

## City of Keystone Heights City Council

### Community Redevelopment Agency Workshop, May 12, 2025

ANYONE WISHING TO ADDRESS THE CITY COUNCIL REGARDING ANY TOPIC ON THIS EVENING'S AGENDA IS REQUESTED TO COMPLETE A CARD AND RETURN TO THE CITY CLERK. SPEAKERS ARE RESPECTFULLY REQUIRED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.  
THE CITY COUNCIL PROHIBITS THE USE OF CELL PHONES AND PAGERS WHICH EMIT AN AUDIBLE SOUND DURING ALL MEETINGS WITH THE EXCEPTION OF LAW ENFORCEMENT, FIRE AND RESCUE OR HEALTH CARE PROVIDERS ON CALL. PERSONS IN VIOLATION WILL BE REQUESTED TO LEAVE THE MEETING.

**"Please turn off cell phones"**

**Date: May 09 2025 (6pm)**

#### Call to Order

[1. Call to Order](#)

#### Invocation

[2. Invocation: Charlie Van Zant](#)

#### Pledge of Allegiance

[3. Pledge of Allegiance](#)

#### Roll Call

[4. Roll Call](#)

#### Public Comment

[5. Public Comments](#)

There was no public comment.

#### Discussion

[6. Review Items From Last Workshop](#)

Councilman Dan Lewandowski asked the City Staff's about their homework on connections to CCUA sewer.

1. There are 427 residences on CCUA within the city. Seven are connected to CCUA sewer.

2. There are seven residents on sewer.

Ms. Janis Fleet will provide maps with overlays with the breakdown for residential to commercial.

Councilman Ryan Knight wants to know about CCUA report for the capacity of sewer and water coverage, costs, etc.

The City Council agreed to have a representative from CCUA come to a meeting and speak in regard to the current state of city sewer and water hook ups.

[7. Recommended Properties](#)

A. N Lawrence Blvd property adjacent (north of) Family Dollar (Est \$500K).  
B. 215 N Lawrence Blvd at the intersection of Lawrence Blvd and Commercial Circle (Est \$500K).  
C. 7211 Cardinal Street (Est \$12K).  
D. Orchid Ave (3 properties est. at \$20K to \$25K each); The lot between Capital City Bank and Taco Bell, The lots on either side of the intersection of Capital City Bank and Orchid Ave, the lot between Capital City Bank and the former  
Keystone Beach, the lot north of the Natural Park, property in the vicinity of the old Volunteer Fire Department, the open lot between the former  
Hatch Realty, narrow and long lots in the downtown core along Lawrence Blvd adjacent to Guns and Gifts and the former  
Drugs.

1. Vice Mayor Kussler would like city to staff to work with Clay County Sheriff's Office and FDOT to address the violation (failure to yield) of crosswalk pedestrian activity by vehicle operators in the downtown core area along Lawrence Blvd.(Hwy21).
2. Councilman Knight would like to see conversion to underground power lines addressed in priority area #5 "Infrastructure" of the 2nd draft CRP.
3. Councilman Lewandowski does not agree with the staff assessment on item number 118 "Hold Some Youth Sporting Events". The Councilman does not believe MotoSurf and Pro WaterCross events address this task. He believes this needs to be city hosted basketball, tennis, beach volleyball or pickleball tournaments. He recommended we use the ribbon cutting events of the refurbished courts to complete this task.
- 4.Councilman Lewandowski is OK with the 2025 CRP becoming a more general guidance document if the city staff maintains the 2015 CRP spreadsheet to track specific project completion as part of a sustained city practice.
5. Councilman Knight stated that reference the 2015 CRP project spreadsheet, he is a yes on project numbers 11, 18, 20, 22, 27 and 32. He is a no on 77 and 117. He is unsure on 15, 23, 38, 41, 53, 59, 66, 88, 103, 104, 116, and 121.
- 6.Councilman Knight wants the city staff to build contingency funds in the budgeting process. Potentially even a rainy day fund.