

City of Cedar Key
Community Redevelopment Agency
Workshop Agenda
Tuesday, June 25, 2024 5:00 pm
809 6th Str.

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 in order 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

2. Roll Call

Sue Colson	Nancy Sera
Jim Wortham	Jolie Davis
Jeff Webb	John Meeks

3. Opening Remarks and Objectives

Presentations:

The University of Florida Levin College of Law Environmental and Community Development Clinic:
Mr. Tom Ankersen, JD, former Director

The University of Florida Institute for Built Environment Resilience/Florida Resilient Cities Program:
Jeffrey Carney, Associate Professor, Director

4. Elimination of projects from the previous Potential Projects List
5. Addition of potential projects
6. Short-term goals (1 to 3 years)
7. Immediate expenditures
8. July CRA Meeting

Adjourn CRA Meeting _____PM



Asset Category	Zone N.	Asset Type	Adaptation Action
Projects recommended by the FIBER resiliency assessment			
Critical Infrastructure	1	Wastewater plant 3rd St.	Elevate electrical panels wastewater plant (some low elevation)
Critical Infrastructure	1	Wastewater plant 3rd St.	Backup systems wastewater plant
Community and Emergency Facilities	1	City Hall	Relocation
Community and Emergency Facilities	1	Post office	Relocation
Community and Emergency Facilities	1	Police Department	Relocation
Community and Emergency Facilities	1	Fire Department	Relocation
Critical Community and Emergency Facilities	2	Cedar Key Cemetery	Improve drainage, relocation grave areas high exposure
Housing	5	George T Lewis Airport Runway	Flood barriers (earth levees, concrete walls, movable barriers)
Critical Infrastructure	1	Wastewater plant 3rd St.	Relocate wastewater treatment plant / connection pipeline Bronson
Transportation	4	Street network	Elevate FL State Road 24, segment SW 154 Ave. - Channel #3
Transportation	4	Street network	Elevate FL State Road 24, segment Pine St. - Marina II
Transportation	4	Street network	Alternate bridge State Rd. 24
Critical Community and Emergency Facilities	4	Food pantry	Relocation
Critical Infrastructure	1	Lift stations	Elevate Electrical Panel Lift Station D St.
Natural, Cultural and Historical Resources	1	Shorelines	Living shoreline G St.
Natural, Cultural and Historical Resources	2	Boardwalk Cemetery Point Park	Reinforce structure
Transportation	4	Boat ramp	Construct and Reinforce structure boarding dock boat ramps at Shell Pile
Critical Infrastructure	4	Lift stations	Elevate electrical panel lift station FL State Road 24
Critical Infrastructure	1	Wastewater network	Replace components to avoid saltwater intrusion
Critical Infrastructure	1	Hazardous waste locations	Elevate hazardous waste container (west coast auto center)
Community and Emergency Facilities	1	Fire Department	Elevate utilities existing buildings (if uses are not relocated, dry floodproof not possible)
Natural, Cultural and Historical Resources	1	Lit Shark Park	Improve drainage Lit Shark Park
Critical Infrastructure	2	Wastewater network	Replace components wastewater network, avoid saltwater intrusion
Natural, Cultural and Historical Resources	1	Shorelines	Shoreline restoration 3rd St.
Natural, Cultural and Historical Resources	1	Shorelines	Reconnect hydrology at Whiddon Avenue
Transportation	1	Street network	Elevate 2nd St.
Transportation	2	Street network	Road re-structure Andrews Cir. (temporary detour flood days)
Natural, Cultural and Historical Resources	2	Gulf Blvd. at Cemetery	Reconnect hydrology
Transportation	3	Street network	Elevate Watson Cir. segment Anna St. - Susan St.
Critical Infrastructure	2	Lift stations	Elevate Lift Stations' Electrical Panel L2, L3, L4, L5 ,L6
Natural, Cultural and Historical Resources	1	Cedar Key Historical Society Museum	Dry / Wetfloodproof / Elevate utility systems
Natural, Cultural and Historical Resources	1	Cedar Key Public Library	Dry / Wetfloodproof / Elevate utility systems
Natural, Cultural and Historical Resources	1	United Methodist Church	Dry / Wetfloodproof / Elevate utility systems
Community and Emergency Facilities	1	Fire Department	Dry floodproof existing buildings (if uses are not relocated)
Transportation	1	Street network	Elevate Whiddon Ave. at east side Elementary School
Natural, Cultural and Historical Resources	1	Shorelines	Shoreline detached breakwaters G St.
Natural, Cultural and Historical Resources	2	CK Museum State Park Kayak Launch	Shoreline restoration
Housing	2	Adjacent areas Gulf Blvd. (Canal - Indiana Ave.), Andrews Cir. and adjacent area SW 120th PL.	Housing elevation and floodproof measures
Transportation	4	Boat ramp	Reinforce structure boarding docks & boat ramps Bridge #4
Housing	4	Homes both sides FL State Rd. 24	Housing elevation and floodproof measures
Housing	5	Homes on both sides of State Rd. 24	Housing elevation and floodproof measures
Transportation	1	Street network	Elevate, protect erosion Airport Rd. Gulf Blvd. bridge
Transportation	2	Street network	Bridge Gulf Blvd. at Cemetery

Transportation	2 Street network	Road elevation Gulf Blvd. intersection Hodges Ave.
Housing	5 Street network	Elevate Airport Rd. at east runway end
Natural, Cultural and Historical Resources	1 Lil Shark Park	Anchor elements, urban furniture
Tourism and Economy	1 Aquaculture facilities along D St., Commerce 2nd St. and Dock St.	Dry / Wetfloodproof / Elevate utility systems
Housing	1 Housing along D St. (1st - 4th St.), surroundings intersection 5th - E St., Canal Whiddon Ave. - Palmetto Dr.	Housing elevation and floodproof measures
Transportation	2 Street network	Bridge Rye Key Dr.
Natural, Cultural and Historical Resources	2 Rye Key at Rye Key Dr.	Reconnect hydrology
Tourism and Economy	4 Aquaculture facilities	Reinforce structure boarding docks
Transportation	3 Street network	Elevate Margery St.
Transportation	3 Street network	Bridge Hodgson Ave. segment Margery St. - Jernigan Ave.
Housing	5 Street network	Elevate / protect from erosion SW 133 St. at east runway end
Housing	5 Street network	Elevate / protect low lying intersection SW Airport Rd - 136 Pl
Natural, Cultural and Historical Resources	1 Historic buildings	Dry / Wetfloodproof / Elevate utility systems
Critical Community and Emergency Facilities	2 Bishop Point Cemetery	Improve drainage, relocation grave areas high exposure
Critical Community and Emergency Facilities	2 Hearn Family Cemetery	Improve drainage, relocation grave areas high exposure

Projects listed from the 2007 CRA Plan

Critical Infrastructure	Construction and expansion of stormwater facilities
Natural, Cultural and Historical Resources	Creation and maintenance of pocket parks
Transportation	Improvement of sidewalks and other pedestrian facilities, especially on the "dock" area
Transportation	Improvements to streets throughout the Redevelopment Area, including safety enhancements at Whiddon Avenue
Transportation	Improvement of parking facilities, especially in the marina area
Natural, Cultural and Historical Resources	Maintaining and improving docking facilities and other waterfront sites for commercial fishing, aquaculture, and recreational activities
Critical Community and Emergency Facilities	Improvement of public safety facilities, including providing a low power FM station for emergency safety
Natural, Cultural and Historical Resources	Rehabilitation of historic residential and commercial structures
Housing	Provision and rehabilitation of affordable housing
Natural, Cultural and Historical Resources	Funding of an arts school program and a Future Farmers of America program focused on commercial fishing and aquaculture
Critical Community and Emergency Facilities	Provision of WiFi to the downtown area
Critical Community and Emergency Facilities	Purchase of a fire rescue boat

Recent Constituent Ideas

Critical Infrastructure	Development of a food cooperative or some other way to strengthen/house the one grocery store
Critical Community and Emergency Facilities	Creation of a facility to house the Levy County Emergency Management ambulance and EMT's on island
Natural, Cultural and Historical Resources	Dark sky community initiatives and associated modifications to public lighting

Cedar Key Community Redevelopment Plan

City of Cedar Key, Florida

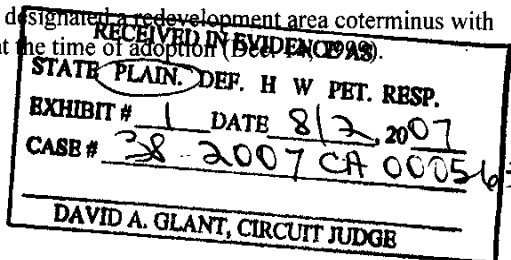
Introduction

On December 14, 1999, the City Commission of the City of Cedar Key established a Community Redevelopment Area,¹ thereby taking the first step to developing a meaningful redevelopment strategy for Cedar Key. Pursuant to Chapter 163, Part III, Florida Statutes, the City Commission designated itself as the Cedar Key Redevelopment Agency (CKRA) and committed itself to the implementation of the Cedar Key Redevelopment Plan (the Redevelopment Plan). The Redevelopment Plan constitutes an important component of the City's ongoing comprehensive planning process. This Redevelopment Plan advances the Community's vision while simultaneously ensuring the economic feasibility of its implementation. Upon the adoption of the Redevelopment Plan, a trust fund was established as a repository of funds to be expended solely for redevelopment purposes as described in the Redevelopment Plan.²

The purpose of the Redevelopment Plan is to document Cedar Key's strategy for redevelopment and its expected use of tax increment funds that accrue to the redevelopment trust fund. As the needs of the community change, the CKRA may modify the Redevelopment Plan to reflect the Community's developing vision. The criteria set forth below represent the general expectations of the CKRA as it confronts the challenge of preserving the unique character of Cedar Key while improving its services and capital facilities. With the original funds generated

¹ Pursuant to Resolution No. 194, the Cedar Key City Commission designated a redevelopment area coterminous with the corporate boundaries of the City of Cedar Key as they existed at the time of adoption (See Ordinance No. 338).

² Cedar Key, Fla., Ordinance 338 (Oct. 10, 2000).



by the redevelopment trust fund, the CKRA will develop one or more Action Plans setting forth the details of plans and programs designed to implement the objectives of this Redevelopment Plan.

