr>
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<td>102,004.49</td>
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<td>165,268.97</td>
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<td>(5,394.03) -3.1%</td>
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<tr>
<td>Environmental &amp; Developmental</td>
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<td>128,965.82</td>
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<td>(1,573.18) -1.2%</td>
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<tr>
<td>Human Resources and Marketi</td>
<td>28,632.92</td>
<td>29,440.00</td>
<td>8,083.92 30.6%</td>
<td>129,173.99</td>
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<td>19,963.99 15.5%</td>
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<td>TOTAL</td>
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OTHER EXPENSES

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<td>Variance</td>
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<tr>
<td>Environmental &amp; Developmental</td>
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<tr>
<td>Human Resources and Marketing</td>
<td>29,932.02</td>
<td>28,917.90</td>
<td>1,714.93</td>
<td>6.4%</td>
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<td><strong>TOTAL</strong></td>
<td>$205,534.25</td>
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<tr>
<td></td>
<td>$498,351.35</td>
<td>$445,787.22</td>
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<td>11.8%</td>
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### INCOME REVENUES:

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<th>Year-To-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
</tr>
<tr>
<td>Residential Lease Fees</td>
<td>$82,272.75</td>
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<td>Room Rental</td>
<td>20,437.19</td>
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<td>Food</td>
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<td>Advance Lease Fees</td>
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<td>Interest</td>
<td>2,577.23</td>
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<td><strong>TOTAL INCOME REVENUES</strong></td>
<td><strong>$196,424.17</strong></td>
<td><strong>$150,975.00</strong></td>
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### SUMMARY OF INCOME REVENUES:

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<th>Current Period</th>
<th>Year-To-Date</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
</tr>
<tr>
<td>Residential Lease Fees</td>
<td>82,272.75</td>
<td>59,000.00</td>
</tr>
<tr>
<td>Commercial Lease Fees</td>
<td>111,574.19</td>
<td>91,975.00</td>
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<td>Interest</td>
<td>2,577.23</td>
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<td><strong>INCOME REVENUE SUMMARY</strong></td>
<td><strong>$196,424.17</strong></td>
<td><strong>$150,975.00</strong></td>
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</table>
## Administrative Schedule of Expenses YTD

**For the Three Months Ending December 31, 2018**

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<tr>
<th></th>
<th>Current Period</th>
<th>Year-To-Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
</tr>
<tr>
<td></td>
<td>Variance</td>
<td>% Var</td>
</tr>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
</tr>
<tr>
<td></td>
<td>Variance</td>
<td>% Var</td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regular Salaries</td>
<td>$15,306.82</td>
<td>$13,905.00</td>
</tr>
<tr>
<td>Social Security</td>
<td>$1,100.00</td>
<td>$1,876.00</td>
</tr>
<tr>
<td>Retirement</td>
<td>$1,280.27</td>
<td>$1,876.00</td>
</tr>
<tr>
<td>Insurance Contribution</td>
<td>(272.67)</td>
<td>(4,436.67)</td>
</tr>
<tr>
<td>Workers Compensation</td>
<td>84.00</td>
<td>102.00</td>
</tr>
<tr>
<td>Medicare</td>
<td>205.33</td>
<td>74.00</td>
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<tr>
<td>Misc. Personnel Benefits</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$17,448.10</td>
<td>$21,357.00</td>
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|                      |                |              |
|                      | Actual         | Budget       |
|                      | Variance       | % Var        |
| **OPERATIONS AND MAINTENANCE** |                |              |
| Contract Service     | 360.00         | 300.00       |
| Board Members Expense| 3,400.00      | 3,000.00     |
| Attorney Retainer    | 800.00         | 800.00       |
| Legal & Other Professional Fees | 600.00       | 600.00       |
| Legal Support Expenses| 61.18        | 61.18        |
| Engineer Retainer    | 400.00         | 400.00       |
| Architect Retainer   | 200.00         | 200.00       |
| Telephone            | 419.42         | 450.00       |
| Water, Wastewater & Solid Waste | 500.00     | 500.00       |
| Insurance            | 82.92          | 82.92        |
| Postage              | 16.19          | 16.19        |
| Office Supplies      | 593.27         | 500.00       |
| Uniforms             | 0.00           | 0.00         |
| Membership Fees      | 0.00           | 0.00         |
| **TOTAL**            | $7,871.43      | $9,010.00    |

|                      |                |              |
|                      | Actual         | Budget       |
|                      | Variance       | % Var        |
| **GRAND TOTAL**      | $25,519.53     | $30,307.00   |

