

City of Cedar Key
Commission Meeting Agenda
809 6th Street
May 21, 2024, 5:00 pm

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Cedar Key Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceeding, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodation to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodation.

1. Call to Order
2. Pledge of Allegiance
3. City of Cedar Key - Organization:
 - City Clerk to Accept Nominations for Mayor
 - Mayor to Accept Nominations for Vice-Mayor
 - Appointments:
 - City Attorney
 - City Clerk/Planning & Development Administrator
 - Fire Chief/Emergency Management Director
 - Police Chief
 - Public Works Director
4. Roll Call:

Jolie Davis, Commissioner Seat 1	Nancy Sera, Commissioner Seat 2
Jim Wortham, Commissioner Seat 3	Jeff Webb, Commissioner Seat 4
Sue Colson, Commissioner Seat 5	
5. **ACTION ITEM:** Acceptance of the Meeting Agenda as presented
6. Public Comment
7. Important Dates:
 - May 30, 2024 – Hurricane Awareness and Hazardous Waste Day
 - June 3, 2024 – Summer Youth Program starts (through June 27, 2024)
 - June 4, 2024 – UF Workshop – Feasibility Study *Jointly with CRA Workshop
 - July 9, 2024 – CHW Workshop – Old City Hall Evaluation report
8. Consent Agenda:
 - Commission Meeting Minutes: April 16, 2024
 - Commission Workshop Meeting Minutes: March 25, 2024
9. Hearings:
10. Chamber of Commerce:
11. Cedar Key Aquaculture Assoc.:
12. Nature Coast Biological Station/NCBS:



City of Cedar Key
Commission Meeting Agenda
809 6th Street
May 21, 2024, 5:00 pm

13. Cedar Key Non-Profit Organizations:

14. Cedar Key Water & Sewer District:

15. Attorney Items:

16. Clerk's Office and Administration:

- **ACTION ITEM:** Historic Board – Seat Vacancy: Review Applications/Select New Board Member
 - A. Susan Rosenthal
 - B. Michael Hostetler

- **ACTION ITEM:** Recommendation for addition to Local Historic Registry:
 - A. 193 2nd Str (*Resolution No. 479)
 - B. 12685 SR 24 - Presentation by Ian Maki and Darrin Newell (*Resolution No. 480)

- **ACTION ITEM:** Amendment to City's Comprehensive Plan – Land Development Code:
 - A. Taylor/Teetor: Change of land use classification from COUNTY URBAN LOW DENSITY RESIDENTIAL to CITY RESIDENTIAL
ORDINANCE NO. 555 (First Reading):
AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA, RELATING TO AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF CEDAR KEY COMPREHENSIVE PLAN, AS AMENDED, RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 24-01, BY THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM COUNTY URBAN LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL (MAXIMUM DENSITY 4.9 DWELLING UNITS PER ACRE) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF CEDAR KEY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

- Agenda Item - Discussion: Recreational Vehicles and RV Parks *as it relates to residential properties.

17. Public Works – Request for budget amendment for Inner Marina.

18. Public Safety

Fire Department -

Police Department –

19. Commissioners Concerns/Information

- Commissioner Jolie Davis:
 - a) **ACTION ITEM:** Proposed Commission Meeting Policy
 - b) Visitor's Kiosk – grant
 - c) Restore Act – funding for marina flow project, initial inquiries

Meeting Adjourned ____ PM



City of Cedar Key
Commission Workshop Meeting
March 25, 2024, 3:00 p.m.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision of the Cedar Key Commission concerning any matter considered at this meeting, such interested person will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodations.

- 1.) Call to order at 3 p.m. by Mayor Sue Colson
- 2.) Roll Call - Commissioners Present: Sue Colson, Nancy Sera, Jolie Davis, Jeff Webb, and Norm Fugate (arrived after the meeting started).
- 3.) Orientation Session – Open Forum: Informational Workshop for Incoming Commissioners.

Adjourned at 4:41 p.m.

Mayor Colson/Commissioner

Attest, Prepared by Heather Lang

City of Cedar Key
Commission Meeting
April 16, 2024, 5:00 p.m.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision of the Cedar Key Commission concerning any matter considered at this meeting, such interested person will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodations.

1.) Call to order at 5 p.m. by Mayor Sue Colson. The City Attorney discussed the swearing-in. Levy County Judge Luis Bustamante swore in Commissioner Sera, Commissioner Davis and Commissioner Webb. City Attorney Norm Fugate provides an overview of the Organizational Meeting. Discussion. **Commissioner Davis Motioned to Delay the Entire Organizational Meeting until the May 21, 2024, Meeting. Seconded by Commissioner Sera and Commissioner Webb. Discussion. Motion Passes 3/2 with Commissioner Colson and Commissioner Wortham Dissenting.**

2.) Roll Call

- Sue Colson
- Nancy Sera
- Jim Wortham
- Jolie Davis
- Jeff Webb

3.) Pledge of Allegiance

4.) Public Comments by Patty Jett, Sandy Witcher, Mandy Offerle, and Denise Ferris. Discussion.

5.) **Action Item:** Consent Agenda

- Commission Meeting Minutes 12/05/2023, 12/19/2023, 01/16/2024, 03/05/2024, 03/21/2024. Discussion. **Commissioner Sera Motioned to Approve the Minutes as They Stand. Commissioner Wortham Seconded. Motion Passed with Commissioner Colson, Commissioner Sera and Commissioner Wortham Voting, and None Opposed.**
- Robert Robinson – RFP for Debris Pickup. Discussion. **Commissioner Davis Motioned to Authorize Proceeding with the RFP Process. Commissioner Wortham Seconded. Motion Passed Unanimously.**

6.) Hearings, Special Request: no remarks.

- 7.) Chamber of Commerce: Doug Lindhout.
- 8.) Cedar Key Aquaculture Association: no remarks.
- 9.) Nature Coast Biological Station/NCBS: Mike Allen, Savanna Barry & Marc Hensel.
- 10.) Cedar Key Non-Profit Organizations: no remarks.
- 11.) Cedar Key Water & Sewer District: John Rittenhouse – CKWSD General Manager Report.
- 12.) Attorney Items: City Attorney Norm Fugate.
- 13.) Clerk’s Office and Administration
 - **Action Item:** Historic Board Seat Vacancy. Review Application(s) and Appoint a New Board Member.
Discussion. No Action Taken.
- 14.) Public Works: no remarks
- 15.) Public Safety:
 - Fire Department: Robert Robinson

 - Police Department: Edwin Jenkins—Final Review of Proposed Policy on Take-Home Vehicles. Discussion. **Commissioner Davis Motioned to Accept the Revised Take-Home Vehicle Policy as Written. Commissioner Wortham Seconded. The Motion Passed Unanimously.**
- 16.) Commissioner Concerns/Information: Commissioner Davis, Johnny Hiers.

Adjourned at 6:13 p.m.

Mayor Colson/Commissioner

Attest, Prepared by Heather Lang



City of Cedar Key

The Island City

Phone (352) 543-5132
Fax (866) 674-2419

PO Box 339
Cedar Key, FL 32625

Application for Historic Preservation Board Member

The Historic Preservation Board shall be comprised of five members, each of whom shall be appointed by Resolution of the City Commission to a three year term. All members of the Historic Preservation Board shall possess demonstrated knowledge, experience and commitment to historic preservation. This is a volunteer position.

Members of the Board are subject to Florida's Government in the Sunshine Law and certain laws regarding ethics.