On February 21, 2000, the Community Redevelopment Agency of Cedar Key held a public hearing to discuss the content of the Redevelopment Plan, and to receive comments and concerns from Cedar Key residents. As a result of that meeting, and in accordance with Section 163.362, Florida Statutes, the Community Redevelopment Agency proposed the Cedar Key Community Redevelopment Plan, which was adopted by the City Commission on October 2, 2000.³ A second set of town meetings were held on April 22, 24, and 29, 2004 to ensure that the Redevelopment Plan continues to meet the needs of the Community. After listening to the concerns of the Community, the Redevelopment Agency proposed various amendments to the Cedar Key Community Redevelopment Plan, which have been incorporated into the original Redevelopment Plan as set forth below.

Vision

It is the intent of this Community Redevelopment Plan to promote redevelopment that is consistent with and implements a shared vision for the City of Cedar Key. At the February 2000, and April, 2004 town meetings, the Community Redevelopment Agency heard from the public to determine the community's goals that should be reflected in this Redevelopment Plan. In the course of discussion, many ideas and suggestions were expressed, but several reoccurring concerns were voiced. These concerns may be expressed as the following elements of a vision for Cedar Key:

³ Cedar Key, Fla., Resolution 206 (Oct. 2, 2000).

- a. Preservation of Cedar Key as a working commercial fishing village and attractive tourist destination.
- b. Regulating growth so that it does not overwhelm the historic fishing village patterns of the City, nor the ways in which residents of the City have historically made a living from water-based activities, especially commercial fishing, aquaculture and tourism.
- c. Preserving the historic built environment of the City while improving the public infrastructure to promote the continued economically viable use of the City's historic resources.
- d. Protecting the natural resources of Cedar Key and the surrounding waters in recognition of the importance of environmental quality to the commercial fishing, aquacultural and tourism industries.

This Redevelopment Plan shall be interpreted in a way that promotes this shared vision, and any Action Plans adopted to implement this Redevelopment Plan shall be consistent with and promote this vision.

Statutory Requirements

(1) Legal Description.

See attached Exhibit "A." The boundaries of the Redevelopment Area were set so as to include the areas in the City found to contain slum and blight and to allow for a unified redevelopment plan.

(2) Proposed Improvements.

(a) Open Space and Street Layout.

Existing street layout is adequate for the needs of the Community. There is a need, however, to increase the amount of designated open space and improve existing open space facilities to be more attractive and inviting for residents. The Action Plans should include provisions to make land available for the creation of pocket parks and other open space areas for recreation. Also, the Action Plans should undertake to improve the quality of existing open spaces and to adopt new areas to supply large and small open space areas for the recreation and aesthetic enjoyment by residents and visitors.

(b) Type, size, height, number, and proposed use of buildings.

The City of Cedar Key Land Development Code and Future Land Use Map set out the type, size, height, and allowable density and uses of buildings in Cedar Key. These provisions reflect the traditional development patterns and village character of the island. Action Plans should include necessary provisions for protecting the unique character of Cedar Key, and may include either incentive-based provisions or regulatory requirements for the elimination of nonconforming uses and structures. Chain stores and chain restaurants should be discouraged in the historic downtown area.

(c) Number of dwelling units.

There are approximately 600 dwelling units in the City of Cedar Key.

(d) Public Facilities and Improvements.

(1) Fire Safety Administration and Improvements.

The City lacks sufficient fire protection facilities, equipment, hydrants and water supply. Funds should be set aside for capital improvements necessary to ensure adequate fire protection and to ensure that the City's water supply will be sufficient and reliable in a fire emergency. Additionally, funds should be used to provide or upgrade fire fighting equipment.

(2) Stormwater Management Improvements.

The stormwater management facilities in Cedar Key are inadequate. Only 20%-25% of the lands in the Redevelopment Area are fitted with adequate stormwater collection devices. As of the date of adoption of this Redevelopment Plan, the City is preparing a stormwater management master plan, consistent with the strategy set out in the City's adopted Comprehensive Plan. Action Plans should include plans for funding and designing additional stormwater facilities that may be needed in the Redevelopment Area.

(3) Parking Program and Improvements.

It is important that the Action Plans address the inadequacy of parking facilities to meet the demands created in the dock, downtown and marina areas by the large weekend and holiday influxes of visitors with passenger vehicles and boat trailers. Action Plans should include a parking program to address the unmet parking demand in the marina, dock, and downtown area of the redevelopment district. Among the improvements that should be

considered are width expansion of roads to allow additional on-street parking, expansion of the marina parking lot, establishment of a shuttle service, structured parking, and construction of additional docking and parking lots at alternative locations to redirect some of the downtown traffic.

The impacts of parking improvements, including the impact on residential neighborhoods, the natural environment, and the character of Cedar Key, should be considered in light of any benefits anticipated by an alternative to the current parking scheme.

(4) Streets and Sidewalks.

There is a notable lack of sufficient sidewalk space in Cedar Key and City planning staff estimates that only 4% of the streets in Cedar Key meet the current standards set forth in the Land Development Code. Action Plans should include design standards and a funding schedule for upgrading the streets and sidewalks and other pedestrian amenities such as pedestrian scale street lighting, throughout the Redevelopment Area. These design standards may implement unique pedestrian traffic pathways rather than traditional grid way patterns. Consideration should be given to conversion of Dock Street to a one way street which would allow for increased sidewalk space, on-street parking, and space for loading and unloading of large trucks. Additionally, the Action Plans should consider the economic and administrative implications regarding improvement of County streets and sidewalks which comprise approximately 80% of the transportation facilities in the Redevelopment Area.

(5) Public Safety Enhancements

As an island off the coast of Florida, Cedar Key is vulnerable to natural disasters. Funds should be applied to improving the safety of residents, tourists and property in the event that a disaster should occur.

(e) Affordable Housing.

There is a lack of adequate affordable housing in Cedar Key, and much of the existing stock does not fit in with the character of the City. In order to ensure the goal of keeping Cedar Key a working waterfront Village, the City should consider ways of increasing the stock of affordable housing and improving existing housing. Options to consider include low interest second mortgages; redevelopment of the existing HUD housing.

(f) Community Services

As part of preserving the character of Cedar Key, Action Plans should consider methods of encouraging community involvement and commitment. For example, fostering student interest in areas of study that make Cedar Key unique and contribute to the long term viability of the local economy will help ensure that future generations remain in the City as adults. The CKRA should consider funding, through grants and other lawful methods, art and aquaculture programs in schools, both areas that are vital parts of the existing economy and character of Cedar Key. Additionally, the CKRA should help develop community programs that give both adults and children a stake in the community.

(g) Economic Development.

Future Action Plans must address ways of increasing the economic viability of businesses in Cedar Key, particularly those in the historic downtown area and the aquaculture industry. Among other things, Action Plans should consider ways of helping with the marketing of existing businesses and of finding innovative ways to revitalize the historic downtown area. An important part of enhancing the economic viability of both the tourist and aquaculture industries involves protecting the natural resources of the area, particularly the waters around Cedar Key. The CKRA should address ways to protect and enhance the City's natural resources.

(3) Neighborhood Impact.

Cedar Key has the character of a small town and economy still largely dependent on its commercial fishing, aquacultural and tourist industries. The Action Plans must strive to preserve and enhance the character of this unique community by addressing the needs of the water-based industries, the local retail community in the historic downtown and Dock Street areas, and the historic residential neighborhoods. All provisions of the Action Plans must be consistent with the objectives set out in this Redevelopment Plan.

(a) Housing Relocation.

It is not anticipated that any relocation of housing will be necessary to implement the objectives of this Redevelopment Plan. Actions plans should call for improvement or programs that require the relocation of housing.

(b) Traffic Circulation and Right-of- Way Improvements.

Redevelopment efforts undertaken by the CKRA should improve the overall traffic conditions throughout the Redevelopment Area. Action Plans will describe the specific steps necessary to improve traffic conditions with respect to parking, vehicle movement, sidewalks and streetscape improvements, and shall take into account weekend and holiday traffic peaks. Improvements shall be consistent with the City's efforts to protect the integrity and livability of Cedar Key's neighborhoods.

(c) Environmental Quality.

Redevelopment efforts shall not threaten Cedar Key's natural environment. Action Plans shall ensure the integrity of the natural systems that currently thrive on Cedar Key and in the waters surrounding it. All vegetative plantings called for by Action Plans shall ensure that only plants native to the area are used.

(d) Community Facilities and Services.

It is the intent of this Redevelopment Plan that neighborhood facilities and services will be enhanced through improvements that are designed to protect the historic character and viability of Cedar Key's neighborhoods. No large scale redevelopment of neighborhoods is anticipated, but rather incremental improvements shall be planned and undertaken where needed to ensure the long-term health of the City's neighborhoods. Such improvements may include the creation of pocket parks, the paving or re-paving of streets, the addition or improvement of docking facilities, the addition or improvement of sidewalks, the alleviation of parking problems, increased police protection, and improvement of stormwater management facilities.

(e) *Effect on School Population.* The redevelopment efforts called for by this Redevelopment Plan are expected to provide enhanced opportunities for the school aged population of Cedar Key to participate in the Community. However, the redevelopment efforts are not expected to directly increase the amount of the school population.

(f) *Physical and Social Quality of Neighborhoods.*

The redevelopment activities proposed herein are intended to be beneficial to the physical and social quality of Cedar Key's neighborhoods. Implementation of the shared vision for Cedar Key should protect the historic character and attractiveness of Cedar Key's neighborhoods. No program shall be included in any Action Plans that would diminish the physical and social quality of Cedar Key's neighborhoods.

(4) Capital Projects.

Capital projects to be funded by the community redevelopment trust fund may include, but are not limited to the following:

- (a) Construction and expansion of stormwater management facilities.
- (b) Creation and maintenance of pocket parks.
- (c) Improvement of sidewalks and other pedestrian facilities, especially on the "dock" area.
- (d) Improvement of streets throughout the Redevelopment Area, including safety enhancements at Whiddon Avenue.
- (e) Improvement of parking facilities, especially in the marina area.

- (f) Maintaining and improving docking facilities and other waterfront sites for commercial fishing, aquacultural, and recreational activities.
- (g) Improvement of public safety facilities, including providing a low power FM station for emergency safety.
- (h) Rehabilitation of historic residential and commercial structures.
- (i) Provision and rehabilitation of affordable housing.
- (j) Funding of an art in schools program and a Future Farmers of America Program focused on commercial fishing and aquaculture.
- (k) Provision of WiFi to the downtown area.
- (l) Purchase of a fire rescue boat.

