

PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:
Thomas A. Campanella
Chairman
John L. Peacock, Jr.
Vice-Chairman
Tammy Bohannon
Secretary/Treasurer
Fred Gant
Vernon L. Prather
Elwyn D. Guernsey
W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: February 28, 2008
RE: Minutes of February 27, 2008 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, February 27, 2008. Members present were Dr. Thomas Campanella and Mr. Ed Guernsey. Ms. Tammy Bohannon was absent. Also present were Board members Mr. Vernon Prather and Mr. Fred Gant. Mr. Vernon Prather, acting chairman, called the meeting to order and presented the following items.

Item # 1 – Mr. John Eversmeyer – Steamers – Sandbar, LLC – Request to operate concession from a vessel off Quietwater Beach. (Staff report by Executive Director Buck Lee)

There was a lengthy discussion on this issue. Mr. Stebbins was asked if picking up passengers from Quietwater Pier would be a legal concern. Mr. Stebbins confirmed that this would not be an issue provided Mr. Eversmeyer was properly licensed and insured. Additionally, Mr. Eversmeyer will be responsible for meeting all applicable requirements, signing a license agreement and payment of the percentage fees of 5%.

Upon motion of Dr. Thomas Campanella, seconded by Ed Guernsey, the Committee unanimously accepted the request to operate a concession vessel off Quietwater Beach provided they are properly licensed and insured and will pay the 5% fee to the SRIA. (3-0)

Item # 2 – Pensacola Beach Holdings – Portofino Beach Boardwalk – Unit # 6 – Mr. Mike McLaughlin – Wet/Outboards – Request for sublease to operate a men and women's apparel and accessory business. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Ed Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously accepted the request for a sublease to Mr.

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Mike McLaughlin to operate a men and women's clothing apparel and accessory business. (3-0)

Item # 3 – Azure Development aka Hilton Pensacola Beach – 12 Via de Luna – Request to sublease to Mr. Harold Garrett – A1derful Ceremony & Carriage of Dreams to provide a horse and carriage for occasional weddings and special events on Pensacola Beach. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Ed Guernsey, the Committee unanimously accepted request to sublease to Mr. Harold Garrett – A1derful Ceremony & Carriage of Dreams to provide a horse and carriage for occasional weddings and special events on Pensacola Beach, provided Mr. Garrett receives a letter from each property he intends to service. (3-0)

Item # 4 – Mr. Lawrence L. Porto – Horizon Beach Service – Request to operate a beach rental service operating behind the Holiday Inn Express at 333 Ft. Pickens Rd. (Gulf side). (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Ed Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously recommended approval to Horizon Beach Service for a beach rental service operating behind the Holiday Inn Express, subject to meeting the guidelines of the Authority's Beach Rental Service's Policy and paying all applicable percentage fees (retail and rentals – 5%). (3-0)

Item # 5 – Pensacola Beach Marina – 655 Pensacola Beach Boulevard – Request to issue a vendors license and approve a sublease to Mr. Halford Harris to operate a concession service (food and refreshments) at Park East and Ft. Pickens Gate. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Ed Guernsey, the Committee unanimously recommended moving this item to the Regular Board Agenda for more discussion. (3-0)

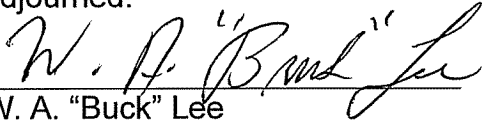
Item # 6 – Portofino Island – 10 Portofino Drive – Request to waive paragraph F-12 Beach Rental Board Policy and erect a concession tent to provide food & beverage service to the Portofino guests on the Gulf side across from the Portofino Development. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Elwyn Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously accepts the request to erect a concession tent

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to provide food and beverages provided this service will be available to the general public and all applicable percentage fees (5%) will be paid. (3-0)

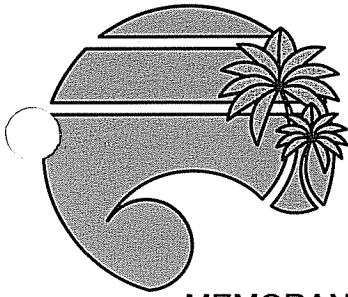
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:ked

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: February 28, 2008

RE: Minutes of February 27, 2008 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday, February 27, 2008. Members present were Mr. Fred Gant and Mr. Vernon Prather. Mr. John Peacock was absent. Also present were Board members Dr. Thomas Campanella and Mr. Elwyn Guernsey. Mr. Elwyn Guernsey, acting chairman, called the meeting to order and presented the following items.

