

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: July 24, 2008

RE: Minutes of July 23, 2008 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, July 23, 2008. Members present were Mr. John Peacock, Mr. Fred Gant and Mr. Vernon Prather, Chairman. Also present were Board Members Dr. Thomas Campanella and Mr. Ed Guernsey. Mr. Vernon Prather, Chairman, called the meeting to order and presented the following items.

Item # 1 – Discussion on existing noise ordinance – referred from July 9, 2008 Regular Board Meeting. (Discussion by John Peacock)

Mr. Peacock wished to explore staff's recommendation. He noted that this is an enforcement issue. Mr. Bill Gibson of the Verandas addressed the Board. He feels that noise has gotten louder and later since the Board repealed its last decision. Mr. Gant asked what time the music could be heard. Mr. Gibson answered that it starts around 9:00 p.m. and doesn't end until 1:00 a.m. or 2:00 a.m. Mr. Guernsey wanted to add that he had a business relationship with Mr. Gibson.

Mr. Jeff Marker representing the Homeowner's Association of South Harbour addressed the Board. He also feels that music from Capt'n Funs has gotten louder since the Board's decision was repealed. He feels that loud thumping until 2:45 a.m. is unreasonable. He feels the situation is getting worse and hopes the Board will adopt both a time limit and a decibel limit. He is concerned about the clientele of Capt'n Funs and the surrounding Boardwalk area. He feels the undesirable clientele is due to the type of music being played at the local beach bars.

Ms. Terry McNemar of the Verandas addressed the Board. She has noticed more noise. She feels it has grown louder and longer. She can hear music at

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3:00 a.m. and there are very few cars in the parking lot. She suspects this is the staff cleaning at the end of the evening.

Ms. Rosemary Crosby of the Verandas addressed the Board. She is on the south end of the building. She finds it difficult to entertain guests on the balcony in the evening due to the excessive noise.

Ms. Beverly Boswell of the Sandshaker is happy to hear that very few of the complaints are about the Sandshaker. She feels the construction will help the situation. She will do whatever she can to assist. Mr. Peacock asked the approximate times that bands play at the Sandshaker. Typically she does not have outdoor music Sunday through Thursday. She has outdoor music on Friday and Saturday until 12:30 a.m.

Mr. Nicholas Bodkins addressed the Board. He explained that he has worked as a sound engineer at Universal Studios in Orlando. He indicated that there are many ways to measure sound. He stated that the complainants live in an urban core area. He feels that instead of making a new ordinance there should be a very specific way to measure sound. Mr. Peacock asked what 70 decibels should sound like. Mr. Bodkins answered that would be similar to a car passing at a "C" weight. Mr. Peacock asked where a typical band would measure on a "C" weight. Mr. Bodkins feels that a band will measure between 95 and 105 decibels at fifty (50) feet. A band should measure between 60 and 70 decibels at the property line. Dr. Campanella asked Mr. Bodkins to explain the difference between "A" and "C" weighted readings. Mr. Bodkins explained that "A" weighted readings are momentary bursts or concussions, such as 4th of July. "C" ratings measure all sound equally. Music should be measured using a "C weight with a slow response time".

Ms. May Stinson of the Verandas addressed the Board. She feels that eliminating decibels would encourage vendors. She feels that the noise has markedly increased. She wishes to mirror Mr. Marker's comments about the Boardwalk. It is deteriorating due to the kind of music being played at loud volumes. She is sad to see this happen.

Mr. Prather asked Mr. Stebbins if the SRIA Board could regulate hours of operation and placement of speakers. Mr. Stebbins stated that he would have to investigate those issues. Mr. Peacock feels that the issue is enforcement.

Mr. Guernsey asked Mr. Rinke of the Portofino Boardwalk if he had any observations about the Boardwalk clientele. Mr. Rinke feels that it is an

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enforcement issue. He feels that outdoor entertainment is a necessity. He encourages training for the Sheriff's Office in the use of a decibel meter. He feels that drinking on the beach is an issue.