(5) Implementation of Redevelopment Plan.

Implementation of this Redevelopment Plan will be accomplished through one or more Action Plans. The preparation and implementation of Action Plans will be financed by tax increment funds accruing under the community redevelopment program. While this Redevelopment Plan sets out the general scope of the CKRA redevelopment program, the Action Plans will be the tool for ensuring that the Redevelopment Plan is implemented and the community's vision is realized. The Action Plans should include not only the specific projects to be undertaken by the CKRA, but also a funding schedule to ensure their implementation, to the extent that such specification is not already contained herein.

(6) Restrictions and Covenants.

The redevelopment envisioned by this Redevelopment Plan should not require that any public lands be sold or leased, and thus, there should not be a need for property restrictions or covenants. Should such restrictions or covenants become necessary, they may be provided for in the Action Plans.

(7) Relocation of Housing.

As set forth above, the redevelopment called for by this Redevelopment Plan should not require the relocation of any housing. Should such relocation become necessary, it may be provided for in the Action Plans.

(8) Residential Use.

The City planning staff estimates that approximately 5% of the housing stock of Cedar Key may be substandard. Tax increment funds may be used to address these deficiencies. The details of rehabilitation programs shall be set forth in the Action Plans.

(9) Projected Costs.

Expected costs associated with the initial redevelopment activities that are a part of this Redevelopment Plan are set forth in attachment "B" hereto. Costs of additional projects and modification to costs identified in Attachment "B" should be set out in the Action Plans. The City will fund these projects through a variety of sources including state and federal grants, the tax increment, and issuance of bonds or notes. The City and the CKRA anticipate issuing

approximately thirty-six million, six hundred thousand dollars (\$ 36,600,000) in debt obligations to fund the projects.

(10) Completion.

The CKRA will complete all redevelopment activities financed with increment revenues no later than thirty (30) years after the fiscal year in which the Redevelopment Plan was first approved in 2000.

Conclusion

This Redevelopment Plan represents Cedar Key's general plan for redevelopment and the expected use of funds that accrue to the tax increment redevelopment fund. This Redevelopment Plan may be amended to reflect the changing needs of the Cedar Key Community and shall be implemented through Action Plans which will prioritize redevelopment projects and include a work schedule consistent with available funding.

Attachment A

Legal Description of Cedar Key Community Redevelopment Area

Begin at a point located 1461 feet from the half mile corner on the South line of Section 19, Township 15 South, Range 13 East (Tallahassee meridian), said point of beginning being on a straight line, run North, 8 degrees, 19 minutes East, from the last mentioned half mile corner, said point of beginning being further described as being on a line run due North through the exact center of 2 permanent concrete monuments 100 feet apart located on the Northern point of Way Key, said point of beginning being on the last mentioned due North line 400 feet North of the Northernmost of said two concrete monuments (which said point of beginning was described in Chapter 9698, Laws of Florida, Special Acts of 1923 as being "100 yards North of the extreme Northern end as measured at mean low water, of the point known as the Bishop or Williams Point, said Bishop or Williams Point being extreme Northern point of Way Key"); Thence run due East (true meridian), 5078.7 feet from said point of beginning to the East rail of the main line of the Seaboard Air Line Railway as it formerly existed, said last mentioned point now being marked with a permanent concrete monument, said concrete monument herein designated as Point "D"; thence run South 12 degrees, 35 minutes West in a straight line along the said East rail of the main line of the Seaboard Air Line Railway as it formerly existed, to a point intersecting the North line of that certain parcel of land described in Official Record Book 183, page 110 of the Public Records of Levy County, Florida. Thence departing from said East rail of the main line of the Seaboard Air Line Railway as it formerly existed, run along the North line of said parcel of land described in Official Record Book 183, page 110 in an East-Southeast direction to the Westerly right-of-way line of State Road No. 24, thence run along said right-of-way line in a Southwesterly direction, 200.00 feet; thence departing from said right-of-way, run along the South line of said parcel described in Official Record Book 183, page 110 in a West-Northwest direction to a point intersecting the aforementioned East rail of the main line of the Seaboard Air Line Railway as it formerly existed; thence run along said East rail of the Seaboard Air Line Railway to a point known as Point "E"; Point "E" lying South 12 degrees, 35 minutes West, 3360.5 feet of Point "D"; thence from Point "E", run along a line, due East (true meridian, said line hereinafter designated as "Line E-F") to the Easterly right-of-way line of State Road No. 24; thence run along said right-of-way line, in a North-Northeast direction to a point intersecting the North line of LOT 4, BLOCK H, MAP OF HALE'S ADDITION TO CEDAR KEY, FLORIDA, (a subdivision as recorded in Plat Book 1, page 22 of the Public Records of Levy County, Florida); thence departing from said right-of-way line, run along the North line of said LOT 4 to the Northeast corner of LOT 4, said point being on the Easterly line of aforesaid BLOCK H, MAP OF HALE'S ADDITION; thence run along the Easterly line of said BLOCK H in a South-Southwest direction to a point intersecting the aforesaid "Line E-F"; thence run along said "Line E-F" due East (true meridian) to a point intersecting a Southerly projection of West line of LOTS 1-8, BLOCK G, MAP OF HALE'S ADDITION TO CEDAR KEY; thence run in a North-Northeast direction along the West line of said LOTS 1-8, BLOCK G, to the Easterly boundary line of aforesaid MAP OF HALE'S ADDITION; thence run along said Easterly boundary line in a Southeast direction to the Northeast corner of aforesaid BLOCK G; thence run in a South-Southwest direction along the Easterly line of said BLOCK G to a point intersecting the aforesaid "Line E-F"; thence run along said "Line E-F", due East (true meridian) to a point located at the intersection of the last mentioned due East line with a line run due North (true meridian) from a point (hereinafter designated as point "A") 100 yards due East (true meridian) of the present mean low water line of the extreme eastern end of Fenimore Mill Point (now the Standard Manufacturing & Fibre Factory Point), said Fenimore Mill Point being located on the Eastern prolongation of Second Street as it existed in the former City of Cedar Key; thence run due South (true meridian) from the last mentioned intersection through said Point "A" along a line to its intersection with a straight line run through the present mean low water line of the Southernmost point of Dog Island (said Dog Island being located in Sections 28 and 33, Township 15 South, Range 13 East, (Tallahassee

meridian), and through the present mean low water line of the Southernmost point of the Island of Piney Point, said line being hereinafter designated as "B-C"; thence from the last mentioned intersection, run Southwesterly along the said "B-C" to its intersection with a line run due South (true meridian) from a point located 100 yards due East (true meridian) of the present mean low water line of the Easternmost point of the Island of Piney Point; thence from the last mentioned point of intersection run on a line in a Northerly direction (said line being a projection to the point of beginning and previously known as the "West City Limits Line" to a point intersecting the Easterly right-of-way line of Airport Road (Levy County Road No. 470); thence run along said right-of-way line, South 11 degrees, 41 minutes, 24 seconds West, to a point intersecting an Easterly projection of the South line of LOT 4, CEDAR POINT (a subdivision as recorded in Plat Book 9, page 9 of the Public Records of Levy County, Florida); thence run along said South line, South 88 degrees, 54 minutes, 43 seconds West, 103.52 feet; (thence run along the following described courses of said LOT 4); thence run North 25 degrees, 18 minutes, 17 seconds East, 13.83 feet; thence run North 27 degrees, 31 minutes, 03 seconds West, 71.84 feet; thence run North 12 degrees, 47 minutes, 05 seconds West, 61.41 feet, thence run South 83 degrees, 54 minutes, 59 seconds West, 66.62 feet; thence run South 70 degrees, 10 minutes, 24 seconds West, 62.89 feet; thence run South 81 degrees, 02 minutes, 13 seconds West, 98.85 feet; thence run South 80 degrees, 34 minutes, 23 seconds West, 69.42 feet; thence run North 75 degrees, 16 minutes, 34 seconds West, 55.16 feet; thence run North 31 degrees, 54 minutes, 09 seconds East, 130.34 feet; thence run North 33 degrees, 13 minutes, 14 seconds East, 93.42 feet to the Northwesterly corner of aforesaid LOT 4; thence run along the North line of said LOT 4, South 68 degrees, 00 minutes, 50 seconds East, projecting to a point intersecting the aforementioned "West City Limit Line"; thence run along said "West City Limit Line", in a Northerly direction to a point intersecting the South line of LOT 10, EGRET'S PASS, (a subdivision as recorded in Plat Book 8, page 75 of the Public Records of Levy County, Florida); thence run along the South line of said LOT 10, North 88 degrees, 54 minutes, 25 seconds West, 49.82 feet; thence run North 00 degrees, 40 minutes, 56 seconds East, 90.00 feet; thence run North 88 degrees, 54 minutes, 25 seconds West, 214 feet more or less to the Easterly water's edge of the Gulf of Mexico; thence run Northerly along said water's edge to the Southerly water's edge of a private canal; thence run along the Southerly water's edge of said canal in an Easterly direction to a point intersecting the aforesaid "West City Limit Line"; thence run along "West City Limit Line", in a Northerly direction to a point intersecting the South right-of-way line of Whiddon Avenue, according to the plat of FOWLER-WAY IN CEDAR KEY, FLORIDA, (a subdivision as recorded in Plat Book 1, page 38 of the Public Records of Levy County, Florida); thence run along said right-of-way line in a Westerly direction to the water's edge of the Gulf of Mexico; thence run along said water's edge in a Northwesterly direction to the South line of WESTVIEW (a subdivision as recorded in Plat Book 6, page 39 of the Public Records of Levy County, Florida); thence run along the South line of WESTVIEW, North 88 degrees, 54 minutes, 25 seconds West, 454 feet more or less to the Southwest corner of said record plat WESTVIEW; thence run North 00 degrees, 41 minutes, 42 seconds West, 300.14 feet to the Northwest corner of said record plat WESTVIEW; thence run along the North line of said record plat WESTVIEW, South 88 degrees, 54 minutes, 25 seconds East, to a point intersecting the aforesaid "West City Limit Line"; thence run along "West City Limit Line" in a Northerly direction to a point intersecting the South line of the North One-Half (N ½) of Section 30, Township 15 South, Range 13 East; thence run along said South line of N ½ of Section 30, West, to a point that is 365 feet West of the center of said Section 30; thence South 36 degrees, 05 minutes West, a distance of 2805 feet, thence North 67 degrees, 20 minutes West, a distance of 700 feet to a point that is 660 feet North of the Southwest corner of said Section 30; thence run North along the West boundary of Section 30 to the Westerly extension of the South right-of-way line of HODGES AVENUE (a subdivision as recorded in Plat Book 3, page 19 of the Public Records of Levy County, Florida); thence run Easterly along said extension and South right-of-way line to its intersection with a Southerly projection of the West boundary of LOT 1, BLOCK H, CEDAR KEY SHORES, UNIT 1, (a subdivision as recorded in Plat Book 3, pages 19-19A, of the Public Records of Levy County, Florida); thence run along said projection in a Northerly direction to a point intersecting the North line of said LOT 1; thence run along said North line of LOT 1 to the Northeast corner of said LOT 1; thence run along a projection of the East line of said LOT 1, South,