If you are interested in serving on the Historic Preservation Board, please fill out the information below and forward to Jennifer Sylvester, Historic Board Administrator (jsylvester@cedarkeyfl.us) or City Hall (cityhall@cedarkeyfl.us)

Name:	Susan J. Rosenthal	
Address:	910 7 th St., Cedar Key, FL 32625	
Phone Number:	352-543-9206	
Cell Phone Number:	954-592-4269	
Email:	susupug@bellsouth.net	
Experience:	6 years as Cedar Key City Commissioner	
Signature:		Date: 3/26/24

Recvd. 4-15-2024
JL



City of Cedar Key

The Island City

Phone (352) 543-5132
Fax (866) 674-2419

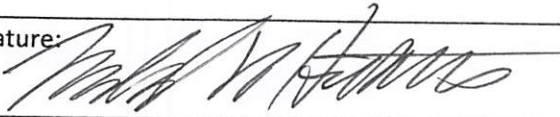
PO Box 339
Cedar Key, FL 32625

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If you are interested in serving on the Historic Preservation Board, please fill out the information below and forward to Jennifer Sylvester, Historic Board Administrator (jsylvester@cedarkeyfl.us) or City Hall (cityhall@cedarkeyfl.us)

Name:	Michael W. Hostetler
Address:	6041 E Street - P.O. Box 111
Phone Number:	312-498-4470
Cell Phone Number:	(same)
Email:	mhostetler5@gmail.com
Experience:	See Attached
Signature:	
Date:	4/15/24

Michael W. Hostetler

6041 E Street – P. O. Box 111

Cedar Key, FL 32625

312-498-4470

mhostetler5@gmail.com

A resident of Cedar Key since 2020, I am currently serving as Secretary and Board member of the Cedar Key Historical Society and have been a regular docent volunteer at the Historical Society Museum for the past four years. I received a bachelor's degree in journalism from the University of Kansas in 1976, and in the years since have maintained an avid interest in American history in general, and railroad history in particular.

Since 1984, I have been employed as the senior project manager for Grand Stage Lighting Company, Inc. of Chicago, Illinois, a construction contractor that specializes in the renovation and new construction of theatres, churches, school auditoriums, and other performance spaces. I have had extensive experience, both as a construction project manager and as a design consultant to architects, electrical engineers, and structural engineers engaged in the design and specification of theatres and other performance spaces.

193 2nd Street, Cedar Key

Steve Davison <Steve@cccga.com>

Wed 11/29/2023 6:55 AM

To: Jennifer Sylvester <jsylvester@cedarkeyfl.us>; scott sykes <silverhall@comcast.net>

To Whom It May Concern:

I am requesting that **193 2nd Street** - Cedar Key, FL 32625 be considered for nomination to be a contributing structure to the Historic Registry. The Yellow house across from the park is a cottage style house with a screened-in front porch built between 1935-1940. The house is of wood construction including what appears to be Cyprus boards in the roof. My intent is to leave the exterior 'as is' because it is typical example of old Cedar Key, and only adds to the local 'Charm' factor.

If you should need any additional information, please advise.

Respectfully,



Stephen Davison
CEO



PO Box 7444
Warner Robins GA 31095

☎ 478.922.5340

☎ FAX.923.7776

✉ steve@cccga.com

🌐 cleancontrol.com

lethalproducts.com

odoban.com

This email and any files transmitted with it are confidential and intended solely for the individual or entity to whom they are addressed. If you have received this email in error destroy it immediately and do not forward any information contained therein.

*** Clean Control Corporation Confidential ***

From: Jennifer Sylvester <jsylvester@cedarkeyfl.us>

Sent: Monday, November 27, 2023 1:18 PM

The Cedar Key Historical Society

To Whom It May Concern,

January 19, 2024

The Cedar Key Historical Society was requested to explore the property at 193 2nd Street in Cedar Key, as the owner sought its potential inclusion as a contributing structure to the Historic Registry, guided by specific criteria.

Criteria for Evaluation

A) are associated with events that have made a significant contribution to the broad patterns of our history; and/or

B) are associated with the lives of persons significant in our past; and/or

C) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or

D) have yielded, or may be likely to yield, information important in prehistory or history.

After an in-depth examination, including a comprehensive review of the Cedar Key Historical Society Archival Materials, no notable events, prominent individuals, or historically significant information related to the property at 193 2nd Street in Cedar Key were found. Nevertheless, the Cedar Key Historical Society is open to the possibility of the potential discovery of such information and offers to integrate such information into the Archives in the future. This would also involve digitizing and preserving any pertinent details that may come to light.

Sincerely,

Anna White Hodges

Executive Director



193 2nd Str

193 2nd Str.

Write a description for your map.

Legend

Google Earth

© 2023 Google



6.56 ft



LAWS OF CEDAR KEY-CHAPTER FOUR

LAND DEVELOPMENT REGULATIONS

Original Appearance

That appearance (except for color) which, has been documented through archival records and which, to the satisfaction of the Administrator, closely resembles the appearance of either (1) the features on the building as it was originally built or was likely to have been built, or (2) the features on the building as it presently exists so long as the present appearance is appropriate to the style and materials of the building.

Site

The location of a significant event, activity, building, structure, or archeological resource where the significance of the location and any archeological remains outweighs the significance of any existing structures.

3.01.02. Historic District

There is hereby established a Historic District as indicated by red outline on the Cedar Key Historic District map included in Appendix A of this Land Development Code. The Historic District is that area bordered by 1st, 3rd, A Street, and F Street, inclusive of both sides of the street and adjacent corners. See Map 10-1

3.01.03. Local Register of Historic Places

A. There is hereby established a Local Register of Historic Places as a means of identifying and classifying various sites, buildings, structures, objects, and districts as historic and/or architecturally significant. The Local Register is included in Appendix A of this Land Development Code.

B. **Addition to the Local Register.** The following procedure shall be followed for placement of buildings or sites on the local register:

1. A written request for nomination, citing the historic or archaeological significance of the building or site, shall be submitted to the

Department by the City Commission, the Historic Preservation/Architectural Review Board, the Cedar Key Historical Society, or by the owner of the building or site. Once the request for nomination is received, a written request will be issued to the Cedar Key Historical Society and Cedar Key Historic Board to review the nomination request for a possible recommendation for addition to the Local Register.

2. The Administrator shall place the nomination on the agenda of the next regularly scheduled City Commission meeting following the required public notice.

3. Notice of the proposed placement shall be provided to the public at large and to the owner(s) of the nominated property(ies), at least fifteen (15) days in advance of the meeting at which the nomination will be considered.

4. The City Commission shall review the nominations and findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the Local Register. The review shall also include any owner's written objection to placement on the Local Register.

5. A decision to include or exclude a property shall be submitted as an amendment to and as an appendix to this Code. A listing of the Local Register of Historic Places shall be included by reference in this Code (Appendix A Exhibit 10-2).

C. **Criteria for Listing on the Local Register.** The property(ies) must meet the following criteria before it may be listed on the Local Register or be designated as contributing to a district:

1. The site, building, or district possesses integrity to the year of construction of location, design setting, materials, workmanship, feeling and association; and

LAWS OF CEDAR KEY-CHAPTER FOUR

LAND DEVELOPMENT REGULATIONS

2. The site, building or district is associated with events that are significant to local, state, or national history; or embody distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

3. The property is one which, by its location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development to the time of construction.

4. A property should not be considered contributing if it has been so altered that the overall integrity of the property has been irretrievably lost.

5. Structures built within the past fifty (50) years shall not be considered contributing unless a strong justification concerning their historical or architectural merit is given.

D. Effect of Listing on the Local Register. Structures and buildings listed individually on the Local Register or judged as contributing to the character of a district shall be deemed historic and entitled to modified enforcement of the Standard Building Code as provided by Chapter 1, Section 101, "Special Historic Buildings" and the modified provisions of the FEMA code of Federal Regulations for "Historic Structures". The Administrator is authorized to issue and place official signs denoting the geographic boundaries of any district or to issue letters of authorization for signs denoting the historic designation of properties listed.

(History: Ord. No. 415)

3.01.04. Certificates of Appropriateness Required

Regulated Work Items must be certified as appropriate for all sites listed individually on the

Local Register of Historic Places and all properties within the Historic District.

A. Administrative Approval. The Administrator may approve work which constitutes "ordinary maintenance" or work which will result in the "original appearance" as defined in this code.

B. Administrative Certificate of Appropriateness. The Administrator, with concurrence of the Chair of the Historic Preservation Board, may grant a Certificate of Appropriateness for work which meets the criteria as set forth in the Definition of Administrative Certificate of Appropriateness set forth in §3.01.01, above.

