

## City of Keystone Heights City Council

### Planning and Zoning Meeting March 16, 2026

Date: Mar 16 2026 (6 pm)

#### CALL TO ORDER

[1. Call to Order-Dr. John Zieser, Chairman](#)

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

#### Invocation

[2. Invocation: James Booth, City Manager](#)

City Manager Jamie Booth led the meeting in an invocation,

#### Pledge of Allegiance

[3. Pledge of Allegiance Chairman Dr. Zieser](#)

Chairman, Dr. John Zieser, led the meeting in the Pledge of Allegiance.

#### ROLL CALL– City Manager

[4. Roll Call-James Booth, City Manager; Chairman Dr. John Zieser, Ms. Carrie Mullins, Dr. Geraldine Robbins, Ms. Carolyn Vanzo, Mr. Steve Hart](#)

City Manager Jamie Booth called the roll.

Dr. John Zieser-present

Ms. Carrie Mullins-present

Dr. Geraldine Robbins-present

Mrs. Carolyn Vanzo-present

Mr. Steve Hart resigned 3/10/26

City attorney-Rich Komando-present

#### Consent Agenda

[5. Approval of Minutes, Planning and Zoning Board, Feb 9th, 2026 meeting](#)

📎 [Planning and Zoning Feb 9th Meeting Minutes.pdf](#)

The minutes for the Planning and Zoning Board meeting for Feb 9, 2026:

**Motion made by Ms. Carrie Mullins,**

**Seconded by Mrs. Carolyn Vanzo**

**Vote 4-0 all in favor. Motion passed.**

[6. Approval of Minutes Planning and Zoning Board Jan 22, 2026](#)

📎 [Planning and Zoning Jan 22, 2026 Meeting Minutes.pdf](#)

The minutes for the Planning and Zoning Meeting, Jan. 22,  
Changes were made to the minutes per the request of the board.

**Motion made to approve by Ms. Carrie Mullins.**

**Second made by Mrs. Carolyn Vanzo.**

**Vote 4-0, all in favor, motion passed.**

## Public Comment

### [7. Public Comments](#)

Councilman Ryan Knight thanked the board for their volunteering to serve the community. He appreciates the board thinking of the residents of Keystone Heights when making decisions that will affect the future of the city.

## Joint City Council and Planning and Zoning Board Comprehensive Plan Workshop

### [8. Detailed Comprehensive Plan Schedule for the City of Keystone Heights](#)

📎 [COKH Comp Plan Timeline.docx](#)

City Manager Jamie Booth went over the Detailed Comprehensive Plan Schedule. He sent a request to the Department of Commerce for an extension and it was approved.

### [9. Underline and strike through of LU1.4.1-Land use and FLUM](#)

📎 [Future Land Use Categories-1.docx](#)

📎 [DRAFT FLUM with Street Names-2.pdf](#)

The board reviewed the LU 1.4.1 land use underline and strike through category by category and reached consensus to approve the draft as amended. The board had a broad discussion about keeping residential maximum density at 6 units per acre. Attorney Rich Komando summarized the Live Local Act and its impact in Florida and the low likelihood of impacting the City of Keystone Heights. The board has a robust discussion about keeping the mixed-use category at the proposed 70% residential and 30% commercial or shifting to an 80%/20% split. Regarding the downtown mixed-use category, Dr. Robbins continues to believe that keeping a 50% residential/50% commercial split would be best for the city. The light industrial category description will be amended to clarify that all activities must occur indoors and that "processing" is part of "processing, packaging, or fabricating" and not associated with "auto repair." The industrial category will be amended to end the sentence after "an enclosed building." And "Outdoor storage of equipment, vehicles, and materials" will be an independent sentence.

### [10. Discuss Engagment Plan feedback.](#)

City Manager Jamie Booth discussed the engagement plan with the board. The monthly Coffee and Commerce meetings have been successful in keeping business owners in the city informed.

## Action Items

### [11. Action Items](#)

There were no action items to discuss.

## Board Comments

### [12. Board Comments](#)

Dr. John Zieser stated that even though this was a difficult discussion, he felt thankful for all the hard work.

## ADJOURNMENT

### [13. Adjournment-Dr. John Zieser, Chairman](#)

Chairman, Dr. John Zieser, adjourned the meeting at 7:54 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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