to an intersection with the aforementioned South right-of-way line of Hodges Avenue; thence run East along said right-of-way line to a point intersecting a Southerly projection of the West line of LOT 3, BLOCK J, CEDAR KEY SHORES, UNIT 1; thence run along said projection, North to the Northwest corner of said LOT 3; thence run West, 70 feet to the Southwest corner of LOT 4 of aforesaid BLOCK J; thence run North, 123 feet to the Northwest corner of LOT 5 of said BLOCK J; thence run North 64 degrees, 53 minutes, 37 seconds East, 193.25 feet to the Northeast corner of said LOT 5; thence run South on a projection of the East line of LOTS 3, 4 and 5, BLOCK J to a point intersecting the aforesaid South right-of-way line of Hodges Avenue; thence run East along said right-of-way line to a point intersecting a Southerly projection of the West line of LOT 25, BLOCK F, CEDAR KEY SHORES, UNIT 1; thence run along said projection, North, 166 feet to the Northwest corner of said LOT 25; thence run along the North line of LOT 25 and LOT 1, BLOCK F, East, 200 feet to the Northeast corner of said LOT 1; thence run South along a projection of the East line of LOT 1, 166 feet to a point intersecting the South right-of-way line of aforesaid Hodges Avenue; thence run East along said right-of-way line to a point intersecting a Southerly projection of the West line of LOT 19, BLOCK B, CEDAR KEY SHORES, UNIT 1; thence run along said projection, North 166 feet; thence run North 45 degrees East, 60 feet more or less to the water's edge of the Gulf of Mexico; thence run along said water's edge in a Southeasterly direction to the East line of said LOT 19; thence run on a projection of the East line of LOT 19, South, 182 feet more or less to a point intersecting the South right-of-way line of aforesaid Hodges Avenue; thence run East along said right-of-way line to a point intersecting a Southerly projection of the West line of LOT 15, BLOCK B, CEDAR KEY SHORES, UNIT 1; thence run along said projection, North 238 feet more or less to the water's edge of the Gulf of Mexico; thence run along said water's edge to a point intersecting the aforesaid "West City Limit Line"; thence run along said "West City Limit Line," Northerly to a point intersecting the centerline of a canal abutting LOT 1, BLOCK D, CEDAR KEY SHORES, UNIT 1; thence run along the centerline of said canal in a Westerly direction to a point intersecting a Northerly projection of the Easterly right-of-way line of Rye Key Drive; thence South 25.00 feet along the East right-of-way line of Rye Key Drive to a concrete monument; thence run West, 50.03 feet to the Northeast corner of LOT 1, BLOCK E, CEDAR KEY SHORES, UNIT 1; thence run North 25.00 feet to the centerline of a canal running Westerly; thence run Westerly along the centerline of said canal a distance of 571 feet more or less, to a point which is South 35 degrees, 28 minutes, 00 seconds East, a distance of 548.00 feet from a ½ inch G.I. pipe; thence run North 35 degrees, 28 minutes, 00 seconds West, a distance of 548.00 feet a ½ inch G.I. pipe; continue thence North 35 degrees, 28 minutes, 00 seconds West, a distance of 443.00 feet to a ½ inch G.I. pipe; thence run North 63 degrees, 51 minutes, 00 seconds East, a distance of 975.00 feet to a ½ inch G.I. pipe; thence run South 78 degrees, 58 minutes, 00 seconds East, to a point intersecting the aforesaid "West City Limit Line"; thence run along said "West City Limit Line" to the Point of Beginning.

TOGETHER WITH:

All of those certain pieces, parcels, tracts and lots of land on the Northerly side of the right-of-way of CEDAR KEY AIRPORT in the West ½ of Section 31, Township 15 South, Range 13 East, consisting of LOTS 18 and 19, according to a survey and plat of PINEY POINT, made October 27, 1953 by Perry C. McGriff, a surveyor, together with a further tract Northwesterly of said LOTS 18 and 19, the said LOTS 18 and 19 and the additional tract, together being more particularly described as follows, to-wit:

Commence at the Northwest corner of said Section 31, Township 15 South, Range 13 East, and run South 64 degrees, 52 minutes East, a distance of 2397 feet; thence run North 41 degrees, 44 minutes West, a distance of 450 feet; thence run South 48 degrees, 16 minutes West, a distance of 2000 feet to the Southeasterly corner of said LOT 18 to establish the POINT OF BEGINNING; from said Point of Beginning run South 48 degrees, 16 minutes West, a distance of 300 feet; thence run North 41 degrees, 44 minutes West, a distance of 300 feet; thence run North 48 degrees, 16 minutes East, a distance of 300 feet; thence run South 41 degrees, 44 minutes East, a distance of 300 feet to the Point of Beginning.

AND:

A parcel of land in the East ½ of the NW ½ of Section 31, Township 15 South, Range 13 East, Levy County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 31, Township 15 South, Range 13 East, Levy County, Florida, and run South 64 degrees, 52 minutes East, a distance of 2397 feet; thence run South 41 degrees, 44 minutes East, a distance of 100 feet to establish the POINT OF BEGINNING; from said Point of Beginning thence run South 48 degrees, 16 minutes West, a distance of 100 feet, thence run South 41 degrees, 44 minutes East, a distance of 600 feet; thence run North 48 degrees, 16 minutes East, a distance of 100 feet; thence run North 41 degrees, 44 minutes West, a distance of 600 feet more or less to the Point of Beginning.

AND:

That part of 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 as a point of reference; thence run South 2248.62 feet; thence run North 89 degrees, 06 minutes East, a distance of 869.88 feet; thence run South 48 degrees, 16 minutes West, a distance of 431.9 feet to the Easterly right-of-way line of a 40 foot wide road right-of-way; thence run South 17 degrees, 01 minutes East, a distance of 137.00 feet to the Point of Beginning; thence from said POINT OF BEGINNING run North 72 degrees, 59 minutes East, a distance of 100 feet; thence run North 17 degrees, 01 minutes West, a distance of 67.00 feet; thence run North 72 degrees, 59 minutes East, a distance of 163.00 feet more or less to the water's edge of the Gulf of Mexico; thence run in a Southerly direction along said water's edge, a distance of 132.14 feet more or less; thence run South 71 degrees, 59 minutes West, a distance of 238.5 feet more or less to said Easterly right-of-way line; thence run North 17 degrees, 01 minutes West, along said Easterly right-of-way line, a distance of 67.00 feet to the said Point of Beginning.

AND:

Commencing at the Northwest corner of Section 31, Township 15 South, Range 13 East, thence run South 2248.62 feet, thence run North 89 degrees, 06 minutes East, 869.88 feet; thence run South 48 degrees, 16 minutes West, 431.9 feet; thence run South 17 degrees, 01 minutes East, 70 feet to the Point of Beginning; thence run North 72 degrees, 59 minutes East, 100 feet; thence run South 17 degrees, 01 minutes East, 67 feet; thence run South 72 degrees, 59 minutes West, 100 feet; thence run North 17 degrees, 01 minutes West, 67 feet to the Point of Beginning, all being and lying in Section 31, Township 15 South, Range 13 East, Levy County, Florida.

AND:

A parcel of land in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 20, Township 15 South, Range 13 East, Levy County, Florida, lying within the following described boundary:

The West 510.00 feet of the South 600 feet of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 20, Township 15 South, Range 13 East, Levy County, Florida, LESS AND EXCEPT the road right-of-way of State Road No. 24.

All lands described in the above legal descriptions are lying and being in Sections 19, 20, 29, 30, 31 and 32, Township 15 South, Range 13 East, and a portion in Section 36, Township 15 South, Range 12 East, all being located in LEVY County, Florida.