Item # 1 – Santa Rosa Dunes Condominium Association – 900 Ft. Pickens Road – Request for a 12 month extension on the use of the existing portable restrooms for the proposed new swimming pool area. (Staff report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously accepted the request for a twelve (12) month extension on the use of the existing portable restrooms for the proposed new swimming pool area at the Santa Rosa Dunes. (3-0)

Item # 2 – Mr. & Mrs. A.P. Marullo – 249 Sabine Drive – Lot 66, Block "B", Villa Sabine – Request to construct a 180' X 4' pier with a 12' X 8' terminal platform, 38' X 2' catwalk with a 22' X 14' mooring area with an uncovered boatlift. (Staff report by Matt Mooneyham)

Dr. Campanella asked if there is a restriction on the length of a dock on Villa Sabine. Ms. Sue Smith ensured him this dock was within those limits.

Upon motion of Mr. Fred Gant, seconded by Mr. Vernon Prather, the Committee unanimously accepted the request to construct a 180' X 4' pier with a 12' X 8' terminal platform, 38' X 2' catwalk with a 22' X 14' mooring area with an uncovered boatlift provided all applicable permits and letters from adjacent neighbors are obtained . (3-0)

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Item # 3 – Sandshaker Lounge & Package – 731 Pensacola Beach Boulevard – sublease to Little Sabine Investment Group dba The Comfort Inn – Request to construct a new cover for an existing exterior patio, with the west side to be enclosed and construct a new upper and lower deck area adjacent to existing building. (Staff report by Matt Mooneyham)

Mr. Buck Lee disclosed that his niece was the architect assigned to design this proposed addition. Mr. Guernsey inquired as to the effects of this addition on the noise issue. Mr. Matt Mooneyham stated that the ultimate goal of this project is to combat the noise issue for the adjacent neighbors.

Mr. John Asmar, representative of the Sandshaker informed the Board that the initiative of this project was to address the excessive noise. An architect was hired to design renderings for this project. Those drawings have been submitted to Escambia County and are pending the approval of the SRIA. Mr. Asmar indicated that the only thing hindering the approval process is the endorsement of the master leaseholder. He also noted that approval should not be withheld unless the sub-lessee is in violation of that lease, which is not the case. Mr. Asmar stated they will be in violation of that lease if the noise issue is not addressed. Pending the approval of the SRIA and the County they hope to have the project completed by May.

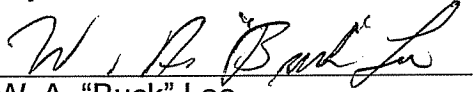
Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended moving this item to the Regular Board Agenda for more discussion. (3-0)

Item # 4 – Mr. Fred Simmons and Mr. Tom Greene – 303 Avenida 13 – Lot 9, Block 17, Villa Primera – Request to construct an in-ground swimming pool with an encroachment of 15 feet into the 20 foot east side yard setback line and 5 feet into the 10 foot north side yard building setback line. (Staff report by Matt Mooneyham)

Upon motion of Mr. Fred Gant, seconded by Mr. Vernon Prather, the Committee unanimously accepted the request to construct an in-ground swimming pool with an encroachment of 15 feet into the 20 foot east side yard setback line and 5 feet into the 10 foot north side yard building setback line provided a hold harmless agreement is executed and letters of no objection are received from adjacent neighbors. (3-0)

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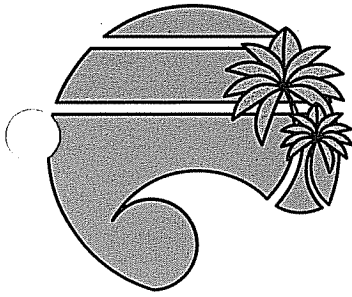
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:ked

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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: February 28, 2008

RE: Minutes of February 27, 2008 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, February 27, 2008. Members present were Mr. Elwyn Guernsey, Dr. Thomas Campanella and Mr. Vernon Prather. Also present was Board member Mr. Fred Gant. Mr. Elwyn Guernsey, chairman, called the meeting to order and presented the following items.

