

City of Cedar Key

The Island City

Phone (352) 543-5132 • Fax 1-866-674-2419 • P.O. Box 339 • Cedar Key, Florida 32625

Cedar Key Community Redevelopment Agency Meeting

May 13, 2026

3:00 PM

Call to Order

ACTION Item: Approval of Meeting Minutes for 03/10/2026

ACTION Item: Chair to call for nominations to serve as CRA Chair

ACTION Item: Chair to call for nominations to serve as CRA Vice Chair

Discussion Item: Monies Spent and Monies Available – James Moore

Discussion Item: Review of 2026 Goals, Objectives and Broad-Based Budget Allocations
Tom Ankersen

Discussion Item: Public Housing Update - Federal Consultant Progress; NCFRHA Meeting

Discussion Item: Grocery Store Market Analysis Study Proposal – Dr Catherine Campbell and
Julia Graddy, UF IFAS

Discussion Item: Halff Inc. Presentation – Resilient Florida Implementation Grants a target for
the G Street Sea Groin and Habitat Projects.

ACTION ITEM: FiBER Presentation – Cedar Key Pocket Parks Proposal

The student competition for pocket park design proposed earlier is not going to happen rapidly enough to be of use to the city in developing our 5th and 6th Street pocket parks. FiBER is proposing a professional yet simple design around which to build out our new parks.

Adjournment

City of Cedar Key
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Cedar Key Community Redevelopment Agency Meeting **Minutes**
AMENDED AGENDA
10 March 2026
4:00 PM

Call to Order: 5:10 pm

ACTION ITEM: Public Workshop - Community Center Discussion
4:01 - 5:02 pm

ACTION ITEM: Approval of CRA Minutes from 01/14/2026
Motion: Commissioner Sera. Second: Commissioner Davis. Discussion-None. Vote: Passes
unanimously

ACTION ITEM: Approval of Cedar Key City Hall Area Urban Design and Housing Study
Change of terminology from approval to acceptance.
Motion: Commissioner Davis. Second: Commissioner Webb. Discussion via commissioner
comment and public comment. Vote: Passes unanimously.

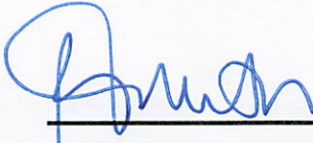
ACTION ITEM: Discretionary Spending Authority for CRA Administrative Needs. Requesting
Discretionary Spending Authority of up \$2,000 per expenditure for training or other needs
Motion: Commissioner Davis. Second: Commissioner Webb. Discussion-None. Vote: Passes
Unanimously

Letter of Endorsement for City Clerk, Brooke Smith, for FRA. Consensus by Commission.
Next Meeting will be April 14th.

Discussion: Reporting Requirements for the CRA as prescribed by Fl Stat 163.371 -Tom
Ankersen

Meeting Adjourned 6:54 pm

Commissioner Wortham



ATTEST/Prepared: Brooke Smith, City Clerk

Cedar Key Community Redevelopment Area
2026 Goals, Objectives and Performance Measures

January 2026

The Cedar Key Community Redevelopment Agency (CRA) has established the following goals, objectives and performance measures for 2026. These goals are based on the CRA Board's goal-setting budget decisions made at its October 2025 meeting and reflect the available unobligated TIF revenue for this fiscal year, after which the CRA's longstanding bond debt obligation will have been satisfied. In subsequent years, CRA TIF revenues will likely be substantially greater. As a result, the CRA Board has chosen to use this fiscal year's limited budget to focus on developing CRA administrative capacity and funding studies needed to move forward with projects in subsequent years, while allocating some funds for necessary infrastructure maintenance and continued storm recovery.

