

## **ORDINANCE NO. 252**

**AN ORDINANCE OF TOWN OF CINCO BAYOU, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN: PROVIDING FOR AUTHORITY; PROVIDING FOR LEGISLATIVE FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF A SMALL SCALE AMENDMENT TO THE COMPREHENSIVE PLAN FUTURE LAND USE MAP TO INCLUDE A CHANGE IN FUTURE LAND USE DESIGNATION OF A PARCEL OF LAND LOCATED AT 6 YACHT CLUB DRIVE, CINCO BAYOU, FLORIDA AS DEPICTED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 0.87 ACRES, FROM COMMERCIAL (C) TO MEDIUM DENSITY RESIDENTIAL (MDR); PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; 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. LEGISLATIVE FINDINGS OF FACT.**

**WHEREAS**, the applicant desires to change the future land use designation from the Commercial (C) future land use designation to the Medium Density Residential (MDR) future land use designation in the Town's Comprehensive Plan on a parcel of land located at 6 Yacht Club Drive, Cinco Bayou, Florida, containing 0.87 acres, more or less, lying within the corporate limits of the Town; and

**WHEREAS**, after due public notice, a public hearing was conducted by the Town's Local Planning Agency on November 9, 2023, and its recommendations reported to the Town Council; and

**WHEREAS**, after due public notice, a public hearing has been conducted by the Town Council; and

**WHEREAS**, the Town Council has determined that this ordinance is consistent with the adopted comprehensive plan and is in the best interests of the Town and its citizens;

### **SECTION 3. ADOPTION OF THE AMENDMENT TO THE FUTURE LAND USE MAP:**

The Town of Cinco Bayou Future Land Use Map is hereby amended by changing the future land use designation from Commercial (C) to Medium Density Residential (MDR) for the specific area of land located at 6 Yacht Club Drive, Cinco Bayou, Florida, consisting of approximately 0.87 acres, which is depicted in Exhibit A, attached hereto and incorporated herein by reference and more particularly described as follows:

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

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 M. Hood  
Jean Hood, Mayor

ATTEST:

Keith Williams  
Keith Williams Manager/Town Clerk

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

C. Jeffrey McInnis, Esq.

First Reading: November 9, 2023

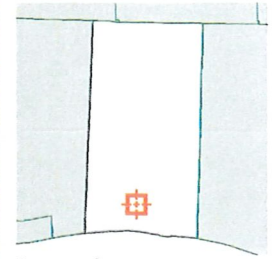
Second Reading: December 14, 2023







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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Developed by  Schneider  
GEOSPATIAL

EXHIBIT A