

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: August 9, 2006

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

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, July 5, 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. Griffith, chairman of the committee, called the committee meeting to order and presented the following items:

Item #1 – Mr. Thomas M. Bizzell, Trustee on behalf of Tiki Motel – Pending lease default

Staff recommended establishing the following timelines, effective from the date of full board action: Thirty days 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 construction and obtain a Certificate of Occupancy. Staff further recommended that the board withhold further action on the pending default. A discussion followed during which the committee heard comments by Mr. Jim Reeves.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended withholding further action on the pending lease default against the Tiki Motel and establishing a reconstruction timeline of thirty days for asbestos abatement, thirty days to demolish the damaged structure or submit an application for repair, including the 50% Rule Package; six months to obtain a building permit; and eighteen months to complete construction and obtain a Certificate of Occupancy. (3-0)

Item #2 – Little Sabine Investment Group d/b/a the Comfort Inn – Request for approval to sublease to Ms. Allie March d/b/a Honey Baked Ham Company for the purpose of selling sandwiches and related food items

Staff recommended approval of the request, subject to payment of 5% percentage fees on all revenues, confirmation of sufficient parking to support the additional use requested, and compliance with all applicable rules and regulations.

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Development & Leasing Committee
July 5, 2006

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Little Sabine Investment Group d/b/a the Comfort Inn for approval to sublease to Ms. Allie March d/b/a Honey Baked Ham Company for the purpose of selling sandwiches and related food items from July 13-16, 2006, subject to payment of the appropriate percentage fees and confirmation of adequate parking to accommodate the added use. (3-0)

Item #3 – Mr. Fred Simmons d/b/a Sandpiper Gulf Aire Inn, Inc. – Request for approval of lease use change to add the use of booking agent for charter boat cruises

Staff recommended approval of the request subject to payment of 5% percentage fees for all charter services booked by the motel and commissions received by the motel for the bookings, limiting the bookings to hotel guests only, and compliance with all applicable rules and regulations.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Fred Simmons d/b/a Sandpiper Gulf Aire Inn, Inc., for approval of lease use change to add the use of booking agent for charter boat cruises subject to payment of 5% percentage fees for all charter services booked by the motel and commissions received by the motel for the bookings, limited to hotel guests only, and subject to compliance with all applicable rules and regulations. (3-0)

Item #4 – Sabine Marina Associates, Inc., 715 Pensacola Beach Blvd. – Request for approval to sublease to Chulamar, Inc. to offer charter boat services

Staff recommended approval of the request, subject to payment of 5% percentage fees on all revenues and approval of the facility to be used for ticket sales, as well as compliance with all other applicable rules and regulations.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Sabine Marina Associates, Inc., 715 Pensacola Beach Blvd., for approval to sublease to Chulamar, Inc. to offer charter boat services, subject to payment of 5% percentage fees on all revenues and approval of the facility to be used for ticket sales, as well as compliance with all other applicable rules and regulations. (3-0)

Item #5 – Mr. Charles L. Nicholson d/b/a Beach Marina, Inc. – Request for renewal of license on overflow parking lot

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Staff recommended approval of the request to renew the license for a one-year period subject to an annual license fee of \$1,000 with all other terms and conditions of the license to remain the same.


Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Mr. Charles L. Nicholson d/b/a Beach Marina, Inc. to renew the license on overflow parking lot for a one-year period, January 1 through December 31, 2007, subject to an annual license fee of \$1,000 with all other terms and conditions of the license to remain the same. (3-0)

Item #6 – Mr. Gary Powell, Pensacola Beach Holdings, Inc. d/b/a Portofino Boardwalk – Request for approval to sublease Unit #5 to Robert L. Fox d/b/a The Cabo Grill, LLC, a restaurant serving beer, wine and liquor

Staff recommended approval of the request subject to payment of the appropriate percentage fees, stating that the request would be addressed at the special board meeting following the committee meetings.

