

**AGENDA**  
**TOWN OF CINCO BAYOU**  
**REGULAR COUNCIL MEETING**  
**September 11, 2025 at 6:00 p.m.**

MAYOR HOOD TO CALL TO ORDER THE REGULAR COUNCIL MEETING.

**ROLL CALL:**

MAYOR JEAN HOOD

COUNCILWOMAN HAWKINS

COUNCILWOMAN DRIVER

COUNCILMAN WASHACK

COUNCILMAN DILLARD

**REGULAR BUSINESS:**

**1. Council Approval of the Agenda.**

- 2. Council Approval of the Consent Agenda:** The Consent Agenda, which includes: the meeting minutes for the August 19, 2025, 2<sup>nd</sup> FY 2025/2026 CRA and General Fund Budget Workshops and the Regular Council Meeting as well as the Financial Status as of August 31, 2025.

**ACTION ITEMS:**

1. Council to consider the recommendation of the LPA regarding Ordinance No. 257: rezoning the property located at 27 Yacht Club Drive from Mixed Used Residential to Planned Mixed Dev. District (PMDD) Town Attorney Jeff McInnis will give the first reading of Ordinance No. 257.

**ORDINANCE NO. 257**

**AN ORDINANCE OF THE TOWN OF CINCO BAYOU, FLORIDA, AMENDING THE ADOPTED ZONING MAP AND REZONING THE PROPERTY LOCATED AT 27 YACHT CLUB DRIVE FROM MIXED USE (MU) TO PLANNED MIXED DEVELOPMENT DISTRICT (PMDD); 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 SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

2. Council to consider the CRA recommendation to have the Town Manager amend the FY 2024/2025 CRA Budget with the following changes:  
541634 – BOOM LIFT FOR STREESCAPE: We purchased the lift at the end of last year's FY but was already included in the FY2024/2025 budget, so it will be deleted.  
552.540 – BOOKS,PUB,SUB & MEMBERSHIP: Overage due to the new website created to accommodate the dedicated page for the CRA Plan as well as the CRA maps.
3. Council action on the engineering contract with NFPS Engineering, Inc.
4. Council action on the repair of the stormwater curbing on Lucille Street for an estimated cost of \$9,600.00
5. Council action on the continuing contract for Town Attorney Jeff McInnis with Anchors, Smith and Grimsley.

6. Council consideration on the Proclamation for Constitution Week September 17, 2025 - September 23, 2025.

**DISCUSSION ITEMS:**

**REPORTS:**

1. Town Manager's Report – Keith Williams – Written
2. Attorney's Report – Jeff McInnis
3. Engineer's Report

Public Comments

Council Member's Comments/Request

Mayor's Comments

**DATES TO REMEMBER:**

September 23, 2025, 2<sup>nd</sup> Public Hearing for the preliminary Trim and Millage Rate, and FY 2025/2026 General Fund Budget, the 2<sup>nd</sup> Public Hearing for the FY 2025/2026 CRA Budget and General Fund Budget, as well as the 2<sup>nd</sup> Reading of Ordinance 257.

October 9, 2025 at 6:00 p.m. Regular Council Meeting as well as OPA Banner Presentations.

October 13, 2025, Town Hall will be closed for the Columbus Day Holiday.

October 15, 2025, 10:00 a.m. – 3:00 p.m. One Blood Drive in memory of Steve Barringer hosted by Linda Barringer

**ADJOURN:**