

## **ORDINANCE NO. 253**

**AN ORDINANCE OF THE TOWN OF CINCO BAYOU, FLORIDA, AMENDING THE ADOPTED ZONING MAP AND REZONING THE PROPERTY LOCATED AT 6 YACHT CLUB DRIVE, CINCO BAYOU, FLORIDA, FROM COMMERCIAL (C-1) TO LOW DENSITY RESIDENTIAL (R-1); PROVIDING FOR AUTHORITY; PROVIDING FOR PURPOSE; PROVIDING FOR LEGISLATIVE FINDINGS OF FACT; PROVIDING FOR APPROVAL OF THE REZONING AND AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CINCO BAYOU, FLORIDA, AS FOLLOWS:**

### **SECTION 1: AUTHORITY.**

The authority for enactment of this Ordinance is Chapter 163, Part II, *Florida Statutes*, §§166.021 and 166.041, *Florida Statutes*, and the Town of Cinco Bayou, Florida Comprehensive Plan.

### **SECTION 2: PURPOSE.**

The purpose of this Ordinance is to rezone the following described property which contains approximately 0.87 acres, which is depicted in Exhibit A, attached hereto and incorporated herein by reference, from Commercial (C-1) to Low Density Residential (R-1) and to amend the Official Zoning Map of the Town of Cinco Bayou, Florida to reflect the rezoning:

LOT 17, 18 AND 19, BLOCK 6, CINCO BAYOU SUBDIVISION, OKALOOSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGES 27-A, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA INCLUDING THAT PORTION OF LAND BOUNDED ON THE NORTH BY KIDD BAYOU AND ON AND ON THE SOUTH BY LOTS 17, 18 AND 19, BLOCK 6 CINCO BAYOU SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 17, BLOCK 6, CINCO BAYOU SUBDIVISION AS RECORDED IN PLAT BOOK 1, AT PAGE 27-A OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; PROCEED NORTH 0 DEGREES 3 MINUTES WEST 55.7 FEET TO A POINT ON KIDD BAYOU 1.40 FEET EAST OF AN EXISTING TIMBER BULKHEAD; THENCE NORTH 81 DEGREES 2 MINUTES WEST ALONG SAID BULKHEAD, 136.60 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 49 SECONDS WEST 27.40 FEET; THENCE SOUTH 0 DEGREES 3 MINUTES EAST 94.0 FEET TO THE NORTHWEST CORNER OF LOT 19; THENCE SOUTH 78 DEGREES 44 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF LOT 19, 51.00 FEET; THENCE NORTH 84 DEGREES 14 MINUTES 22 SECONDS EAST 50.25 FEET ALONG THE NORTH LINE OF LOT 18; THENCE NORTH 89 DEGREES 57 MINUTES EAST 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ALSO KNOWN AS YACHT CLUB HARBOR CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2459, PAGE 1654, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

With a street address of 6 Yacht Club Drive, Cinco Bayou, Florida.

PASSED AND ADOPTED ON SECOND READING BY THE TOWN COUNCIL OF CINCO BAYOU, FLORIDA ON THIS 14<sup>TH</sup> DAY OF DECEMBER 2023.

THE TOWN OF CINCO BAYOU, FLORIDA

By:

Jean Hood, Mayor

ATTEST:

The form and legal sufficiency of the foregoing has been reviewed and approved by the Town Attorney.

Keith Williams Manager/Town Clerk

C. Jeffrey McInnis, Esq.

First Reading: November 9, 2023

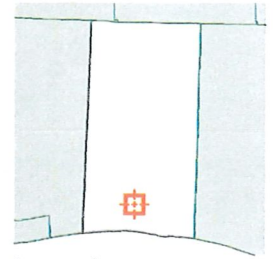
Second Reading: December 14, 2023







Overview



Legend

- Parcels
- Roads
- Water
- City Labels

Parcel ID	12-25-24-2734-0000-1010	Physical Address	6 YACHT CLUB DR 101	Land Value	\$0	Last 2 Sales Date		Price		Reason		Qual
Acres (GIS)	0.87		FT WALTON BEACH	Ag Land Value	\$0	9/28/2023		\$625000		QUAL/MULT-PROP W/MULT-TAXIDS		Q
Property Class	CONDOMINIA	Mailing Address	R&A FLORIDA INVESTMENTS LLC	Building Value	\$65,000	12/22/2020		\$100		UNQUAL/CORRECTIVE/QCD,TD		U
Taxing District	2		7242 MONT BLANC DR GERMANTOWN, TN 38138	Misc Value	\$0							
				Just Value	\$65,000							
				Assessed Value	\$65,000							
				Exempt Value	\$0							
				Taxable Value	\$65,000							

Date created: 11/1/2023

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GEOSPATIAL

EXHIBIT A