### Variance Calculations:
- **PERSONNEL**:
  - Regular Salaries: $15,306.82 - $13,905.00 = $1,401.82, Variance % = 10.1%
  - Social Security: $1,100.00 - $1,876.00 = -$776.00, Variance % = -19.8%
  - Retirement: $1,280.27 - $1,876.00 = -$595.73, Variance % = -31.8%
  - Insurance Contribution: $272.67 - $4,436.67 = -$4,164.00, Variance % = -92.5%
  - Workers Compensation: 84.00 - 102.00 = -$18.00, Variance % = -16.9%
  - Medicare: 205.33 - 74.00 = $131.33, Variance % = 17.6%

- **OPERATIONS AND MAINTENANCE**:
  - Contract Service: 360.00 - 300.00 = $60.00, Variance % = 20.0%
  - Board Members Expense: 3,400.00 - 3,000.00 = $400.00, Variance % = 13.3%
  - Attorney Retainer: 800.00 - 800.00 = $0.00, Variance % = 0.0%
  - Legal & Other Professional Fees: 600.00 - 600.00 = $0.00, Variance % = 0.0%
  - Legal Support Expenses: 61.18 - 61.18 = $0.00, Variance % = 0.0%
  - Engineer Retainer: 400.00 - 400.00 = $0.00, Variance % = 0.0%
  - Architect Retainer: 200.00 - 200.00 = $0.00, Variance % = 0.0%
  - Telephone: 419.42 - 450.00 = -$30.58, Variance % = -6.8%
  - Water, Wastewater & Solid Waste: 500.00 - 500.00 = $0.00, Variance % = 0.0%
  - Insurance: 82.92 - 82.92 = $0.00, Variance % = 0.0%
  - Postage: 16.19 - 16.19 = $0.00, Variance % = 0.0%
  - Office Supplies: 593.27 - 500.00 = $93.27, Variance % = 18.6%
  - Uniforms: 0.00 - 0.00 = $0.00, Variance % = 0.0%
  - Membership Fees: 0.00 - 0.00 = $0.00, Variance % = 0.0%
  - **TOTAL**: $7,871.43 - $9,010.00 = -$1,138.57, Variance % = -12.6%

- **GRAND TOTAL**:
  - $25,519.53 - $30,307.00 = -$4,787.47, Variance % = -15.8%
### Schedule of Expenses YTD

**For the Three Months Ending December 31, 2018**

<table>
<thead>
<tr>
<th>Category</th>
<th>Current Period</th>
<th>Year-To-Date</th>
<th>% Var</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
<td>% Var</td>
</tr>
<tr>
<td></td>
<td>$102,004.49</td>
<td>$103,840.00</td>
<td>($1,835.51)</td>
<td>-1.8%</td>
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<tr>
<td><strong>PERSONNEL</strong></td>
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<tr>
<td>Regular Salaries</td>
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<td>4,717.00</td>
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<td>-10.9%</td>
</tr>
<tr>
<td>Retirement</td>
<td>3,076.40</td>
<td>3,292.00</td>
<td>(215.60)</td>
<td>-7.7%</td>
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<tr>
<td>Insurance Contribution</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0%</td>
</tr>
<tr>
<td>Workers Compensation</td>
<td>81.84</td>
<td>84.00</td>
<td>(2.16)</td>
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<td>Medicare</td>
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</tr>
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<td>Postage</td>
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<td>(41.97)</td>
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<td><strong>GRAND TOTAL</strong></td>
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<td>$103,840.00</td>
<td>($1,835.51)</td>
<td>-1.8%</td>
</tr>
</tbody>
</table>
### Schedule of Expenses YTD

#### For the Three Months Ending December 31, 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>
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<td>850.00</td>
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## Schedule of Expenses YTD
For the Three Months Ending December 31, 2018

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<th>Variance</th>
<th>% Var</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
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Bank A Total: 274,496.59
### Check History Report

**Sorted By Check Number**  
**Activity From: 12/1/2018 to 12/31/2018**

**SANTA ROSA ISLAND AUTHORITY (SRI)**

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Bank F Total: 218,765.30  
Report Total: 493,261.89
## Capital Outlay