C. Historic Preservation Board Approval. If the work is not eligible for approval under (A) or (B), then a certification of appropriateness must be obtained from the Historic Preservation Board

(History: Ord. No. 461, 525)

3.01.05. Regulated Work Items

A. The following are regulated work items:

1. Installation or removal of awnings or canopies.

2. Installation or removal of all decks above the first-floor level on the front of the structure or visible from the right of way.

3. Installation of an exterior door or door frame, or the infill of an existing exterior door opening.

4. Installation or removal of any exterior wall, including the enclosure of any porch or other outdoor area with any material other than insect screening.

5. The installation or relocation of fencing.

The Cedar Key Historical Society

To Whom It May Concern,

January 19, 2024

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Sincerely,

Anna White Hodges

Executive Director

City of Cedar Key Historic Preservation Board

The Island City

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

Vanessa Edmunds, Chair
Cedar Key Historic Preservation Board

April 10, 2024

Dear Mayor Colson and Commissioners,

I am writing to provide a recommendation for the inclusion of the property located at 193 2nd Street, Cedar Key, FL, 32625, in the Local Register of Historic Places.

The Cedar Key Historic Preservation Board has thoroughly examined the submitted documents and assessed the property against the criteria outlined in the Laws of Cedar Key, Chapter 4; Land Development Regulations; Section 3.01.03. These criteria include:

1. Integrity to the year of construction or location.
2. Association with significant historical events or distinctive characteristics of a period.
3. Contribution to the district's sense of time, place, and historical development.
4. Preservation of overall integrity despite alterations.
5. Structures built more than 50 years ago unless a strong justification for exception.

Based on our evaluation, the Cedar Key Historic Preservation Board believes that the property meets all listed criteria for inclusion in the Local Historic Register of Historic Places. Our recommendation is unanimous, reflecting the consensus reached by the board members after careful consideration.

We appreciate the opportunity to contribute to the preservation of Cedar Key's rich history and heritage. Thank you for considering our recommendation.

Sincerely,

Vanessa Edmunds, Chair
Cedar Key Historic Preservation Board

**0502 LC PUBLIC NOTICE
City of Cedar Key
The Island City**

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

**NOTICE OF NOMINATION TO LOCAL
REGISTER OF HISTORIC PLACES
NOTICE OF HEARING FOR PLACEMENT ON
LOCAL REGISTER**

The City Commission of Cedar Key has received an application for nomination from Holland Road LLC, for inclusion of the property and building(s) located at 193 2nd Street, Cedar Key, Florida, on the Local Register of Historic Places.

The Cedar Key City Commission will, on Tuesday, May 21, 2024, at 5 p.m. in the City Hall – 809 6th Str., Cedar Key Florida, hold a Public Hearing to consider the placement of the nominated property and buildings on the Local Register of Historic Places, in accordance with the Laws of Cedar Key, Chapter Four, Article III, ss3.01.03.

If any person decides to appeal the decision of the City Commission with respect to any matter considered at said Public Hearing, he/she will 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.

If any accommodation is needed for person(s) with disabilities, please contact the Office of the City Clerk at (352) 543-5142.
Published on May 2, 2024

Ian Maki & Darrin Newell
12685 State Road 24
P.O. Box 125
Cedar Key, FL 32625
Tel. (352) 477-5070
ian@fireflycedarkey.com

Tuesday, May 14, 2024

Cedar Key City Council
Attn: Mayor Sue Colson
P O Box 339
Cedar Key, FL 32625

Dear Mayor Colson and Councilors,

Darrin Newell and I request that our property and cottages located at 12685 State Road 24 in Cedar Key be added to the local historical register.

Firefly Cottages is a prime example, and the one remaining, of an element of Cedar Key's history. The cottages and the property represent how coastal communities embraced early automobile tourists and showcased the natural beauty and richness of this estuarial paradise.

We look forward to making this request in person at the Council meeting this week.

Fond regards

A handwritten signature in cursive script that reads "Ian Maki". The letters are fluid and connected, with a prominent loop on the 'I' and 'M'.

Ian Maki



12685 State Road 24
P.O. Box 125
Cedar Key, FL 32625
Tel. (352) 477-5070
ian@fireflycedarkey.com



Friday, September 29, 2023

City of Cedar Key
City Clerk and City Planning Administrator
P. O. Box 339
Cedar Key, FL 32625

Re: Designation of Cedar Key Fishing Camp as historically significant property

Dear Sir/Madam

It has come to our attention that Cedar Key was certified by the State of Florida Division of Historic Preservation as a part of the Certified Local Government (CLG) Program. As you know, the Program was enacted as part of the National Historic Preservation Act Amendments of 1980. The program links three levels of government -federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties.

As the owner of the erstwhile Bon Aire Fishing Cottages, Mermaid's Landing Waterfront Cottages, now known as Firefly Resort Cottages, it is our intention to have this property included as a designated property of historical and cultural significance in Cedar Key. It is my belief that it was through the existence and popularity of properties like our own, that Cedar Key became a community of not only historic, but also of cultural significance to Floridians and citizens of the United States.

While I am new to Cedar Key, my family has roots Central Florida going back to the period before the Civil War. My great-great-grandfather was the family doctor in Mayo, and his son, Charles Samuel Brown, my great grandfather, was the family doctor in Live Oak. His son, my grandfather, Harold Ogden Brown was a radiologist and lived Tampa before after his service in the United States Army as a physician in both World Wars. He practiced radiology in Tampa until he retired in the early 1970s and moved to Hernando. Our family has been living near and recreating on the Nature Coast for close to two centuries.

These cottages were originally built between 1950 and 1954 and operated as a fishing camp for sportsmen and families vacationing on the Nature Coast. In the early years, visitors could stop here and buy fish and seafood caught in local waters, fish for their own catch off the ample dock on the Back Bay, and either picnic on the grounds or rent one of the six or so cottages or bunk houses on the water. The photographic record in my possession clearly shows the property being used for this purpose. In fact, the property has provided lodging and a slice of

old Florida island life to visitors continuously since that time. It was during the years that my mother, Tallulah Ann Brown (Maki), was growing up in Tampa and being a tomboy at the lake house in Hernando (Citrus County) that Bon Aire Cottages opened. In 1973, Ms. Betty Rose Cooke (Ricky Cooke's (Cooke's Seafood) mother) purchased what she describes as a derelict property with one useable cottage (reportedly the site of the weekly men's poker game in Cedar Key) and rehabilitated the property as the Mermaid's Landing. Ms. Cook planted the gardens under the shade of pine and cedar and operated it as rental cottages by the "Day-Week-Month". This would be part of the cycle for the property since then, being sold every dozen years or so in ever increasingly poor condition, until we purchased this property as our home and business in July 2018.

The cottages we purchased are in so many ways exemplary of the cabins and cottages that were once so prevalent along the Gulf Coast. But, in the travels that led us to Cedar Key from Seattle, and along the Gulf of Mexico from Brownsville, TX to Naples, we did not see much of that history remaining. Preserved by its isolation, these cottages, like much of Cedar Key, remains as a living relic of Florida history.

There aren't that many private coastal structures standing today that are historic by virtue of their age, by being over 100 years old. While these cottages are 70-plus years old, it is not their age alone that makes them worthy of historical designation. Our appeal is based on the cottages' role in supporting the recreational fishing industry and pastime, the period architecture of these "cracker" style cottages, and their authentic purpose and development as a fishing camp. It is in keeping with that original style that Firefly Cottages provides hospitality to visitors from near and far in a custom more fitting modern travelers than those who ventured here in the early days. The buildings and setting, though, have remained much as they were in 1951 (see photos).

Please advise me of the correct process to make sure that this piece of Cedar Key's past can be preserved while facing an uncertain future of climate changes and development pressures. I and my partner would be more than happy to discuss this process with you and your staff.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian Maki". The signature is fluid and cursive, with a large initial "I" and "M".

Ian Maki and Darrin Newell
Co-owners, Firefly Resort Cottages
Cedar Key Residents since 2018
12685 State Road 24
Cedar Key, FL 32625

April 23, 2024
(Via email)

Dear Ian Maki,

It's an honor to write a note in support of Firefly Resort and its preservation.