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

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously accepted the Report on Financial Statements and Expenditures. (3-0)

Item # 2 – Report on Final Expenditures for Via de Luna Project. (Staff report by Executive Director Buck Lee)

Mr. Lee disclosed that after payment of the Road Construction Project the SRIA will have a surplus of approximately \$430,000. SRIA staff desires to have the County approve the expenditure of these excess monies for improvements of the parking lots at the Via de Luna Shopping Center and the SRIA Employee Parking lot. This request should be answered by the County in approximately one month.

This item was for discussion only.

Item # 3 – Discussion on Ad valorem vs. lease fees on Pensacola Beach. (Staff report by Executive Director Buck Lee)

Mr. Lee addressed questions previously asked by the Board and other members of the community. There are 125 commercial leases and 3,871 residential leases. All single family residence leases and 27 commercial leases have a

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term of 99 years. For the 2006/2007 school year, 110 children from Pensacola Beach attended school in Gulf Breeze. Escambia County School District was invoiced \$52,557.25 for these students. For the 2007/2008 school year, around 147 Pensacola Beach children attend Gulf Breeze schools. John Peacock requested information on Pier Park at Panama City Beach. This is a public/private partnership where Panama City swapped land with St. Joe Paper. Panama City then sold the land to Simon Properties to develop Pier Park. SRIA reviewed actual commercial business revenue for 2007. Comparison between percentage fees and minimum annual payments were charted.

This item was for discussion only.

Item # 4 – Update on SRIA Advertising for Fiscal Year. (Staff report by Executive Director Buck Lee and Ellis Bullock)

This item was for discussion only.

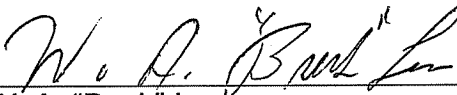
Item # 5 – Requests for Proposals for the Audit Agency. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Vernon Prather, the Committee unanimously recommended approval to issue a Request for Qualifications (RFQ) for an audit agency. (3-0)

Item # 6 – Disposition of property. (Staff report by Executive Director Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Vernon Prather, the Committee unanimously recommended approval to move forward with the disposition of property pursuant to the Board's policy. (3-0)

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

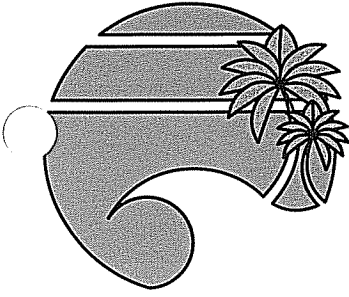


W. A. "Buck" Lee
Executive Director

WAL:ked

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Executive Director

MEMORANDUM

TO: Authority Members

FROM: Executive Director

DATE: February 28, 2008

RE: Minutes of February 27, 2008 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, February 27, 2008. Members present were Mr. Vernon Prather and Mr. Fred Gant. Dr. Campanella served in Mr. Peacock's absence. Also present was board member Mr. Elwyn Guernsey. Mr. Vernon Prather, chairman, called the meeting to order and presented the following item.