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<td>Administration, Leasing</td>
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<td><strong>Total Finance Capital Outlay</strong></td>
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<td><strong>Environmental &amp; Developmental Services</strong></td>
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<td><strong>Total Promotions &amp; Events</strong></td>
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### Infrastructure Projects

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<td>Lafitte Cove Dredging</td>
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### Grant, Bond & Miscellaneous Funded Projects

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### Summary:

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<td><strong>Total Grant &amp; Bond Funded Projects</strong></td>
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<td><strong>Grand Totals</strong></td>
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Administrative Committee
February 27, 2019
Item C-2

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

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

Recommendation:
Staff recommends approval of the request by Pensacola Beach Elk Lodge – 661 Pensacola Beach Blvd. – for a $1,000.00 sponsorship for the Pensacola Beach Elks Charity Golf Tournament.
SANTA ROSA ISLAND AUTHORITY
Event Sponsorship Request Application
Community/Civic/Charitable

***In order for your request to be considered, this application must be submitted to the Santa Rosa Island Authority staff no less than 60 days prior to the start date of the Event.

Requesting Agency Contact Information

Organization/Association Name: PENSACOLA BEACH ELKS LODGE #493
Name of Contact Person ("Event organizer"): CHARLES TUGWELL
Mailing Address: 661 PENSACOLA BEACH BLVD. P.O. BOX 551 GULF BREEZE, FL 32561
Phone Number: 850-932-4444 Fax Number: Email Address:
Name of Organization/Association President: RICK REYNOLDS
Mailing Address: (ADDRESS ABOVE)
Phone Number: 850-932-4444 Fax Number: Email Address: RICK@VENUEONHOLD.COM
Name of Organization/Association Treasurer: GINA McCANN
Mailing Address: (ADDRESS ABOVE)
Phone Number: 850-932-4444 Fax Number: Email Address: TREASURER497@YAHOO.COM

Event Details

Name of Event: PENSACOLA BEACH ELKS CHARITY GOLF TOURNAMENT
Event Type: (e.g. Triathlon, Festival, Sports, etc.) GOLF EVENT (4-PERSON SCRAMBLE) - HELD AT TIGER POINT GOLF CLUB
Has this event been held on Pensacola Beach in the past? If so for how many years?
Type of Organization: IRS Status (Tax ID No.) FID No. CHARITABLE 501(c)(8) 59-1741680

**If Applicable, attach Articles of Incorporation,
Specific Event Location: Tiger Point Golf Course

Date of Event: May 3rd, 2019

Amount Requested: $1,000.00

Community Impact

Anticipated local attendees: 100-120
Anticipated out-of-town, overnight attendees: 15-20
Hotels Secured: None As Yet
Anticipated number of Hotel Rooms per Night: 8-10

Describe how the sponsorship for which you are applying would be allocated within the event budget:

The fees are a 501(c)8 Charity. All net proceeds will be used to fund selected local and state Elvis Children's and Veterans Charities. SRIA will be a Title Sponsor. The $1,000 will be used to produce banners, brochures & tee signs as well as promotion of the event through local media.

Describe the advertising / public relations / promotions produced for the event: (i.e. brochures, target audience, distribution locations, etc.)

Banners (with SRIA logo) at the course and the tournament, mail and handout brochures (with SRIA logo) to members and businesses. Ads will be run in several issues of "Hope Points." The Elvis Newsletter, SRIA will be listed as a sponsor on Elvis Face Book Page.

List the other governmental agencies and not-for-profit organizations from which you are soliciting funds, the amount of funding solicited and whether the request has been granted for all or part of the funding requested.

No Other Government Agencies Have Been Solicited For Funds. We Believe Navy Federal and PenFed Credit Unions Will Also Be Sponsors This Year (Both Non-Profit) Last Year's Tournament Raised $23,000 For Local Charities, Bringing The 5 Year Total To Over $100,000.00. In Large Part Due To Our Title Sponsors Including SRIA.
I hereby declare that the information provided in this application is accurate and truthful and that the organization listed on this application as well as its officers, directors, employees and agents agree to all the guidelines set forth in the Event Sponsorship Policy.

Signature:

Printed Name:

Date:

Santa Rosa Island Authority

Date Received: 11/25/19

Additional Info. Needed: 

SRIA Event Approval Received: 

Committee Meeting Agenda: 

Board Approval: 