Bon Aire Fish Camp, now called Firefly Resort Cottages, dates back to the early 1950s, which by many accounts was the heyday of fish camps in Florida. Today, many of those camps have disappeared; but Bon Aire (Firefly) remains as a significant testament to fish camps in general and to Cedar Key's rich cultural landscape in particular.

Firefly exemplifies the camps and resorts that catered to tourists who visited Florida's coastline to experience all that the rich estuary has to offer. Consequently, Firefly is a highly significant example of a fast-disappearing historical context that is at the core of Florida's environmental and cultural landscape. And Firefly continues as the most intact and accessible of four other such camps that used to operate in the Cedar Key area, and it is essential that Firefly persists as a vital place in the network of extant camps across the state.

Firefly's collection of modest cottages illustrates the size and scope of fish camps. Historically, it is also an excellent example of what can be described as a unique combination of tourist motor camp and fish camp. Each cottage adds to the sense of place and the sense of community that made tourists and families want to return again and again. The deep eaves and the spaces between the buildings are also important to the identity of the fish camp. It is here that visitors sat on porches, picnicked in shady spots, cooked fish, and generally enjoyed each other's company in Cedar Key's coastal climate.

Because they occupy areas where land and water meet, fish camps are exercises in resilience. They are constantly adapting and 'making do.' Fish camps are innovative in the ways they apply local knowledge (how to build along the water's edge), use materials that are readily at hand, and repair and add on to existing structures as necessary. It is in this spirit that Firefly might continue to preserve the long and rich traditions of fish camps in Florida.

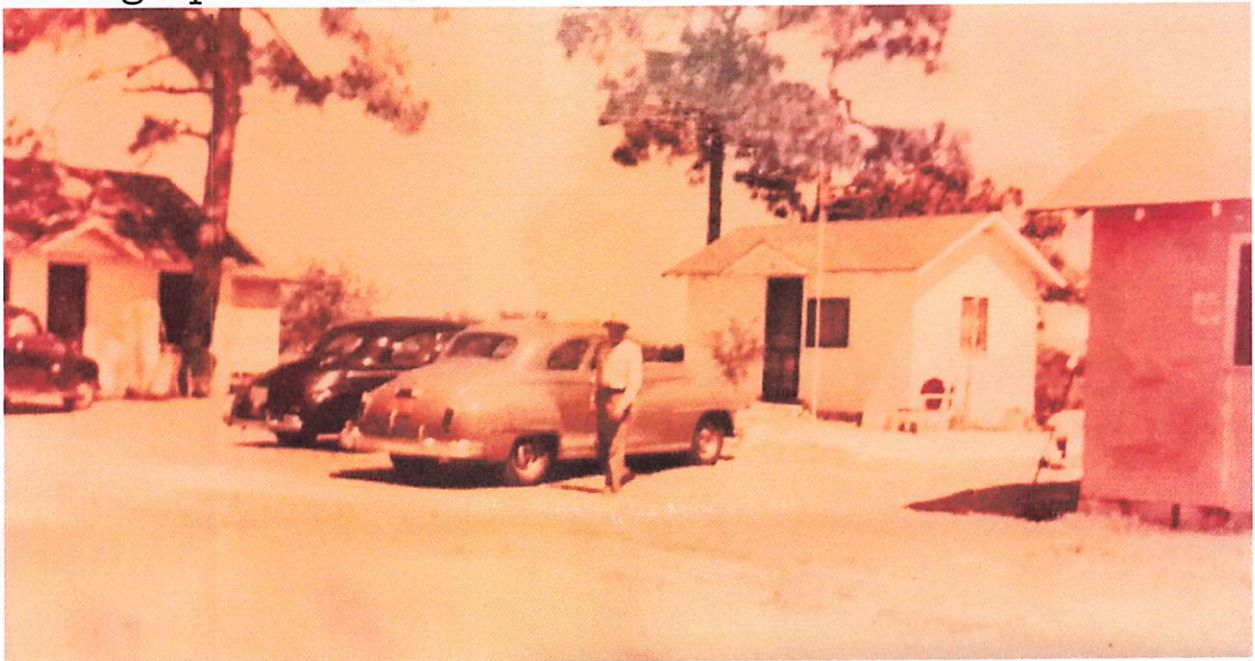
To put it another way, fish camps are living documents, which is to say that change and adaptation define their very identity. With this in mind, Firefly will continue to adapt to rising sea levels, storms, and maintenance. And as a result, it will continue to tell the past, present and future stories of the places where people and wildlife—camps and fish—come together.

Please let me know if I can help these efforts in any way.

Sincerely,

Charlie Hailey

Photographs of 12685 SR 24



1951 under construction.



1951, Cinderblock cottages on the left, Office/home center, and a rental cottage on right.



This 1954 shot shows the back cottages, and their wrap around decks and overhanging eaves



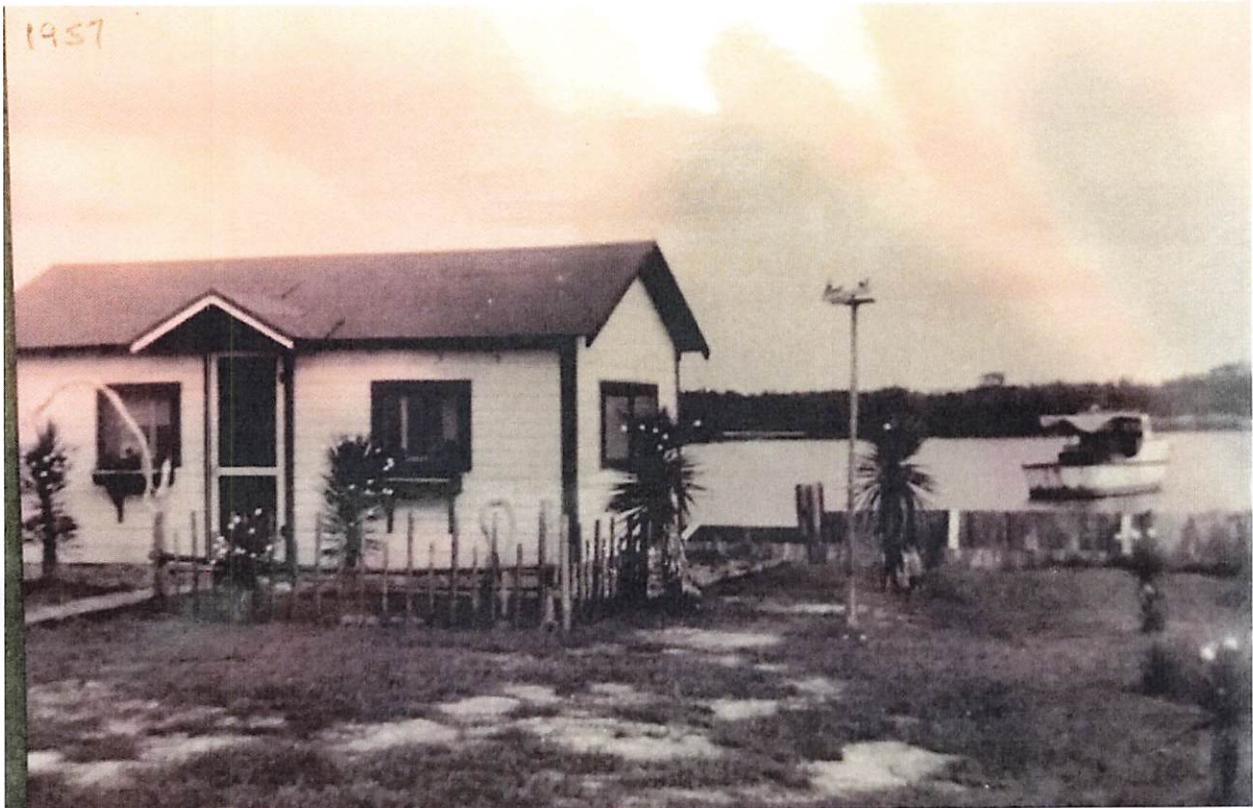
Simple cottages on a sandy key.



