

PENSACOLA BEACH  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thom Blas  
Chairman

William Griffith  
Vice-Chairman

McGuire Martin  
Secretary/Treasurer

Jimmie Perkins  
Thomas Campanella  
Vernon Prather

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: May 8, 2006

RE: Minutes of April 5, 2006 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, April 5, 2006. Members present were Mr. Bill Griffith, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Mr. Thom Blas, Mr. McGuire Martin, and Mr. Jimmie Perkins. Mr. Griffith, chairman of the committee, called the meeting to order and presented the following items:

Ms. Bolman asked that one item be added to the agenda to be addressed as Item #1 for Coconuts by the Bay.

Item #1 – Mr. George Nagle, Coconut's by the Bay, 400 Pensacola Beach Boulevard – Request for additional time to reconstruct structure destroyed by Hurricane Ivan

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended establishing a reconstruction timeline of three months to submit plans for reconstruction; 6 months to commence construction; and eighteen months to complete construction and receive a certificate of occupancy to open for business; application of the minimum annual lease fee policy. (3-0)**

Item #2 – Beach Club Development, Inc. d/b/a The Beach Club Condominiums, 18 Via de Luna, Request for approval to sublease to Ms. Cindi Vowell d/b/a Candy Bouquet Concession to offer construction cantina services during construction of new structures

Staff recommended denying the request for the Beach Club location due to the number of existing leaseholds serving lunch foods in the immediate vicinity of the Beach Club construction project. A discussion followed during which the committee heard comments by Ms. Cindi Vowell.

**Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Beach Club Development,**

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
April 5, 2006

**Inc. d/b/a The Beach Club Condominiums, 18 Via de Luna, for approval to sublease to Ms. Cindi Vowell d/b/a Candy Bouquet Concession to offer construction cantina services during construction of new structures for a 60-day trial period subject to not receiving any objections from the adjacent leaseholders. (3-0)**

Item #3 – In response to default notices, requests for additional time to reconstruct or complete repairs to structures for the following leaseholders:

- a) Fred H. Simmons, Jr., d/b/a Baywatch Commercial Site, 1140 Ft. Pickens Road
- b) Ms. June Guerra d/b/a Jubilee Restaurant and Entertainment Complex
- c) AMFI Corporation d/b/a Holiday Inn Express, Ft. Pickens Road

Ms. Bolman reviewed the individual requests and discussions ensued during which the committee heard comments by Mr. Joe McCay. The committee then took the following actions:

- a) **Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended allowing Mr. Fred H. Simmons, Jr., d/b/a Baywatch Commercial Site, 1140 Ft. Pickens Road six additional months, to complete repairs and obtain a Certificate of Occupancy, subject to investigating application of the minimum annual lease fee policy. (3-0)**
- b) **Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended withholding further action on the default and allowing Ms. June Guerra d/b/a Jubilee Restaurant and Entertainment Complex, until June 1, 2006 to complete repairs, with the provision that the leaseholder report back to the board if repairs are not complete by June 1, 2006. (2-0 with Mr. Griffith recusing himself from the vote)**
- c) **Upon amended motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended establishing a timeline of six months for AMFI Corporation formerly d/b/a Holiday Inn Express, Ft. Pickens Road, to obtain SRIA approval, one year to obtain building permit, and three years to complete construction and obtain a certificate of occupancy, subject to staff bringing the issue of the minimum annual lease fee back to the May 2006 board for consideration. (2-1 with Mr. Griffith voting in the negative)**

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
April 5, 2006

Item #4 – Mike and June Guerra – Pending lease issues regarding Captain Fun's and the Celebration Room

Legal counsel reviewed the background and recommended that the leaseholder be required to sign the lease form approved by the Authority. A discussion followed during which the committee heard comments by Mr. M. J. Menge.

