

TOWN OF CINCO BAYOU
REGULAR MEETING
MARCH 18, 1985

The Regular Meeting of the Town of Cinco Bayou Town Council was called to order by Mayor Usrey at 5:02 P.M.

SILENT PRAYER

PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Usrey requested the Clerk call the roll.

ROLL CALL

Present: Mayor Usrey
Councilwoman Balsley
Councilman Davis
Councilman Gage
Councilman Laginess
Councilman Perry

Also Present: Attorney Gontarek Robert Hook
Aaron Talley Victor Monteleone
Bill Gregory Ray Hoda
Vaughn Wilson Clerk Borchik
Mike Collins Secretary Knox
Josie Jackson

MINUTES - Councilman Perry moved to accept the minutes of February 11, and February 18, 1985 Town Council Meetings as written, seconded by Councilman Davis. The motion was unanimously approved.

FINANCIAL REPORT - Councilman Gage moved to accept the financial report for February, 1985, seconded by Councilwoman Balsley. The motion was unanimously approved.

1. PUBLIC HEARING - Comprehensive Plan Evaluation Appraisal Report. There were no Town residents present and there were no comments from those in attendance.

REGULAR BUSINESS

1. Security Patrol Contract - Attorney Gontarek advised the Council that he had not received a response to his letter to Mr. David Selby, Attorney for AMSEC, concerning the proposed changes in the AMSEC contract. Mr. Robert Hook of AMSEC was present and advised the Council that AMSEC has agreed to the proposed changes and he would contact Mr. Selby concerning redrafting the contract to include the proposed changes. The Council will act upon the contract at next month's Regular Council meeting.

2. Proposed Construction - Mr. A. Talley - Mr. Talley asked the Council to grant approval for the proposed construction of the shopping center on the Johnston and

Green property (Lots 1,2,3,4,5, and the east 55 feet of Lots 6,7 & 8, Block 2). As a part of this project, Mr. Talley agreed to pay for the engineering and paving of the road on the west edge of Laguna Park, relocate the fence along the west edge of the park, install two new gates and dedicate any unused portion of the driveway to the Town. Following a discussion, Councilman Perry made a motion to approve the construction project contingent on Mr. Talley's signing a written agreement to pay for the construction of the road and relocating the fence in Laguna Park, seconded by Councilman Gage. The motion passed unanimously on a roll call vote.

3. Leyenda Park - M. Collins (Cinco Baptist Church)
Mr. Collins advised the Council that Cinco Baptist Church would like to donate a large swing set for use in Leyenda Park. Councilman Perry opened discussion concerning the problem of parking by the church members at Leyenda Park and the use of the park by the Church's Day Care Center. Mayor Usrey asked for a motion to accept the donation of the swing set for the park. There was no motion and the matter was dropped.

4. Garbage/Rubbish Franchise - Mr. Vaughn Wilson, Divisional General Manager of Waste Management and Mr. Bill Gregory, Operations Manager of Waste Management were present. Mr. Wilson advised the Council that Waste Management had been a majority stockholder in the limited partnership of Environmental Waste Systems Ltd. and in February, Waste Management bought out the minority interest of Fred Nichols, Environmental Waste Systems. A discussion followed concerning the operation of Waste Management and some problems with service in Town. Attorney Gontarek advised the Council that a new ordinance needs to be drafted granting the franchise to the proper legal name, Waste Management of Florida, Inc. doing business as Environmental Waste Systems for the remainder of the term.

Mr. Wilson advised the Council that Waste Management would place dumpsters in Town for the Spring Clean Up in April.

At this time, Mr. Vick Monteleone, Okaloosa Sanitation, Inc. advised the Council that Okaloosa Sanitation, Inc. is a locally owned business and would be available at any time for commercial and residential garbage pickup in the Town.

