

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: July 10, 2006

RE: Minutes of June 7, 2006 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, June 7, 2006. Members present were Mr. Bill Griffith, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Mr. Thom Blas, Mr. Jimmie Perkins, and Mr. McGuire Martin.

Mr. Blas, board chairman, first announced that the Gulf Breeze Area Chamber of Commerce was sponsoring a windstorm insurance crisis forum scheduled to be held on Thursday, June 8 at the Gulf Breeze United Methodist Church and noted that the forum is open to the public.

Mr. Griffith, chairman of the committee, then called the committee meeting to order and presented the following items:

Item #1 – Mr. Frank Peirce, Senior Trustee, Pensacola Beach Community Church – 916 Panferio Drive – Request for lease use change and conditional use as a place of assembly for the Pensacola Beach Community Church

Ms. Bolman reviewed the request and stated that staff recommended approval of the request for both a lease use change and a conditional use to allow 916 Panferio Drive to be used as a place of assembly for the Pensacola Beach Community Church, subject to approval of the conditional use by the Escambia County Board of Adjustments. She noted that staff further recommended that the leases be combined under one master lease with a lease fee \$361, which included the current \$1 paid by the church for their existing leases and \$360 for the lease on 916 Panferio Dr.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Mr. Frank Peirce, Senior Trustee on behalf of the Pensacola Beach Community Church for a lease use change and conditional use as a place of assembly for 916 Panferio Drive to be

Minutes
Santa Rosa Island Authority
Development & Leasing Committee
June 7, 2006

used by the Pensacola Beach Community Church, subject to approval of the conditional use by the Escambia County Board of Adjustmpents; the committee further recommended that the leases be combined under one master lease with an annual lease fee of \$361. (3-0)

Item #2 – Ms. Cindi Vowell – Candy Bouquet Concession – 18 Via de Luna – Request to continue sublease for construction cantina (Previously approved by board for 60-day trial period)

Ms. Bolman said that staff recommended approval to continue operation of the construction cantina for the duration of the construction project.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Ms. Cindi Vowell, Candy Bouquet Concession, to continue to operate a construction cantina, as a sublease to The Beach Club at 18 Via de Luna, for the remainder of the construction project. (3-0)

Item #3 – Mr. Jim Martin on behalf of Crab's We Got 'Em – 6 Casino Beach Boardwalk – Request to sublease to Mr. Shawn Comis d/b/a Northwest Florida Parking to offer valet parking for Crab's

Ms. Bolman reviewed the request, stating that staff recommended approval of the request on a trial basis through December 31, 2006 subject to a start time of 6:00 p.m., no cones in the public parking lot, payment of 5% percentage fees on all revenues, execution of a hold harmless and indemnification agreement and provision of an insurance certificate in the amount of \$1 million dollars by both the subleaseholder and the master leaseholder.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Shawn Comis d/b/a Northwest Florida Parking to offer valet parking for Crab's Restaurant at 6 Casino Beach Boardwalk subject to a start time of 6:00 p.m.; no cones in the public parking lot; payment of 5% percentage fees on all revenues; execution of a hold harmless and indemnification agreement; and provision of an insurance certificate in the amount of \$1 million dollars by both the subleaseholder and master leaseholder. (3-0)

Minutes
Santa Rosa Island Authority
Development & Leasing Committee
June 7, 2006

Item #4 – Ms. Carol F. Bores d/b/a Pensacola Beach Realty, 649 Pensacola Beach Blvd. – Request for additional time to complete repairs to damaged commercial structure

Ms. Bolman reviewed the background on the request, stating that staff recommended deferring further action on the default process and allowing the leaseholder six months to complete the repairs and obtain a certificate of occupancy. She said staff also recommended investigating application of the minimum annual lease fee policy, if so indicated, as the default beyond the cure period was an entry point into the lease. A discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended granting a six-month extension for Ms. Carol F. Bores d/b/a Pensacola Beach Realty, 649 Pensacola Beach Blvd. to complete repairs to the structure and obtain a certificate of occupancy; the committee further recommended deferring further action on the default process and investigating application of the minimum annual lease fee policy. (3-0)

Item #5 – Mr. Thomas M. Bizzell, Trustee on behalf of Tiki Motel – Pending lease default

Ms. Bolman reviewed the request stating that the lease was in default, and staff recommended allowing thirty days for the leaseholder to demolish the structure or submit an application for repair, including the 50% Rule Package; six months to obtain a building permit; eighteen months to complete repairs and obtain a certificate of occupancy; and investigation into application of the minimum annual lease fee policy. She said staff also recommended withholding further action on the default subject to the timeline established. Ms. Bolman said that if the structure was demolished, the leaseholder would be required to rebuild at least twenty units.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended establishing a reconstruction timeline for the Tiki Motel of thirty days for the leaseholder to demolish the structure or submit an application for repair, including the 50% Rule Package; six months to obtain a building permit; eighteen months to complete repairs and obtain a certificate of occupancy; investigation into application of the minimum annual lease fee policy; and withholding further action on the default subject to the timeline. (3-0)

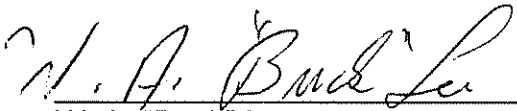
Item #6 – Sabine Marina Associates, Inc., 715 Pensacola Beach Blvd. – Request for approval to sublease to Chulamar, Inc. to offer charter boat services

Minutes
Santa Rosa Island Authority
Development & Leasing Committee
June 7, 2006

Ms. Bolman reviewed the request, and a discussion followed during which the committee heard comments by Mr. Ted Thorsen with the Chulamar.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously voted to hold this item for the July 5, 2006 committee to enable staff to obtain additional information. (3-0)

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



W. A. "Buck" Lee
General Manager

WAL:mks

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