Mr. Lee is prepared to give the Sheriff's Office up to \$2500.00 for a decibel meter and training. The readings should come from the property of the complainant. Mr. Prather would like to encourage enforcement of the current decibel level and perhaps limit the hours of operation. Mr. Peacock and Mr. Guernsey feel that a combination of both decibel and time would be appropriate.

Mr. Gant suggested staff create a committee, hold a public hearing and hire an expert to come to a general consensus that will better serve our communities. Mr. Gant wanted to know how soon any decision by the Board could be enforced. Mr. Stebbins indicated that any changes in the ordinance would have to go to Escambia County for approval. Mr. Lee asked Lt. Montee how long it would take to train deputies. Lt. Montee said it would take him a few days to schedule classes.

Upon Motion of Mr. Fred Gant, seconded by Mr. John Peacock, the Committee unanimously recommends giving the Sheriff's Office up to \$2500.00 for a decibel meter and training. (3-0)

Upon motion of Mr. Fred Gant, seconded by Mr. John Peacock, the Committee unanimously recommended that Dr. Campanella write a letter of understanding to the Sheriff's office and businesses in the Core Area addressing the types of music being played and turning down the music. (3-0)

Item # 2 – Discussion designating a portion of the Gulf side beach as an alcohol free area – referred from July 9, 2008 Regular Board Meeting. (Staff report by Executive Director, Buck Lee)

Mr. Lee indicated that SRIA staff could post signs designating the alcohol free area of the beach near the pier. He thinks this area is popular with a younger crowd. Once voted on this item would be sent to the County to become an ordinance. The Sheriff's office asked that a violation of this ordinance become a criminal offense so that it can be enforced.

Mr. Guernsey asked if this area could be extended. Mr. Lee explained that the Holiday Inn was used as a boundary line, and he would hate to have Holiday Inn

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guests arrested for enjoying a cocktail on the beach. Dr. Campanella explained that if this idea is well received this area could be extended in the future.

Upon motion of Mr. Fred Gant, seconded by Mr. John Peacock, the Committee unanimously recommended designating a portion of the Gulf side beach as an alcohol free area. (3-0)

Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Committee unanimously recommended that Dr. Campanella write a letter to the Sheriff's office requesting an emphasized police presence. (3-0)

Item # 3 – Report on Pensacola Beach Gulf Pier – 41 Fort Pickens Road – SRIA daily inspections of sanitary conditions of the Pier and restrooms. (Staff report by executive Director Buck Lee)

Mr. Lee presented maintenance records for the inspection of the pier. He feels that the situation has drastically improved. The pier has been pressure washed. Trash bins have been emptied regularly. Mr. Lee recommends maintenance send someone to the pier once or twice per week for unannounced spot checks.

This item was for information only.

Item # 4 – Report on a system to designate surfing and fishing areas around the Pensacola Beach Gulf Pier – referred from the June 25, 2008 Committee Meetings. (Staff report by Bob West)

Mr. Bob West, Director of Public Safety presented the Board with a packet outlining his PowerPoint presentation. He feels that no changes are necessary at this time. Mr. Guernsey wanted to know what was involved in qualifying a lifeguard as a Law Enforcement Officer. Mr. West had some reservations about making his lifeguards Law Enforcement Officers as some of them are only sixteen years old. Major Nix said that he can tell a surfer to move and if the surfer doesn't comply they can be charged with disobeying a lawful order. Mr. Prather thanked Mr. West for his informative presentation.

This item was for information only.

Item # 5 – Proposals for conceptual design of the development of the commercial Core on Pensacola Beach, consisting of a parking garage, a Soundside building and casino building. (Staff report by Executive Director Buck Lee)

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Mr. Lee explained that he e-mailed proposals to several architectural firms for review. Quina Grunhoefer Royal Architects was the least expensive at \$2500.00.

This item was for information only.

