

TOWN OF CINCO BAYOU  
PLANNING & ZONING MEETING MINUTES  
October 12, 2006 – 6:00 PM

Mayor Iovieno called the Planning & Zoning meeting to order at 6:00 P.M. on Thursday, October 12, 2006. Following a silent prayer and the pledge of allegiance, roll call was taken:

Roll Call: Mayor Iovieno  
Mayor Pro Tem Koch  
Councilman Bratton  
Councilman Payne (absent)  
Councilman Chubb  
Councilman Caforio

A quorum was present. Also present at the meeting were: Asst. Town Manager/Clerk Monika Gillette, Attorney Jeff McInnis, Maintenance Supervisor Keith Williams, Deputy Jim Welch and Engineer Keith Fell. Al Winfrey and David Johnson of Emerald Coast Design Build were also present.

**SPECIAL BUSINESS**

1. David Johnson of Emerald Coast Design Build and Al Winfrey approached the council to request that a variance granted Backwater Development for the project at 8 Yacht Club Drive be transferred with no change to the footprint of the project, but additional units being added. Attorney McInnis stated that the request was not consistent with the original variance which clearly stated that the additional height allowed was for aesthetics and not additional living space and recommended that the discussion be tabled. Councilman Bratton motioned to table the discussion. Councilman Chubb seconded the motion. The motion passed unanimously. Several members of the public requested to address the council on the project. Attorney McInnis stated that the comments would not be allowed for consideration, but that it was a the mayor's discretion to allow public input. Mayor Iovieno allotted 15 minutes for public input.

**Public Comments/Requests:** Approximately 45 members of the public attended the meeting to voice their concerns and opposition with the project.

Adjourn -- There being no further business, the meeting was closed at 6:44 pm.

ATTEST:



Michael Iovieno, Mayor



Monika Gillette  
Asst. Town Manager/Clerk

2:18 PM

10/06/06

Accrual Basis

**Town of Cinco Bayou**  
**Profit & Loss Budget vs. Actual**  
**October 2005 through September 2006**

	Oct '05 - Sep 06	Budget	\$ Over Budget	% of Budget
<b>Income</b>				
<b>001 REVENUE ACCOUNTS</b>				
300.000 - CASH FORWARD	0.00	25,000.00	-25,000.00	0.0%
<b>TAXES</b>				
311.000 - ADVALOREM TAXES	102,695.41	103,168.00	-472.59	99.5%
312.410 - FIRST LOCAL OPTION FUEL TAX	27,227.07	27,786.00	-558.93	98.0%
<b>Total TAXES</b>	<b>129,922.48</b>	<b>130,954.00</b>	<b>-1,031.52</b>	<b>99.2%</b>
<b>FRANCHISE FEES</b>				
313.100 - FRANCHISE FEE - GULF POWER	39,393.29	33,500.00	5,893.29	117.6%
313.400 - FRANCHISE FEE - OKALOOSA GAS	3,976.71	3,500.00	476.71	113.6%
<b>Total FRANCHISE FEES</b>	<b>43,370.00</b>	<b>37,000.00</b>	<b>6,370.00</b>	<b>117.2%</b>
<b>UTILITY SERVICES TAXES</b>				
314.100 - UTIL TAX - GULF POWER	24,801.26	22,300.00	2,501.26	111.2%
314.300 - UTIL TAX - WATER FWB	4,446.25	5,300.00	-853.75	83.9%
314.400 - UTIL TAX - NAT GAS OKALOOSA CO	1,857.04	2,500.00	-642.96	74.3%
315.000 - UTIL TAX - LOCAL COM. SERVICES	23,192.30	18,517.00	4,675.30	125.2%
<b>Total UTILITY SERVICES TAXES</b>	<b>54,296.85</b>	<b>48,617.00</b>	<b>5,679.85</b>	<b>111.7%</b>
<b>LICENSES AND PERMITS</b>				
321.100 - OCCUPATIONAL LICENSES	5,745.69	7,000.00	-1,254.31	82.1%
322.000 - PERMITS - TOWN	805.00	700.00	105.00	115.0%
<b>Total LICENSES AND PERMITS</b>	<b>6,550.69</b>	<b>7,700.00</b>	<b>-1,149.31</b>	<b>85.1%</b>
<b>STATE SHARED REVENUES</b>				
<b>GENERAL GOVERNMENT</b>				
335.120 - STATE REVENUE SHARING PROCEEDS	26,221.64	26,106.00	115.64	100.4%
335.150 - ALCOHOLIC BEVERAGE LICENSES	295.89	500.00	-204.11	59.2%
335.180 - LOCAL GOVT HALF-CENT SALES TAX	29,737.87	32,204.00	-2,466.13	92.3%
<b>Total GENERAL GOVERNMENT</b>	<b>56,255.40</b>	<b>58,810.00</b>	<b>-2,554.60</b>	<b>95.7%</b>
<b>Total STATE SHARED REVENUES</b>	<b>56,255.40</b>	<b>58,810.00</b>	<b>-2,554.60</b>	<b>95.7%</b>
<b>SHARED REV OTHER LOCAL UNITS</b>				
338.100 - OCCUPATIONAL LIC OKALOOSA CO	916.72	750.00	166.72	122.2%
<b>Total SHARED REV OTHER LOCAL UNITS</b>	<b>916.72</b>	<b>750.00</b>	<b>166.72</b>	<b>122.2%</b>
<b>PHYSICAL ENVIRONMENT</b>				
343.400 - GARBAGE/SOLID WASTE	23,077.54	30,500.00	-7,422.46	75.7%
<b>Total PHYSICAL ENVIRONMENT</b>	<b>23,077.54</b>	<b>30,500.00</b>	<b>-7,422.46</b>	<b>75.7%</b>
<b>FINES AND FORFEITS</b>				
351.100 - COURT FINES - COUNTY	803.61	800.00	3.61	100.5%
<b>Total FINES AND FORFEITS</b>	<b>803.61</b>	<b>800.00</b>	<b>3.61</b>	<b>100.5%</b>
<b>INTEREST AND OTHER EARNINGS</b>				
361.140 - VANGUARD BANK CHECKING	370.39	100.00	270.39	370.4%
361.181 - VANGUARD BANK MONEY MARKET	107.99	20.00	87.99	540.0%
361.182 - INTEREST EARNINGS - TAX COLL	151.56			
361.183 - BEACH COMMUNITY BANK CD	833.64	1,000.00	-166.36	83.4%
361.184 - BEACH COMMUNITY BANK SAVINGS	1,954.91	1,000.00	954.91	195.5%
<b>Total INTEREST AND OTHER EARNINGS</b>	<b>3,418.49</b>	<b>2,120.00</b>	<b>1,298.49</b>	<b>161.2%</b>
<b>RENTS AND ROYALTIES</b>				
362.000 - SEAWAY STREET	500.00	500.00	0.00	100.0%
362.100 - FACILITY RENTAL-TOWN HALL	350.00	500.00	-150.00	70.0%
362.200 - CELL TOWER LEASE	22,029.12	18,900.00	3,129.12	116.6%
362.300 - SEAWAY RIGHT OF WAY WHATABURGER	100.00	100.00	0.00	100.0%
<b>Total RENTS AND ROYALTIES</b>	<b>22,979.12</b>	<b>20,000.00</b>	<b>2,979.12</b>	<b>114.9%</b>
<b>OTHER MISCELLANEOUS REVENUES</b>				
369.000 - OTHER MISC REV	2,706.64	100.00	2,606.64	2,706.6%
369.100 - OTHER MISC REV - SR 85 MAINT	1,189.00	1,189.00	0.00	100.0%
369.200 - OTHER MISC REV - TRAFFIC SIGNAL	0.00	1,098.00	-1,098.00	0.0%
369.201 - ST HIGHWAY SYSTEM LIGHTING	2,218.63	1,022.00	1,196.63	217.1%
369.600 - REIMBURSEMENT FEMA/STATE	23,994.52			
<b>Total OTHER MISCELLANEOUS REVENUES</b>	<b>30,108.79</b>	<b>3,409.00</b>	<b>26,699.79</b>	<b>883.2%</b>
<b>Total 001 REVENUE ACCOUNTS</b>	<b>371,699.69</b>	<b>365,660.00</b>	<b>6,039.69</b>	<b>101.7%</b>
<b>OTHER SOURCES</b>				
347.500 - BOAT LAUNCH FEES	16,502.00	15,000.00	1,502.00	110.0%
<b>Total OTHER SOURCES</b>	<b>16,502.00</b>	<b>15,000.00</b>	<b>1,502.00</b>	<b>110.0%</b>
<b>Total Income</b>	<b>388,201.69</b>	<b>380,660.00</b>	<b>7,541.69</b>	<b>102.0%</b>