PUBLIC REQUESTS WILL BE HEARD AT THIS TIME. None

COMMITTEE REPORTS

Standing Committees

1. Streets & Sidewalks - Councilman Davis, Chairman - The Clerk advised the Council that Mr. David Heinrich, County Engineer, advised him that a meeting will be held on Tuesday, March 19, 1985 at 1 p.m. in the Fort Walton Beach Public Works office concerning the maintenance responsibility for Yacht Club Drive. Mayor Usrey and Councilman Davis will attend.

At this time, there was a discussion concerning hiring an engineer to design and prepare the specifications for the driveway beside Laguna Park. Councilman Gage made a motion to develop plans and specifications for the driveway and also approval for the survey of the property line, seconded by Councilman Davis. Councilman Gage then withdrew his motion and it was agreed that the Attorney would draft an agreement for Mr. Talley concerning payment for the engineering, the paving of the driveway and the placement of the fence in Laguna Park.

2. Parks - Councilman Gage, Chairman - No report

3. Finance & Budget - Councilwoman Balsley, Chairman - No report

4. Waterfront - Boat Dock - Councilman Perry, Chairman - No report

5. Civil Defense - Councilman Perry, Chairman
No report

6. Neighborhood Watch - Councilman Laginess, Chairman - No report

Special Committees

1. Bicycle Path - Councilwoman Balsley, Chairman
No report.

2. Building Codes - Councilman Laginess, Chairman
No report

3. Comprehensive Plan - Councilman Perry, Chairman
No report

ATTORNEY'S REPORT

The Attorney advised the Council that at Councilman Davis' request, he had submitted a written memorandum of law regarding discretionary versus operational decisions by a municipality citing Florida court cases and the Court's decision in the cases.

CORRESPONDENCE

1. Letter - Department of Transportation - March 12, 1985
Mayor Usrey advised the Council that a letter had been received from the Florida Department of Transportation acknowledging receipt of the Town's letter and recommendations for marking the turn lanes on Hughes Avenue, Yacht Club Drive and Eglin Parkway.

2. Letter - City of Niceville - March 12, 1985 - Mayor
Usrey advised the Council that a letter had been received from the City of Niceville inviting Town representatives to attend a forum on disaster preparedness for the hurricane and tornado season. The Federal Emergency Management Agency will conduct the forum on Thursday, April 4 at 7 p.m. in the Niceville Community Center. Mayor Usrey asked Councilman Perry to attend this meeting.

CLERK'S REPORT

The Clerk advised that he had requested information from the Florida Recreational Development Assistance Program on Land and Water Conservation Grants. The grants are available for projects similar to Glenwood Park. Council can decide whether or not to apply for a grant to finish Glenwood Park.

MAYOR'S ANNOUNCEMENTS

Mayor Usrey reminded everyone of the Town picnic tomorrow night at 6:30 p.m. in the Town Hall and the Okaloosa County League of Cities Dinner on March 21, 1985.

There being no further business, the meeting was adjourned at 6:15 P.M.


MAYOR

Attest:


TOWN CLERK

NOTE: A mechanical recording has been made of the foregoing proceedings of which these minutes are a part, and is on file in the office of the Town Clerk.

L. L. "LANNIE" CORBIN
CITY MANAGER



TELEPHONE (904) 678-4821
101 ARMSTRONG AVE.
NICEVILLE, FLORIDA 32577



"The Cross Roads of the Playground Area"

March 12, 1985

Mayor Max O. Usrey
Town of Cinco Bayou
35 Kelly Avenue
Fort Walton Beach, Fl 32548

Dear Mayor Usrey:

Most of us involved in local government are acutely aware of our responsibilities to "protect the public's health, safety and welfare." However, the record shows that following a disastrous event such as a hurricane or tornado, the usual reaction among those not directly involved in emergency preparedness is: "I wish I had known more."

Because we feel the need to gain a better understanding of the threats faced in our area, and how we should prepare for and react to them, the Mayor and City Council of Niceville, recently invited officials from the Federal Emergency Management Agency (FEMA) to conduct a public forum in Niceville.

