

From: Jeff DeWeese [mailto:JDeWeese@osullivancreel.com]
Sent: Tuesday, December 02, 2008 8:14 PM
To: Gene Valentino
Subject: Out of Office AutoReply: Pretty Important !

I am currently out of the office until Thursday December 4th. I will be checking email regularly. Due to time zone differences it may be up to 24 hours before I can respond to your email. If you need immediate assistance please contact Stacy Asarisi at 850-444-7211.

Send e-mail faster without improving your typing skills. Get your Microsoft products.

Maureen B. Valentino

From: Samuel Thornton Hall [ferncourt@gmail.com]
Sent: Wednesday, November 26, 2008 5:47 PM
Subject: Thank you

All: Thank you for your civic participation this year. Sweeping changes at the local level came about because great candidates chose to run, they ran smart campaigns, and worked harder than those they challenged. But none of that would have meant much without your support.

Money, time and energy were expended by hundreds of terrific neighbors like you. Many dipped into your wallets. Others devoted themselves with great physical efforts that resulted in wins at every level in our county.

I congratulate you.

Yet, your work has just begun. The newly elected need to hear from you....often. Don't be shy. You've earned your right to be heard....to be listened to.

Don't *let up* on any of us. You deserve our best. Remind us often why you voted for change.

r/Sam

Maureen B. Valentino

From: Gene Valentino
Sent: Sunday, April 05, 2009 10:43 AM
To: Jamie Campbell; Julian@innisfree.com; mpiell@mac.com; acooper70@comcast.net; BHoecker@stonington.com; christeeters@mac.com; kirkman@cox.net; icmsebastian@yahoo.com; Gary Leuchtman; Cy Keefer; Phillip Kittell (kirkman@cox.net)
Subject: FW: Numbers don't add up for bingo hall | pnj.com | Pensacola News Journal

Gents: just got this sent to me... Thought you ought to see what hit today.... I'm looking to find for you the scheduled hearing date of the petitioners. It should be within 3 weeks I'm guessing.

County Commissioner, District 2
Escambia County, Florida
221 Palafox Place, Suite 400
Pensacola, Florida 32591-1591
PH: 850-595-4920
Visit Us @: http://www.myescambia.com/departments/board_of_county_commissioners/District2.php

"To respond is positive, to react is negative" - Zig Ziglar

-----Original Message-----

From: captrandycudd [mailto:captcudd@bellsouth.net]
Sent: Sunday, April 05, 2009 9:58 AM
To: Gene Valentino
Subject: Numbers don't add up for bingo hall | pnj.com | Pensacola News Journal

Make sure you read the blog!

<http://www.pnj.com/apps/pbcs.dll/article?AID=2009904050310>

Maureen B. Valentino

From: Gene Valentino
Sent: Saturday, April 04, 2009 4:35 PM
To: Cy Keefer; Phillip Kittell (kirkman@cox.net)
Cc: Jamie Campbell; Julian@innisfree.com; mpiell@mac.com; acooper70@comcast.net; BHoecker@stonington.com; christeeters@mac.com; kirkman@cox.net; icmsebastian@yahoo.com; Gary Leuchtman
Subject: FW: post from Forum

Hello Cy:

I trust you're recovering well.

One of my "grass roots" guys is Bill Cagle. He's been doing A LOT behind the scenes for me to protect your interest. I would ask you to consider using him for things as opportunities come available. He's been a HUGE supporter. His commentary below represents the growing impression. Your other "buddy" Marcus Story, owner of the Jellyfish Bar, told me today that Eddie McMillan, the lead objector to the 'bingo' who is appealing the county's decision (referred to by Bill below as "Bozo"), has admitted that I have caused the entire community to focus on a vision and growth plan which they had not done before. For that I get credit from them. Moreover, they are now suggesting that it may not be that bad after all. I'm of the impression that AFTER the Board of Adjustments rules (my guess...in your favor) they are likely not appealing further. It is at that time I STRONGLY suggest you invite them to a most intimate gathering, maybe dinner, to let them see your true intentions. These are not blue collar folks. Eddie is a very big millionaire who would be the BEST ally for you going forward.

Just food for thought....

Get well Cy... you're missed.

