

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: May 22, 2008

RE: Minutes of May 21, 2008 Special Projects Committee Meeting

A Special Projects Committee meeting was held on Wednesday, May 21, 2008. The members present were Ms. Tammy Bohannon, Mr. John Peacock and Mr. Fred Gant, Chairman. Also present were Board Members Dr. Thomas Campanella, 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 Core Area (Report by Dave Hemphill)

Mr. Hemphill explained that the requested changes were in red. The current SRIA building is approximately 8,500 square feet and would cost approximately \$2 million to replicate. It would cost approximately \$3.7 million to replicate the Visitor Information Center. Mr. Peacock requested that letter A on page 2 be changed to similar instead of equal. Mr. Prather asked what could be done about the erosion behind the SRIA building. Mr. Hemphill explained that it would take approximately 25,000 yards of sand. It is a complicated issue and we would require assistance. We could possibly get a coastal engineer involved to see if assistance is available. Ms. Bohannon said that the Grand Marlin is using concrete piers and asked if that would help with stabilization. Mr. Hemphill stated that it might as the silt reaches the marina. Dr. Campanella stated that we will see an increase in silt on this side of the Grand Marlin property. He feels that little bars or fingers jutting out from the shoreline at strategic locations would help the erosion. Mr. Gant asked that the RFP include minority and local business owners.

Upon motion of Ms. Tammy Bohannon, seconded by Mr. John Peacock, the Committee unanimously recommended approval of the Request for Proposal (RFP) that includes the suggested changes. (3-0)

Baskerville-Donovan prepared a permit application to dredge Little Sabine Bay. They anticipated using grant money to pay for that preparation for the permit.

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SPECIAL PROJECTS COMMITTEE
MAY 21, 2008

The grant has not been approved. Mr. Hemphill asked the Board if they want to continue with the permit process and wait until the funds are available or abandon the project. It takes approximately one year for the permitting process. Dr. Campanella stated that ECUA drains the tank that causes the erosion. Could we get help from ECUA? Mr. Hemphill thought it was possible but not probable. Mr. Lee explained that he spoke to Baskerville-Donovan and told them that SRIA did not have the funds to pay for the survey and that they should wait until the money was awarded by the North West Florida Water District before performing the survey. Baskerville-Donovan did not heed his warning and performed the survey prior to receiving the grant money. Dr. Campanella asked how much it would cost to complete the permit and how long that permit would be good. Mr. Hemphill said it would cost \$5,000 and he thought the permit would be good for five years. Mr. Prather asked how often the channel needed to be dredged. Mr. Hemphill indicated that winter tides were worse, but approximately every ten years the channel should be dredged. Dr. Campanella asked if an extension could be requested after five years. Mr. Hemphill did not know, but would provide that information at the next Board meeting. Mr. Guernsey feels that Baskerville-Donovan moved ahead with clear indication that they incurred the \$15,000 on their own. Mr. Prather feels that perhaps the consultant was premature, but the Board should be proactive as opposed to reactive.

Mr. Hemphill was contacted by Portofino regarding a request to submit drawings for additional landscaping. Portofino wants to use excess lease fees for landscaping. Mr. Lee stated that Portofino must sign off on the infrastructure before that money can be spent. Mr. Stebbins concurred. Mr. Prather suggested that Portofino needs to address the Board. Mr. Hemphill explained that their representative plans to attend to June 25th Committee meeting. Dr. Campanella explained that infrastructure needs to be defined.

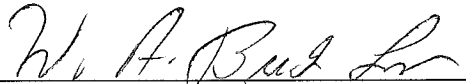
Mr. Peacock wanted to express his gratitude to Mr. Lee for doing a great job last weekend. He feels that promoters need to be held responsible. Mr. Lee agreed. However, there is no clear promoter for this event. There is no ordinance to address events with no clear promoter. Mr. Lee said that Code Enforcement did a great job.

Mr. Peacock feels the need to consider raising the toll to \$2. Every dollar the toll is increased brings an additional \$3 million in revenue. These monies could be used for the proposed parking facility. Mr. Lee said that toll revenue can only be used for transportation. It could be used for a parking facility or perhaps a walkover to the Boardwalk. Half of the toll revenue goes to Escambia County and half to the SRIA.

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Ms. Bohannon wants to address the behavior on Casino Beach, Circle K, and the Boardwalk. Mr. Lee said on Friday, Saturday and Sunday the SRIA pays for four enforcement officers. Two of the officers will be patrolling the Boardwalk and two of the officers will be stationed in the parking lots.