Retail and (w)holesale fish sal(es)", date unknown.



The finished cottages in 1957, complete with window boxes and a picket fence.



The original back cottage in 1957, note the expanse of open water and boat in back bay.



This photo, from the late 1990s, shows the cottages nested between clam raceways.

Recent Photographs of the Firefly Cottages



This 2021 photograph shows the property under large Eastern Redcedar.



Two business signs for the cottages ca. 1998 and 2020



Two of the cottages on the property today.



Native and tropical plantings evoke the name "Florida"



Example of the Cracker-style architecture: long eaves, bid deck, oppositional windows, open crawl space underneath.



The way back cottage, before Idalia, from the porch of Firefly Cottage



Current sea level often swamps this cottage at higher tides, frequent salt water inundations have weakened the foundation to near dust.



Quintessential Old Florida

LAWS OF CEDAR KEY-CHAPTER FOUR

LAND DEVELOPMENT REGULATIONS

Original Appearance

That appearance (except for color) which, has been documented through archival records and which, to the satisfaction of the Administrator, closely resembles the appearance of either (1) the features on the building as it was originally built or was likely to have been built, or (2) the features on the building as it presently exists so long as the present appearance is appropriate to the style and materials of the building.

Site

The location of a significant event, activity, building, structure, or archeological resource where the significance of the location and any archeological remains outweighs the significance of any existing structures.

3.01.02. Historic District

There is hereby established a Historic District as indicated by red outline on the Cedar Key Historic District map included in Appendix A of this Land Development Code. The Historic District is that area bordered by 1st, 3rd, A Street, and F Street, inclusive of both sides of the street and adjacent corners. See Map 10-1

3.01.03. Local Register of Historic Places

A. There is hereby established a Local Register of Historic Places as a means of identifying and classifying various sites, buildings, structures, objects, and districts as historic and/or architecturally significant. The Local Register is included in Appendix A of this Land Development Code.

B. **Addition to the Local Register.** The following procedure shall be followed for placement of buildings or sites on the local register:

1. A written request for nomination, citing the historic or archaeological significance of the building or site, shall be submitted to the

Department by the City Commission, the Historic Preservation/Architectural Review Board, the Cedar Key Historical Society, or by the owner of the building or site. Once the request for nomination is received, a written request will be issued to the Cedar Key Historical Society and Cedar Key Historic Board to review the nomination request for a possible recommendation for addition to the Local Register.

2. The Administrator shall place the nomination on the agenda of the next regularly scheduled City Commission meeting following the required public notice.

3. Notice of the proposed placement shall be provided to the public at large and to the owner(s) of the nominated property(ies), at least fifteen (15) days in advance of the meeting at which the nomination will be considered.

4. The City Commission shall review the nominations and findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the Local Register. The review shall also include any owner's written objection to placement on the Local Register.

5. A decision to include or exclude a property shall be submitted as an amendment to and as an appendix to this Code. A listing of the Local Register of Historic Places shall be included by reference in this Code (Appendix A Exhibit 10-2).

C. **Criteria for Listing on the Local Register.** The property(ies) must meet the following criteria before it may be listed on the Local Register or be designated as contributing to a district:

1. The site, building, or district possesses integrity to the year of construction of location, design setting, materials, workmanship, feeling and association; and

LAWS OF CEDAR KEY-CHAPTER FOUR

LAND DEVELOPMENT REGULATIONS

2. The site, building or district is associated with events that are significant to local, state, or national history; or embody distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

3. The property is one which, by its location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development to the time of construction.

4. A property should not be considered contributing if it has been so altered that the overall integrity of the property has been irretrievably lost.

5. Structures built within the past fifty (50) years shall not be considered contributing unless a strong justification concerning their historical or architectural merit is given.

D. Effect of Listing on the Local Register. Structures and buildings listed individually on the Local Register or judged as contributing to the character of a district shall be deemed historic and entitled to modified enforcement of the Standard Building Code as provided by Chapter 1, Section 101, "Special Historic Buildings" and the modified provisions of the FEMA code of Federal Regulations for "Historic Structures". The Administrator is authorized to issue and place official signs denoting the geographic boundaries of any district or to issue letters of authorization for signs denoting the historic designation of properties listed.

(History: Ord. No. 415)

3.01.04. Certificates of Appropriateness Required

Regulated Work Items must be certified as appropriate for all sites listed individually on the

Local Register of Historic Places and all properties within the Historic District.

A. Administrative Approval. The Administrator may approve work which constitutes "ordinary maintenance" or work which will result in the "original appearance" as defined in this code.

B. Administrative Certificate of Appropriateness. The Administrator, with concurrence of the Chair of the Historic Preservation Board, may grant a Certificate of Appropriateness for work which meets the criteria as set forth in the Definition of Administrative Certificate of Appropriateness set forth in §3.01.01, above.

C. Historic Preservation Board Approval. If the work is not eligible for approval under (A) or (B), then a certification of appropriateness must be obtained from the Historic Preservation Board

(History: Ord. No. 461, 525)

3.01.05. Regulated Work Items

A. The following are regulated work items:

1. Installation or removal of awnings or canopies.

2. Installation or removal of all decks above the first-floor level on the front of the structure or visible from the right of way.

3. Installation of an exterior door or door frame, or the infill of an existing exterior door opening.

4. Installation or removal of any exterior wall, including the enclosure of any porch or other outdoor area with any material other than insect screening.

5. The installation or relocation of fencing.

The Cedar Key Historical Society

To Whom It May Concern,

January 19, 2024

Exploring the Historical Significance of 12685 State Road 24 in Cedar Key

The Cedar Key Historical Society was asked to assess the property at 12685 State Road 24 in Cedar Key, using specific criteria, to fulfill the request in determining its historical significance.

Criteria for Evaluation

A) are associated with events that have made a significant contribution to the broad patterns of our history; and/or

B) are associated with the lives of persons significant in our past; and/or

C) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or

D) have yielded, or may be likely to yield, information important in prehistory or history.

Following a thorough investigation, involving a comprehensive review of the Cedar Key Historical Society Archival Materials, no significant events, influential figures, or historically important information associated with the property at 12685 State Road 24 in Cedar Key were uncovered. Nonetheless, the Cedar Key Historical Society is receptive to the potential discovery of such information and is willing to incorporate it into the Archives in the future. This process would include digitizing and preserving any pertinent details that may emerge.

Sincerely,

Anna White Hodges

Executive Director



12685 State Road 24
P.O. Box 125
Cedar Key, FL 32625
Tel. (352) 477-5070
ian@fireflycedarkey.com

Thursday, February 22, 2024

Cedar Key Historic Board
Attn: Vanessa Edmunds, Chair
P O Box 339
Cedar Key, FL 32625

Re: Designation of Cedar Key Fishing Camp as historically significant property

Dear Ms. Edmunds and Members of the Board,

This letter serves to request the support of Cedar Key Historical Society in obtaining historical status for the property located at 12685 SR-24 (Parcel 08816-000-00) and have it added to the local historic register.

It has come to our attention that Cedar Key was certified by the State of Florida Division of Historic Preservation as a part of the Certified Local Government (CLG) Program. As you know, the Program was enacted as part of the National Historic Preservation Act Amendments of 1980. The program links three levels of government -federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties.

As owners of the erstwhile Bon Aire Fishing Cottages, now known as Firefly Resort Cottages, it is our intention to have this property included as a designated property of historical and cultural significance in Cedar Key. We believe the existence and ongoing popularity of properties like this that Cedar Key became and continues to be a community of not only historic, but also of cultural significance to Floridians and citizens of the United States.

The cottages occupying this property were originally built between 1950 and 1957 and operated as a fishing camp for sportsmen and families vacationing on the Nature Coast. In the early years, visitors could stop here and buy fish and seafood caught in local waters, fish for their own catch off the ample dock on the Back Bay, and either picnic on the grounds or rent one of the nine cottages or bunk houses on the water. The photographic record in my possession clearly shows the property being used for this purpose. In fact, the property has provided lodging and a slice of old Florida island life to visitors continuously since the 1950s.