**Town of Cinco Bayou**  
**Profit & Loss Budget vs. Actual**  
**October 2005 through September 2006**

Expense	Oct '05 - Sep 06	Budget	\$ Over Budget	% of Budget
<b>001-EXPENDITURE/EXPENSE ACCTS.</b>				
<b>PAYROLL EXPENSE</b>				
513.120 · SALARIES & WAGES	82,313.38	83,039.00	-725.62	99.1%
513.210 · EMPLOYEE FICA/MEDICARE	6,296.96	6,353.00	-56.04	99.1%
513.230 · EMPLOYEE LIFE & HEALTH INS	20,876.57	20,789.00	87.57	100.4%
513.240 · EMPLOYEE WORKMANS COMP	3,176.50	3,000.00	176.50	105.9%
513.250 · EMPLOYEE UNEMPLOYMENT COMP	0.00			
PAYROLL EXPENSE - Other	0.00			
<b>Total PAYROLL EXPENSE</b>	<b>112,663.41</b>	<b>113,181.00</b>	<b>-517.59</b>	<b>99.5%</b>
<b>OPERATING EXPENDITURE/EXPENSE</b>				
513.320 · ACCOUNTING AND AUDITING	10,000.00	10,000.00	0.00	100.0%
515.470 · MUNICIPAL CODE	0.00	200.00	-200.00	0.0%
<b>PROFESSIONAL SERVICES LEGAL</b>				
514.310 · PROFESSIONAL SERVICES-LEGAL	4,772.00	5,160.00	-388.00	92.5%
<b>Total PROFESSIONAL SERVICES LEGAL</b>	<b>4,772.00</b>	<b>5,160.00</b>	<b>-388.00</b>	<b>92.5%</b>
<b>PROFESSIONAL SERVICES ENGINEER</b>				
519.310 · PROFESSIONAL SERVICES-ENGINEER	1,765.39	5,000.00	-3,234.61	35.3%
<b>Total PROFESSIONAL SERVICES ENGINEER</b>	<b>1,765.39</b>	<b>5,000.00</b>	<b>-3,234.61</b>	<b>35.3%</b>
519.400 · TRAVEL AND PER DIEM	6,371.08	7,000.00	-628.92	91.0%
<b>COMMUNICATIONS</b>				
519.410 · COMMUNICATIONS-PHONE	2,181.78	1,975.00	206.78	110.5%
519.411 · COMMUNICATIONS-POSTAGE	348.44	500.00	-151.56	69.7%
519.412 · COMMUNICATIONS-INTERNET	1,791.50	1,920.00	-128.50	93.3%
<b>Total COMMUNICATIONS</b>	<b>4,321.72</b>	<b>4,395.00</b>	<b>-73.28</b>	<b>98.3%</b>
519.430 · UTILITIES-TOWN HALL	4,371.39	6,600.00	-2,228.61	66.2%
519.440 · RENTALS AND LEASES	1,443.27	3,000.00	-1,556.73	48.1%
519.450 · INS PROP/LIB/AUTO	13,650.50	11,000.00	2,650.50	124.1%
519.460 · REPAIR & MAINTENANCE -TOWN HALL	1,938.90	2,750.00	-811.10	70.5%
519.461 · REPAIR & MAINTENANCE - OTHER	0.00	500.00	-500.00	0.0%
<b>LEGAL ADVERTISING</b>				
519.480 · LEGAL ADVERTISING OTHER	1,528.16	3,000.00	-1,471.84	50.9%
<b>Total LEGAL ADVERTISING</b>	<b>1,528.16</b>	<b>3,000.00</b>	<b>-1,471.84</b>	<b>50.9%</b>