Maureen B. Valentino



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From: Bill Cagle [mailto:bill.cagle@cox.net]
Sent: Friday, April 03, 2009 9:27 PM
To: Gene Valentino
Subject: post from Forum

From: keepgoingsouth

Reading through the comments of the newest article 3-3-09, I finally see the majority beginning to speak up. I have poled 80% of the businesses on PK and talked to over 100 local residents at various locations and functions. The pros are running about 75/25 for the bingo hall with most of the nays being uninformed or misinformed by twisted facts (thank you Carlton Proctor).

If these two Bozo's are successful in getting the board of appeal to overturn the DRC's ruling then Escambia County can stand-by for a tortes interference lawsuit that will further strip millions of the tax payer's money from the county governments vault.

When and where is the hearing set for?

Maureen B. Valentino

From: Gene Valentino
Sent: Saturday, April 04, 2009 8:03 AM
To: acooper70@comcast.net
Subject: RE: Appeal article

I don't believe so. Frankly, after Hurricane Ivan, many Development Orders and related permits expired opening up MORE availability, not less. The "caps" which we are trying to do away with already allowed for the 1000 lodging units and a significant amount of commercial. The concerns here prior to your arrival were focusing on the glut of residential and the lack of balance or concurrency. Meaning, infrastructure enhancements needed to occur in parallel with this development. It didn't. The citizens are rightfully concerned about such past bad behavior. However, their concerns ARE being addressed under my watch. In my opinion, your presence is not only compliant, but as a commercial activity, there are less concurrency issues. There are less impact to roads, water, and sewer than if it was another residential development.

Does this answer your question?

Maureen B. Valentino



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From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Saturday, April 04, 2009 7:44 AM
To: Gene Valentino
Subject: Appeal article

Gene,
 I will be in Pensacola Monday.
 Any validity to Smith's statements about bingo not being a permitted use under the land

development code or his comments regarding requirements for traffic flow and water and sewer capabilities?
Ashley

Two try to block bingo hall

Carlton Proctor • cproctor@pnj.com • April 3, 2009

Two Perdido Key landowners have filed an appeal with Escambia County's Board of Adjustment to block construction of a controversial bingo hall.

Pensacola attorney Gregory Smith filed the administrative appeal Thursday on behalf of property owners Eddie McMillan and Joe Mirabile.

McMillan and Mirabile declined to comment on the appeal, referring all questions to Smith.

Smith's appeal contends a development order issued last month to Key Development, LLC, is flawed and should be reversed because the county's Land Development Code prohibits bingo gaming on the parcel of land in question.

"Bingo is not a permitted use for the parcel in question under the Land Development Code," Smith said.

Smith also said there are serious questions about whether the proposed development would meet requirements for traffic flow and water and sewer capacities, he noted.

Smith's appeal also cites the "failure of the county to follow its own procedures, and the haste with which the instant application was addressed."

The 7.3-acre bingo hall site on Perdido Key is owned by hotel developer Julian MacQueen, and is zoned for general commercial use.

In March, Dallas developer Cy Keefer announced he had reached a tentative agreement with MacQueen to lease/purchase the property and build a "bingo casino" on the site.

Keefer's plans were quickly issued a development order by the county's Board of Review, but were met immediately with opposition by several Perdido Key citizens groups.

Late last month, State Attorney William "Bill" Eddins issued an opinion that Keefer's plans to erect a bingo hall with electronic slot-like machines would violate Florida gaming laws.

Keefer responded through Pensacola attorney Barry Beroset that he had no plans to build a "bingo casino" that offered customers use of an electronic machines.

However, following Eddins statement, Keefer said he would move forward with plans to build an "upscale" bingo hall on the key.

Arthur Cooper
71 Oak Ridge Avenue
Hamlet, MI 47901
acooper70@comcast.net
office- 505-516-5520
home- 505-577-1801

Maureen B. Valentino

From: Gene Valentino
Sent: Tuesday, March 31, 2009 9:52 PM
To: acooper70@comcast.net
Subject: RE: Check out St. County judge clears way for electronic bingo to be played in As

Great. Ron's a "GOOD" guy. I'll order him a "blazer" if all when you're in Miami.



County Commissioner, District 2
Escambia County, Florida
221 Palafax Place, Suite 400
Pensacola, Florida 32504-1591
PH: 850-595-4929
Visit Us at: <http://www.escomibicounty.com> or <http://www.escomibicounty.com>

No response to this email is required. If you have any questions, please contact me.