1. CRA Administration (\$150,000 budgeted)

Goal 1.1 Increase professional staff capacity to manage CRA operations

Objective: Retain part time planning and management professional

Measurement: Improved administration and project management

Standard: A part-time CRA operations professional is retained and trained

Goal 1.2 Ensure CKCRA Board transparency, accountability and fiscal responsibility

Objective: To hold regular meetings with adequate notice to the public

Measurement: Frequency and timeliness of meetings

Standard: At least 6 CRA meetings are held and agendas for each are posted at least 7 days in advance of each meeting

Objective: Create a FY 2026/2027 budget that reflects CRA and community priorities consistent with the Amended Redevelopment Plan

Measurement: Statutory mandated timelines and clear relationship to Amended CRA Plan

Standard: Annual budget is completed by October 1, 2026; budget allocations reflect Amended CRA Plan

Goal 1.3 Enhance resident access to CRA information

Objective: Develop a robust, accessible website that includes, at a minimum, all statutorily required information

Measurement: CRA webpage reflects statutory requirements, is regularly updated; user data reflects increased site visitation

Standard: CRA webpage completed and use data summarized

2. Transportation, Stormwater and Resiliency (\$150,000 budgeted)

Goal 2.1- Ensure that the transportation needs of residents within the Cedar Key CRA are met

Objective: Assess and prioritize road and related transportation and stormwater infrastructure maintenance needs within the CRA (long and short term)

Measurement: An infrastructure maintenance engineering/planning firm RFQ is issued

Standard: An infrastructure maintenance priorities report has been commissioned and workshopped

Objective: Within budgetary constraints, respond to short term road, stormwater and resiliency infrastructure needs within the CRA

Measurement: Responsiveness to immediate maintenance and infrastructure needs within budgetary constraints

Standard: Budgetarily feasible transportation maintenance needs are met

3. Shoreline Management / Hydrological Restoration (\$0 budgeted)

Goal 3.1- Continue to pursue resilience-based hydrologic restoration and shoreline management opportunities identified in amended CRA Plan through grant-based funding

Objective: Leverage the Gulf Blvd hydrologic restoration planning grant into an implementation grant through the Resilient Florida Grants Program and other available sources

Measurement: Application is made for an RFGP implementation grant

Standard: Submitted RFGP implementation grant application

4. Cultural and Recreational Facilities (\$57,000 budgeted)

Goal 4.1- Enhance cultural and recreational amenities within the CRA

Objective - Assess all existing and potential pocket parks within CRA

Measurement - A consultant is retained to develop design guidelines for pocket parks within CRA

Standard - Design guidelines for Pocket Parks within the CRA are developed and workshopped

Objective: Restore and improve the 6th Street storm-damaged pocket park

Measurement: A consultant is retained to design and cost engineer 6th Street pocket park

Standard: Work has been substantially completed on the 6th Street pocket park

5. Private Sector Home & Business (\$14,000 budgeted)

Goal 5.1- Explore and pursue options to encourage establishment of a grocery store and/or grocery delivery service within the CRA

Objective: Assess the feasibility of attracting a new grocery store to Cedar Key

Measurement: A food systems consultant is hired to assess community desires, market viability and context-specific business models

Standard: A market study has been completed and workshopped

6. Affordable Housing (\$0 budgeted)

Goal 6.1- Leverage FIBER public housing redevelopment study to determine feasibility of improving efficiency of public housing land use within the CRA

Objective: Gain support of North Central Florida Regional Housing Authority for redevelopment options to capture greater land use efficiency

Measurement: Meetings with NCFRHA staff and board

Standard: Decision taken regarding viability of public housing redevelopment plan

7. Maritime Infrastructure (\$57,000 budgeted)

Goal 7.1- Support City planning efforts relating to marina resiliency and shoreline protection

Objective: Add value to City's broader maritime infrastructure planning efforts by focusing on immediate inner marina needs

Measurement: identification of steps needed to address sedimentation in inner marina and grant funding opportunities to pursue them are also identified

Standard: Affirmative steps are taken to address sedimentation in inner marina

8. Land Acquisition (\$75,000 budgeted)

Goal 8.1 - Continue to explore both strategic and opportunistic approaches to acquiring land for redevelopment and resilience within the CRA.

Objective: Prioritize land acquisition and land acquisition grant funding opportunities for affordable housing and resilience

Measurement: properties are identified for acquisition and acquisition grant funding

Standard: A land acquisition priorities list is created and workshopped

Dr. Catherine Campbell, Community Food Systems Specialist, and Ms. Julia Graddy, IFAS Research Assistant, with UF/IFAS, will present on initiatives used by other cities to address food access challenges in communities without grocery stores. The presentation will also highlight potential research questions and data collection strategies that can support evidence-based planning and decision-making.