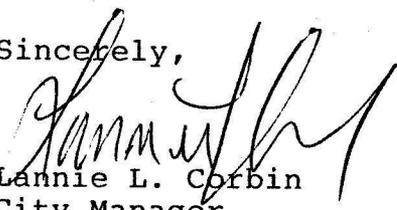
We are delighted that Mr. Thomas Credle, Deputy Regional Director, FEMA, Region IV and Mr. John (Jack) Glover, Public Affairs Specialist, have accepted our invitation.

These senior FEMA management officials will share their knowledge, experience, and advice with us during a two-hour forum set for Thursday, April 4, at 7:00 P.M. at the Niceville Council Chambers. There will be ample time for questions and answers and we will be among the first in the Nation to see dramatic and informative new films about tornadoes and hurricanes.

Because of the importance of the subject matter, we sincerely hope that every governing body in Okaloosa County will be represented at this meeting. As your host, we will most certainly welcome you and acknowledge your participation in the program.

To help us in our planning, I would very much like to receive a list of names of individuals who will represent your jurisdiction at this meeting. Please call my office, 678-2799 or 678-4523 if you wish to verbally confirm your representation, or obtain more information.

Sincerely,



Lannie L. Corbin
City Manager

LLC/am

Florida

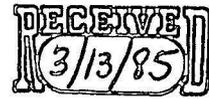


Department of Transportation

BOB GRAHAM
GOVERNOR

PAUL N. PAPPAS
SECRETARY

Post Office Box 607
Chipley, Florida 32428-0607
March 12, 1985



Mr. Albert S. Borchik, Jr.
Town Clerk
Town of Cinco Bayou
35 Kelly Avenue (Cinco Bayou)
Fort Walton Beach, Florida 32548

Subject: S.R. 85 (Eglin Parkway) from S.R. 30
to North Shalimar City Limits
Work Program Item No.: 3117340
State Job No.: 57040-3558
Federal Job No.: NA
County: Okaloosa

Dear Mr. Borchik:

This is in reference to your comments for this project.

At Hughes Avenue, a right turn "only" has been added to the plans for eastbound right turn lane. However, a right turn only, is not necessary for the southbound lane on S.R. 85 because this is not a lane drop but a through lane.

At Yacht Club Drive, a right turn "only" has been added to the plans for the northbound right turn lane on S.R. 85 and the westbound right turn lane on Yacht Club Drive. Right turn "only" is not necessary for the southbound right turn lane on S.R. 85 because it is not a lane drop and a lateral shift is made to get in this lane. (This is per Department of Transportation Standards.) The eastbound lane on Yacht Club Drive is a through and a right turn lane. (Based on traffic counts.)

A dual arrow has been added to the eastbound center lane on Yacht Club Drive. Yacht Club Drive is a county road under the jurisdiction of the county. Our design standards require us to stripe back 100 feet from the intersection. We have no objections to the county extending the right turn lane.

Continued

Mr. Albert S. Borchik

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March 12, 1985

In response to your general comments, this project will be let to contract and supervised by Department of Transportation personnel. Construction will be in progress during high traffic flow periods. It is scheduled to be let to contract in June, 1985. We anticipate construction to begin in November and continuing for 300 working days.

Thank you for your review and comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Marchant", with a long horizontal flourish extending to the right.

Bill B. Marchant
Asst. District Traffic
Operations Engineer

M:m:c

1. INTRODUCTION

The Local Government Comprehensive Planning Act (LGCPA) as outlined in Section 163, Florida Statutes requires that each local government prepare an Evaluation and Appraisal Report which assesses the adequacy and effectiveness of their comprehensive plan and recommends improvements. In accordance with this requirement, the Cinco Bayou Planning Council has reviewed the Cinco Bayou Comprehensive Plan and prepared this report using the guidelines of the LGCPA and additional guidance received from the Florida Department of Community Affairs, Division of Resource Planning and Management.