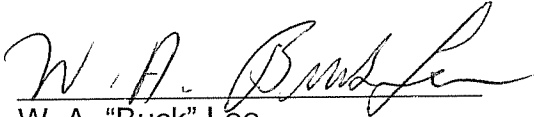
**Mr. Prather made a motion to adopt the recommendation of legal counsel and Dr. Campanella seconded the motion. Following additional discussion, the motion failed on a vote of 1-2 with Mr. Griffith and Dr. Campanella voting against the motion.**

Mr. Matt Dannheisser, SRIA legal co-counsel, suggested that they prepare a point by point comparison of the master lease for Quietwater Boardwalk to the proposed lease for Capt'N Fun's and the Celebration Room, and present the comparison at the next possible meeting. A discussion then ensued regarding approval of construction plans. This item was then referred to the scheduled full board meeting, immediately following the committee meetings, for further discussion.

Item #5 – Mr. Gary Powell, Pensacola Beach Holdings d/b/a Quietwater Boardwalk – Request for approval to enclose a portion of the public boardwalk area by connecting Units 5 and 6

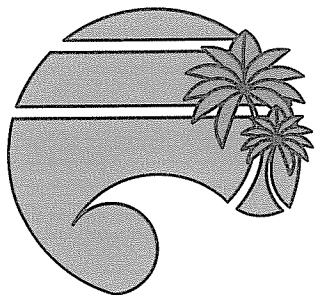
This item was withdrawn at the request of the applicant.

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

  
W. A. "Buck" Lee  
General Manager

WAL:mks

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thom Blas  
Chairman

William Griffith  
Vice-Chairman

McGuire Martin  
Secretary/Treasurer

Jimmie Perkins  
Thomas Campanella  
Vernon Prather

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: May 8, 2006

RE: Minutes of the April 5, 2006 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, April 5, 2006. Members present were Mr. Thom Blas, Mr. Jimmie Perkins, and Mr. Vernon Prather. Also present were board members Mr. Bill Griffith, Mr. McGuire Martin, and Dr. Thomas Campanella. Mr. Griffith, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Beachside Resorts and Conference Center – A Planned Unit Development – 14 Via de Luna – Approval of final construction plans (held in committee from March 8, 2006 for additional information)

Staff recommended approval of the final construction plans for Beachside Resorts and Conference Center based upon all previous approvals by the SRIA and the Escambia County Planning Board.

**Without objection, the committee unanimously recommended approval of the final construction plans for Beachside Resorts and Conference Center, 14 Via de Luna. (3-0)**

Item #2 – James J. Mallett, P.E., - 4 Sabine Drive – Villa Sabine – adjacent to Ft. Pickens Road – Request to restore Authority property to pre-Ivan wetland conditions

Staff recommended denying the request by Mr. Mallett to restore the SRIA property adjacent to his leasehold to pre-Ivan wetland conditions.

**Without objection, the committee unanimously recommended denying the request by James J. Mallett, P.E., 4 Sabine Drive, to restore the Authority property adjacent to his existing leasehold to pre-Ivan wetland conditions. (3-0)**

Minutes  
Santa Rosa Island Authority  
Architectural and Environmental Committee  
April 5, 2006

Item #3 – Denise Abbott & Paul Murray on behalf of the Santa Rosa Dunes Condominium Association – 900 Ft. Pickens Road – Request to place two temporary port-a-lets, one hand wash station and one shower on leasehold property during the reconstruction of the clubhouse, limited to a maximum of 12 months or completion of the clubhouse, whichever is sooner

Staff recommended approval of the request, as presented.

**Without objection, the committee unanimously recommended approval of the request by Denise Abbott & Paul Murray on behalf of the Santa Rosa Dunes Condominium Association, 900 Ft. Pickens Road, to place two temporary port-a-lets, one hand wash station, and one shower on leasehold property during reconstruction of the clubhouse for a period not to exceed the sooner of twelve months or completion of the clubhouse. (3-0)**

Item #4 – Mathis Construction Group, Inc. on behalf Spanish Landing Townhouses, 290, 292, 294, 296, 298, 300, 302, 304 Ft. Pickens Road – Request to place a 12' x 60' construction/office trailer on leasehold property during the reconstruction of eight townhouse units destroyed by Hurricane Ivan

Staff recommended approval of the request, subject to receipt of a \$3,000 performance bond and approval of the architectural and construction plans.