Attachment B

Proposed Community Redevelopment Budget through 2030

Begins on following page

Programs	Y 2007	Y 2008	Y 2009	Y 2010	Y 2011	Y 2012	Y 2013	Y 2014	Y 2015	Y 2016	Y 2017	Y 2018	Y 2019	Y 2020	Y 2021	Y 2022	Y 2023	Y 2024	Y 2025	Y 2026	Y 2027	Y 2028	Y 2029	Y 2030	Total
A. Revenues:																									
1. Tax Incremental Revenue																									
a. City Contribution	\$ 77	\$ 81	\$ 85	\$ 80	\$ 94	\$ 98	\$ 103	\$ 108	\$ 114	\$ 119	\$ 125	\$ 132	\$ 138	\$ 145	\$ 152	\$ 160	\$ 168	\$ 176	\$ 185	\$ 195	\$ 204	\$ 215	\$ 225	\$ 237	\$ 3,427
b. County Contribution	\$ 1,234	\$ 1,286	\$ 1,360	\$ 1,429	\$ 1,500	\$ 1,575	\$ 1,654	\$ 1,736	\$ 1,823	\$ 1,914	\$ 2,010	\$ 2,111	\$ 2,216	\$ 2,327	\$ 2,443	\$ 2,565	\$ 2,694	\$ 2,828	\$ 2,970	\$ 3,118	\$ 3,274	\$ 3,438	\$ 3,610	\$ 3,790	\$ 54,915
Total Tax Incremental Revenue	\$ 1,311	\$ 1,377	\$ 1,445	\$ 1,518	\$ 1,594	\$ 1,673	\$ 1,757	\$ 1,845	\$ 1,937	\$ 2,034	\$ 2,135	\$ 2,242	\$ 2,354	\$ 2,472	\$ 2,596	\$ 2,725	\$ 2,862	\$ 3,005	\$ 3,155	\$ 3,319	\$ 3,478	\$ 3,652	\$ 3,835	\$ 4,027	\$ 58,342
2. Revenue Bond No. 1 (tax exempt)	\$ 9,200																								
3. Revenue Bond No. 2				\$ 8,200																					
4. Revenue Bond No. 3																									
5. Revenue Bond No. 4									\$ 8,900																
6. Interest Income																									
7. Co-Venture with Sewer and Water Board	\$ 62	\$ 23	\$ 21	\$ 95	\$ 67	\$ 68	\$ 60	\$ 60	\$ 60	\$ 125	\$ 110	\$ 101	\$ 176	\$ 171	\$ 131	\$ 106	\$ 86	\$ 70	\$ 64	\$ 34	\$ 20	\$ 15	\$ 11	\$ 5	\$ 1,672
8. Grants from State																									
a. Preservation Grant for Historic Ferry																									
b. Cultural Grant for Museum	\$ 100																								
c. Fish and Wildlife Grant for Boat Ramp				\$ 134																					
d. Historic Grant for Moving & Repair																									
9. Grants from FUND/RDAP					\$ 200							\$ 125													
10. Funds from County CDBG																									
a. Public Servants' Affordable Housing			\$ 250																						
11. Federal Grants																									
a. Hope VI				\$ 1,000																					
b. Other																									
12. Sale of Land																									
a. Hope VI					\$ 500	\$ 500																			
b. Other																									
13. Transfers, Carry-forwards and Reserves																									
a. Carry Forward from Previous Fiscal Year																									
b. Contingency Funds																									
Total Revenues	\$10,611	\$ 1,614	\$ 1,718	\$18,872	\$ 2,388	\$ 2,240	\$ 1,428	\$ 2,205	\$14,887	\$ 2,408	\$ 2,245	\$14,768	\$ 2,883	\$ 2,843	\$ 3,026	\$ 2,831	\$ 3,087	\$ 3,075	\$ 3,209	\$ 3,347	\$ 3,459	\$ 3,667	\$ 3,846	\$ 4,034	\$ 100,948

Programs	Y 2007	Y 2008	Y 2009	Y 2010	Y 2011	Y 2012	Y 2013	Y 2014	Y 2015	Y 2016	Y 2017	Y 2018	Y 2019	Y 2020	Y 2021	Y 2022	Y 2023	Y 2024	Y 2025	Y 2026	Y 2027	Y 2028	Y 2029	Y 2030	Total		
B. Expenditures:																											
1. Administrative Expenses																											
<i>(LFE Funds)</i>																											
a. General Administrative - CRA Director	\$ 80	\$ 82	\$ 85	\$ 87	\$ 90	\$ 93	\$ 96	\$ 98	\$ 101	\$ 104	\$ 108	\$ 111	\$ 114	\$ 117	\$ 121	\$ 125	\$ 128	\$ 132	\$ 136	\$ 140	\$ 144	\$ 149	\$ 153	\$ 158	\$ 164	\$ 2,754	
b. General Administrative - Asst CRA Director	\$ -	\$ 65	\$ 67	\$ 69	\$ 71	\$ 73	\$ 75	\$ 78	\$ 80	\$ 82	\$ 85	\$ 87	\$ 90	\$ 93	\$ 96	\$ 98	\$ 101	\$ 104	\$ 107	\$ 111	\$ 114	\$ 117	\$ 121	\$ 125	\$ 129	\$ 2,109	
c. General Administrative - Staff	\$ 49	\$ 50	\$ 52	\$ 54	\$ 55	\$ 57	\$ 59	\$ 60	\$ 62	\$ 64	\$ 66	\$ 68	\$ 70	\$ 72	\$ 74	\$ 76	\$ 79	\$ 81	\$ 83	\$ 86	\$ 88	\$ 91	\$ 94	\$ 97	\$ 100	\$ 1,987	
d. General Administrative	\$ 14	\$ 15	\$ 16	\$ 16	\$ 21	\$ 22	\$ 23	\$ 24	\$ 24	\$ 25	\$ 26	\$ 27	\$ 27	\$ 28	\$ 29	\$ 30	\$ 31	\$ 32	\$ 33	\$ 34	\$ 35	\$ 36	\$ 37	\$ 38	\$ 39	\$ 647	
e. Prof. Services - Planning & Engineering	\$ 69	\$ 72	\$ 76	\$ 80	\$ 84	\$ 88	\$ 92	\$ 97	\$ 102	\$ 107	\$ 112	\$ 118	\$ 124	\$ 130	\$ 137	\$ 143	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 2,840	
f. Prof. Services - Legal, Accounting & Audits	\$ 40	\$ 42	\$ 44	\$ 46	\$ 49	\$ 51	\$ 54	\$ 56	\$ 59	\$ 62	\$ 65	\$ 68	\$ 72	\$ 75	\$ 79	\$ 83	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 87	\$ 1,643	
2. Marketing Expenses																											
<i>(LFE Funds)</i>																											
a. Events/Advertising Security	\$ 6	\$ 5	\$ 7	\$ 7	\$ 8	\$ 9	\$ 10	\$ 11	\$ 12	\$ 13	\$ 14	\$ 15	\$ 16	\$ 17	\$ 18	\$ 19	\$ 20	\$ 21	\$ 22	\$ 23	\$ 25	\$ 28	\$ 30	\$ 33	\$ 37	\$ 54	\$ 531
b. Facade Improvement Grants	\$ 19	\$ 21	\$ 23	\$ 25	\$ 28	\$ 31	\$ 34	\$ 37	\$ 41	\$ 45	\$ 49	\$ 54	\$ 60	\$ 66	\$ 72	\$ 79	\$ 87	\$ 96	\$ 100	\$ 116	\$ 128	\$ 141	\$ 155	\$ 170	\$ 181	\$ 1,881	
4. Acquisition																											
<i>(LFE Funds)</i>																											
a. Acquisition Grants	\$ 28	\$ 31	\$ 34	\$ 37	\$ 41	\$ 45	\$ 50	\$ 55	\$ 60	\$ 66	\$ 73	\$ 80	\$ 88	\$ 97	\$ 106	\$ 117	\$ 129	\$ 142	\$ 156	\$ 171	\$ 188	\$ 207	\$ 228	\$ 251	\$ 278	\$ 2,478	
b. Acquisition Maintenance	\$ 5	\$ 6	\$ 6	\$ 7	\$ 7	\$ 8	\$ 9	\$ 10	\$ 11	\$ 12	\$ 13	\$ 14	\$ 16	\$ 17	\$ 19	\$ 21	\$ 23	\$ 25	\$ 26	\$ 31	\$ 34	\$ 37	\$ 41	\$ 45	\$ 49	\$ 442	
5. Small Business Development																											
<i>(LFE Funds)</i>																											
a. Historic Downtown Improvements	\$ 17	\$ 19	\$ 21	\$ 23	\$ 25	\$ 27	\$ 30	\$ 33	\$ 36	\$ 40	\$ 44	\$ 49	\$ 53	\$ 59	\$ 65	\$ 71	\$ 78	\$ 86	\$ 95	\$ 104	\$ 114	\$ 126	\$ 138	\$ 152	\$ 164	\$ 1,504	
b. Street Revitalizing																											
c. Sidewalks				\$ 100					\$ 100					\$ 150												\$ 400	
d. Street Lighting																										\$ 300	
e. Curb Ramps, Crosswalks, Signage				\$ 150					\$ 200					\$ 250												\$ 250	
f. Landscaping									\$ 100																	\$ 450	
g. Premium for Second Street				\$ 150					\$ 100																	\$ 290	
Subtotal																											
	\$ 0	\$ 0	\$ 0	\$ 850	\$ 400	\$ 0	\$ 0	\$ 0	\$ 700	\$ 450	\$ 0	\$ 0	\$ 0	\$ 200	\$ 290	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,590	
7. Street Paving/Sidewalk Improvements/Utilities																											
8. Historic Preservation																											
a. Planning & Technical																											
<i>(LFE Funds)</i>																											
d. LFE Funds - Historical Creation	\$ 21	\$ 22	\$ 23	\$ 24	\$ 26	\$ 27	\$ 28	\$ 30	\$ 31	\$ 33	\$ 34	\$ 36	\$ 38	\$ 40	\$ 42	\$ 44	\$ 46	\$ 48	\$ 51	\$ 53	\$ 56	\$ 59	\$ 61	\$ 65	\$ 69	\$ 935	
e. LFE Funds - Historical Creation	\$ 50																									\$ 50	
f. Historic Building Improvements	\$ 500																									\$ 500	
9. Infrastructure																											
<i>(Raw Bond No. 4)</i>																											
a. Stormwater Management																										\$ 500	
b. Low Power FM																										\$ 15	
<i>(Raw Bond No. 1)</i>																											
c. Sewer/Water Improvements																										\$ 15	
<i>(Raw Bond No. 2, 3, 4 and Grants)</i>																											
d. Maintenance Dredging				\$ 300					\$ 500																	\$ 800	
Subtotal																											
	\$ 571	\$ 172	\$ 23	\$ 137	\$ 476	\$ 27	\$ 228	\$ 30	\$ 158	\$ 533	\$ 24	\$ 298	\$ 38	\$ 200	\$ 292	\$ 344	\$ 46	\$ 48	\$ 51	\$ 53	\$ 56	\$ 59	\$ 61	\$ 65	\$ 69	\$ 4,573	