The Bon Aire Cottages opened during the boom years after World War II. It has operated as a motor inn, fishing camp, apartment dwellings, live-work space, and vacation accommodations. In 1973, Ms. Betty Rose Cooke (Ricky Cooke's (Cooke's Seafood) mother) purchased what she

describes as a then “derelict” property with one useable cottage (reportedly the site of the weekly men’s poker game in Cedar Key) and rehabilitated the property as the Mermaid’s Landing. Miss Betty planted the gardens under the shade of pine and cedar and operated it as rental cottages by the “Day-Week-Month”. Other local owners, including Jimmy “Frog” Whadley, owned and rented the cottages as we now do. This would be part of the cycle for the property since then, being sold every dozen years or so in ever increasingly poor condition, until we purchased this property as our home in July 2018. We began renting the other cottages in October 2018.

The cottages we purchased are in so many ways living examples of the shacks, huts, cabins and cottages that were once so prevalent along the Gulf Coast as homes for settler families, hunting and fishing camps, and recreational dwellings. Sadly, in our travels along the Gulf of Mexico from Brownsville, TX to Naples, we did not see much of that history remaining. Preserved by its isolation, this property, like much of Cedar Key, remains as a living relic of Florida history.

While these cottages are 70-plus years old, it is not their age alone that makes them worthy of seeking historical designation. Our appeal is based on the property’s and cottages’ role in supporting the recreational fishing industry and pastime. The period architecture of these “cracker” style cottages, and their authentic purpose as a fishing camp adds to its interest. It is in keeping with that original style that Firefly Cottages provides hospitality to visitors from near and far in a custom more fitting modern travelers than those who ventured here in the early days. The buildings and setting, though, have remained much as they were in 1951 (see photos).

Please advise me of any further actions you may require of me, and I look forward to the opportunity to make a personal case to insure that this piece of Cedar Key can be preserved while facing an uncertain future of climate changes, property loss and development pressures. My partner and I would be more than happy to discuss this process with you and the board at the earliest opportunity.

Sincerely,



Ian Maki
Owner, Firefly Resort Cottages
Resident, 12685 State Road 24
PO Box 125
Cedar Key, FL 32625

Enclosures:

12685 SR-24 Photo Gallery, 1950-present
Property Site Plan, 2024
Property Survey, 2018
Levy County Property Appraiser map
Sept. 2023 Request/Clerk correspondence

City of Cedar Key Historic Preservation Board

The Island City

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

Vanessa Edmunds, Chair
Cedar Key Historic Review Board

April 10, 2024

Dear Mayor Colson and Commissioners,

I am writing to provide a recommendation for the inclusion of the property located at 12685 State Road 24, Cedar Key, FL, 32625, in the Local Register of Historic Places. The Cedar Key Historic Review Board has thoroughly examined the submitted documents and assessed the property against the criteria outlined in the Laws of Cedar Key, Chapter 4; Land Development Regulations; Section 3.01.03. These criteria include:

1. Integrity to the year of construction or location.
2. Association with significant historical events or distinctive characteristics of a period.
3. Contribution to the district's sense of time, place, and historical development.
4. Preservation of overall integrity despite alterations.
5. Structures built more than 50 years ago unless a strong justification for exception.

Based on our evaluation, the Cedar Key Historic Review Board believes that the property meets all listed criteria for inclusion in the Local Historic Register of Historic Places. Our recommendation is unanimous, reflecting the consensus reached by the board members after careful consideration.

We appreciate the opportunity to contribute to the preservation of Cedar Key's rich history and heritage. Thank you for considering our recommendation.

Sincerely,

Vanessa Edmunds, Chair
Cedar Key Historic Review Board

**0502 LC PUBLIC NOTICE
City of Cedar Key
The Island City**

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

**NOTICE OF NOMINATION TO LOCAL
REGISTER OF HISTORIC PLACES
NOTICE OF HEARING FOR PLACEMENT ON
LOCAL REGISTER**

The City Commission of Cedar Key has received an application for nomination from Ian Maki and Darrin Newell, Co-owners of Firefly Resort Cottages, for inclusion of the property and buildings located at 12685 State Road 24, Cedar Key, Florida, on the Local Register of Historic Places.

The Cedar Key City Commission will, on Tuesday, May 21, 2024, at 5 p.m. in the City Hall – 809 6th Str., Cedar Key Florida, hold a Public Hearing to consider the placement of the nominated property and buildings on the Local Register of Historic Places, in accordance with the Laws of Cedar Key, Chapter Four, Article III, ss3.01.03.

If any person decides to appeal the decision of the City Commission with respect to any matter considered at said Public Hearing, he/she will 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.

If any accommodation is needed for person(s) with disabilities, please contact the Office of the City Clerk at (352) 543-5142.
Published on May 2, 2024

ORDINANCE NO. 555

AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA, RELATING TO AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF CEDAR KEY COMPREHENSIVE PLAN, AS AMENDED, RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 24-01, BY THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM COUNTY URBAN LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL (MAXIMUM DENSITY 4.9 DWELLING UNITS PER ACRE) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF CEDAR KEY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Commission of the City of Cedar Key, Florida, hereinafter referred to as the City Commission, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Commission to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Local Planning Agency Board of the City of Cedar Key, Florida, hereinafter referred to as the Local Planning Agency Board, has been designated as the Local Planning Agency of the City of Cedar Key, Florida;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Code, as amended, the Local Planning Agency Board, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Local Planning Agency Board, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the City Commission approval of said application for amendment, as described below;

WHEREAS, the City Commission held the required public hearing, with public notice having been provided, under the procedures established in Sections 163.3161 to 163.3248, Florida Statutes, as amended, on said application for amendment, as described below, and at said public hearing, the City Commission reviewed and considered all comments received during said public hearing, including the recommendation of the Local Planning Agency, concerning said application for an amendment, as described below;

WHEREAS, the City Commission has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the City Commission, has determined and found that approval of said application for amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 24-01, by Clay Sweger, of EDA Consultants, Inc., as agent for William Clayton Taylor and Marguerite Pringle Teetor, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification of certain lands, the land use classification is hereby changed from COUNTY URBAN LOW DENSITY RESIDENTIAL to CITY RESIDENTIAL (maximum density 4.9 dwelling units per acre) on property described, as follows:

A parcel of land in Section 31, Township 15 South, Range 13 East, Levy County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 31; thence South 00°00'00" East 2,248.62 feet; thence North 89°06'00" East 869.88 feet; thence South 48°16'00" West 431.90 feet; thence South 17°01'00" East 649.00 feet; thence North 72°59'00" East 155.77 feet to the Point of Beginning; thence continue North 72° 59'00" East 70.00 feet to the center of a cul-de-sac whose radius is 50.00 feet; thence South 09°51'09" East 50.00 feet to the South curve of said cul-de-sac; thence South 56°20'00" East 230.00 feet, more or less to the edge of the water of the Gulf of Mexico; thence South 05°19'22" West, along said edge of the water 192.17 feet; thence South 26°00'00" West, along said edge of the water 12.00 feet; thence North 51°15'00" West, along said edge of the water 73.38 feet; thence South 82°28'31" West 40.00 feet; thence North 14°12'43" West 420.57 feet to the Point of Beginning.

Containing 1.65 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall be effective upon adoption.

The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the FloridaCommerce or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the FloridaCommerce, Division of Community Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED UPON FIRST READING on the 21st day of May 2024.

PASSED AND DULY ADOPTED upon second read and final reading with a quorum present and voting by the City Commission in regular session this _____ day of _____ 2024.

Attest:

CITY COMMISSION OF THE
CITY OF CEDAR KEY, FLORIDA

, City Clerk

, Mayor

City of Cedar Key

The Island City

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

May 21, 2024

TO: City Commission

FROM: Land Planning Agency

SUBJECT: Application No. CPA 24-01 (Taylor/Teetor)

Concurrency Management Assessment
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Land use amendment requests are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed by the Concurrency Management System.