**Upon motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Mathis Construction Group, Inc. on behalf Spanish Landing Townhouses, 290, 292, 294, 296, 298, 300, 302, 304 Ft. Pickens Road, to place a 12' x 60' construction/office trailer on leasehold property during the reconstruction of eight townhouse units destroyed by Hurricane Ivan, subject to receipt of a \$3,000 performance bond. (3-0)**

Item #5 - Island Resorts Development – 10 Portofino Drive – Spa & Lifestyle Center – Request to construct an outdoor grill adjacent to the spa & lifestyle center

Staff recommended approval of the request as presented, subject to submitting the required documents for plan review and meeting all applicable codes.

**Without objection, the committee unanimously recommended approval of the request by Island Resorts Development, 10 Portofino Drive, to construct an outdoor grill adjacent to the spa & lifestyle center, subject to submitting the required documents for plan review and meeting all applicable codes. (3-0)**

Item #6 – Mrs. June Guerra – Celebration Room – 400 Quietwater Beach Road – Request to make hurricane repairs to the existing Celebration Room

Minutes  
Santa Rosa Island Authority  
Architectural and Environmental Committee  
April 5, 2006

Staff recommended approval of the request, subject to payment of the \$500 after-the-fact fee, a letter of approval provided by the current master leaseholder, or execution of the pending lease agreement for Captain Fun's and The Celebration Room prior to final approval of the construction application and plans. A discussion followed during which the committee heard comments by Mr. Tom Carmichael.

**Upon motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Mrs. June Guerra, Celebration Room, 400 Quietwater Beach Road, to make hurricane repairs, subject to payment of the \$500 after-the-fact fee, a letter of approval provided by the current master leaseholder, or execution of the pending lease agreement for Captain Fun's and The Celebration Room prior to final approval of the construction application and plans. (3-0)**

Item #7 – Approval of contract with Gulf Island National Seashore for monitoring of the 2006 marine turtle nesting season

Staff recommended approval of the contract with the Gulf Islands National Seashore for the 2006 marine turtle nesting season surveys on Pensacola Beach in the amount of \$15,500.

**Without objection, the committee unanimously recommended approval of the contract with Gulf Island National Seashore for monitoring of the 2006 marine turtle nesting season. (3-0)**

Item #8 – Proposed changes to the Land Development Code, Article 13

1. Limiting enclosures below the base flood
2. Covered entrance access to commercial structures

Staff presented the information for review, and a discussion followed.

**Without objection, the committee unanimously recommended approval of the proposed changes to Article 13 of the Land Development Code as presented by staff. (3-0)**

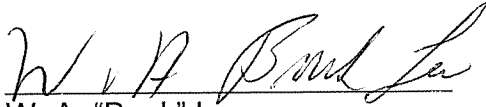
Item #8a -- Sabine Yacht & Racquet Club - Construction of covered entry way, subject to compliance with proposed revisions to the Land Development Code.

Staff recommended approval of the request, as presented to the November 9, 2005 Architectural & Environmental Committee.

Minutes  
Santa Rosa Island Authority  
Architectural and Environmental Committee  
April 5, 2006

**Without objection, the committee unanimously recommended approval of the request by Sabine Yacht & Racquet Club to construct a covered entry way, subject to compliance with proposed revisions to the Land Development Code. (3-0)**

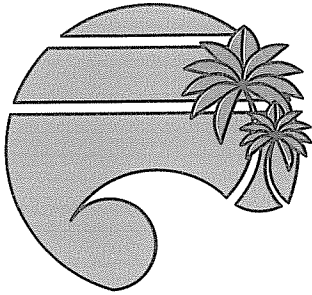
There being no further business to come before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

(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.)