Programs	Y 2007	Y 2008	Y 2009	Y 2010	Y 2011	Y 2012	Y 2013	Y 2014	Y 2015	Y 2016	Y 2017	Y 2018	Y 2019	Y 2020	Y 2021	Y 2022	Y 2023	Y 2024	Y 2025	Y 2026	Y 2027	Y 2028	Y 2029	Y 2030	Total		
Subtotal		\$ 15	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 1,915		
10. Parking Lot Development																											
a. Parking Improvements (Rev. Bond No. 1, 2, 3)	\$ 240			\$ 80	\$ 320																					\$ 1,440	
11. Affordable Housing																											
a. Reconstructed County Housing (Bond Issue No. 2)		\$ -	\$ -	\$ 200	\$ 1,880	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,140	
b. Incentives (inc. public servants) (7IF Funds)	\$ 50	\$ 50	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 1,222	
c. Miscellaneous Projects (Bond Issue No. 7)			\$ 350																							\$ 350	
Subtotal	\$ 50	\$ 50	\$ 401	\$ 331	\$ 1,911	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 3,712	
12. Community Facilities/Schools																											
a. Boat Launch Ramp No. 2 & 3 (Rev. Bond No. 2, 3)	\$ 150				\$ 250																					\$ 400	
b. New Park Land Acquisition & Improvements (Rev. Bond No. 1)			\$ 300					\$ 125	\$ 400			\$ 200														\$ 2,500	
c. Pocket Parks at Street Ends (Rev. Bond No. 1)				\$ 70	\$ -	\$ -	\$ -																			\$ 70	
d. Community Center & Pool (Rev. Bond No. 3)																										\$ 1,250	
e. Community Clinic (Rev. Bond No. 2)				\$ 300																						\$ 300	
f. Fire Barn (7IF Funds)																										\$ 28	
g. Responder Truck (7IF Funds)																										\$ -	
h. Fire Rescue Boat (Rev. Bond No. 1)	\$ 150																									\$ 150	
i. Schools Project (Rev. Bond No. 1)	\$ 75	\$ 75	\$ 50	\$ 100																						\$ 300	
Subtotal	\$ 375	\$ 375	\$ 120	\$ 400	\$ 250	\$ 28	\$ 500	\$ 125	\$ 800	\$ -	\$ 200	\$ -	\$ 1,250	\$ 500	\$ -	\$ -	\$ 75	\$ -	\$ 500	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 400	\$ 5,988
13. Land Acquisition																										\$ 2,050	
a. Other Properties (7IF and Rev. Bond No. 1, 2, 3)	\$ 1,128			\$ 422	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,050	
14. Reuparmant for City of Previous Expenditures b. City Loan (\$1,500,000) (Rev. Bond No. 1)	\$ 1,400																									\$ 1,400	
Cash Flow (Revenues less Expenditures)	\$ 4,091	\$ 5,022	\$ 1,522	\$ 2,390	\$ 4,044	\$ 708	\$ 1,310	\$ 765	\$ 3,487	\$ 2,085	\$ 741	\$ 1,230	\$ 821	\$ 3,066	\$ 1,963	\$ 1,264	\$ 1,093	\$ 1,085	\$ 1,618	\$ 1,171	\$ 1,231	\$ 1,296	\$ 1,616	\$ 2,882	\$ 46,200		
Subtotal Expenditures	\$ 6,520	\$ (3,588)	\$ 198	\$ 8,662	\$ (1,655)	\$ 1,531	\$ 615	\$ 1,440	\$ 8,409	\$ 354	\$ 1,504	\$ 10,538	\$ 2,061	\$ (423)	\$ 1,074	\$ 1,587	\$ 2,004	\$ 2,009	\$ 1,883	\$ 2,178	\$ 2,268	\$ 2,372	\$ 2,230	\$ 1,399	\$ 64,748		

Cedar Key Community Redevelopment Plan

(1) Fiscal year commences on October 1 of the previous year, and ends on (2) bond issues assume interest only for two years and level debt service thereafter

Attachment "B" Projected CRA Budget Through 2030 (\$000)

Programs	Y 2007	Y 2008	Y 2009	Y 2010	Y 2011	Y 2012	Y 2013	Y 2014	Y 2015	Y 2016	Y 2017	Y 2018	Y 2019	Y 2020	Y 2021	Y 2022	Y 2023	Y 2024	Y 2025	Y 2026	Y 2027	Y 2028	Y 2029	Y 2030	Total
(3) Bond issues assume interest rate of 4.5% maximum of 20 year term.	756,579	674,343	968,421	1,175,323																					
(4) Debt Service on City Loan (P and I Monthly)	84																								

2024 TO 2054 CEDAR KEY COMMUNITY REDEVELOPMENT PLAN



**City of Cedar Key, Florida
Cedar Key Community Redevelopment Agency**

2024 to 2054 Cedar Key Community Redevelopment Plan

**Cedar Key Community Redevelopment Agency
City of Cedar Key, Florida**

June 4, 2024

Sue Colson, Mayor

Nancy Sera, Vice Mayor

Jolie Davis, Commissioner

Jeff Webb, Commissioner

Jim Wortham, Commissioner

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EXECUTIVE SUMMARY

[Draft executive summary]





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Cedar Key Community Redevelopment Agency

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INTRODUCTION

This document is a community redevelopment plan for the Cedar Key Community Redevelopment Agency. The Environmental and Community Development Clinic at the University of Florida Levin College of Law and the Florida Resilient Cities Program of the University of Florida's Florida Institute for Built Environment Resilience ("FIBER") have drafted this plan to meet the city of Cedar Key's stated objectives to—

- extend the duration of the Cedar Key Community Redevelopment Agency,
- enable the Cedar Key Community Redevelopment Agency to address resilience to flooding, storms, and sea level rise, and
- include priorities from past community redevelopment plans that continue to be relevant.

This introduction describes the Community Redevelopment Act (a state law that sets out the requirements for community redevelopment programs in Florida), the history of the Cedar Key Community Redevelopment Agency, and recent events leading up to this community redevelopment plan.

The next section of this document has the title "Required components plan." That section presents information about Cedar Key and this plan sufficient to meet Community Redevelopment Act standards.

The final section of this document has the title "Community redevelopment activities." That section describes some community redevelopment activities that the Cedar Key Community Redevelopment Agency may undertake and describes all capital projects that the Cedar Key Community Redevelopment Agency may undertake.

Community Redevelopment Act

The Florida Legislature adopted the Community Redevelopment Act in 1969 in response to the public problem of areas in Florida that "consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities."¹ Today, the Community Redevelopment Act is codified as Part III, Chapter 163, Florida Statutes.² Pursuant to the act, a city or a county in Florida may create a community redevelopment agency to address slum or blight conditions within its jurisdiction.³

After a local government creates a community redevelopment agency, that community redevelopment agency must submit a community redevelopment plan to the local

¹ Ch. 1969-305, § 2, Laws of Florida.

² See, Fla. Stat. Ch. 163, Pt. III. (2023).

³ Fla. Stat. § 163.356(1), (2023).

Table 1. Actions related to agency

	Governmental entities and date adopted	Effect of action
Resolution No. 194	City of Cedar Key December 14, 1999	Creates community redevelopment area and community redevelopment agency
Resolution No. 199	Cedar Key Community Redevelopment Agency May 18, 2000	Recommendation to city to adopt community redevelopment plan
Resolution No. 200	Cedar Key local planning agency May 18, 2000	Finds that a community redevelopment plan is consistent with and furthers the city comprehensive plan
Resolution No. 206	City of Cedar Key October 2, 2000	Adopts a community redevelopment plan
Ordinance No. 338	City of Cedar Key October 10, 2000	Creates redevelopment trust fund to hold tax increment revenues
Interlocal agreement	City of Cedar Key and Cedar Key Community Redevelopment Agency September 12, 2006	Sets city contribution to redevelopment trust fund at 15% of tax increment revenues. The 2007 bond issue judgement explicitly acknowledges this agreement exists and that it further limits ability of taxing agencies to recover from redevelopment trust fund.
Interlocal agreement	City of Cedar Key and Levy County January 16, 2007	Identifies infrastructure in the city, commits county to transferring ownership of some infrastructure to city, plans for improving infrastructure.
Resolution No. 282	City of Cedar Key May 15, 2007	Adopts 2007 community redevelopment plan
Resolution No. 285	City of Cedar Key May 29, 2007	City approval of \$9.2 million bond issue to fund redevelopment projects
Resolution No. 07-01	City of Cedar Key December 4, 2007	Authorizes \$9.2 million bond issue. References Resolution No. 285.
Resolution No. 291	City of Cedar Key December 4, 2007	Selects Sun Trust Bank as issuer of \$9.2 million in bonds. Supplements Resolution No. 285.

This table lists city and agency actions related to the Cedar Key Community Redevelopment Agency. References to “Cedar Key Community Redevelopment Agency” mean Cedar Key Community Redevelopment Agency.

government.⁴ Florida Statutes set out detailed requirements for the contents of a community redevelopment plan at sections 163.360 and 163.362. These requirements include a description of existing conditions and improvement plans with an emphasis on capital

⁴ Fla. Stat. § 163.360(5).

projects and affordable housing development.⁵ The Community Redevelopment Act limits an agency to carrying out activities within the community redevelopment area.⁶

Ultimately, an existing community redevelopment program will have several components. One, the community redevelopment agency itself is a public instrumentality⁷ with its own board of commissioners.⁸ Two, a redevelopment trust fund collects tax increment related to the properties in a community redevelopment area.⁹ That community redevelopment area is the area within the jurisdiction that is slum and blight. And, three, the adopted community redevelopment plan guides the agency's redevelopment activities within the community redevelopment area.¹⁰

History of the Cedar Key Community Redevelopment Agency

The city of Cedar Key created the Cedar Key Community Redevelopment Agency on December 14, 1999.¹¹ The city set the community redevelopment area as all land within the boundaries of Cedar Key at that time.¹² Since that time, the city and agency have adopted resolutions, interlocal agreements, and an ordinance affecting agency governance. Table 1, titled "Actions related to agency," identifies and summarizes these actions.

Prior community redevelopment plans

On October 2, 2000, the city adopted its first redevelopment plan.¹³ This first plan presented four elements of a vision for the city of Cedar Key. Community residents developed that vision during a town meeting held on February 21, 2000.¹⁴ These are those elements:

- a. Preservation of Cedar Key as a working commercial fishing village and attractive tourist destination.
- b. Regulating growth so that it does not overwhelm the historic fishing village patterns of the City, nor the ways in which residents of the City have

⁵ See Fla. Stat. §§ 163.362(1) and 163.360(2).

⁶ Fla. Stat. § 163.370(2)(c).

⁷ Fla. Stat. § 163.356(1).

⁸ Fla. Stat. § 163.356(2).

⁹ Fla. Stat. § 163.387(1)(a).

¹⁰ See, Fla. Stat. § 163.360.

¹¹ City of Cedar Key, Resolution No. 194 (December 14, 1999).

¹² City of Cedar Key, Resolution No. 194 (December 14, 1999). The city has different municipal boundaries today than it had in 1999 because the city has annexed land. Annexation does not change the boundaries of the community redevelopment area. Therefore, the boundaries of the city are no longer the same as the boundaries of the community redevelopment area.

