



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 31, 2006

RE: Minutes of May 3, 2006 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 3, 2006. Members present were Mr. Bill Griffith, Dr. Thomas Campanella, and Mr. Vernon Prather. Also present were board members Mr. Thom Blas, and Mr. McGuire Martin. Board member absent was Mr. Jimmie Perkins. Mr. Griffith, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Ms. Jan Scruggs – The Dock, 4 Casino Beach Boardwalk – Request for approval to sublease to Mr. Stephen Graham d/b/a Dizzy Lizzy's, Inc., serving shaved ice, and approval for 30-day grand opening banner

Ms. Mary Bolman presented the request and stated that staff recommended approval of the request to sublease and for a 30-day grand opening banner, subject to payment of 5% percentage fees and resolution of the issue of unpermitted construction on the leasehold.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Ms. Jan Scruggs, The Dock, 4 Casino Beach Boardwalk, to sublease to Mr. Stephen Graham d/b/a Dizzy Lizzy's, Inc., serving shaved ice, and to display a 30-day grand opening banner, subject to resolution of the unpermitted construction at the leasehold. (3-0)

Item #2 – Mr. Roger Bevans – Radical Rides – Request for new commercial lease to replace existing concession agreement

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Ms. Bolman reviewed the background on the request, stating that staff recommended issuance of a new commercial lease in the approved form and assignment of the leasehold from the Bevans to Awesome Action, Inc., their corporation, subject to resolution of an unpermitted sign on the leasehold.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended approval of the request by Mr. Roger Bevans for a new commercial lease to replace the existing concession agreement at Radical Rides and further approved assigning the leasehold interest to Awesome Action, Inc., subject to resolution of an unpermitted sign on the leasehold. (3-0)

Item #3 – La Plaza Condominium Assn., Inc. d/b/a Sans Souci Condominiums, 999 Ft. Pickens Road – Request that the board terminate the license agreement with Cee Bee Beach Rentals to provide beach rental services on the public beach behind Sans Souci Condominiums

Ms. Bolman provided information on the request, stating that staff recommended that Mr. Bentley be allowed to continue his concession for the extent of the current concession agreement, but that Mr. Bentley be notified that the concession agreement will not be renewed upon expiration at the end of the current term in December 2006. A discussion followed during which the committee heard comments by Mr. Jonathon Bentley.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended that Mr. Jonathon Bentley d/b/a Cee Bee Beach Rentals be allowed to continue providing a beach service for the remainder of the current license term, but that he be notified that the beach rental service license for Cee Bee Beach Rentals will not be renewed upon expiration of the current term in December 2006. (3-0)

Item #4 – Request by the following leaseholders for an extension of time to keep their temporary living facilities:

Use trailer as primary residence, per terms of the policy:

- a. Arthur & Vangie Anastopoulo, 901 Largo Dr.
- b. Charlene Meyer & Glenn Bolton, 1113 Via de Luna
- c. Mike and Sandee Bredesen, 109 Ariola Dr.
- d. LeRoy B. Cardenas, 812 Via de Luna
- e. Ms. Carolyn R. Davis, 1214 Ariola Dr.
- f. Jack & Carol Forest, 1111 Via de Luna

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- g. Rob Jackson and Ms. Teena Cobb, 904 Panferio Dr.
- h. Mr. Larry Lowery, 811 Via de Luna
- i. Ms. Linda D. Matthews, 112 Via de Luna
- j. Mr. John Pohlmann, 138 Siguenza Dr.
- k. Laura & Richard Spraggins, 1300 Panferio Dr.
- l. Harold & Caralie Tait, 325 Panferio Dr.
- m. Mr. Herbert Turner, Sr., 311 Ariola Dr.
- n. Ms. Dinah Wells, 811 Maldonado Dr.

Have primary residence elsewhere:

- a. Mr. & Mrs. Robert Armstrong, 809 Rio Vista
- b. Tommy & Sharon Clardy, 1013 Ariola Dr.
- c. Dr. & Mrs. Alex Gup, 915 Rio Vista Dr.
- d. Mr. David Wright, 210 Panferio Dr.

Ms. Bolman said that staff recommended that residential leaseholders using their trailers as their primary residences, be given a six month extension, until September 16, 2006. A discussion followed.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended a six-month extension, until September 16, 2006, for leaseholders using temporary living facilities as their permanent residences, subject to staff providing additional information at the May 10, 2006 board meeting. (3-0)

Ms. Bolman said that staff recommended that residential leaseholders with homes elsewhere be required to remove their temporary living facilities from their leaseholds immediately. A discussion followed during which the committee heard comments by Mr. Rob Armstrong and Ms. Diane Gup.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee recommended that leaseholders who are not using their temporary living facilities as primary residences be required to remove the temporary living facilities immediately. (2-1 with Dr. Campanella voting against the motion)

Item #5 – Ms. Beverly McCay on behalf of Holiday Inn Express (f/k/a The Dunes), 333 Ft. Pickens Road – Request for approval to place a commercial trailer on the leasehold to house building maintenance

This item was withdrawn.

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Item #6 – Mr. Bill Goliwas on behalf of The Palace, 701 Pensacola Beach Boulevard – Request for approval to use a travel trailer as the dockmaster's office for the marina

Ms. Bolman said staff recommended denying the request and immediate removal of the residential travel trailer. She said that the master leaseholder could request a commercial construction trailer be placed on the property after resolution of the pending litigation and subject to submittal of building plans.

Upon motion of Mr. Prather, seconded by Dr. Campanella, the committee unanimously recommended denying the request by Mr. Bill Goliwas on behalf of The Palace, 701 Pensacola Beach Boulevard to use a travel trailer as the dockmaster's office for the marina. (3-0)

Item #7 – Mr. Eric J. Herrholz – Request for approval of beach valet concession

Ms. Bolman said staff recommended denying the request, as there was no indication that a beach valet concession was necessary on the public beach at this time.

Upon motion of Dr. Campanella, seconded by Mr. Prather, the committee unanimously recommended denying the request by Mr. Eric J. Herrholz for approval of a beach valet concession service. (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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