



**Regular Meeting Agenda
Yankeetown Planning & Zoning
November 18, 2024 At 4:00 P.M.
Yankeetown Town Hall
6241 Harmony Ln Yankeetown,
FL**

Meeting Called to Order by Chairman Haines at 4:00 PM

Pledge of Allegiance

Attendance

Agenda:

1. Approve Minutes
 - a. Motion by Member Chubb
 - b. Second by Member Erkel
 - i. Chairman Haines-aye
 - ii. Member Erkel-aye
 - iii. Member Chubb-aye
 - iv. Member Debolt-aye
2. Status Update
 - a. Historical Structures
 - i. Yankeetown is waiting for the required adjustments by the parks dept.
 - b. Setbacks for Commercial Water Dependent 2024-08, 2024-09
 - i. Waiting to go before Council
 - c. Floor Area Ratio
 - i. Limbo
 - d. Letter to Safebuilt-Kenneth City Letter
 - i. Safebuilt has responded and has agreed with a few additions to our requirement. This will go before council to be set in motion.
3. New Business
 - a. Raising the Height restrictions. LDC & Comp. Plan
 - i. This was advertised for Council to address in October which that meeting was canceled due to Helene. I plan on

- rescheduling everything for December which gives you all time if you need to make modifications
- ii. Chairman Haines states that he proposes an increase to 35 feet above base flood elevation.
 - iii. The floor brings up an issue that the cracker homes should not be towered upon by massive new builds. The higher heights would be more appropriate on larger lots.
 - iv. Board discusses this.
- b. Motion by Member Erkel to continue to proceed with a height restriction Ordinance
 - c. Second by Member Debolt
 - i. Chairman Haines-aye
 - ii. Member Erkel-aye
 - iii. Member Chubb-aye
 - iv. Member Debolt-aye
 - v.
 - d. Letter to Safebuilt-Kenneth City Letter
 - e. Discussion of areas of concern in Comp Plan and LDC's illuminated by Helene
 - f. Discussion concerning code enforcement and tacking
 - i. Member Chubb begins addressing issues that he sees within the Code Enforcement. He states the process and the communication that Code Enforcement is following in not meeting the needs of the town. He wants to have a bigger conversation on this.
 - ii. Chairman Haines states that, yes, a code enforcement officer cannot go on property
 - iii. The Board will find examples of violations that need to be addressed and share with Chad and the rest of P&Z.
 - g. Discussion concerning issuing building permit.
- 4. Announcements by Chair.
 - a. Chairman Haines is looking into grant administrators for the elevation projects.

Adjournment

Chairman Haines adjourns at 5:19 PM