2. EVALUATION AND APPRAISAL

A. General

The Town of Cinco Bayou is a small town, approximately one half mile square, surrounded by the City of Fort Walton Beach on three sides and Five Mile Bayou on the north. When chartered in 1950, the Town was primarily a residential area with a population of around 200 and less than 20 businesses. In 1970, the Town had a population of 362 and around 40 small businesses. In 1980, the Town had a population of 202 and 98 small businesses and in 1985, the Town has an estimated population of 320 and 92 businesses. This data reflects the Town's changing from a residential area in the 50's to a business area in the 80's and today while retaining its business orientation, is growing as a residential area too. This trend and anticipated future trends will be presented at length in the specific element evaluations. Although there are numerous errors in the data presented on the maps and in the tables, the

recommendations contained in the plan remain worthy of continued consideration and should be retained. The plan addresses the nine required elements for a municipality with a population of less than 50,000. Each element will be evaluated and appraised individually.

B. Land Use Element

The Land Use Element reviews the development of the Town to date with land use recommendations for the future. One table and five maps graphically support the presentation conclusions and recommendations. Although there were several minor errors in the maps, the zoning information depicted is correct and accurate. The table that presents the existing land use acreage contains errors in the total acreage and the amount of acres in each category, however, these errors do not significantly effect the presentation, conclusions or recommendations. The recommendations are still valid and should be implemented where possible.

C. Housing Element

This element presents the Town's housing and population data along with estimates for future growth and housing needs in the community. Data based in inaccurate estimates resulted in faulty projections in both housing requirements and population, however, a recent surge in construction and population growth appear to have placed the Town "Back on the Curve". Conclusions and recommendations presented have been overtaken by events and private funding and construction has been responsible for all housing built since 1980. This element combines housing and population data in its presentation. The housing data accurately reflects the housing picture from 1970 thru 1979 showing a gradual increase in single family units and

a decrease in mobile homes with the total units remaining constant. The population data, however, was proven in error by the 1980 census when a population of only 202 was counted in the Town as opposed to the official estimate of over 400. It appears that population estimates were based on a national average for family size and growth while actual town residents were in the age category where the family size was decreasing due to the children growing older and leaving home and in many cases, the death of an elderly family member. This is supported by the 1980 census data that said the occupancy rate per unit was below two as opposed to over three in 1970. In 1980 there were only 5 children in Cinco Bayou. Since 1980, there has been a surge in family housing construction with over 80 townhouse/apartment units being built. These new units attract younger families and today an unofficial population count places the population over 300. Younger families are indicated by the fact that 28 children now live in the Town. It appears that although the population data for the period 1970 thru 1979 was in error, the Town's present growth extended to the 1990's will fall close to that estimated in the plan. In this element's analysis of future housing needs, it was determined that the Town would need to take some action to have the old, dilapidated and substandard housing units removed to make room for new housing to satisfy the predicted future housing requirements. Without any action on the part of the Town, private owners and contractors removed several substandard structures to make room for new townhomes, apartments, and business/office buildings. The Town Council's active role in reviewing and approving all building permit requests keeps development and

construction within the Town in line with this plan. The recommendations contained in this element remain valid although they appear to be resolved by private enterprise at this time.

D. Traffic Circulation Element

This element has been reviewed and with the exception of a few minor errors in the maps, remains valid today. Increased traffic flow on all town streets has increased the maintenance requirements as expected. Cooperation with the surrounding municipalities, the County and the State is continuing to improve the overall traffic flow throughout the area. The improved traffic flow and increased safety were achieved when at the Town's request, the Florida Department of Transportation redesigned the traffic signal sequence and turning lanes at the S.R. 85/Yacht Club Drive intersection.

E. Conservation and Coastal Zone Protection Element

Conservation measures and coastal zone protection are basically one and the same for the Town as Five Mile Bayou and Kidd Bayou form the northern border of the Town and provide waterfront living conditions for one quarter of the Town's residents. A Flood Plain Management Ordinance has been adopted and controls all waterfront development. Continued coordination with the Florida Department of Natural Resources and the Department of Environmental Regulation on all projects pertaining to the waterfront or tidal flow areas enhance conservation efforts. The recommendations contained in this element remain valid.