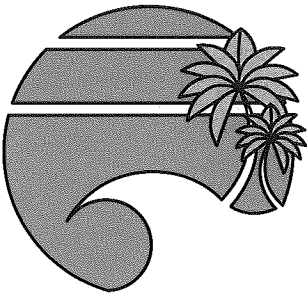
There being no further business before the committee, the meeting was adjourned.



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: May 22, 2008

RE: Minutes of May 21, 2008 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, May 21, 2008. Members present were Mr. John Peacock, Mr. Fred Gant and Mr. Vernon Prather, Chairman. Also present were board members Mr. Elwyn Guernsey, Dr. Thomas Campanella and Ms. Tammy Bohannon. Mr. Vernon Prather, Chairman, called the meeting to order and presented the following items.

Item # 1 – Recommendation on noise issue – referred from the May 7, 2008 Regular Board Meeting. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant the Committee unanimously recommended a discussion before voting. (3-0)

Dr. Campanella provided the Board with a schedule of Pensacola Beach Business Hours for Entertainment/Music. He indicated if the entertainment was inside or outside.

Mr. Robert Gleim Area Director for Hemingway's, Bamboo Willies, and Cabos addressed the Board. He stated that these businesses typically have bands on Friday and Saturday nights between 9:00 p.m. and 1:30 a.m. and Thursday through Saturday during the summer months. He estimates that 40% of their revenue is generated between 10:00 p.m. and 2:00 a.m.

Ms. Pamela Lane of South Harbour addressed the Board. She pointed out that she has no financial ties to any of the businesses on the beach. She wanted to convey that she has no issues with the noise unless she is outside on her balcony. Her condo faces the Boardwalk. She feels that the South Harbour Board

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has a bad reputation regarding the noise issue. She does not agree with the three members of the South Harbor Board.

Ms. June Guerra, owner of Capt'n Funs, addressed the Board. She stated that she has been on the beach and involved in its development since the 1980s. She feels that the beach is the entertainment district for Escambia County. The Boardwalk was opened in 1986 and was designed for loud music. She suggested if residents have issues with the noise, they should move to the furthest points of the island or in town. Capt'n Funs registers are busiest between 1:30 a.m. and 2:30 a.m. She asked the Board not to limit the ability to have bands.

Mr. Jeff Marker, President of the South Harbour Board, addressed the SRIA Board. He indicated that the noise issue was not personal. He has nothing against the SRIA Board. He thinks that Buck has done a great job on the beach. He noted that two days after the Sandshaker construction was approved the decibel level rose to somewhere between 85 and 102 decibels. He pointed out that 85 decibels causes hearing loss. He stated that he is an unwilling participant in hearing loss. He feels that Panama City, Okaloosa and St. Augustine have some of the finest noise ordinances. He stated that he has had multiple complaints from residents in the last few days. He thinks the Board should review other counties' ordinances before making a decision. He feels as though Sheriff McNesby doesn't care to police the issue. Ms. Bohannon asked Mr. Marker if the complaints of the residents have been directed at other establishments since the Sandshaker started its renovation. He indicated that there were complaints about the drums at Bamboo Willies and there were a few complaints about Capt'n Funs. Ms. Bohannon asked if there were any complaints about Crabs. He answered in the negative.

Ms. Vonnie Bergeron of South Harbour addressed the Board. She asked everyone to consider the "Golden Rule". She asked everyone to consider how they might feel in the opposing position. Residents need their sleep. And, businesses need to attract and keep customers. She asked that the decision be fair to both parties.

Ms. Lys St. Aubin of South Harbour addressed the Board. She explained how difficult it is living near the noise when one has to go to work the next morning. She gave her phone number and invited anyone to spend the night in her unit to experience what the residents' experience. She paid \$545,000 for a piece of trash. She purchased her unit after Ivan and had no idea about the noise from the Sandshaker. Mr. Gant asked if the noise was all week or mainly on the weekends. She clarified that it was mostly on the weekends.

Ms. Beverly Boswell, co-owner of the Sandshaker addressed the Board. She agreed with Bamboo Willies and Capt'n Funs that the registers do ring mostly late at night. They do have a good local following of older customers that patronize earlier in the evening. However, 40% to 50% of their business is during bands. She is not pleased about spending \$250,000 to help the situation. But, is sure it will have a positive effect on the noise issue. She wants people to come to the beach year round. If there is no entertainment, people will go to Seville. She feels very lucky to have a business on the beach. Currently, Sandshaker shuts down bands at 12:30 am, voluntarily. She feels that the owners of South Harbour should take responsibility for purchasing in the core area. They could soundproof their units; get a sound machine or earplugs.

