

City of Keystone Heights City Council

CRA Meeting June 23, 2025 6pm

555 S. Lawrence Blvd. Keystone Heights, FL 32656 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: Jun 23 2025 (6pm)

Call to Order

1. Call to Order

Mayor Nina Rodenroth call the meeting to order at 6:03 pm.

Invocation

2. Invocation: Beau Wright

Deputy Manager, Beau Wright led the room in the invocation.

Pledge of Allegiance

3. Pledge of Allegiance-Vice Mayor Kussler

Vice Mayor Speedy Kussler led the city council room in the pledge of allegiance.

Roll Call

4. Roll Call City Manager

Mayor Nina Rodenroth present
Vice Mayor Speedy Kussler present
Councilman Dan Lewandowski present
Councilman Ryan Knight present.
Councilman Dave Welch was not present

Public Comment

5. Public Comments

Mr. Todd Beals updated the city council on the properties for sale that the city council requested. There were quite a few which were not available. Mr. Beals will continue to gather information on different properties the City Council suggested.

Action Items

6. Action Items

7. Mural Project

🔗 [Deed Restriction Artistic Mural June 2025-1.doc](#)

🔗 [Mural Agreement. DRAFT.docx](#)

Councilman Dan Lewandowski moves that the CRA Board approved the \$19,000.00 to be paid to Luke Taft for the mural, with the amended signed Deed Restriction by the owners of the building, Mr. Ray Cunningham Vice Mayor Kussler seconded the motion.
All voted in favor.

8. Draft 2025 Community Redevelopment Plan

🔗 [Draft 2025 CRA Plan_20JUN2025.pdf](#)

🔗 [Project Time and Cost Estimates_20JUN2025.xlsx](#)

🔗 [CRA Map_2025.pdf](#)

Jamie Booth, City Engineer and Janis Fleet, City Planner presented Community Redevelopment Area Plan information. The CRAP had not been updated since 2015.

Executive Summary

The City of Keystone Heights was granted powers enumerated in Section 163.358, Florida Statute, relating to community redevelopment, by Clay County, a Charter County, on February 24, 2004. The city is authorized to exercise all the powers identified in Section 163.358 except the power of eminent domain for redevelopment and the power to bond redevelopment revenues. All redevelopment financed by increment revenue will occur within 30 years after Fiscal Year (FY) 2005 thus ending in FY2035 with the final payment on or before January 1, 2035. This 2025 plan amendment is an update to the previous 2004 plan and 2015 amendment. This amendment only intends to update and add to those plans. This plan does not replace the previous plans. The document summarizes the 2004 Community Redevelopment Plan (CRP) and the 2015 Amendment to the CRP for historical context and then identifies and explains continuing and new efforts for the 2025 CRP Amendment. These efforts are traffic decongestion; streetscape and alley improvements; trailhead and trails program; sidewalk improvements; parking improvements; façade and landscaping grants and loans; septic-to-sewer transition; events; park improvements; museum and visitors center; real property acquisition and housing efforts; operations and maintenance of implemented efforts.

Community Redevelopment Area Plan-there have been some changes. The lake projects have been taken out of the CRAP plan.

The septic to sewer has been taken out as it should be CIP.

2025 CRA Plan Update

The following outlines the anticipated and proposed projects for which Community Redevelopment Area (CRA) funds may be utilized to support ongoing redevelopment efforts. The projects fall into five key categories:

Streetscape and Parking Improvements - These initiatives focus on enhancing major roadways within the CRA, including S. Lawrence Boulevard, Commercial Circle, Sylvan Way, and others. Planned improvements include:

- Upgraded parking facilities
- Enhanced landscaping
- Sidewalk reconstruction
- General roadway enhancements

Park Improvements - This category includes both upgrades to existing park facilities and the development of new amenities and activities to attract visitors and improve community use. Parks targeted for improvements include:

- Keystone Beach Park
- Theme Park
- Natural Park
- Azalea Park
- Portions of the Rails-to-Trails corridor

Economic Development - These projects are designed to stimulate economic growth and support the goals of the CRA Plan. Proposed initiatives include:

- Hiring an Economic Development/Downtown Manager
- Developing a CRA-specific website
- Marketing and branding campaigns
- Organizing festivals and community events
- Offering development incentives
- Providing landscaping and façade improvement grants for local businesses
- Infrastructure and Facilities - Infrastructure investments will support long-term

Infrastructure and Facilities - Infrastructure investments will support long-term redevelopment goals through both upgrades and new construction. Proposed projects include:

- Property acquisition for redevelopment purposes
- Replacing septic systems by extending sewer service
- Developing new facilities, such as a City Museum

Mayor Nina Rodenroth believes we need to move towards establishing a mainstreet program.

Councilman Dan Lewandowski supports establishing a part-time economic development position.

Vice Mayor Elston "Speedy" Kussler motioned to approve a draft 2025 CRA Plan.
Councilman Dan Lewandowski second.
All were in favor.

City Manager states making CRAP updates is needed as the Florida House may bring up CRA revisions again in Jan, Feb 2026.

Adjournment

[9. Adjournment](#)

The Mayor adjourned the meeting at 6:48 pm.