519.490 · OTHER CURRENT CHG & OBLIGATIONS	1,317.72	2,300.00	-982.28	57.3%
519.491 · ELECTION EXPENSE	613.89	1,200.00	-586.11	51.2%
519.510 · OFFICE SUPPLIES	1,820.73	1,800.00	20.73	101.2%
519.520 · OPERATING SUPPLIES	822.96	1,000.00	-177.04	82.3%
519.540 · BOOKS,PUB,SUB & MEMBERSHIPS	2,054.80	2,600.00	-545.20	79.0%
519.630 · IMPROVEMENTS OTHER THAN BLDGS.	3,206.65	3,800.00	-593.35	84.4%
519.640 · MACHINERY & EQUIPMENT	1,395.00	1,400.00	-5.00	99.6%
519.820 · AID TO PRIVATE ORGANIZATIONS	500.00	500.00	0.00	100.0%
<b>Total OPERATING EXPENDITURE/EXPENSE</b>	<b>61,894.16</b>	<b>73,205.00</b>	<b>-11,310.84</b>	<b>84.5%</b>
<b>PUBLIC SAFETY</b>				
521.340 · LAW ENFORCEMENT	60,324.00	60,324.00	0.00	100.0%
<b>Total PUBLIC SAFETY</b>	<b>60,324.00</b>	<b>60,324.00</b>	<b>0.00</b>	<b>100.0%</b>
<b>PHYSICAL ENVIRONMENT</b>				
530.520 · EQUIPMENT & TOOLS	1,124.92			
534.430 · GARBAGE/SOLID WASTE-WASTE MGMT	20,081.62	29,500.00	-9,418.38	68.1%
537.630 · DRAINAGE DITCH YACHT CLUB DR	0.00	500.00	-500.00	0.0%
<b>Total PHYSICAL ENVIRONMENT</b>	<b>21,206.54</b>	<b>30,000.00</b>	<b>-8,793.46</b>	<b>70.7%</b>
<b>TRANSPORTATION</b>				
541.430 · UTILITY SERVICES - STREETS	9,414.45	10,500.00	-1,085.55	89.7%
541.460 · REPAIR & MAINTENANCE SERVICES	725.00	3,098.00	-2,373.00	23.4%
541.520 · OPERATING SUPPLIES FUEL & OIL	941.90	1,000.00	-58.10	94.2%
541.530 · OPERATING SUPPLIES - STREETS	471.18	1,000.00	-528.82	47.1%
541.630 · IMPROVEMENTS - STREETS	3,650.00	5,000.00	-1,350.00	73.0%
541.710 · STREET REPAIR LOAN/ PRINCIPAL	13,502.42	13,560.00	-57.58	99.6%
541.720 · STREET REPAIR LOAN/INTEREST	2,420.01	2,363.00	57.01	102.4%
<b>Total TRANSPORTATION</b>	<b>31,124.96</b>	<b>36,521.00</b>	<b>-5,396.04</b>	<b>85.2%</b>
<b>CRA TAX INCREMENT EXPENSES</b>				
552.810 · CRA	17,384.44	17,385.00	-0.56	100.0%
<b>Total CRA TAX INCREMENT EXPENSES</b>	<b>17,384.44</b>	<b>17,385.00</b>	<b>-0.56</b>	<b>100.0%</b>
<b>HUMAN SERVICES</b>				
562.340 · HUMAN SERVICES - PAWS	1,840.25	1,448.00	392.25	127.1%
<b>Total HUMAN SERVICES</b>	<b>1,840.25</b>	<b>1,448.00</b>	<b>392.25</b>	<b>127.1%</b>