G Street Sea Groin Project

Guillermo Simon, Director of Water Resources, will provide an overview of the project design.

Background

As part of the University of Florida/IFAS-led Cedar Key Shoreline Options for Resilience and Equity (ShOREs) initiative, UF/IFAS retained Halff to develop a community-driven concept to protect the G Street shoreline. The project addresses a critically eroding segment of shoreline by combining a shore-perpendicular rubble-mound sea groin with a sheltered, vegetated pocket beach and living shoreline. Together, these elements are intended to reduce storm-wave energy, stabilize erosion, preserve public access and views, and create habitat.

Project Design

The proposed design includes a rubble-mound structure with a crest elevation comparable to G Street. It details the structure alignment, armor stone sizing, and the proposed beach and vegetated habitat area between the structure and G Street. The design also includes an opinion of probable cost and outlines key USACE and FDEP permitting steps. Halff prepared outreach renderings and a 90% construction drawing set to support continued stakeholder engagement and future implementation.

Project Funding

Lisa King, Florida Funding Resources Manager, will provide an overview of the Resilient Florida Implementation Grant Program as a potential funding source. The program is guaranteed at least \$100 million annually, with appropriations reaching up to \$300 million in some years, and focuses on projects identified in Vulnerability Assessments that mitigate flooding and sea level rise risks. Cedar Key is eligible for a grant covering 100% of project costs, with applications due September 1, 2026.

Cedar Key Pocket Parks

Project Proposal

By: Florida Institute for Built Environment Resilience (UF FIBER)

For: City of Cedar Key CRA

Date: May 13th, 2026

Overview

Cedar Key has a significant number of streets that dead end at the water's edge, affording opportunity for scenic vistas and passive recreation, some of which suffered damage during the 2025 storm season. Building on previous collaborations, the Florida Institute for Built Environment Resilience (FIBER) will develop a conceptual design (phase 1) and Detailed design with construction drawings and cost estimates (phase 2) for 2 pocket parks in Cedar Key, Florida.

Project Site + Context

The project sites are 2 small, publicly accessible parcels near to the Cedar Key City Hall at the end of 5th Street and 6th Street and along the waterfront. The site recently underwent shoreline infrastructure improvements (new bulkheads) but faces ongoing issues of stormwater runoff toward the shoreline and future storm impacts.

Key site considerations include:

- Management of stormwater runoff from adjacent high ground
- Management of sun/heat/humidity in Florida's summer months
- Plantings and site features should support native ecosystems, emphasize sustainability, and resilience to coastal storms
- Accessibility (ADA compliance) and creation of a welcoming, comfortable public space for residents and visitors
- Relationship of the park and its amenities with adjacent landowners
- Connection to existing community center/axis towards areas of possible future city redevelopment



While the project focuses on the recovery of 2 pocket park sites, the design will consider the relationship of these sites to other areas, in line with pertinent design guidelines, planting strategies, and material palettes that could be replicated at these locations.

Project Goals + Structure

(2) Phasing + Deliverables.

The project will have two phases: 1) Concept + Schematic Design + public workshop and 2) Detailed Design (construction drawings).

Phase 1: Concept Design

FIBER will develop a concept-to-schematic-level proposal for the pocket park, including:

- Site analysis
- Preliminary schematic designs (2 or 3), including considerations for planting plan, stormwater management, parking, accessibility, and park furniture.
- Public Input

Phase 2: Detailed Design

Refined design development drawings

- Public Input
- Design Development drawings – Scaled site plan (including planting and furniture plan; stormwater and parking plan), and material specifications
- Cost estimations (Note: exact construction bids must be provided by contractors).
- Brief Report with generalizable design guidelines such as pocket-park features, layouts, plant lists, and material palettes that could be replicated at other locations in the city.

(4) Timeline:

- May 18th Project Start
- June 04th Conceptual Designs Public Input
- June 18th Detailed final design presented to CRA and City
- July 9th Submittal of final deliverables to CRA (construction drawings and cost estimates)

Budget

Item	Cost
FIBER Consultant	\$5,000
Travel (internalized)	0
FIBER Overhead	\$1,000
Total	\$6,000