



City of Keystone Heights

555 South Lawrence Blvd
Keystone Heights, Florida 32656
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PLANNING AND ZONING BOARD AGENDA

CITY OF KEYSTONE HEIGHTS

Monday, July 15, 2024 at 6:00 PM

Please silence any cellular phones and other electric devices

CALL TO ORDER

The meeting was called to order by Chair John Zieser at 6:00 PM.

ROLL CALL – City Clerk

Present: Chair John Zieser, Steve Hart, George Ivey, Ryan Knight
and Carrie Mullins

Public Comment – this portion of the agenda is designed to allow citizens an opportunity to bring matters to the attention of the Board. It is not reasonable to expect that the Board will engage in debate or deliberation about matters on which the Board has received no prior information as part of the agenda.

No public comments.

I. Items for Consideration:

- a. Rezone approximately 1.054 acres of real property owned by George L. Restea, from residential single family to general commercial use.

Steve Hart moved to approve item I.a.: rezone approximately 1.054 acres of real property owned by George L. Restea, from residential single family to general commercial use. The motion was seconded by George Ivey.

Chair Zieser discussed the fruit stand on the property and questioned if the city knew what would be done with the building.

Clerk Silva stated that previously there was a code violation on the fruit stand but it now meets code and believe the individual who purchases that property in the future would be responsible for the building.

The motion carried 5-0.

- b. Land Use Change from residential single family to general commercial.

Steve Hart moved to approve item I.b.: land use change from residential single family to general commercial. The motion was seconded by George Ivey. **The motion carried 5-0.**



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II. Board Member Comments:

Chair Zieser confirmed with members of Planning and Zoning that the 6:00 PM meeting time is still agreeable.

Clerk Silva spoke briefly about the Wiggins Planning and Zoning submission and informed the members that the city would be contacting a contract planner to assist with this large application.

City Attorney Komando spoke about the Wiggins Planning and Zoning submission and the process in which members of Planning and Zoning would announce private meetings with Mr. Wiggins to the public. City Attorney Komando also discussed the importance of not predetermining outcomes before public meetings.

City Attorney Komando stated that the city should provide an email for each member to be used for anything regarding planning and zoning. This will make it much easier to track and if a public records request is received, it will be much easier to answer.

Ryan Knight asked if Clerk Silva could arrange the creation of emails for each member of planning and zoning.

George Ivey asked City Attorney Komando about the planning portion of planning and zoning and what the forum for that would be.

City Attorney Komando stated that there are a couple of ways that would come about, briefly discussed with the board how they can bring potential changes to meetings to be addressed and spoke about the evaluation and appraisal report that occurs every seven years.

Clerk Silva reminded all to complete Form 1 and submit it to the Florida Commission on Ethics and agreed to send an email letting each member know if they have fulfilled that obligation for 2023.

Steve Hart and Carrie Mullins introduced themselves as new members of the Planning and Zoning.

The meeting was adjourned at 6:22 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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