¹³ City of Cedar Key, Resolution No. 206 (October 2, 2000).

¹⁴ City of Cedar Key, 2000 Community Redevelopment Plan, 2.

historically made a living from water-based activities, especially commercial fishing, aquaculture and tourism.

c. Preserving the historic built environment of the City while improving the public infrastructure to promote the continued economically viable use of the City's historic resources.

d. Protecting the natural resources of Cedar Key and the surrounding waters in recognition of the importance of environmental quality to the commercial fishing, aquaculture and tourism industries.¹⁵

The first plan did not identify specific capital projects the Cedar Key Community Redevelopment Agency would carry out to implement this vision.

In 2005, the firm Civic Design Associates authored a new community redevelopment plan for the Cedar Key Community Redevelopment Agency.¹⁶ The 2005 plan provides this description for why it exists given that the city had adopted the first plan only five years prior. "The 2000 Community Redevelopment Agency Plan was general in its approach, and did not lay out specific programs or the necessary implementation procedures. For this reason, the CKRA [Cedar Key Community Redevelopment Agency] felt it was crucial to amend the Plan to incorporate more prescriptive programs."¹⁷

Responding to these identified deficiencies in the first plan, the 2005 plan included more detail than the first plan and proposed many redevelopment activities. Table 2, titled "Highlights of Civic Design Associates plan," summarizes activities from the 2005 plan and indicates on which page each activity exists in the plan.

The city of Cedar Key apparently did not adopt the Civic Design Associates plan. Instead, on May 15, 2007 the city adopted a new community redevelopment plan that was more similar to the first plan than to the 2005 plan.¹⁸ Significantly, the 2007 plan restated the four elements of a vision for the city of Cedar Key that had appeared in the first plan.¹⁹

The 2007 plan did have two significant differences from the first plan. One, the 2007 plan included a list of capital projects as examples of actions the community redevelopment agency could fund.²⁰ Two, the 2007 plan proposed a budget for the agency including

¹⁵ City of Cedar Key, 2000 Community Redevelopment Plan, 2.

¹⁶ Civic Design Associates, City of Cedar Key Community Redevelopment Plan (April 5, 2005).

¹⁷ Civic Design Associates, City of Cedar Key Community Redevelopment Plan, I-1 (April 5, 2005).

¹⁸ City of Cedar Key, Resolution No. 282 (May 15, 2007).

¹⁹ City of Cedar Key, 2007 Community Redevelopment Plan, 2-3.

²⁰ City of Cedar Key, 2007 Community Redevelopment Plan, 10-11.

Table 2. Highlights of Civic Design Associates plan

Pages in plan	Activity description
I-2 & VI-5	Expand boat launch facilities for aquaculture
I-2, VI-4, VI-8, & VII-7	Redevelop existing HUD housing
I-2	Construct affordable units as part of Second Street Strategy
I-2	Make streetscape, marina, and parking improvements to Dock Street Area
IV-4	Annex certain land areas
IV-5, VI-8, & VII-2	Re-pave streets and add sidewalks & street lighting, especially on Gulf Blvd, Hodges Ave, other collector streets, and Gulf Trail
IV-10 & VI-5	Take a more proactive role in providing affordable housing sensitive to the needs of local residents (opt out of the county system; create own subsidy program)
IV-10-12	Redevelop Second Street, including: (1) parking; (2) FEMA table; (3) covered sidewalk; (4) streetscape and sidewalk enhancements including lighting, accessibility ramps, and street furniture; and (5) open spaces and public restrooms
IV-14	Redevelop Dock Street, including: (1) widen the sidewalks and add speed tables & curb ramps; (2) improved lighting; (3) dredge the marina; (4) reorganize and enhance parking for cars and boat trailers; and (5) add landscaped islands
IV-16	Acquire at least one new boat launching facility (Shell Pile and another one in the northwest)
VI-3, VI-8, & VII-2	Preserve and improve historic buildings
VI-4 & VI-7	Make historic downtown improvements, including: (1) street re-paving; (2) sidewalks; (3) street lighting; (4) curb ramps, crosswalks and signage; (5) landscaping; and (6) Second Street improvements described in Item 8 above
VI-4, VI-8, & VII-6	Improve sewer and water infrastructure
VI-4, VI-8, & VII-2	Improve parking facilities, especially near the marina, dock, and downtown
VI-5	Repair the fishing dock on Dock Street
VI-5 & VII-8	Construct a community center
VI-5	Construct a community pool
VI-5, VI-8, VII-2, & VII-6	Improve the fire department, including a new barn, new responder truck, and improved firewater distribution
VI-6	Apply to State Grants, including: (1) Preservation Grant; (2) Cultural Grant; (3) Historic Grant; and (4) Hope VI Federal Grant
VI-8 & VII-6	Relocate historic structures
VI-8 & VII-2	Improve stormwater management and facilities
VI-8	Perform maintenance dredging
VI-8	Perform site work for the library, fire barn, and city hall
VI-8 & VII-6	Improve city hall
VI-9 & VII-8	Reconstruct county fishing dock

Table 2. Highlights of Civic Design Associates plan—CONTINUED

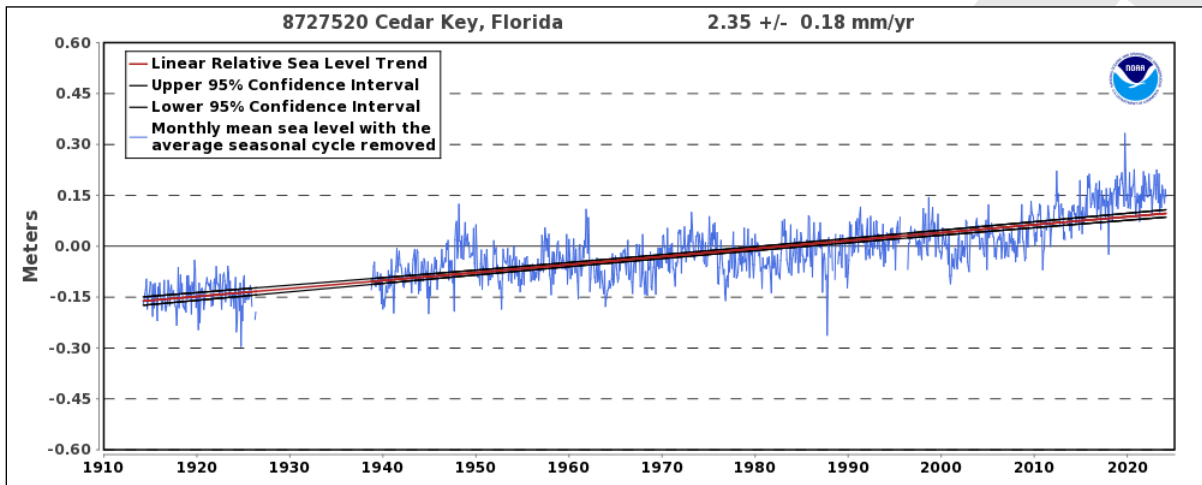
Pages in plan	Activity description
VI-9	Improve boat launch ramps numbers 2 and 3
VI-9 & VII-8	Acquire new land for parks and improve existing parks
VI-9 & VII-1	Create pocket parks at street ends
VI-9	Create a community clinic
VII-1	Improve quality of existing open space
VII-1	Create recreational open space
VII-2	Improve pedestrian facilities on the "dock" area
VII-2	Maintain and improve docking facilities and other waterfront sites for commercial aquaculture activities
VII-2	Improve public safety facilities
VII-5	Establish a small business loan program
VII-5	Create an internet hub downtown, possibly in the library and /or proposed community center
VII-5	Increase marketing for small-business aquaculture community
VII-5	Create and sponsor a neighborhood merchants association
VII-6	Make library improvements
VII-7	Establish a community development corporation (501(c)) to design and execute affordable housing measures
VII-7 & VII-10	Give grants to home buyers who want to rehabilitate a home or build a new one. Give loans / grants to homeowners for correcting code deficiencies
VII-8	Purchase lots on Second Street for infill development
VII-9	Buy land that is designated as Conservation Areas to protect that land
VII-10	Acquire problem properties to rehabilitate and resell to homebuyers
VII-10	Provide architectural and engineering design technical assistance for structures in need of rehabilitation

This table lists activities from the Civic Design Associates' 2005 community redevelopment plan.

revenues and expenditures from the date of adoption through 2030.²¹

As of the drafting of this document, the 2007 plan is the current community redevelopment plan the community redevelopment agency has followed since 2007. Recent events and changes in policy, however, have led to the city considering this new plan.

²¹ City of Cedar Key, 2007 Community Redevelopment Plan, Attachment B.

Image 1. Relative sea level trend at Cedar Key, Florida

This image presents the relative sea level trend at Cedar Key, Florida based on monthly mean sea level data from 1914 to 2023. The measured change is a rise of 0.77 feet in 100 years. National Oceanic and Atmospheric Administration, Relative Sea Level Trend 8727520 Cedar Key, Florida, https://tidesandcurrents.noaa.gov/sltrends/sltrends_station.shtml?id=8727520 (accessed May 21, 2024).

Recent events leading to this community redevelopment plan

The vision statement that arose during a community meeting in 2000 and that exists in both the 2000 plan and the 2007 plan emphasizes maintaining the health of the waters surrounding Cedar Key and continuing the community's legacy as a working waterfront. This vision has remained consistent over the last 24 years. In more recent years, however, other goals have also become priorities.