Item # 1 – Discussion on noise issue – referred from the February 13, 2008 regular Board meeting presentation made by Mr. Jeff Elbert (Staff report by Matt Mooneyham)

Mr. Jeff Elbert spoke on behalf of the Pensacola Beach Chamber of Commerce. Mr. Elbert indicated the Chamber was asked to form a Committee to investigate the noise levels on Pensacola Beach. The Committee was comprised of two residents, one hotel representative and Mr. Elbert. The Committee concluded that the noise issue is specific in nature and can be addressed in ways other than changing the noise ordinance. Mr. Elbert explained that this Committee feels the noise issue should be addressed in several ways: First, change the present ordinance to include defining excess noise as any LOUD AND RAUCOUS sound, which disturbs persons of NORMAL SENSIBILITIES. Second, time restrictions in addition to decibel measurement readings should be imposed. Finally, Escambia County Sheriff's Office should provide and train enforcement personnel in the use of a certified decibel meter.

Ms. Pamela Lane was not present but asked that her letter be read to the Committee. Mr. Larry Carlin of 751 Pensacola Beach Boulevard, unit 2D addressed the Board and stated that he has never lost sleep due to the noise at The Sandshaker. Mr. Jeff Marker 751 of Pensacola Beach Boulevard, unit 8A addressed the Board and indicated that he was disappointed that the information

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OPERATIONS COMMITTEE
FEBRUARY 27, 2008

presented by Mr. Elbert was not available sooner. Mr. Marker indicated that a majority of the Board members of South Harbor do believe that the noise issue is a problem. However, they believe The Sandshaker has been cooperative. Mr. John Asmar, representative for The Sandshaker believes that noise is in the ears of the beholder. He stated that the owners of The Sandshaker wish to continue negotiations with the Comfort Inn in an attempt to evade a violation of the nuisance ordinance in the future. Ms. Cecilia Adams, a resident of South Harbor, addressed the Board and indicated that she supports The Sandshaker. She also pointed out that The Sandshaker is not the only bar that can be heard from that location.

Mr. Robert Emmanuel, counsel for Little Sabine, welcomes a change in the noise ordinance that is fair, objective and promotes vigorous enforcement with sufficient penalties. He states that Mr. McAlpin of the Comfort Inn has been trying to meet and agree with The Sandshaker. To date, he has not received any proposals that seek fair and objective criteria.

Mr. Prather requested that additional testing and data be readily available to the general public.

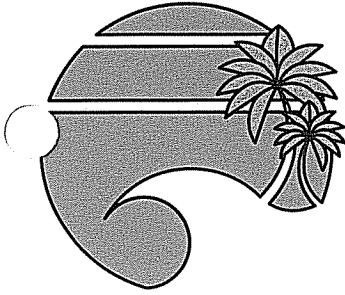
Upon motion of Mr. Fred Gant, seconded by Dr. Thomas Campanella the committee unanimously recommended moving this item to the Regular Board Agenda for further discussion. (3-0)

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


W. A. "Buck" Lee
Executive Director

WAL:ked

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Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: February 28, 2008
RE: Minutes of February 27, 2008 Special Projects Committee Meeting

A Special Projects Committee meeting was held on Wednesday, February 27, 2008. The member present was Mr. Fred Gant. Ms. Tammy Bohannon and Mr. John Peacock were absent. Also present were board members Mr. Elwyn Guernsey and Mr. Vernon Prather. Mr. Fred Gant, chairman, called the meeting to order and presented the following item.

Item # 1 – Request for Proposal (RFP) for Parking Garage (Staff report by Matt Mooneyham and Dave Hemphill)

Mr. Hemphill presented the fact that there are only 17 days per year that the parking facilities at Casino Beach are filled to capacity.

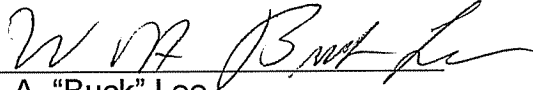
Mr. Jim Cox of 229 Sabine Drive addressed the Board. He pointed out that there is a request for parking facilities and there is no master plan for the expansion of Pensacola Beach's core area. He suggested that the vision be determined prior to the RFP.

Dr. Thomas Campanella requested a list of Master Planners from Mr. Dave Hemphill. A discussion followed.

Upon motion of Mr. Elwyn Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously recommended a Request for Proposal (RFP) from Dave Hemphill to be presented at the Regular Board meeting in March. (3-0)

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

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SPECIAL PROJECTS COMMITTEE
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Executive Director

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