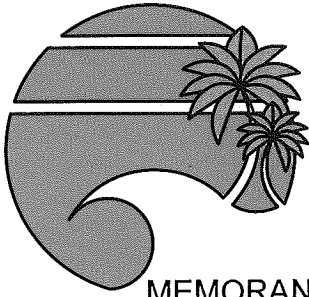
There being no further business before the Committee, the meeting was adjourned.



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: July 24, 2008

RE: Minutes of July 23, 2008 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, July 23, 2008. Members present were Mr. Ed Guernsey and Dr. Campanella. Mr. Fred Gant served in Ms. Tammy Bohannon's absence. Also present was Board member Mr. John Peacock and Mr. Vernon Prather. Mr. Fred Gant, acting Chairman, called the meeting to order and presented the following items.

Item #1 – Mr. Robert Rinke and Mr. Andrew Rothfeder – Levin and Rinke Resort Realty, Inc. – 1 Portofino Drive – Discussion on the Pensacola Beach Beautification Fund, Via de Luna as-built plans from Baskerville Donovan and changes to lease agreement. (Staff report by Executive Director, Buck Lee)

Mr. Rinke submitted his proposal to the Board for review. He explained that the Portofino Lease was renegotiated seven or eight years ago, and now he wants to use a portion of the excess lease fees that were placed in the Island Beautification Fund. Mr. Lee asked Mr. Rinke to sign-off that all of the infrastructure work at Portofino had been completed. At which time Mr. Rinke indicated that he was ready to use some of the funds from the Island Beautification Fund.

Mr. Prather asked what happens if the island goes to fee simple title. Mr. Stebbins had similar questions that have yet to be addressed. What happens if the loan goes bad? Who is the responsible party? Mr. Rinke submitted that this has not been fully researched. Mr. Stebbins asked Mr. Rinke if he had spoken to Richard Lott. Dr. Campanella stated that the SRIA Board has no authorization to borrow these funds without research and approval by Richard Lott, the bond attorney.

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Mr. Prather asked if traffic calming was destroyed by a hurricane would FEMA pay to replace or repair it. Mr. Hemphill stated that FEMA would pay for hard-scape such as traffic calming, but would not pay for landscaping.

Mr. Rothfeder stated that he has spoken with Richard Lott and he has indicated that this is "easy". Mr. Guernsey wished to thank Mr. Rinke and Mr. Rothfeder for their time. The Board asked that Mr. Stebbins and Mr. Lott discuss this issue. Mr. Lee asked that any fees for Mr. Stebbins and Mr. Lott be paid from the Island Beautification Fund.

Upon motion of Mr. Ed Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously recommended asking staff to meet with Mr. Lott and Mr. Stebbins and return with their findings to the August 27, 2008 Committee Meeting. (3-0)

Item # 2 – Beach Club Development, Inc. – Mr. Robert Rinke – 18 Via de Luna – Request to sublease to Premier Island Management Group, LLC for a rental management operation, subject to paying all applicable percentage fees. (Staff report by Executive Director, Buck Lee)

Upon motion of Dr. Thomas Campanella, seconded by Mr. Ed Guernsey, the Committee unanimously recommended approval of the request to sublease to Premier Island Management Group, LLC for a rental management operation, subject to paying all applicable percentage fees . (3-0)

Item # 3 –Emerald Isle Resort Condominium Association, Inc. – 22 Via de Luna - Request to sublease to Premier Island Management Group, LLC for a rental management operation, subject to paying all applicable percentage fees. (Staff report by Executive Director, Buck Lee)

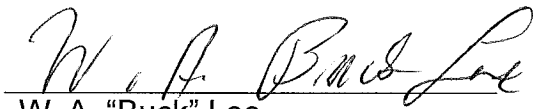
Upon motion of Dr. Thomas Campanella, seconded by Mr. Ed Guernsey, the Committee unanimously recommended approval of the request to sublease to Premier Island Management Group, LLC for a rental management operation, subject to paying all applicable percentage fees . (3-0)