PENSACOLA BEACH  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thom Blas  
Chairman

William Griffith  
Vice-Chairman

McGuire Martin  
Secretary/Treasurer

Jimmie Perkins  
Thomas Campanella  
Vernon Prather

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: May 8, 2006

RE: Minutes of April 5, 2006 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, April 5, 2006. Members present were Mr. Jimmie Perkins, Mr. Bill Griffith, and Mr. McGuire Martin. Also present were board members Mr. Thom Blas, Dr. Thomas Campanella, and Mr. Vernon Prather. Mr. Perkins, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Status of temporary living facilities

Ms. Mary Bolman reported, for the information of the board, that 65 temporary living facilities were located on Pensacola Beach. She said that the board policy called for removal of Ivan temporary living facilities by March 16, 2006, and removal of Dennis temporary living facilities by January 10, 2007. Ms. Bolman said that staff would soon begin notifying leaseholders using temporary living facilities of the existing deadlines and would process requests for extensions on a case by case basis.

**Upon motion of Mr. Griffith, seconded by Mr. Martin, the committee unanimously accepted the information report presented by staff. (3-0)**

Item #2 – Approval of Temporary Position Appointment Type for Lifeguard Positions (staff report by Mary Bolman)

Staff recommended establishment of the following additional employment status for the Santa Rosa Island Authority employees retroactive to April 1, 2006 :

TEMPORARY POSITIONS:

Temporary positions are those positions, which shall not exist beyond six (6) consecutive calendar months and/or are positions that shall be strictly for students who perform services for the SRIA filled by persons who are *bona fide* students in an accredited educational or vocational program. Employees in temporary positions are not eligible for any benefits described in this section except as required by law.



Minutes  
Santa Rosa Island Authority  
Administrative Committee  
April 5, 2006

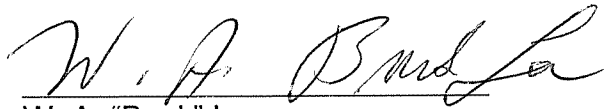
A brief discussion followed.

**Upon motion of Mr. Griffith, seconded by Mr. Martin, the committee unanimously recommended establishing the employment status of "Temporary Employee" for the Santa Rosa Island Authority, as recommended by staff, retroactive to April 1, 2006. (3-0)**

Item #3 -- Report on Financial Statements and Expenditures

It was noted that, due to the change in meeting dates, the report on financial statements and expenditures would be presented in May 2006.

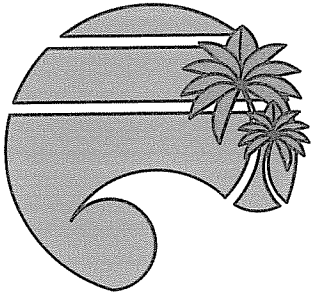
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

(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.)



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thom Blas  
Chairman

William Griffith  
Vice-Chairman

McGuire Martin  
Secretary/Treasurer

Jimmie Perkins  
Thomas Campanella  
Vernon Prather

W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members  
FROM: General Manager  
DATE: May 8, 2006  
RE: Minutes of April 5, 2006 Operations Committee

A regularly scheduled meeting of the Operations Committee was held on Wednesday, April 5, 2006. Members present were Mr. McGuire Martin, Mr. Thom Blas, and Dr. Thomas Campanella. Also present were board members Mr. Bill Griffith, Mr. Jimmie Perkins, and Mr. Vernon Prather. Mr. Martin, chairman of the committee, called the meeting to order and presented the following item:

Item #1 – Mr. Dan McGrath on behalf of Santa Rosa Towers Owners Association – Request for reconsideration of trolley stop proposed in front of Santa Rosa Towers

Staff recommended denying the request to move the trolley stop, which had been in the proposed location at the site in front of Santa Rosa Towers since the project was initially designed. A discussion followed during which the committee heard comments by Mr. Dan McGrath.

**Upon motion of Dr. Campanella, seconded by Mr. Blas, the committee unanimously recommended denying the request by Mr. Dan McGrath on behalf of Santa Rosa Towers Owners Association to reconsider the location of the trolley stop proposed in front of Santa Rosa Towers. (3-0)**

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

W. A. "Buck" Lee  
General Manager

WAL:mks

(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.)