

**AGENDA
PLANNING AND ZONING BOARD MEETING
SEPTEMBER 8, 2005 ♦ 6:00 PM**

SILENT PRAYER / PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

**MAYOR FRUCCI
COUNCILMAN KOCH
COUNCILMAN PAYNE**

**COUNCILMAN BRATTON
COUNCILMAN IOVIENO
COUNCILMAN BANTER**

REGULAR BUSINESS:

1. Variance Request From Blackwater Development for an additional 8 ft 3 5/8" over the maximum 35 ft height restriction as referenced under Town of Cinco Bayou Code of Ordinances, section 94-112, item B.

Adjourn

**BACKWATER DEVELOPMENT
OF
GEORGIA, LLC**
110 HABERSHAM DRIVE
SUITE 121
FAYETTEVILLE, GEORGIA 30214

August 17, 2005

Nell Webb
Town of Cinco Bayou
10 Yacht Club Dr.
Cinco Bayou, FL 32548

Re: 55 Yacht Club Dr. Height Variance Request

Mrs. Webb:

Backwater Development of Georgia, LLC would like to request a height variance of 10 feet for the proposed condo development located at 55 Yacht Club Drive. Backwater Development is proposing to build a six (6) unit condominium with the estimated height of approximately 43 feet and consisting of three (3) floors with parking underneath the first floor. Please contact me with in any questions you may have.

Sincerely,

Jonah Bonner
Project Manager
Backwater Development of
Georgia, LLC
(850)699-9309

55 YACHT CLUB DRIVE A CONDOMINIUM

LEGAL REPRESENTATION
SHOULD NOT BE RELIED UPON
WITHOUT CORRECTLY STATING
THE REPRESENTATIONS OF
THE DEVELOPER. CORRECT
REPRESENTATIONS, MAKE
REFERENCE TO THIS BROCHURE
AND DOCUMENTS REQUIRED
BY SECTION 718.503,
FLORIDA STATUTES, TO BE
MADE BY A DEVELOPER TO A
BUYER OR LESSEE.

Net gross square footage is
measured from the exterior face
of the common walls.
Net square footage is the
interior area of the unit
measured to the interior surface
of the walls, as required for a
condominium unit by Florida
statutes.
The condominium association is
responsible for the upkeep of all
common elements, including the
structural, finish and mechanical
elements contained in the
interior walls and common
walls separating tenancies.



TOP OF ROOF
+43'-3 5/8"

BEARING POINT
+33'-0"

3rd FLR. ELEVATION
+27'-1 1/2"

2nd FLR. ELEVATION
+11'-3 1/2"

1st FLR. ELEVATION
0'-0"

PARKING GARAGE
-10'-0"

TYPICAL EXTERIOR ELEVATION