Item # 4 – Gary Work as Trustees of the Pensacola Land Trust – Portofino – 10 Portofino Drive - Request to sublease to Premier Island Management Group, LLC for a rental management operation, subject to paying all applicable percentage fees. (Staff report by Executive Director, Buck Lee)

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Upon motion of Dr. Thomas Campanella, seconded by Mr. Ed Guernsey, the Committee unanimously recommended approval of the request to sublease to Premier Island Management Group, LLC for a rental management operation, subject to paying all applicable percentage fees . (3-0)

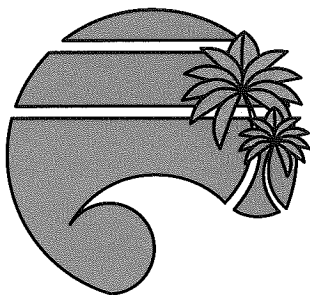
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee
Executive Director

WAL:ked

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W. A. "Buck" Lee
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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 24, 2008
RE: Minutes of July 23, 2008 2008/2009 Budget Workshop

A 2008/2009 Budget Workshop was held on Wednesday, July 23, 2008. Members present were Dr. Thomas Campanella, Mr. Vernon Prather, Mr. Fred Gant, Mr. Ed Guernsey and Mr. John Peacock.

This is the first Budget Workshop for fiscal year 2008/2009, the next scheduled workshop will be August 13, 2008 with the final workshop being held on August 27, 2008 for the adoption of the proposed budget. (Staff report by Executive Director Buck Lee)

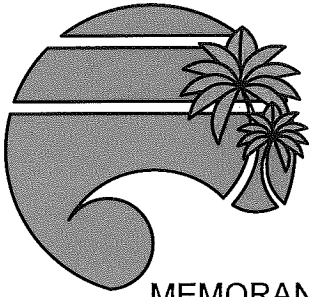
Ms. Dottie Ford, Director of Finance submitted a copy of the budget for the Board to review. Mr. Lee asked the Board members to study the packet and call the SRIA office to schedule a meeting to answer any questions.

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


W. A. "Buck" Lee
Executive Director

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Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: July 24, 2008, 2008
RE: Minutes of July 23, 2008 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday, July 23, 2008. Members present were Mr. Vernon Prather, Mr. Fred Gant and Mr. John Peacock, Chairman. Also present were Board members Mr. Ed Guernsey and Dr. Thomas Campanella. Mr. John Peacock, Chairman, called the meeting to order and presented the following items.

Item # 1 – Randy Clendenon – 260 LeStarboard Drive, Lot 1, Lafitte Cove II – Request for a ten (10) foot encroachment into the thirty (30) foot rear yard setback to construct an in-ground swimming pool. (Staff Report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval of the request for a ten (10) foot encroachment into the thirty (30) foot rear yard setback to construct an in-ground swimming pool. (3-0)

Item # 2 – Resolution for the 2009-2010 Florida Beach Erosion Control Program. (Staff Report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval of the Resolution for the 2009-2010 Florida Beach Erosion Control Program. (3-0)

Item # 3 – Charlie Bananas – sublease to Jubilee's – 400 Quietwater Beach Road – Request for electrical modifications to existing gazebo, portable concessions and beach stages. (Staff report by Matt Mooneyham)

Mr. Lee received a call from Charlie Bananas' Attorney stating that the lease defaults would be cured by 5:00 p.m. Thursday, July 24, 2008. Mr. Prather

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ARCHITECTURAL & ENVIRONMENTAL COMMITTEE MEETING
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requested any input from staff. Mr. Mooneyham stated that the stands are not currently portable as they were approved, but these modifications will repair that issue.