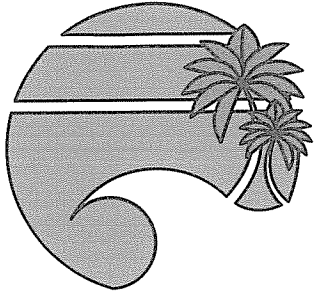
Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Gary Powell, Pensacola Beach Holdings, Inc. d/b/a Portofino Boardwalk, for approval to sublease Unit #5 to Robert L. Fox d/b/a The Cabo Grill, LLC, a restaurant serving beer, wine and liquor, subject to payment of the appropriate percentage fees. (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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MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: August 9, 2006

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

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, July 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. Blas, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Ms. Patricia L. Roberts – 1762 Ensenada Tres – Lot 19, Block 5, Santa Rosa Villas – Request for the following:

- a) An eight foot encroachment into the front yard setback, and a three foot encroachment into the east side yard setback to construct a swimming pool in the front and side yards
- b) After-the-fact approval to construct a four foot high stucco fence with a variance of one foot to the front yard fence height, subject to payment of the \$500 after-the-fact fee

Staff recommended approval of the variances requested in Item 1(a) of eight and three feet, subject to approval by the Escambia County Board of Adjustments for the front variance only.

Upon motion of Mr. Prather, seconded by Mr. Perkins, the committee unanimously recommended approval of the request by Ms. Patricia L. Roberts, 1762 Ensenada Tres, for a eight foot encroachment into the front yard setback, and a three foot encroachment into the east side yard setback to construct a swimming pool in the front and side yards, subject to approval by the Escambia County Board of Adjustments. (3-0)

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July 5, 2006

Staff recommended approval of the fence height variance requested in Item 1(b), subject to payment of the \$500 after-the-fact fee. A brief discussion followed during which the committee heard comments by Ms. Pat Roberts. The committee then referred this item to the full board for further discussion.

Item #2 – Mr. Fred Simmons d/b/a Gulf Aire Inn, Inc. – 21 Via de Luna – Request for extension to use of a portable kitchen on leasehold property

Staff recommended denial of the request. A discussion followed during which the committee heard comments by Mr. Fred Simmons.

Upon amended motion of Mr. Perkins, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. Fred Simmons d/b/a Gulf Aire Inn, Inc., 21 Via de Luna, for an extension until December 31, 2006 to use a portable kitchen on leasehold property, subject to discussing other options with staff. (3-0)

Item #3 – Mr. John Mathis – Spanish Landing – 296 Ft. Pickens Rd. – Request for approval to construct new eight unit townhouse building to replace structure destroyed by Hurricane Ivan

Staff recommended approval of the request, as presented, subject to compliance with all access management codes and regulations. A discussion followed during which the committee heard comments by Mr. John Mathis.

Upon amended motion of Mr. Perkins, seconded by Mr. Prather, the committee unanimously recommended approval of the request by Mr. John Mathis on behalf of Spanish Landing, 296 Ft. Pickens Rd., for approval to construct a new eight unit townhouse building to replace structure destroyed by Hurricane Ivan, subject to review of the request for a second driveway by Authority's consulting engineer. (3-0)

Item #4 – Little Sabine, Inc. – 165 Ft. Pickens Road – (Gulf Side) – Request for conceptual approval to construct:

1. A new 620 room resort seaward of the coastal construction control line to replace the structure destroyed by Hurricane Ivan
2. A new water theme park on the sound side of the leasehold property

Staff recommended conceptual approval of the request, as presented. A discussion followed.

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Upon motion of Mr. Perkins, seconded by Mr. Prather, the committee unanimously recommended conceptual approval of the request by Little Sabine, Inc., 165 Ft. Pickens Road, to construct a new 620 room resort, in three phases, seaward of the 1986 coastal construction control line to replace the structure destroyed by Hurricane Ivan, and a new water theme park on the sound side of the leasehold property. (3-0)

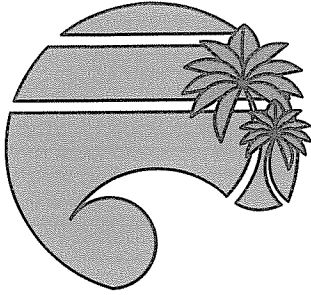
There being no further business to come before the committee, the meeting was adjourned.



W. A. "Buck" Lee
General Manager

WAL:mks

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MEMORANDUM

TO: Authority Members
FROM: General Manager
DATE: August 9, 2006
RE: Minutes of July 5, 2006 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, July 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 – Lease Fee Policy Discussion

Following a brief discussion, this item was held in committee for further review.

