
Mixed-Use Zoning In Traditional Cedar Key Neighborhoods

City of Cedar Key Commission Workshop -
February 4, 2025, 5:00 P.M. City Hall

The Need

Make Cedar Key's essential services and businesses ("ESB'S) immune from or less vulnerable to storm surge damage which results in temporary or permanent closures negatively impacting our community and economy.





The Goal

Obtain community input on whether, and/or how to best implement mixed use zoning in our traditional neighborhoods.

**ESSENTIAL SERVICES
AND BUSINESSES =
“ESB’S FOR PURPOSES
OF THIS WORKSHOP**

**ESB’S INCLUDE BOTH PRIVATE AND PUBLIC SERVICES AND
BUSINESSES**

—

Unknowns! The Future.

- Future storms and whether downtown ESB's will flood again.
- Whether private and public housing locations will become available to use for ESB's sites.
- Whether private ESB's would choose to move if zoning was changed.



Tip

Without a crystal ball, we will need to make some assumptions in order to have a productive workshop.

Assumptions for Workshop

Cedar Key will suffer significant storm surges in the future that will flood ESB's if not moved.

Some or all ESB's should be moved to higher ground (for Phase 2 discussions only).

Owners of ESB's will want to move to and will be able to purchase property on higher ground.



Objectives For Table Discussions

- Identify and rank the Top 5 ESB's of Cedar Key.
- Identify and rank the top 5 pros and top 5 cons for changing land use to mixed use in residential areas.
- Make recommendation on whether mixed use zoning should be incorporated in traditional downtown neighborhoods based on assessment of your pros and cons.
- Identify top 3 preferred and top 3 undesirable locations for mixed use zoning.
- Identify top 3 desired limitations that should be placed on mixed use in traditional neighborhoods;

What MIT says about good brainstorming:

- All ideas are welcome.
- No comments or evaluation during the brainstorm.
- The more ideas the better.
- Don't worry about duplicate ideas at this point.



Tip

“The most productive tool for generating good ideas remains a circle of humans at a table, talking shop.”

- Steve Johnson

Additional Table Discussion Guidelines

Stay on topic.

Be patient and respectful allowing everyone time to give input.

Nominate one person from your table to serve as the spokesperson (will present ideas to entire group), and one as the notetaker (document discussion to hand in).



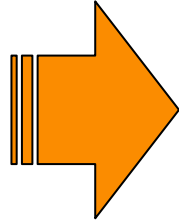
IT'S TABLE TIME!

Phase 1

During this phase of brainstorming and discussion we are generating thoughts, ideas, concerns, etc.

Tasks 1 -2

We will evaluate and deal with solutions in Phase 2



Phase 2

In Phase 2 we are evaluating pros and cons and identifying parameters and ways to limit the impact of identified cons and maximize noted pros regarding multi-use zoning in traditional residential areas .

Tasks 3-5

Task 1 - The ESB's

- **Identify the ESB's of Cedar Key.**
- **Rank your top 5 ESB's according to importance** (1 being most important in terms of not being shut down by a storm)

TIME: 15 minutes (7.5 minutes each part)

Task 2 -The Pro's & Cons

- Brainstorm the pros and cons of moving ESB's and/or other businesses to higher ground in neighborhoods
- Rank top 5 pros and top 5 cons of moving ESB's to higher ground.

Time: 15 minutes

Task 3- Recommendation

- Weigh pros and cons identified to make recommendation for whether or not zoning should be changed to mixed-use in neighborhoods (so ESB's and/or other businesses can move there).

Time: 15 minutes

Task 4 - Locations for Multi-Use

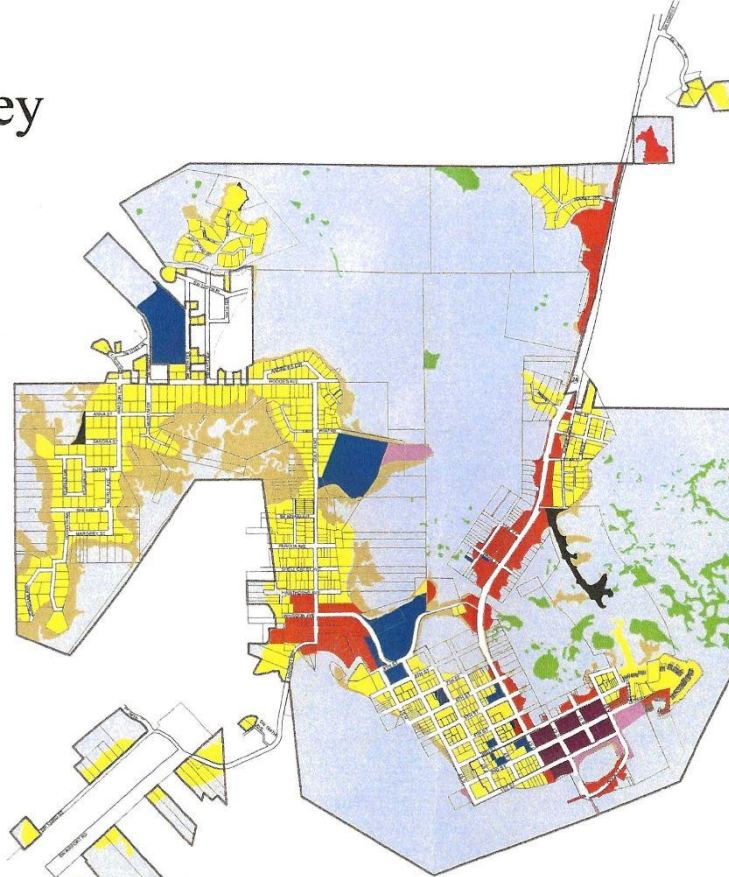
- Assume zoning is going to be changed to mixed use:

Identify your top 3 locations where you would want to allow and top 3 where you would want to prohibit mixed use zoning? (i.e. on roads adjacent to City Hall)

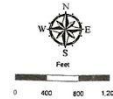
Time: 15 minutes

City of Cedar Key

Future Land Use Map 2027 2044



- Parcels
- City Limits
- Approximate Marsh
- Commercial
- Conservation (Landward)
- Conservation (Submerged Lands)
- Conservation (Unbridged Islands/Submerged Lands)
- Mixed Use
- Public/ Semi Public
- Recreation
- Residential
- Historic District
- State Highway



ADOPTED ON JUNE 13, 2018 BY ORDINANCE NO. 618
 AMENDED ON JULY 12, 2021 BY ORDINANCE NO. 566
 AMENDED ON JUNE 11, 2024 BY ORDINANCE NO. 551
 MENDED ON OCTOBER 10, 2024 BY ORDINANCE NO. 557



Task 5 - Additional limitations:

- Brainstorm additional limitations to place on any mixed-use designation to minimize your identified “cons”/maximize “pros.
- Rank Top 3 limitations.
 - i.e. Restrictions or limitations on types of businesses, etc.

TIME: 15 minutes

Each spokesperson to report on their table's:

1. Top 5 ESB's
2. Top 5 pros to mixed-use
3. Top 5 cons to mixed-use
4. Recommendation for or against mixed-use zoning
5. Top 3 locations for mixed-use zoning/Top 3 undesirable areas for mixed-use
6. Top 3 recommended additional limitations

5 minutes per Table Max

TABLE PRESENTATIONS



Request

If an earlier presentation includes an item your table included in your assessment, please just make note of it to the group without elaboration unless you have a distinguishing point.