CPA 24-01 is an application by Clay Sweger, of EDA Consultants, Inc., as agent for William Clayton Taylor and Marguerite Pringle Teetor, to amend the Future Land Use Plan Map of the Comprehensive Plan, by changing the land use classification from COUNTY URBAN LOW DENSITY RESIDENTIAL (1 dwelling unit per acre) to CITY RESIDENTIAL (4.9 dwelling unit per acre) on the property described, as follows:

A parcel of land in Section 31, Township 15 South, Range 13 East, Levy County, Florida. Being more particularly described as follows: Commence at the Northwest corner of said Section 31; thence South 00°00'00" East 2,248.62 feet; thence North 89°06'00" East 869.88 feet; thence South 48°16'00" West 431.90 feet; thence South 17°01'00" East 649.00 feet; thence North 72°59'00" East 155.77 feet to the Point of Beginning; thence continue North 72° 59'00" East 70.00 feet to the center of a cul-de-sac whose radius is 50.00 feet; thence South 09°51'09" East 50.00 feet to the South curve of said cul-de-sac; thence South 56°20'00" East 230.00 feet, more or less to the edge of the water of the Gulf of Mexico; thence South 05°19'22" West, along said edge of the water 192.17 feet; thence South 26°00'00" West, along said edge of the water 12.00 feet; thence North 51°15'00" West, along said edge of the water 73.38 feet; thence South 82°28'31" West 40.00 feet; thence North 14°12'43" West 420.57 feet to the Point of Beginning.

Containing 1.65 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact -

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

During the calendar year 2023, there was 1 single family residential dwelling on the site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.39 persons per dwelling unit = 239 gallons of potable water per dwelling unit per day.

1 (dwelling unit) x 239 (gallons of potable water usage per dwelling unit per day) = 239 gallons of potable water usage per day.

The proposed amendment could theoretically result in 8 multifamily residential dwellings on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.39 persons per dwelling unit = 239 gallons of potable water per dwelling unit per day.

8 (dwelling units) x 239 (gallons of potable water usage per dwelling unit per day) = 1,912 gallons of potable water usage per day.

Therefore, the estimated net increase in potable water usage per day = 1,673 gallons of potable water usage per day (1,912 - 239 = 1,673).

Permitted capacity of the community potable water system = 360,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 126,550 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved amendment = 233,450 gallons of potable water per day.

Less reserved capacity for previously approved amendment= 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved amendment = 233,450 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 1,673 gallons of potable water per day.

Residual capacity after this proposed amendment = 231,777 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the theoretical use of the site.

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

During the calendar year 2023, there was 1 single family residential dwelling on the site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.39 persons per dwelling unit = 168 gallons of sanitary sewer effluent per day.

1 (dwelling unit) x 168 (gallons of sanitary sewer effluent per capita per dwelling unit) = 168 gallons of sanitary sewer effluent per capita per day.

The proposed amendment could theoretically result in 8 multifamily residential dwellings on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.39 persons per dwelling unit = 168 gallons of sanitary sewer effluent per day.

8 (dwelling units) x 168 (gallons of sanitary sewer effluent per capita per dwelling unit) = 1,344 gallons of sanitary sewer effluent per capita per day.

Therefore, the estimated net increase in sanitary sewer effluent per day = 1,176 gallons of sanitary sewer effluent per day (1,344 - 168 = 1,176)

Permitted capacity of the community sanitary sewer system = 166,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 97,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved amendment = 69,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved amendment = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved amendment = 69,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 1,176 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 67,824 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the theoretical use of the site.

Solid Waste Impact -

Solid waste facilities for the use to be located on the site are provided at the New River Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

During the calendar year 2023, there was 1 single family residential dwelling on the site.

Based upon 12 pounds of solid waste per dwelling unit per day.

1 (dwelling unit) x 12 (pounds of solid waste per day per dwelling unit) = 12 pounds of solid waste per day.

The proposed amendment could theoretically result in 8 multifamily residential dwellings on site.

Based upon 12 pounds of solid waste per dwelling unit per day.

8 (dwelling units) x 12 (pounds of solid waste per day per dwelling unit) = 96 pounds of solid waste per day.

Therefore, the estimated net increase in pounds of solid waste per day = 84 pounds of solid waste per day (96 - 12 = 84)

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the theoretical use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

During the calendar year 2023, there was 1 single family residential dwelling on the site.

Based upon an average of 2.39 persons per dwelling unit.

1(dwelling unit) x 2.39 (persons per dwelling unit) = 2 persons.

The proposed amendment could theoretically result in 8 multifamily residential dwellings on site.

Based upon an average of 2.39 persons per dwelling unit.

$8 \text{ (dwelling units)} \times 2.39 \text{ (persons per dwelling unit)} = 19 \text{ persons.}$

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

During the calendar year 2023, there was 1 single family residential dwelling on the site.

Summary Trip Generation Calculations for a Single Family Detached Dwelling Unit.

Based upon 0.94 p.m. peak hours per single family dwelling unit.

$1 \text{ (dwelling unit)} \times 0.94 \text{ (p.m. peak hour trips per weekday)} = 1 \text{ p.m. peak hour trips.}$

The proposed amendment could theoretically result in 8 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Housing (Low-Rise).

Based upon 0.51 p.m. peak hour trip per multifamily dwelling unit.

$8 \text{ (dwelling units)} \times 0.51 \text{ (p.m. peak hour trips per weekday)} = 5 \text{ p.m. peak hour trips.}$

Therefore, the estimated net increase in p.m. peak hour trips = 4 p.m. peak hour trips (5 - 1 = 4)

Existing p.m. peak hour trips = 266 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
S.R 24 / D Steet 19/27A/98 (from 2nd Street to Sunset Point)	266a	C	0	4	270	C

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation. Institute of Transportation Engineers, 11th Edition, 2021.
Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "C" with a capacity of 1,760 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the theoretical number of trips associated with the amendment.

Surrounding Land Uses

Currently, the existing land use of the site is single family residential dwelling land use. The site is bounded on the north by single family residential dwelling land use, on the east by single family residential dwelling land use, on the south by water and vacant land, and on the west by single family residential dwelling land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dted 2024, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, January 18, 2019, the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, approximately 56 percent of the site is located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain limestone.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database dated 2023, the site is comprised of Immokalee fine sand

Immokalee fine sand soils are very deep, nearly level soil is on flatwoods, is poorly drained.

Immokalee fine sand soils have severe limitations for building site development.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridian Aquifer, prepared by the Water Management District, dated 2016, approximately 8 percent of the site is located in an area of high aquifer groundwater recharge.

**City of Cedar Key
Commission Meeting
Agenda Item**

Submitted By: Jennifer Sylvester, Building and Planning

Meeting Date: May 21, 2024

Subject: Recreational Vehicles and RV Parks as it relates to residential properties

Discussion: Modification to the current code/Laws of Cedar Key, Chapter 4, 6.08.02

Fiscal Impact: None

Attachments: Chpt. 4, 6.08.02 (6.07.13, 6.07.14 for reference)

Possible Commission Action: Authorization to move forward with the following language modification by the issuance of Ordinance:

*6.08.02(A) Parking Location and Use. Parking of a recreational vehicle, except in an established RV park, shall be permitted only for the purpose of storing the vehicle, and such vehicle **shall not:***

6.08.02 (A)(3):be connected to any utility such as electricity or water. **Connection to electricity is permitted for conditioning purposes only while RV is being stored.**

6.08.02 (A)(4): be occupied or used for living, sleeping or housekeeping purposes **for more than 32 hours in any given 30-day period; must be on private property where primary residential structure is present; Overnight camping on vacant lot(s) is not permitted.**

6.08.02. Recreational Vehicles (RVs) and RV Parks

It is the intent of this section to regulate and provide standards for the location of recreational vehicles and development of RV parks.

A. Parking Location and Use. Parking of a recreational vehicle, except in an established RV Park, shall be permitted only for the purpose of storing the vehicle, and such vehicle shall not:

1. Be used for storage of goods, materials or equipment other than those items considered to be part of the vehicle essential for its immediate use;
2. Discharge or discard any litter, effluent, sewage, or other matter into any public right-of-way or upon any private property while parked as provided in this section;
3. Be connected to any utility such as electricity or water;
4. Be occupied or used for living, sleeping or housekeeping purposes;
5. Be parked on public streets for longer than eight (8) hours in any twenty-four hour period, except as may be authorized for special events by action of the city commission.