From: acooper70@comcast.net [mailto:acooper70@comcast.net]
Sent: Tuesday, March 31, 2009 6:47 AM
To: Gene Valentino
Subject: Re: Check out St. County judge clears way for electronic bingo to be played in As

Thanks Gene. I think I'm in pensacola next Monday. Ill know for sure in a few days. We are making very good head way with Ron Ward. Ill explain.
A

Ashley Cooper
Sent via BlackBerry by AT&T
please excuse any typos-

From: "Gene Valentino"
Date: Tue, 31 Mar 2009 06:46:02 -0500
To: acooper70@comcast.net
Subject: FW: Check out St. County judge clears way for electronic bingo to be played in As
Help: 4-4444
Go to my web site: <http://www.4444.com> Then click on the "Florida Key Links" tab below. Check out "Direct" if you'd like to be there...
Gene M. Valentino

Julian

----- Forwarded Message

From: Brooks Jordan <brooks.jordan@al.com>

Date: Mon, 30 Mar 2009 13:41:31 EDT

To: Julian MacQueen <jmacqueen@al.com>

Subject: Check out St. County judge clears way for electronic bingo to be played in As

St. County judge clears way for electronic bingo to be played in Ashville - Breaking News from The Birmingham News - al.com
<<http://al.com/breaking-news/st-co-judge-clears-way-for-electronic-bingo-to-be-played-in-ashville>>

Feeling the pinch at the grocery store? Make dinner for \$10 or less <<http://al.com/life/feeling-the-pinch-at-the-grocery-store-make-dinner-for-10-or-less>>

----- End of Forwarded Message

Maureen B. Valentino

From: Gene Valentino
Sent: Sunday, March 29, 2009 9:49 PM
To: acooper70@comcast.net
Subject: RE: Ron Ward letter with my changes

Ashley... I'm VERY PLEASED with this response...and that it did not have to come from me! This is HUGE..... I am glad you were able to connect with Cy. I did NOT discuss with him anything about your call, until his call with me at 9 PM.... I'm fielding a group at 8 AM Monday morning at the Brilliant Bean Café ... A huge group is now under way to fight on your behalf. I'm encouraged (unlike this morning with you by phone).

Best regards,

Gene Valentino



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Escambia County, Florida
221 Palafox Place, Suite 400
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PH: 850-595-4920
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"To respond is positive, to react is negative" - Zig Ziglar

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, March 29, 2009 7:06 PM
To: Gene Valentino
Subject: FW: Ron Ward letter with my changes

Gene,
I thought you would like to see this.
Hang in there.
AC

Ashley Cooper
70 Oak Ridge Avenue
Summit, NJ 07901
acooper70@comcast.net
office- 908-316-5580
fax- 908-399-1051

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, March 29, 2009 5:52 PM
To: 'Matt Piell'; 'Chris Teeters'; 'Bradley Hoecker'
Subject: Ron Ward letter with my changes

I just fired this off to Ron Ward. My letter is titled "Ron Ward letter" and his is titled "letter to PNJ".

Ashley Cooper
70 Oak Ridge Avenue
Summit, NJ 07901
acooper70@comcast.net
office- 908-316-5580
fax- 908-399-1051

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, March 29, 2009 5:50 PM
To: 'ronward@bellsouth.net'
Cc: 'cyrus keefer'
Subject:

Ron,
My name is Ashley Cooper and I am one of Cy Keefer's partners working on the Bingo project in Pensacola.

Thank you very much for your letter!!!! It was very well written, from the heart, and very articulate. Cy passed it on to me and asked me to add some input with some facts from our market study. Hopefully you will find some of the minor additions that I made to the letter to be helpful but please feel free to change it back to your original letter if that is more comfortable for you.

It sounds like we are going to have a conference call tomorrow with you and your team discussing a possible investment in our project that we are all very much looking forward to.

Sincerely,

Ashley Cooper

Ashley Cooper
70 Oak Ridge Avenue
Summit, NJ 07901
acooper70@comcast.net
office- 908-316-5580
fax- 908-399-1051

Maureen B. Valentino

From: Gene Valentino
Sent: Sunday, March 29, 2009 9:45 PM
To: Dean Kirschner
Subject: Ron Ward letter with my changes
Attachments: Ron Ward Letter (2) (2).doc; letter to PNJ bingo opposing view.doc

Unbelievable !!! It turns out my anger with several on Cy's side today stirred a HUGE pot. They are in VERY high gear and going forward. I have A LOT to share that was just told to me from Cy...Whew!