Item #2 – Proposed Personnel Policy Manual

Staff recommended approval of the personnel policy manual, subject to some additional revisions by staff. A brief discussion followed during which the committee requested that this item be held for further review.

Item #3 – Revisions to SRIA Regulation #1-2006 regarding Mooring of Boats in Little Sabine Bay

Staff recommended revising SRIA Regulation #1-2006, as presented by legal counsel. A brief discussion followed during which the committee heard comments by Mr. Michael Plunkett and Mr. Jim Mueller.

Upon motion of Mr. Martin, seconded by Mr. Griffith, the committee unanimously recommended approval of the revisions to SRIA Regulation #1-2006, as presented by legal counsel. (3-0)

Item #4 – Clarification of General Manager's Authorization to Sign Contracts under Emergency Circumstances

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Santa Rosa Island Authority
Administrative Committee
July 5, 2006

Staff recommended that the authorization granted on June 14 allowing the General Manager to sign contracts under emergency circumstances be clarified to indicate that the authorization is during period of disaster declaration and is limited to contracts not exceeding \$50,000.

Upon motion of Mr. Griffith, seconded by Mr. Martin, the committee unanimously recommended that the authorization granted on June 14 allowing the General Manager to sign contracts under emergency circumstances be clarified to indicate that the authorization is during period of disaster declaration and is limited to contracts not exceeding \$50,000. (3-0)

Item #5 – Revision to 2006 SRIA Meeting Calendar to move September board meeting due to conflict with the annual meeting of the Florida Shores and Beaches Preservation Association

Staff recommended approval of the revised meeting calendar moving the September meetings from September 13 to September 20, 2006 due to the annual meeting of the Florida Shores and Beaches Preservation Association at which several staff members are scheduled to attend.

Upon motion Mr. Griffith, seconded Mr. Martin, the committee unanimously recommended revising the 2006 SRIA Meeting Calendar to move the September board meeting from September 13 to September 20, 2006 due to a conflict with the annual meeting of the Florida Shores and Beaches Preservation Association. (3-0)

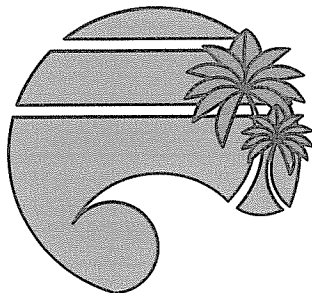
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee
General Manager

WAL:mks

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W. A. "Buck" Lee
General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: September 4, 2006

SUBJECT: Minutes of August 2, 2006 Operations Committee

A regularly scheduled meeting of the Operations Committee was held on Wednesday, August 2, 2006. Members present were Mr. McGuire Martin, Mr. Thom Blas and Mr. Vernon Prather. Also present were board members Mr. Bill Griffith, Dr. Thomas Campanella and Jimmie Perkins. Mr. Martin, chairman of the committee, called the committee meeting to order and presented the following items:

Item #1 – New SRIA Street Signs

Mr. Dave Hemphill presented two street sign designs for review by the committee. A discussion followed.

Upon motion of Mr. Blas, seconded by Mr. Prather, the committee unanimously recommended choosing the street sign design recommended by Mr. Hemphill. (3-0)

Item #2 – Discussion on sun tents left on the beach overnight

Mr. Griffith stated that on a recent beach inspection he noticed numerous sun tents left on the beach, and asked that staff review the situation to determine whether or not a policy is necessary to control the proliferation of tents.

Upon motion of Mr. Blas, seconded by Mr. Prather, the committee unanimously directed the Manager and staff to look into the situation and come back to the September committee with a recommendation. (3-0)

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Operations Committee
August 2, 2006

Mr. Dan Green then addressed the committee and stated that he wanted to thank the Island Authority on behalf of the charter school for their support in rebuilding the school after damages sustained from Hurricanes Ivan and Dennis. He said the school had reopened with 118 students. Mr. Green then inquired as to the repair schedule for the track at Cowley Park and the reinstallation of exclusionary buoys for the grass beds in Little Sabine Bay to which staff indicated the projects were in process.

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



W. A. "Buck" Lee
General Manager

WAL:mks

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