

City of Keystone Heights City Council

CRA Meeting April 29th 2025, 6:00 pm

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: Apr 29 2025

Discussion

1. General Overview of CRAs

The Mayor opened the meeting at 6:01.

Charlie Van Zant took roll, all accounted for.

No Public Comment.

James Booth gave an overview on what a CRA is. *This is a workshop.*

Councilman Lewandowski asked about the CRA legislative bill. The CRA bill is up in the air. May 2nd should be the time we have the answer to the bill.

Janis Fleet presented PowerPoint with the CRA information regarding Keystone Heights. She gave an overview of the CRAs. The City Council is the CRA board.

CRA ends in 2035.

The city receives about 100,000 dollars per year from tax increment funding for the CRA. Approx 400,000 is in the bank at this time.

City Manager stated all residents in the City are on CCUA water.

The City Council is the CRA Board.

Referencing CRA boundaries, Mrs. Fleet stated it can be difficult to move boundaries. Green Cove Springs was able to finally move CRA, and they now must have a county commissioner on their board. It could take upwards of 6 months to try and change the CRA boundaries.

It was requested that the City Staff check on how many residents are on septic systems. There maybe an option to assist the residents to hook up to sewer system.

2. COKH CRA History and Projects

Janis Fleet presented powerpoint summarizing the CRA, past, present and future projects.

3. CRA MAP

📎 [KEYSTONE HEIGHTS CRA.pdf](#)

CRA Map was presented to the CRA board.

4. Janis Fleet Presentation

📎 [CRA Workshop_29APR25.pptx](#)

Janis Fleet presented the PowerPoint. The presentation covered past CRAs, present CRAs, and future CRAs. The consensus is we need to finish the projects that were started.

List of possible projects to continue/start

1. Parking improvements were discussed.
2. Signage is needed in downtown area. They should be attractive and informative.
3. Councilman Lewandowski referred to Nightingale as a successful project for parking.
4. Assisting residents to convert over to sewer instead of septic system.
5. Finish with the updates and beautification to Lawrence Blvd. The block could be submitted for possible grants.
6. Events
7. City Park improvements
9. CRA were established in blighted areas. Tennis courts are considered a blighted area in the CRA. The key is making sure the project falls into a Community Development Plan (CRP).
Example: Facade improvements would be the general label, instead of making specific spots for facade improvements.

We had 141 potential projects listed on the 2015 CRP it was refined to 11 projects.

The workshop today is to identify a list of specific projects needing CRA funds to redevelop and improve blight within our CRA.

Councilman Knight suggests moving forward in property acquisition. He suggested financing could be used.

Possible Projects

[5. Proposed Projects for 2025 Community Redevelopment Agency Plan \(CRP\) Amendment](#)

This item was tabled until the next CRA workshop

Action Items

[6. Discussion of Projects to Add/Remove from CRP Amendment](#)

This item was tabled for the next meeting.

[7. Prioritization of Effort](#)

This agenda item is tabled until next workshop.

[8. Proposed Timeline/Way Forward](#)

Discussion in regard to getting the public involved. Councilman Welch stated he would like to show where we have been, we are and where the future is going.

Councilman Lewandowski would like projects to be finished that were started. He suggested sidewalks on Commercial Circle. The mayor was in agreement. There are many opportunities to revamp this area.

Making sure all building have proper paint, to comply with Heritage Commission palette.

Adding flowers to downtown.

The homework for next Workshop:

1. Each CRA board member will identify property acquisitions, no more than 3.
2. The CRA board will look through the 2025 items and asked that each member subtracts no more than 3 items. This will help with the prioritizing of the list.
3. How do we maximize what we have to increase the value of the town.
4. A draft plan, a lot of the concerns of the council is in the draft plan.
5. City Hall staff will take 141 items from 2015 and prepare an assesment on what has been completed.
6. The next workshop....is May 12th at 6pm.