Gene Valentino



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"To respond is positive, to react is negative" - Zig Ziglar

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, March 29, 2009 7:06 PM
To: Gene Valentino
Subject: FW: Ron Ward letter with my changes

Gene,
I thought you would like to see this.
Hang in there.
AC

Ashley Cooper

6/1/2009

70 Oak Ridge Avenue
Summit, NJ 07901
acooper70@comcast.net
office- 908-310-5580
fax- 908-598-1851

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, March 29, 2009 5:52 PM
To: 'Matt Piell'; 'Chris Teeters'; 'Bradley Hoecker'
Subject: Ron Ward letter with my changes

I just fired this off to Ron Ward. My letter is titled "Ron Ward letter" and his is titled "letter to PNJ".

Ashley Cooper
70 Oak Ridge Avenue
Summit, NJ 07901
acooper70@comcast.net
office- 908-310-5580
fax- 908-598-1851

From: Ashley Cooper [mailto:acooper70@comcast.net]
Sent: Sunday, March 29, 2009 5:50 PM
To: 'ronward@bellsouth.net'
Cc: 'cyrus keefer'
Subject:

Ron,

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It sounds like we are going to have a conference call tomorrow with you and your team discussing a possible investment in our project that we are all very much looking forward to.

Sincerely,

Ashley Cooper

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70 Oak Ridge Avenue
Summit, NJ 07901
acooper70@comcast.net
office- 908-310-5580
fax- 908-598-1851

Maureen B. Valentino

From: Gene Valentino
Sent: Sunday, March 15, 2009 9:45 AM
To: cyrus keefer
Subject: RE: Prep For Final Comparison (DO) Perdido Retail/Bingo

Cy:

Not so... The volume of positive "stuff" is out there too. Not sure who "Radd" is below. But if you mean Randy Cudd ... Let me tell you ... He's slamming the web with stuff in your/our favor. I have called the publisher at the newspaper. While he keeps his professional distance, he is a good friend. I am meeting with him next week and with Jamie Page (a reporter better than Carlton Proctor) and will put OUR spin on what's been going... Most are still in our corner but we will need a good PR person on this and I strongly ask you yield to my well intended suggestions on getting you the right people in the right "slots" in the PR strategy.... I spent ALL DAY Saturday, at coffee shops and with folks in restaurants reversing the bad story that came out on only the Beach Colony meeting, with no regard to the other 3 which went much better.

Read the two pages of this morning's story in the Pensacola News Journal...
<http://www.pnj.com/article/20090315-OPINION/903150311>

We're okay...

Maureen B. Valentino



County Commissioner, District 2
 Escambia County, Florida
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 Pensacola, Florida 32591-1591
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"To respond is positive, to react is negative" - Zig Ziglar

From: cyrus keefer [mailto:cyrus_keefer@hotmail.com]
Sent: Sunday, March 15, 2009 9:02 AM
To: Gene Valentino
Subject: RE: Prep For Final Comparison (DO) Perdido Retail/Bingo

I'm a little disappointed that others who attended are not willing to speak out
We had 5 meetings
The one that got all of the attention was Beach Colony
What about the rest
ALSO WHY DIDN'T Radd put his talents to work

Subject: RE: Prep For Final Comparison (DO) Perdido Retail/Bingo
Date: Sat, 14 Mar 2009 21:42:07 -0500
From: genev@collectorsolutions.com
To: cyrus_keefer@hotmail.com

Wow...this is good. I'm happy you're under way. I'll be dealing with the "constituents" ... you just rest-up. I'm actually anxious to hear about your procedure, and results.

We're with 'ya buddy!

PS... At the Jellyfish Bar, you called me your "friend". You said you had few true friends. I hope I've lived up to the standard. There's an old saying given to me a long time ago, "Failure to defend the rights of others may some day result in your rights not being defended". You surely came through for me and the Chief (the Indians) that day. I won't forget it...thanks...

... Now let me know how you're doing.... And stay in touch!

Gene Valentino



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"To regard it's positive to come in negative" - Zig Ziglar

From: cyrus keefer [mailto:cyrus_keefer@hotmail.com]
Sent: Saturday, March 14, 2009 9:13 PM
To: Gene Valentino
Subject: FW: Prep For Final Comparison (DO) perdido Retail/Bingo

6/1/2009

FYI
Cy

Date: Sat, 14 Mar 2009 14:38:22 -0500
Subject: Re: Prep For Final Comparison (DO) perdido Retail/Bingo
From: jeff@innisfree.com
To: cyrus_keefer@hotmail.com; julian@innisfree.com; icmsebastian@yahoo.com; mpiell@mac.com

Cy

I did not have Phil's e-mail. Please forward to him as he should attend as well. Also copy me so that I have his correct e-mail for further communications.