B. Development of RV Parks. Recreational Vehicle Parks shall comply with the provisions of City Ordinance 221 - "FEMA" which is hereby incorporated by reference.

6.07.14. Recreational Vehicles and Park Trailers

A. Temporary placement. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

1. Be on the site for fewer than 180 consecutive days; or
2. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

B. Permanent placement. Recreational vehicles and park trailers that do not meet the limitations in 6.07.14 (A), of these regulations for temporary placement shall meet the requirements of 6.07.13 of these regulations for manufactured homes.

6.07.13. Manufactured Homes

A. General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to section 320.8249, F.S., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of these regulations.

B. Foundations. All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:

1. In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and these regulations. Foundations for manufactured homes subject to 6.07.13 (F), Section F are permitted to be reinforced piers or other foundation elements of at least equivalent strength.

2. In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and these regulations.

C. Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

D. Elevation. Manufactured homes that are placed, replaced, or substantially improved shall comply with 6.07.13 (E or F) or Section F of these regulations, as applicable.

E. General elevation requirement. Unless subject to the requirements of 6.07.13 (F) of these regulations, all manufactured homes that are placed, replaced, or substantially improved on sites located: (a) outside of a manufactured home park or subdivision; (b) in a new manufactured home park or subdivision; (c) in an expansion to an existing manufactured home park or subdivision; or (d) in an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood, shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V).

F. Elevation requirement for certain existing manufactured home parks and subdivisions. Manufactured homes that are not subject to 6.07.13 (E) of these regulations, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:

1. Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V); or

2. Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than 48 inches in height above grade.

G. Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322.2 or R322.3 for such enclosed areas, as applicable to the flood hazard area.

H. Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

**City of Cedar Key
Commission Meeting
Agenda Item**

Submitted By: Jamie McCain

Meeting Date: 5/21/24

Subject: Budget Amendment

Discussion: Moving funds from the Marina account to the marina budget Line 575.461. Funds will be used to pay for the inner marina dredging, and the floating dock.

Fiscal Impact: Floating Dock- 284,732.00

Marina Dredge- 315,000.00

Attachments:

Possible Commission Action: Approve to move forward with formal budget amendment.

CEDAR KEY CITY COMMISSION
AGENDA ITEM AND COMMISSION ACTION MEMORANDUM

To: Honorable Mayor, Sue Colson and Members of the City Commission
From: Jolie Davis, Commissioner
Subject: Addition and Revision to Existing Commission Meeting Procedural Policy
Meeting: City Commission Meeting, May 21, 2024

The Issue: Establish a policy defining “effective notice” for The City of Cedar Key Commission meetings implementing the following:

- (1) a formalized 5-day notice period for the publication of the Agenda and packet;
- (2) a requirement that all agenda items and supporting documentation necessitating action by the Commission at the meeting be included on and with the Agenda;
- (3) a caveat that if an item necessitating Commission action is added to the Agenda or brought up during a meeting in violation of this policy, the item must be moved to the next meeting IF requested by any *one* Commissioner;
- (4) a waiver of effective notice if (a) there is no objection by a Commissioner, and (b) the Commissioners take action on the improperly noticed item; and
- (5) an exception to effective notice in emergency situations where the public health and safety are at imminent risk or danger.

Discussion: The state of Florida Sunshine Law Section 286.011(1) requires reasonable notice be given for all public meetings subject to the law. The statute does not further define what reasonable notice is; however, the Attorney General has provided some guidelines which require that notice should contain the time and place of the meeting and, if available, an agenda (or, if no agenda is available, subject matter summations should be provided). In addition, the public should have at least 24 hours prior written notice of any meeting. At our last meeting an agenda item was added and noticed to the public and other commissioners 27.5 hours prior to the meeting. Therefore, this did not technically violate any Sunshine Law and that is not the point of this memo.

There is a secondary purpose for notice and the need for all items requiring or potentially requiring Commissioner action to be included on the agenda – to allow the Commissioner’s ample time to prepare and gain sufficient knowledge on an issue to effectively perform their duties and responsibilities as Commissioners. Commissioners cannot adequately do their job and arrive at the best decisions for the City if timely notice of specific items is not provided. This is of critical importance when Commissioners will be expected to take action on the topic. In addition, ample time between meetings is provided for staff and Commissioners to prepare and have all materials ready for the agenda to meet the deadlines in this policy. It should be a rare occurrence that Commissioners are surprised at the last minute with items added to the agenda or otherwise.

The proposed language allows for exceptions when for emergencies regarding the public health and safety, and if none of the Commissioners object. This policy promotes the best practice of thorough and timely preparation for meetings by all staff, commissioners, and administrators, and limits the element of surprise which can lead to bad decisions for the City and poor work quality.

To accomplish this proposal a revised resolution updating existing Resolution 363 (the commission meeting procedures) will be needed.

Attachments: Resolution 363.

Recommended Action by City Commission: Vote on including the Effective Notice requirement to the Cedar Key Commission Meeting Procedure Policy.

Respectfully Submitted By:

/S/ Jolie Davis

Jolie J. Davis
Commissioner

RESOLUTION 363

A RESOLUTION OF THE CITY OF CEDAR KEY, FLORIDA, ESTABLISHING PROVISIONS FOR PUBLIC COMMENT AND RULES OF PROCEDURE FOR MEETINGS OF CITY BOARDS AND COMMISSIONS

**BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF
CEDAR KEY, FLORIDA, AS FOLLOWS:**

Section 1. Public Comment. Members of the public shall be given a reasonable opportunity to be heard on: (i) a specific proposition before any City Board or Commission, (specific matter); and (ii) matters of general relevance to City affairs, (general matter).

Section 2. Exceptions. Section 1 does not apply to: (i) An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act; (ii) An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations; (iii) A meeting that is exempt from Fla. Stat. §286.011; or (iv) A meeting during which the board or commission is acting in a quasi-judicial capacity regarding a specific matter.

Section 3. Specific Rules.

(a) The agenda for all regular meetings of a City Board or Commission shall include an agenda item for public comment on general matters.

(b) An individual shall be allowed four (4) minutes for public comment on a specific matter or a general matter, provided that the presiding officer may allow additional time at his/her discretion.

(c) At meetings in which a large number of individuals who are members of particular groups or factions wish to be heard on a specific matter, the presiding officer may limit the number of representatives of any such group or faction to no more than five (5) per group or faction.

(d) Any person desiring to address the City Commission for more than 4 minutes must submit a written request on a form provided by the City to the City Clerk no later than noon on Monday of the week before the Commission meeting in order to be placed on the agenda. The person making such a request shall be responsible for providing sufficient copies of any documents to be presented to the City Commission. The time limit for presentations under this subsection shall be limited to 15 minutes, unless additional time is approved by the Mayor.

Section 4. Rules of Order. The latest edition of "Roberts Rules of Order Revised" shall govern the proceedings of all City Boards and Commissions. The application and interpretations of rules of order shall be determined by the presiding

officer, (unless overruled by a majority vote of the Board or Commission). When present, the City Attorney shall serve as the parliamentarian.

Section 5. Consent Agenda.

Consent Agenda. The agenda of the City Commission shall include a consent agenda section. The City Clerk shall list on the consent agenda routine items and items which the Mayor anticipates will be passed without, or with minimal, comment or discussion. The consent agenda may be adopted in its entirety by a single motion. Upon request by any Commission member, the presiding officer shall remove an item from the consent agenda in order to allow more detailed discussion. Upon removal from the consent agenda, any such item shall be considered immediately following passage of the consent agenda.

Section 6. Prior Resolution; Effective Date.

This Resolution shall replace Resolution 352 in its entirety, and shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 17 DAY OF March, 2015.

ATTEST:




Teresa George, City Clerk

CITY OF CEDAR KEY, FLORIDA,



C. Dale Register, Mayor

LEGAL REVIEW:



Norm D. Fugate, City Attorney