Mr. Jeff Elbert, President of the Pensacola Beach Chamber of Commerce addressed the Board. He explained that he was on the noise Committee that investigated this issue. It is a complex issue. He is troubled by the non-definition of entertainment in the current ordinance. What is entertainment? Is crowd noise included in entertainment? Where does one draw the line? He wished to clarify that the noise committee took their readings on Mardi Gras weekend because it would be a good indicator. Almost all of the complaints were from South Harbour regarding the Sandshaker. He does not believe that there is malicious intent by either party. He believes that the businesses are trying to cooperate. There is no good answer. He suggested that perhaps the time limit be extended from Memorial Day to Labor Day. Ms. Bohannon asked where the highest decibel readings were taken. Mr. Elbert wanted to clarify that he feels this is an acoustical problem. The decibel readings were the same from the 10th floor of South Harbour as they were inside the Sandshaker and at the Comfort Inn. Yet, the sound was much louder at the Comfort Inn. He feels the sound is bouncing. He hopes the Sandshaker construction will eradicate the problem. Ms. Bohannon explained that in real estate there are noise disclosures when there is a consistent noise issue. For example, those purchasing homes near the airport must sign a waiver. Mr. Gant asked how the Comfort Inn feels about the time limit suggestion. Mr. Peacock said that he spoke to Mr. Richard McAlpin of the Comfort Inn and that he is okay with the time constraints.

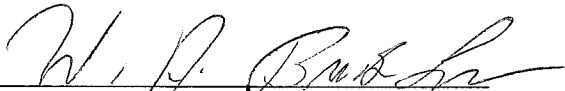
Mr. Lee stated that hopefully the new construction will help. Mr. Prather stated that the core area is an active place and that residents who live in the area, like those near the airport, should sign a disclosure. Mr. Peacock feels that the decibel readings are unenforceable. He thinks that staff did a good job in the preparation of their recommendation. And, perhaps the time should be extended between Memorial Day and Labor Day. Mr. Lee pointed out that once the SRIA Board voted on June 11th, the motion would then be sent to the BCC. They will hold a public hearing. Dr. Campanella noted that recently he has observed a plethora of tables and chairs outside many local businesses. There is a proliferation of outdoor entertainment. He noticed a pattern of inside versus outside noise. He noted these findings on his handout. Mr. Gant noted that most

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PENSACOLA BEACH, FLORIDA
OPERATIONS COMMITTEE
MAY 21, 2008

of the complaints are about the Sandshaker and hopefully the construction will solve the problem. Mr. Guernsey understands the residents concerns. And, he pointed out that they chose to live in an entertainment district recognizing that there is more traffic and activity. That is "the nature of the beast" when you live in the core area. We should not punish businesses. He would be in favor of a time limit. Mr. Prather pointed out that policies can be changed if this arrangement does not work out.

Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant the Committee unanimously accepted staff's recommendation of time limits for noise as follows: Sunday through Wednesday until 12:00 a.m. and Thursday through Saturday until 2:00 a.m. With a letter of approval from the SRIA staff the time can be adjusted for Sunday through Wednesday until 2:00 a.m. for special events (i.e. Blue Angels, 4th of July, Labor Day, Memorial Day, etc.). (3-0)

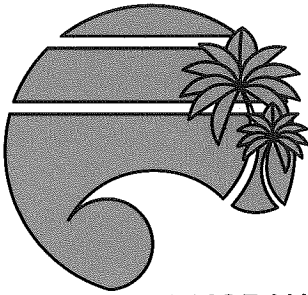
There being no further business before the committee, the meeting was adjourned.



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: May 22, 2008

RE: Minutes of May 21, 2008 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 21, 2008. Members present were Dr. Thomas Campanella, Mr. Elwyn Guernsey and Ms. Tammy Bohannon, Chairman. Also present were Board members Mr. Vernon Prather, Mr. John Peacock and Mr. Fred Gant. Ms. Tammy Bohannon, Chairman, called the meeting to order and presented the following items.