F. Recreation and Open Space Element

As in previously discussed elements, there are minor errors in the maps and data contained in the tables, however, the presentation remains valid. The Town Council has continued

its efforts to expand and develop the Town's parks to provide not only its residents but residents in the surrounding areas recreation areas where all can relax and enjoy. In the past two years, a two slip boat launching facility has been constructed, picnic tables and cooking grills added to the parks and a picnic shelter constructed on one park. An elevated nature walk has been constructed in a natural area with additional nature trails presently under construction. The Council has indicated a strong inclination toward the continued support of recreation and open space programs and projects.

G. Sanitary Sewer, Solid Waste, Drainage, and Potable Water.

Several changes have occurred in this area. In 1983, the Town deeded the sanitary sewer system to the City of Fort Walton resulting in their providing both water and sanitary sewer service to the Town. Fort Walton Beach is now responsible for the maintenance of the system, sewage treatment, and the installation of any new lines required for development within the Town. Residents are billed directly for water and sewer. Solid waste collection is through a franchise with a local agency and is by contract between each resident and the agency. Drainage within the Town remains the responsibility of the Town. The Council has followed the recommendations presented in the plan and works directly with the Department of Natural Resources and the Department of Environmental Regulation on all projects and developments that may produce stormwater runoff or drainage problems.

H. Utility Element

The presentation and data contained in this element remain unchanged and continue to be valid today. The Town works

closely with Gulf Power on all construction and development projects within the Town.

I. Intergovernmental Coordination Element

The Mayor and Town Council actively promote increased intergovernmental coordination however their efforts have not been very productive. Recent attempts to reactivate the Intergovernmental Council were unsuccessful. There are a few agencies such as the West Florida Regional Planning Council and the Fort Walton Beach Metropolitan Planning Organization that deal with matters of a limited intergovernmental nature but no one group or council exists for the discussion or resolution of area problems and concerns. In light of the foregoing, the presentation in this element and its recommendations remain valid today.

3. RECOMMENDATIONS

The following recommendations and changes to the Cinco Bayou Comprehensive Plan are based upon the review, evaluation, and appraisal and are submitted for your consideration.

A. General Recommendations and Changes

- (1) Correct all maps as required.
- (2) Enter correct data in tables as required.
- (3) Add known data for the period 1980 to 1985 where required,
- (4) Correct text as required by (1), (2) and (3) above.
- (5) Update text with current information
- (6) Add, delete, revise recommendations as required by items (1) thru (5)

B. Specific Element Recommendations and Changes

- (1) Land Use Element
 - (a) Add map to reflect land use changes since 1979
- (2) Housing Element

- (a) Add a map to reflect housing increases since 1979
- (b) Add a map to reflect changes from residential to business since 1979
- (c) Add text to address the changes outlined in (a) and (b)
- (d) Add text to address population growth and future projection.
- (e) Add text to address housing and growth limits for the Town.

(3) Traffic Circulation Element

- (a) Add text to indicate annual street resurfacing program
- (b) Add text to address proposed programs for S.R. 85 and Cinco Bridge

(4) Sanitary Sewer, Solid Waste, Drainage and Potable Water Element

- (a) Correct text to reflect current status/responsibilities for systems
- (b) Update and correct text on drainage within the Town

(5) Plan Implementation

- (a) Write implementation measures and actions to agree with revised plan.
- (b) Write implementation measures and actions for specific elements

4. SUMMARY

Incorporating the suggested recommendations and changes will enhance and improve the Cinco Bayou Comprehensive Plan by making it a current, manageable and effective plan for the Town's future development and growth. Adopting the recommendations contained in each element will insure that all

development and growth will be within the established guidelines for the Town. To keep this plan a current and meaningful plan, continued review is a must and should be accomplished more than once every five years.