Upon motion of Mr. Gant, seconded by Mr. Vernon Prather, the Committee recommended approval of the request for electrical modifications to the existing gazebo, portable concessions and beach stages subject to meeting all applicable codes and regulations and obtaining all applicable permits from Escambia County Building Inspections and curing any lease defaults by 5:00 p.m. Thursday, July 24, 2008. (2-1) Mr. Prather opposed this motion.

Item # 4 – Prom Queen II, LLC – aka Grand Marlin – 400 Pensacola Beach Boulevard – adjacent to Santa Rosa Sound – Request to construct a 1,081.5' vinyl sheet pile wall located landward of the surveyed mean high water line. The wall will also have a 122' return to the north and a 10.5' return to the south for a total of 1,214 linear feet, subject to permits from the Florida Department of Environmental Protection, Corps of Engineers and Escambia County. (Staff report by Matt Mooneyham)

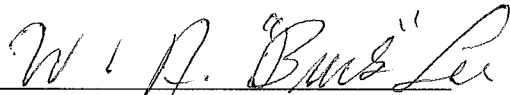
Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval of the request to construct a 1,081.5' vinyl sheet pile wall located landward of the surveyed mean high water line. The wall will also have a 122' return to the north and a 10.5' return to the south for a total of 1,214 linear feet, subject to permits from the Florida Department of Environmental Protection, Corps of Engineers and Escambia County. (3-0)

Item # 5 – White Sands Townhomes – Building 2 – 435-53 Fort Pickens Road – Gulf Side – Request for an after-the-fact 4.27 foot variance to the 1975 Coastal Construction Setback Line for open decking, subject to approval from the Board of Adjustments and permit from the Florida Department of Environmental Protection. (Staff report by Matt Mooneyham)

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval of the request for the after-the-fact 4.27 foot variance to the 1975 Coastal Construction Setback Line for open decking and variance criteria worksheet, subject to approval from the Board of Adjustments and permit from the Florida Department of Environmental Protection. (3-0)

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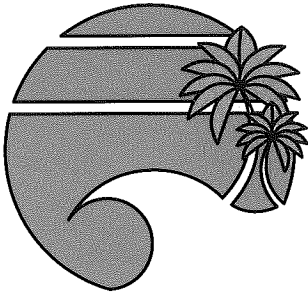
There being no further business before the committee, the meeting was adjourned.



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: July 24, 2008
RE: Minutes of July 23, 2008 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, July 23, 2008. Members present were Mr. Vernon Prather, Dr. Thomas Campanella and Mr. Elwyn Guernsey, Chairman. Also present were Board members Mr. John Peacock and 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 Dr. Thomas Campanella, seconded by Mr. Vernon Prather, the Committee unanimously accepted the Report on Financial Statements and Expenditures. (3-0)

Item # 2 – Proposed patron only parking policy for the Quietwater Boardwalk parking lot. (Report by Mike Stebbins)

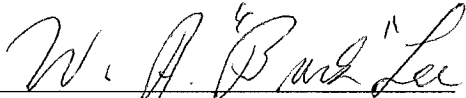
Ms. Rana Saxton addressed the Board. She stated that her daughter is seventeen and a server at Hooters. She is concerned for her daughter's safety while carrying tips to her car in the parking lot. She feels that puts the responsibility on her as a parent to drop off and pick up her child. Mr. Lee explained that valet parking is available if any employees wish to use it. Mr. Peacock pointed out that walking alone in the mall parking lot is equally as dangerous. Mr. Stebbins asked that the language in the second sentence of the proposed ordinance be change to read "Employees shall not park in the Quietwater parking lot. It is the responsibility of the Quietwater business owners to enforce this policy", etc.

Upon motion of Mr. Vernon Prather, seconded by Dr. Thomas Campanella, the Committee unanimously recommended approval of the proposed patron only parking policy for the Quietwater Boardwalk parking lot from

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ADMINISTRATIVE COMMITTEE
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March through November, 10:00 a.m. through 9:00 p.m. with the changes suggested by Mr. Stebbins. (3-0)

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



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Executive Director

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