

City of Keystone Heights City Council

Planning and Zoning Board Meeting Sept 22, 6:00

Date: Sep 17 2025

CALL TO ORDER

1. Call to Order-Dr. John Zieser, Chairman

Dr. John Zieser called the meeting to order at 6:01 pm.

2. Invocation-James Booth-Interim City Manager

James Booth, Interim City Manager, led the attendees in an invocation.

3. Pledge of Allegiance-Dr. John Zieser, Chairman

Dr. John Zieser, Chairman led the attendees in the pledge of allegiance.

ROLL CALL– City Manager

4. Roll Call-James Booth, Interim City Manager

James Booth, Interim City Manager called roll:

Dr. John Zieser, Chairman-present

Steve Hart, Present

Dr. Geraldine Robbins-present

Gregory Gay-present

Carrie Mullins-present

Public Comment

5. Approval of Minutes Sept 15,2025

☞ Planning and Zoning Minutes Sept 15 2025.pdf

The minutes from the September 15, 2025 meeting were approved.

Mr. Steve Hart made a motion to approve.

Ms. Carrie Mullins second motion.

Vote was 5-0, all were in favor.

6. Rogata Holdings Inc. D/B/A Property Armor-Public Hearing

☞ Staff report FLUM - Commercial to Light Industrial -200 NE Commercial-1.pdf

☞ Staff report Rezoning - General Commercial to Industrial-2.pdf

☞ Memo - 200 NE Commercial Circle-1.pdf

Dr. John Zieser, Chairman, opened the Public Hearing.

Rogata Holdings applied to change the Future Land Use Map (FLUM) of 200 Commercial Cir. Rich Komando City Attorney, asked the following:

Have you had any communications regarding the application:

Dr. John Zieser-no

Dr. Geraldine Robbins-no

Mr. Steve Hart-no

Mr. Gregory Gay-no

Ms. Carrie Mullins-no

Mr. Rich Komando, City Attorney, also asked the following:

Have you done a site visit of the location?

Dr. John Zieser, Chairman-no

Dr. Geraldine Robbins-no

Mr. Steve Hart-no

Mr. Gregory Gay-no

Ms. Carrie Mullins-no

The board had a lengthy discussion with many questions for the applicant/property owner. The questions were regarding land use around the property, site zoning, benefits to the city, impact on the area in the future, waste, environmental impact and waste management.

Ms. Janis Fleet stated this would fill an empty building..

Mr. Bob Michell, applicant and property owner, spoke to the planning and zoning board. He stated he has tried to lease or sell the property, but the scale of the property and commercial zoning make the options limited. He then decided to move his manufacturing business from Jacksonville, FL. He employs 10-15 staff, some of whom will stay with him from Jacksonville, and he will also need to hire some local talent. He answered the questions from the board. The company manufactures secure enclosures for a/c units. There are no hazardous materials in making the items or waste. He feels the impact would be minimal.

There were no public comments.

Dr. John Zieser, chairman, closed the Public Hearing.

Mr. Steve Hart made a motion to approve the future land use change.

No one made a second.

Mr. Steve Hart made a motion to deny the future land use change.

Ms. Carrie Mullins made a second motion.

The vote was 4-1 in favor of denial.

Dr. John Zieser opened the Public Hearing for the zoning change from Commercial to Light Industrial use of 200 Commercial Circle.

There were no public comments.

Dr. John Zieser closed the public hearing.

Mr. Steve Hart made a motion not to recommend the zoning change to the Keystone Heights City Council.

Dr. Geraldine Robbins made a second to the motion.

All were in favor, vote 5-0.

ADJOURNMENT

7. Adjournment-Dr. John Zieser, Chairman

Dr. John Zieser, Chairman adjourned the meeting at 7:10 pm.

NOTICE:

APPEAL PROCESS - ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS FOR SUCH PURPOSE SAID PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. SEE SECTION 286.0105, FLORIDA STATUTES. ANYONE WISHING TO ADDRESS THE BOARD REGARDING ANY TOPIC ON THIS AGENDA IS REQUESTED TO COMPLETE A CARD AND RETURN TO THE CITY MANAGER. SPEAKERS ARE RESPECTFULLY REQUESTED TO LIMIT THEIR COMMENTS TO THREE (3) MINUTES.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER EVEN WHEN WE DISAGREE.

WE WILL DIRECT ALL COMMENTS TO THE ISSUES.

WE WILL AVOID PERSONAL ATTACKS.

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