



## Comp Plan Amendments

2 messages

Larry Feldhusen <larryfeldhusen@gmail.com>

Mon, Aug 18, 2025 at 12:06 AM

To: Tim Haines <Thaines@gahlaw.com>, Randy Chubb <randy.chubb@verizon.net>, Stacie DeBolt <stacidebolt67@gmail.com>

Cc: "Laurence.Vorisek@yankeetownfl.org" <laurence.vorisek@yankeetownfl.org>, Bob Terrian <bobterrian@yankeetownfl.org>, Helen Ciallella <dogzma66@gmail.com>

Borrowed from Tim Haines:

TO ALL COPIED. I PROVIDE THE INFORMATION IN THIS EMAIL TO FACILITATE CONSIDERATION, AND PUBLIC FEEDBACK, PRIOR TO POTENTIAL PUBLIC MEETINGS AND/OR HEARINGS. DISCUSSION OF THIS INFORMATION, INCLUDING FEEDBACK, AMONG P&Z MEMBERS OR AMONG COUNCIL MEMBERS, WHETHER DIRECTLY OR INDIRECTLY, IS IMPERMISSIBLE EXCEPT IN SUCH A PUBLIC MEETING OR HEARING. P&Z MEMBERS AND COUNCIL MEMBERS SHOULD NOT "RESPOND TO ALL". P&Z MEMBERS SHOULD NOT INCLUDE ANY OTHER P&Z MEMBERS NOR SHOULD COUNCIL MEMBERS INCLUDE ANY OTHER COUNCIL MEMBERS IN COMMUNICATIONS RELATED TO THIS EMAIL. OTHER RECIPIENTS OF THE INFORMATION ATTACHED MAY RESPOND INDIVIDUALLY TO A P&Z MEMBER OR A COUNCIL MEMBER BUT THOSE COMMUNICATIONS, AND ANY RESPONSES, MAY NOT BE SHARED AMONG MULTIPLE BOARD MEMBERS EXCEPT IN A PUBLIC MEETING OR HEARING. THIS INFORMATION IS PROVIDED IN ANTICIPATION OF DISCUSSION AT FORTHCOMING PUBLIC MEETINGS OR HEARINGS.

A bit of a long read ... sorry. We can discuss at the P&Z meeting if anyone wishes.

P&Z has discussed the lack of an accurate, up to date Comp Plan. I did some research to see if we could come up with a current and correct document.

The copy on the Town website has numerous strikethroughs and underlined sections. The header of that document has the following wording (stricken through):

~~1-08-19 WORKSHOP~~

~~18-11-06 Comp plan workshop CPA 08-01 Adopted 3-23-09 / Updated with amendments adopted 4-25-2016~~

Some members of the P&Z have a 'clean' copy of the Comp Plan, 101 pages long, provided by Will Ary at some time. I believe the same copy was provided to me by Will and I noted that it was received on 2/12/2024. There is no notation on it indicating when it was adopted or amended.

The only copy of the Comp Plan that I have any confidence in being correct at some point in time has the following wording in the Header:

CPA 08-01 Adopted 3-23-09 / Updated with amendments adopted 4-25-2016

To determine what amendments had been made recently, I referenced Savvy Citizen to locate records of Hearings held. The Savvy calendar only goes back to 2/26/2024.

Based on the Hearing dates listed on Savvy, I requested the public records results of those hearings and copies of the ordinances. I have attached a summary of the Comp Plan and LDC amendments addressed in the Hearings (Tracking Worksheet).

**Please note:** Town Hall could only provide copies of the ordinances as presented. No executed documents are available with date(s) adopted and signatures of the Mayor, Town Administrator, Town Attorney, etc.

The Levy County Supervisor of Elections provided a copy of the 8/20/2024 election results confirming referendum approvals of Ordinances 2024-09 (Setbacks) and 2024-10 (Height). Town Hall could not provide election results for the 4/1/2025 referendum. However, a Sample Ballot was provided showing Ordinances 2024-04 (Kitchenettes) and 2024-06 (Accessory Development) were on the ballot. My personal recollection is that both of those ordinances were approved.

I have also attached the results of the public records requests if anyone is interested in the minutiae.







I have not attempted to determine whether any prior Comp Plan Amendments may have been approved going back to the most recent Comp Plan that I am confident is correct (4/25/2016). Perhaps someone has a more recent correct copy.

Best,

Larry Feldhusen  
678-778-0626

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9 attachments

-  **Tracking Worksheet.pdf**  
73K
-  **Ordinance 2024-04 Kitchens (Comp Plan).pdf**  
155K
-  **Ordinance 2024-06 Accessory Devpt (Comp\_Plan).pdf**  
122K
-  **Election Results 8-20-24.pdf**  
206K
-  **Ordinance 2024-10 (Comp Plan).pdf**  
78K
-  **1.6.25 2nd Hearing Agenda (2024-8 9 10 11).pdf**  
173K
-  **Ordinance 2024-09 Setbacks (Comp Plan).pdf**  
130K
-  **5.6.24 Hearing Agenda Ord 2024-4-5-6.pdf**  
170K
-  **2025 Yankeetown Ballot Sample 4-1-25.pdf**  
81K

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**RANDY CHUBB** <randy.chubb@verizon.net>

Thu, Aug 21, 2025 at 10:43 AM

To: Larry Feldhusen <larryfeldhusen@gmail.com>

Cc: Tim Haines <Thaines@gahlaw.com>, Stacie DeBolt <stacidebolt67@gmail.com>, Laurence.Vorisek@yankeetownfl.org, Bob Terrian <bobterrian@yankeetownfl.org>, Helen Ciallella <dogzma66@gmail.com>

Good morning,

Please print Larry e mail and all the attachments and it should accompany the previously forwarded August 27 agenda on Savy Citizen.

Thank you,

Randy Chubb, LEED AP  
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813.503.0258