

**TOWN OF CINCO BAYOU  
PLANNING AND ZONING MEETING MINUTES  
26 JULY 2000**

Mayor Drabczuk called the special Town Council meeting to order at 6:00 P.M. Following a silent prayer and the pledge of allegiance, roll call was taken.

Present: Mayor Drabczuk  
Councilwoman Carroll (absent)  
Councilman Kendrick  
Councilman Skelly (absent)  
Councilman Frucci  
Mayor Pro Tem Payne

ALSO, PRESENT: Attorney Jeff McInnis, Town Manager/Clerk Nell Webb, Engineer Mark Schaeffer, Assistant Monika Gillette, Larry and Diane Lorton from Rub A Dub car wash, Attorney Michael Mead and Amy Lemay, Choctaw Engineering

**SPECIAL BUSINESS**

1. Review variance request by Rub-A-Dub Car Wash. Councilman Kendrick made a motion to reconsider the variance request by Rub-A-Dub Car Wash. Councilman Payne seconded the motion. It passed unanimously.

Attorney McInnis recommended that a review of the variance request from Rub-A-Dub Car Wash be made. Attorney Michael Mead, representing Larry Lorton of Rub A Dub car wash, recapped the variance request. He introduced Mrs. Lorton and made a point to say that the business would be locally owned and operated and that the Lortons are making their home in the area. Mr. Mead stated several reasons for favorable consideration including no objection form adjoining property owners and that the car wash would not cause harm to the environment.

For the record, a letter from Sara Carroll was read (see attached).

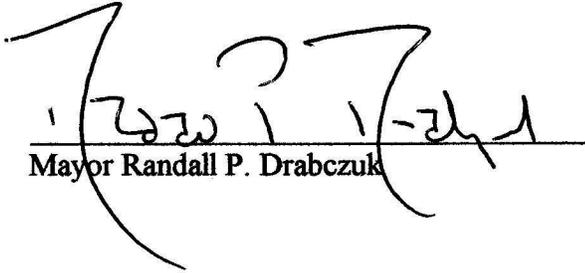
Councilman Payne made a motion to approve the variance request. Councilman Frucci seconded the motion. Councilman Kendrick asked that the motion be amended to include that a quarterly certification of compliance be sent to the Town. The amendment was accepted and the motion passed unanimously.

Councilman Frucci asked Mr. Lorton on the time frame to open. Mr. Lorton stated that it would be two to four months and that demolition and clean up would start soon. Councilman Kendrick asked that the record show that the car wash not be classified as a filling station.

2. Special exception request by Subway Sandwich Shops. Attorney McInnis referenced a letter received from Jerry McCormick of Subway Sandwich Shops seeking Council approval of a special exception and waiving the \$100 application fee for a variance request to have a third awning sign on the restaurant. Attorney McInnis stated that Mr. McCormick was given a sign permit and approval by the former Town Manager/Clerk, Charles Turner and that there was no intention to violate Town ordinances. Councilman Payne made a motion to approve the special exception and waive the \$100 application fee. Councilman Frucci seconded the motion. The motion passed unanimously.

Adjourn – There being no further business, the meeting adjourned at 6:16 PM

Attest:



\_\_\_\_\_  
Mayor Randall P. Drabczuk



\_\_\_\_\_  
Nell Webb, Town Manager/Clerk

July 21, 2000

The Honorable Randall P. Drabezuk, Mayor  
Town of Cinco Bayou  
Cinco Bayou, Florida 32548

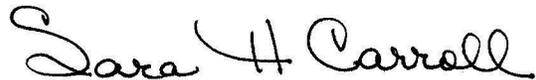
Dear Mayor:

I regret that I cannot be present at the Planning and Zoning Board Meeting scheduled for July 26, 2000. However, I would like to express my opinion concerning the waiver requested by Mr. Larry Lorton on behalf of his proposed car wash.

The only issue, as I see it after numerous presentations and my own limited investigation, is the requested variance from the prohibition to allow this car wash within 1200 feet of an existing filling station. In fact, this car wash is NOT a filling station and was called that by the Council for lack of a more appropriate definition.

I am convinced that there is not any negative enviromental impact to be feared from this business. I respect the advice and opinions of our engineer, the manufacturer of the equipment and the Fort Walton Beach Water & Sewage Dept.. I feel that Mr. Lorton has gone "above and beyond" to answer all of our concerns and that he should be granted his requested waiver without further delay.

Respectfully,



Sara H. Carroll, Councilwoman  
Member, Planning & Zoning Board  
Town of Cinco Bayou

# P & Z MEETING/SPECIAL TOWN COUNCIL SIGN IN SHEET

Name:	<i>Diana &amp; Larry Horton</i>		
Address:	<i>211 F S.E Third St</i>		
Phone:	<i>315-2317</i>	Email:	

Name:	<i>Michael Mead</i>		
Address:			
Phone:		Email:	

Name:	<i>Amy Lemay</i>		
Address:			
Phone:		Email:	

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