Item #1 – Azure Development d/b/a Soundside Center – 5 Via de Luna – Request to sublease to Mr. Droor Zanani – Xtreme Scooters, Inc. – to operate a beach rental business; to include scooters, kayaks, fishing rods and sell bait and tackle; subject to paying all applicable percentage fees and meeting all insurance requirements. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Ed Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously recommended approval of the request to sublease to Mr. Droor Zanani – Xtreme Scooters, Inc. – to operate a beach rental business; to include scooters, kayaks, fishing rods and sell bait and tackle; subject to paying all applicable percentage fees and meeting all insurance requirements. (3-0)

Item # 2 – Beach Club Development, Inc. Mr. Robert Rinke – 18 Via de Luna – Request to sublease to Mr. Ron Wilson – Pensacola Beach Management Co., LLC – to operate the property and resort management office and provide vacation rentals 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 Mr. Ron Wilson – Pensacola Beach Management Co., LLC – to

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PENSACOLA BEACH, FLORIDA
DEVELOPMENT & LEASING COMMITTEE
MAY 21, 2008

operate the property and resort management office and provide vacation rentals subject to paying all applicable percentage fees. (3-0)

Item # 3 – Beach Club Development, Inc. Mr. Robert Rinke – 18 Via de Luna – Request to sublease to Beach Club Towers Home Owners Association, Inc. – to provide the Condominium Association management including the spa, fitness and juice bar subject to paying all applicable percentage fees. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Ed Guernsey, seconded by Dr. Thomas Campanella, the Committee unanimously recommended approval of the request to sublease to Beach Club Towers Home Owners Association, Inc. – to provide the Condominium Association management including the spa, fitness and juice bar subject to paying all applicable percentage fees. (3-0)

Item # 4 – Mr. Jeff Taggart – Pensacola Beach Marina – 655 Pensacola Beach Boulevard – Request to sublease to Mr. Bill Akins – Emerald Coast Transportation Services d/b/a Playful Seas – to operate a thirty-eight (38) foot, twenty (20) passenger charter boat from the marina. (Staff report by Executive Director Buck Lee)

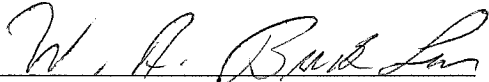
Upon motion of Dr. Thomas Campanella, seconded by Mr. Ed Guernsey, the Committee unanimously recommended approval of the request to sublease to Mr. Bill Akins – Emerald Coast Transportation Services d/b/a Playful Seas – to operate a thirty-eight (38) foot, twenty (20) passenger charter boat from the marina. (3-0)

Item # 5 – Mr. Thomas W. Greene and Mr. Fred H. Simmons – 1711 Ensenada Uno – Request for approval to change lease from a duplex to a two (2) unit condominium. (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 for approval to change lease from a duplex to a two (2) unit condominium. (3-0)

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

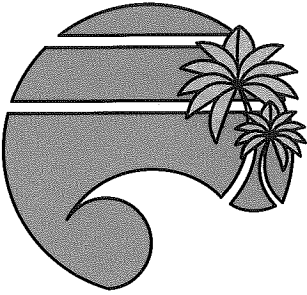
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
DEVELOPMENT & LEASING COMMITTEE
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W. A. "Buck" Lee
Executive Director

MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 22, 2008
RE: Minutes of May 21, 2008 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 21, 2008. Members present were Dr. Thomas Campanella, Mr. Vernon Prather and Mr. Elwyn Guernsey, Chairman. Also present were Board members Ms. Tammy Bohannon, 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)

Mr. Peacock wanted to commend Ms. Dottie Ford on a job well done. Mr. Guernsey concurred.

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 – Compensation study for SRIA staff salaries – referred from the May 7, 2008 regular Board meeting. (Staff report by Jayne Bell)

Ms. Jayne Bell explained that she planned to get a copy of Escambia County's report. However, it was not cost effective for the SRIA to conduct its own study. Mr. Guernsey asked if SRIA could use the County study and correlate that information to comparable positions on our staff without spending any money. Ms. Bell answered in the affirmative.

Upon motion of Dr. Thomas Campanella, seconded by Mr. Vernon Prather, the Committee unanimously recommended tabling this item until later in the year. (3-0)

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PENSACOLA BEACH, FLORIDA
ADMINISTRATIVE COMMITTEE
MAY 21, 2008

Item # 3 – Approval of Resolution of the Santa Rosa Island Authority for the protection of public lands. (Staff report by Executive Director Buck Lee)

Mr. Jim Cox of 229 Sabine Drive addressed the Board. He supplied the Board with copies of *Island Times* and asked them to turn to page 13. There they would find information on the Chamber sponsored meeting that occurred a few weeks ago. Three hundred thirty (330) people were in attendance. It was an update about the upcoming tax litigation. The attendees were asked to complete a survey. They were asked if they were “concerned about what would happen to the public land on the Beach if the County could grant fee simple title?” Seventy-one percent (71%) said yes. Mr. Cox was happy with the language in the proposed Resolution. The survey also asked if the residents were “in favor of retaining the SRIA if we must pay taxes on improvements in addition to lease fees?” Thirty-eight people answered yes. Fifteen answered no.