Jeff

On 3/14/09 2:36 PM, "Jeff Townsend" <jeff@innisfree.com> wrote:

Cy, Matt, Joe, Julian

We were successful in getting our full application submitted by the Friday noon deadline. The final Comparison mtg will be at 1pm on Weds March 18th.

Although the routing sheet is technically not completely executed, each of the Escambia officials were consulted and have given verbal agreement. Horace (head of this process) will get the actual signatures prior to the Weds Meeting.

The County has received a lot of inquiries on the subject. The rumour is that we are building a casino. The County officials are clear that this is a retail/Bingo use. They approved 2 of this type of facility last year alone.

The heads up is that there will be a public challenge on the type of machines to be used. It is assumed that the bingo machines are actually slot machines. Of course this is not correct. Horace suggests that if our team shows up in force with our atty (Matt will consult ahead of meeting) that can say that the machines anticipated, qualify as a skilled game under the arcade amusement act we will be successful. Ideally the atty that Matt or Cy has should consult and invite the county atty: Allison Purdue Rogers. With her endorsement in the quasi-judicial forum, there will be no further doubt. Once Matt speaks to his atty, I will be happy to make any introductions necessary.

If there is any doubt about the type of machine, Cy suggested adding language like "any machines to be placed within this structure, must be approved for use by Escambia County". With this as a default, it seems likely the modification of the DO will be successful at this mtg.

There was also discussion that the county will 4 lane Perdido Key drive. The county failed to comment on this until early this week. Although not stated on the application, we showed intent that we would work with the county to achieve this. This is an important occurrence as the present limiter on the Key is trip counts. This will solve this problem. The present application on our site is designed to accommodate the addition of 4 lanes in the future. In fact, this accommodation only affected the parking count by one.

Matt and I will be following this up prior to the actual meeting.

Jeff

Windows Live™ Groups: Create an online spot for your favorite groups to meet. [Check it out.](#)

Windows Live™: Keep your life in sync. [Check it out.](#)

Maureen B. Valentino

From: Gene Valentino
Sent: Sunday, March 15, 2009 9:30 AM
To: Alison Perdue Rogers; Alison_Rogers@co.escambia.fl.us
Cc: tkerr@co.escambia.fl.us; horace_jones@co.escambia.fl.us; Bob McLaughlin (Bob_McLaughlin@co.escambia.fl.us); jdblackm@co.escambia.fl.us
Subject: Prep For Final Comparison (DO) perdido Retail/Bingo

Ali, Lloyd, and Horace:

First, I must say I REALLY appreciate the staff's efforts thus far on this misunderstood/misreported project. ALL of your efforts will not go unacknowledged. I promise! The Bingo 'folks' asked me to make sure you respect the degree to which they are trying to not only be compliant but, that they will become BIG givers to our failing budget. Please welcome their efforts in the good spirit they are intending. They are trying hard to exceed standards and expectations at every level. Last week they just donated tons of concrete block for our use as we see fit. Whether it's to be used for road sub-surfacing or underwater reef, it's there for the taking... Let's take it.

Big Thanks!

Maureen B. Valentino



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"To request a public record by e-mail - The Fljjar"

From: cyrus keefer [mailto:cyrus_keefer@hotmail.com]
Sent: Sunday, March 15, 2009 8:54 AM
To: Gene Valentino
Subject: FW: Prep For Final Comparison (DO) perdido Retail/Bingo

Gene
 Make sure Alison gets the word

6/1/2009

These machines will all be signed off by county to make sure they are skill games
Cy

Date: Sat, 14 Mar 2009 14:38:22 -0500
Subject: Re: Prep For Final Comparison (DO) perdido Retail/Bingo
From: jeff@innisfree.com
To: cyrus_keefer@hotmail.com; julian@innisfree.com; icmsebastian@yahoo.com; mpiell@mac.com

Cy
I did not have Phil's e-mail. Please forward to him as he should attend as well. Also copy me so that I have his correct e-mail for further communications.
Jeff

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Jeff

Hotmail® is up to 70% faster. Now good news travels really fast. Find out more.