2:18 PM

10/06/06

Accrual Basis

**Town of Cinco Bayou**  
**Profit & Loss Budget vs. Actual**  
 October 2005 through September 2006

	Oct '05 - Sep 06	Budget	\$ Over Budget	% of Budget
<b>CULTURE/RECREATION</b>				
571.540 · LIBRARY MEMBERSHIP	100.00	400.00	-300.00	25.0%
<b>Total CULTURE/RECREATION</b>	100.00	400.00	-300.00	25.0%
<b>PARKS AND RECREATION</b>				
572.340 · OTHER CONTRACTUAL SERVICES	19,269.92	19,350.00	-80.08	99.6%
572.430 · UTILITIES - PARKS	312.63	800.00	-487.37	39.1%
572.460 · REPAIR AND MAINTENANCE PARKS	2,380.34	2,000.00	380.34	119.0%
572.520 · OPERATING SUPPLIES - PARKS	225.94	500.00	-274.06	45.2%
572.630 · CAPITAL IMPROVEMENTS PARKS	0.00	500.00	-500.00	0.0%
<b>Total PARKS AND RECREATION</b>	22,188.83	23,150.00	-961.17	95.8%
<b>SPECIAL EVENTS</b>				
574.490 · SPECIAL EVENTS/PICNIC DINNERS	3,064.57	1,500.00	1,564.57	204.3%
<b>Total SPECIAL EVENTS</b>	3,064.57	1,500.00	1,564.57	204.3%
<b>SPECIAL RECREATION FACILITIES</b>				
572.521 · OPERATING SUPPLIES-BOAT LAUNCH	989.90	900.00	89.90	110.0%
575.460 · SEA WAY BOAT LAUNCH REP & MAINT	478.17	1,000.00	-521.83	47.8%
<b>Total SPECIAL RECREATION FACILITIES</b>	1,468.07	1,900.00	-431.93	77.3%
<b>OTHER CULTURE/RECREATION</b>				
579.630 · TREE/BEAUTIFICATION	0.00	500.00	-500.00	0.0%
<b>Total OTHER CULTURE/RECREATION</b>	0.00	500.00	-500.00	0.0%
<b>OTHER USES</b>				
580.990 · CONTINGENCY FUND	0.00	21,146.00	-21,146.00	0.0%
<b>Total OTHER USES</b>	0.00	21,146.00	-21,146.00	0.0%
<b>Total 001-EXPENDITURE/EXPENSE ACCTS.</b>	333,259.23	380,660.00	-47,400.77	87.5%
<b>Total Expense</b>	333,259.23	380,660.00	-47,400.77	87.5%
<b>Net Income</b>	54,942.46	0.00	54,942.46	100.0%

PLANNING & ZONING MEETING SIGN IN SHEET / Reg. Council Mtg

Name:	Mary Jo Badali		
Address:	218 Sleepy Oaks		
Phone:	<del>944</del>	Email:	

Name:	Braska Moshech + John		
Address:	839 Mirilla Dr.		
Phone:	244-0706	Email:	

Name:	TEENA SISTER		
Address:	107 SLEEPY OAKS RD		
Phone:	243-6653	Email:	ESL@1261@A400.COM

Name:	JIM & PENNY ALSTON		
Address:	272 KIDD ST		
Phone:	243 8027	Email:	

Name:	Betty Harvick		
Address:	2510 Kidd St		
Phone:	664-7712	Email:	

Name:	Sara Strange		
Address:	278 Kidd		
Phone:	244-2887	Email:	

Name:	Pena Kersy-Powell		
Address:	266 Kidd		
Phone:	244 0971	Email:	

Name:	KATHY YATES		
Address:	270 KIDD		
Phone:	664-6210	Email:	

Name:	ED & LINDA PEPPER		
Address:	256 KIDD ST		
Phone:	420-0856	Email:	

REGULAR TOWN MEETING SIGN IN SHEET

Name:	B. Kuhn		
Address:			
Phone:	647xxxx	Email:	

Name:	Wayne Kuhn		
Address:	13 N. MOST ST FWB 32548		
Phone:	244 0187	Email:	

Name:	Lorraine Stan-Bord		
Address:	109 Sleepy Oaks Rd		
Phone:	664-6684	Email:	lrs@cox.net

Name:	BERNIE CAREY		
Address:	216 SLEEPY OAKS RD NW		
Phone:	244-9362	Email:	BCAREY46@AOL.COM

Name:	CLIFF DAWSON		
Address:	12 WISTERIA CT NW		
Phone:	217 9213	Email:	K4RBEAN@COX.NET

Name:	Jerry F. BROWN		
Address:	770 CREWICK DR		
Phone:	243-0497	Email:	

Name:	Judy Mc Govern		
Address:	256 Sleepy Oaks Lane		
Phone:	243 9677	Email:	judy-mcgovern@cox.net

Name:	JERRY & CATHY ABRAMS		
Address:	220 SLEEPY OAKS RD		
Phone:	664-2458	Email:	CATHYAI@COX.NET

Name:	PAT MIXON		
Address:	255 Sleepy Oaks Lane		
Phone:	302-0223	Email:	pajmixon@aol.com