Mr. Guernsey read the Resolution. Mr. Prather asked if we were adequately describing the land we wished to protect and suggested we include a list with parcel numbers. Mr. Lee thought a list of parcel numbers might be too cumbersome. Mr. Stebbins suggested the Board accept the resolution subject to discussion between himself and staff defining the lands the Board wishes to protect. Mr. Peacock asked how binding is a Resolution? Mr. Stebbins stated it can be revoked at any time.

Upon motion of Mr. Vernon Prather, seconded by Dr. Thomas Campanella, the Committee unanimously recommended approving the Resolution subject to discussion between staff and Mr. Stebbins to ensure appropriate language. (3-0)

Item # 4 – Estate of Mr. Walter Dow Bryan – 226 Sabine Drive – Lot 54, Block B, Villa Sabine – Request for an additional one hundred twenty (120) days to cure lease default. (Staff report by Executive Director Buck Lee)

Ms. Laura Nye, attorney for the estate of Mr. Walter Dow Bryan, addressed the Board. She explained that a petition has been filed and the estate is open. She brought a check for \$545 for fees due in February, and requested an extension of 120 days for the balance. Mr. Stebbins explained that attorney fees would also be due in 120 days. He hoped that there was an understanding that paying the monetary portion was not a waiver for future fees that may be incurred.

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PENSACOLA BEACH, FLORIDA
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Upon motion of Dr. Thomas Campanella, seconded by Mr. Vernon Prather, the Board unanimously recommended approval of the request for an additional one hundred twenty (120) days to cure lease default. (3-0)

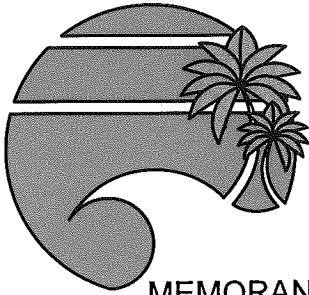
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MEMORANDUM

TO: Authority Members
FROM: Executive Director
DATE: May 22, 2008
RE: Minutes of May 22, 2008 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday, May 22, 2008. Members present were Mr. Vernon Prather, Mr. Fred Gant and Mr. John Peacock, Chairman. Also present were Board members Dr. Thomas Campanella, Mr. Ed Guernsey and Ms. Tammy Bohannon. Mr. John Peacock, Chairman, called the meeting to order and presented the following items.

Item # 1 – Dual Holdings, LLC – 911 Ariola Drive, Lots 11 & 12, Block 9, Villa Segunda – request to construct a swimming pool with a three (3) foot encroachment into the twenty (20) foot rear yard building setback line. (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 swimming pool with a three (3) foot encroachment into the twenty (20) foot rear yard building setback line. (3-0)

Item # 2 – Jeff Taylor – 110 Maldonado Drive – Lot 6, Block 13, Villa Primera – Request for an eight (8) foot variance to the twenty (20) foot rear setback line to construct a new single family residential structure, replacing from Hurricane Ivan. (Staff report by Matt Mooneyham)

Mr. Lee wanted to disclose that the architect on this project is his niece.

Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Committee unanimously recommended approval of the request for an eight (8) foot variance to the twenty (20) foot rear setback line to construct a new single family residential structure, replacing from Hurricane Ivan, subject to addressing the variance criteria and final action by the Escambia County Board of Adjustments. (3-0)

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PENSACOLA BEACH, FLORIDA
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE
MAY 21, 2008

Item # 3 – Frederick Braden, Trustee – 603 Panferio, Lot 9, Block 18, Villa Segunda – request to construct a 15' X 17' pergola/trellis eight (8) foot high over an existing 16' X 24' wooden deck. (Staff report by Matt Mooneyham)

Upon motion of Mr. Fred Gant, seconded by Mr. Vernon Prather, the Committee unanimously recommended approval of the request to construct a 15' X 17' pergola/trellis eight (8) foot high over an existing 16' X 24' wooden deck. (3-0)

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



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