



**PUBLIC HEARING
PLANNING & ZONING MINUTES
January 26, 2026 AT 4:00 PM
YANKEETOWN TOWN HALL
6241 HARMONY LN YANKEETOWN, FL**

Date: January 26, 2026

Location: Town Hall

CALL TO ORDER

Chair Tim Haines called the meeting to order.

ROLL CALL

Present: Tim Haines, Chair; Randy Chubb, Board Member; Stacie Debold, Board Member.

DISCUSSION – COMPREHENSIVE PLAN AMENDMENT / ORDINANCE 2026-01

The Board held an extended discussion regarding proposed Ordinance 2026-01 and amendments to the Comprehensive Plan. Members discussed the procedural requirements necessary to move the amendment forward, including required public hearings, coordination with the Town Council, and the statutory process for voter approval. Board members reviewed the need for the ordinance to be vetted for legal form and discussed transmitting the ordinance to the Town Council while simultaneously preparing for the required public notice and hearings. The Board discussed the requirement that Comprehensive Plan amendments ultimately receive voter approval prior to adoption by the Town Council and noted that the amendment would not become effective until after the referendum process and state land planning agency review were completed. Discussion also included clarification of the sequence of events including Planning and Zoning review, Council consideration, referendum approval, and state notification procedures.

Chair Tim Haines entertained a motion to transmit Ordinance 2026-01 in its current form and recommend that the Town Council approve placing the matter on the ballot for referendum. Motion made by: Stacie Debold, seconded by: Randy Chubb Vote: Motion carried unanimously (3-0).

Additional discussion included local development considerations such as drainage and stormwater management practices within the Town. Board members discussed concerns raised by residents regarding alterations to property elevations and the resulting effects on drainage patterns between neighboring properties. The Board reviewed existing code provisions regarding stormwater retention requirements and discussed how those provisions are currently interpreted and enforced for residential construction projects.

Members discussed the concept that development should not materially alter the volume or direction of stormwater runoff onto neighboring properties. The Board also discussed engineering approaches such as swales, drainage retention areas, and site design strategies that may be used to retain post-development stormwater on the property where development occurs.

The Board further discussed practical considerations related to soil conditions, water table levels, and drainage characteristics within the community and acknowledged that hydrology and drainage design can be complex engineering issues. Members noted that future development proposals may benefit from clearer standards requiring builders to demonstrate that post-development drainage conditions do not adversely impact adjacent properties.

AREA RESIDENTS COMMENTS

A concern was raised by a resident about the flooding on 54th street. The swales overflow every time it rains. Tim Haines, informed the resident he would have public works look into it.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:00 pm

Tim Haines, Chair

ATTEST:

Seante M Gyukeri, Town Administrator