## MANAGERS REPORT – OCTOBER 2006

1. **VARIANCE REQUEST FROM B.A. WINFREE OF EMERALD COAST DESIGN:** B.A. Winfree has submitted a variance request to be allowed to keep the 10 foot height variance granted to Backwater Development for the project at 6 Yacht Club Drive. It has been suggested by a council member that all council members make a trip to see Mr. Winfree's project located on highway 98 across from Arby's west of Hurlbert. His proposed project for the 6 Yacht Club project is projected to look like the one located on highway 98. Mr. Winfree also has submitted a letter from Mr. C.W. Johnson, one of the owners of Backwater Development in reference to the variance request.
2. **PROPOSALS FROM OKALOOSA GAS & KOSSEN EQUIPMENT (WISCO ELECTRIC):** Okaloosa Gas & Kossen through Mr. Bill Sullivan with Wisco Electric have submitted proposals for consideration by the council to purchase a natural gas generator to be used in the event of a disaster.
3. **PROPOSAL FROM MUNICIPAL CODE CORP:** Municipal Code Corp has submitted a proposal to secure the town's records for protection in case of a disaster.
4. **DISASTER PREPAREDNESS PLAN:** Mayor Iovieno suggested at the last Council meeting putting together a Recovery Kit. Councilman Chubb suggested a more detailed list to include instruction on opening and closing the shutters, working the generator, etc. The council will tour the parks & town hall to locate garbage cans, electrical panels, storm shutters, etc. at 5:30 prior to the Oct 12<sup>th</sup> council meeting.
5. **FINAL CONSTRUCTION SERVICES (FCS) PROPOSAL:** FCS has submitted a proposal to remove debris from Glenwood Park and trim snags & overhangs along Yacht Club Drive.
6. **SUPPORT OF A BYPASS NORTH OF CHOCTAWHACHEE BAY:** Mayor Anderson from the City of Fort Walton Beach called me yesterday and informed me that the Town of Cinco Bayou had not been represented at the OCLOC for the past two months. He said they had been discussing support of a bypass north of Choctawhatchee Bay and are asking each municipality to participate by adopting a resolution. A copy of the City of Fort Walton Beach's resolution is in your packet.
7. **MEMBERSHIP TO "THE FLORIDA MUNICIPAL ASSOCIATION FOR SAFETY & HEALTH":** The FLOC has submitted information on a new municipal specific safety & health association to be considered by the Town Council for membership.
8. **CRA:** Councilman provided documents from the City of Winter Springs for your review.

### **DATES FOR YOUR CALENDAR:**

Tuesday, October 17 – Town Picnic 6:30 PM

October 9<sup>th</sup> – October 13<sup>th</sup> – Nell out of Town – FACC Institute.

October 12, 2006

Clair & Jane Pratt  
219 Crewilla Drive NW  
Fort Walton Beach FL 32548  
850-244-5342

TO: Town of Cinco Bayou

RE: Proposed condo at corner of Sleepy Oaks and Yacht Club Drive

Please accept this letter in lieu of our presence at the Town Hall meeting this evening. We want to share our concerns about the proposed condo project to be brought before your Board.

Our neighborhood is comprised of four dead-end streets - - Sleepy Oaks, Mimosa, Wisteria, and Crewilla. The speed limit is set at 25 mph which helps in keeping the area quiet and safe. Our concern is that the addition of a 24 unit condominium, with the potential of adding a minimum of 48 motorized vehicles, will greatly impact the traffic and safety of our streets as well as the intersections of Sleepy Oaks and Yacht Club Drive, as well as Crewilla and Beal Parkway.

Sleepy Oaks is a very curving street, and there is allowable parking on the street which already makes traveling on it very dangerous. The increased traffic this proposed condo project will generate will add to this danger.

The neighborhood consists of children and family members who walk from early morning to late evening. There is also a park on Mimosa where children play, and those children would be endangered by the additional traffic.

We were not in favor of the original nine-unit condo project on that property, and we are against the increased number of units proposed for this new project. In addition, the proposed height will not be consistent with the ambience of the neighborhood. We feel the Town of Cinco Bayou should be concerned for the safety and well-being of its neighbors.

Thank you for your consideration.



Clair Pratt

10-12-06



Jane Pratt