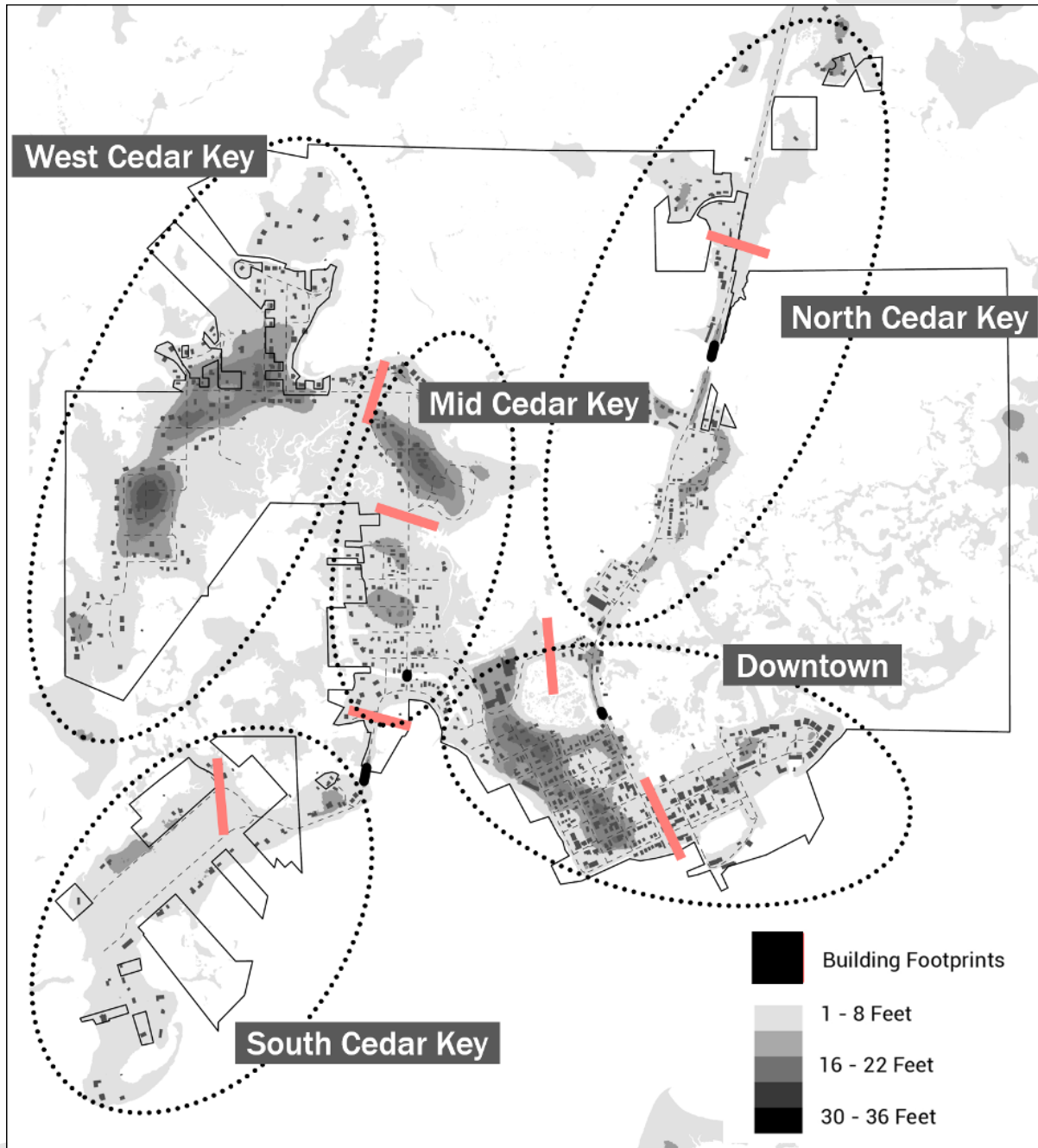
Hurricane Hermine struck Cedar Key in 2016 and brought record storm surge to the community.²² Hurricane Idalia struck Cedar Key in 2023 and again set a storm surge record.²³ As shown in Image 1, titled "Relative sea level trend at Cedar Key, Florida," over the last century, tidal gauges at Cedar Key have recorded a rise in monthly mean sea level of 0.77 feet.²⁴ Like residents of many coastal communities experiencing intense storms and sea level rise, people in Cedar Key have growing concerns over storms, sea level rise, and

²² Josh Solomon, *Resilience and helping hands power Cedar Key through recovery after Hermine*, Tampa Bay Times (October 22, 2016).

²³ Sandra McDonald, *Historic Florida fishing village sees record storm surge*, WUFT (August 30, 2023) <https://www.wuft.org/fresh-take-florida/2023-08-30/historic-florida-fishing-village-sees-record-storm-surge> (accessed May 21, 2023).

²⁴ National Oceanic and Atmospheric Administration, Relative Sea Level Trend 8727520 Cedar Key, Florida, https://tidesandcurrents.noaa.gov/sltrends/sltrends_station.shtml?id=8727520 (accessed May 21, 2024).

Image 2. Geographic areas FIBER recognizes exist in Cedar Key



This image presents five geographic areas that FIBER recognizes exist in Cedar Key: Downtown, Mid Cedar Key, West Cedar Key, North Cedar Key, and South Cedar Key. A sixth area, that FIBER calls “Influence Area,” is outside of Cedar Key. FIBER uses these areas to organize components of the Resilient Cedar Key Vulnerability + Sensitivity Analysis and the Resilient Cedar Key Adaptation Plan.

flooding.

The state of Florida is also addressing resilience to storms, sea level rise, and flooding in new ways. In 2021, the state created the Resilient Florida Grant Program within the Department of Environmental Protection.²⁵ Through this program, the Department of Environmental Protection may pay these costs for cities and counties:

[T]he costs of community resilience planning and necessary data collection for such planning, including comprehensive plan amendments and necessary corresponding analyses that address the requirements of s. 163.3178(2)(f); vulnerability assessments that identify or address risks of flooding and sea level rise; the development of projects, plans, and policies that allow communities to prepare for threats from flooding and sea level rise; and projects to adapt critical assets to the effects of flooding and sea level rise.²⁶

For Cedar Key, FIBER has conducted a vulnerability assessment meeting standards in state law. FIBER has titled its research for Cedar Key “Resilient Cedar Key.”²⁷ A task force with members representing the city, other government agencies, and non-governmental organizations convened on October 19, 2022 and guided the assessment.²⁸ FIBER’s Resilient Cedar Key work product comprises two documents: a vulnerability and sensitivity analysis and an adaptation plan.

The Resilient Cedar Key Vulnerability + Sensitivity Analysis inventories Cedar Key’s assets in transportation, housing, critical infrastructure, community services, natural and cultural resources, and the local economy.²⁹ Then, the analysis evaluates the exposure of those assets to floods.³⁰ FIBER organizes the results of this analysis by five different geographic areas that FIBER recognizes exist in Cedar Key: Downtown, Mid Cedar Key, West Cedar Key, North Cedar Key, and South Cedar Key.³¹

The Resilient Cedar Key Adaptation Plan builds on the vulnerability and sensitivity analysis to propose adaptation actions that would address Cedar Key’s exposure to floods.³² Each adaptation action relates to one of the asset categories the vulnerability and sensitivity

²⁵ Ch. 2021-28, Laws of Fla., § 1(3)(a).

²⁶ Ch. 2021-28, Laws of Fla., § 1(3)(b).

²⁷ CITATION PENDING FINAL VULNERABILITY ASSESSMENT.

²⁸ CITATION PENDING FINAL VULNERABILITY ASSESSMENT.

²⁹ CITATION PENDING FINAL VULNERABILITY ASSESSMENT.

³⁰ CITATION PENDING FINAL VULNERABILITY ASSESSMENT.

³¹ CITATION PENDING FINAL VULNERABILITY ASSESSMENT.

³² CITATION PENDING FINAL ADAPTATION PLAN.

analysis inventoried.³³ FIBER presents four themes early in the plan and states that these themes informed development of the plan.³⁴ These are the four themes.

Theme 1: Cedar Key is an archipelago.

Approach: Restoring Hydrologic Connectivity

Cedar Key consists of a historically fragmented archipelago. Restoring the hydrologic connectivity among the islands is essential to reduce the stress on adjacent shorelines and diminish the overall flood risk by facilitating smoother water flow across the area.

Theme 2: Cedar Key depends on its transportation network.

Approach: Strengthening Transportation Network Resilience

The transportation infrastructure, encompassing bridges and primary roads, is vital to Cedar Key's daily function. The objective is to maintain strong and reliable connectivity, especially during chronic flooding situations, while also establishing contingency routes to ensure continued accessibility and facilitate evacuations during emergencies.

Theme 3: Cedar Key is a collection of diverse districts.

Approach: Tailored Adaptation for Diverse Districts

Cedar Key comprises a variety of distinct districts, each with its unique spatial characteristics, vulnerabilities, strengths, and environmental contexts. Adaptation strategies will be customized to address the specific needs and attributes of each district, aiming to respect and preserve their identities while enhancing their resilience to flooding.

Theme 4: Cedar Key's identity and local economy are strongly sustained by its natural systems.

Approach: Preserving Natural Ecosystems and Sustaining the Local Economy

The identity and economic well-being of Cedar Key are rooted in its natural ecosystems. Protecting these critical environmental assets is imperative for the community's sustained prosperity.³⁵

As theme 3 states, FIBER organized the adaptation actions by geographic areas. These geographic areas are the same five geographic areas the vulnerability and sensitivity

³³ CITATION PENDING FINAL ADAPTATION PLAN.

³⁴ CITATION PENDING FINAL ADAPTATION PLAN.

³⁵ CITATION PENDING FINAL ADAPTATION PLAN.

analysis identifies plus a sixth area FIBER calls “Influence Area.”³⁶ The Influence Area is outside of Cedar Key.³⁷

In addition to the geographic area organization, FIBER has classified the adaptation actions as either structural or non-structural and as either community or individual.³⁸ This is how the adaptation plan describes these classifications.

The adaptation plan includes structural and non-structural actions. Structural actions refer to implementing physical constructions and engineering solutions designed to protect shorelines and coastal communities from flood impacts. These actions include building sea walls, levees, and storm surge barriers. Non-structural actions involve approaches such as Nature-based solutions to reduce flood risk without relying on physical structures, using nature-based habitats, such as marshes or human-made oyster reefs shoreline restoration (NOAA, 2023), and in the case of Cedar Key, restoring natural hydrological flows between islands. The aim is to provide specific resilience benefits like erosion reduction, storm surge flood protection, and complementary economic, social, and environmental benefits.

The adaptation actions are further classified according to implementation scope—community or individual implementation. Community actions, led by government efforts, aim to bolster the overall resilience of the city or its systems. Individual actions carried out by property owners are directed at enhancing resilience at a specific site or property.³⁹

Finally, in the adaptation plan FIBER prioritizes the adaptation actions using three criteria: each project’s benefit extent, implementation timeframe, and risk reduction feasibility. These are FIBER’s descriptions of each criterion.

Benefit extent: This parameter refers to the spatial extent or number of residents that will benefit from the proposed adaptive measures.

Implementation timeframe: This parameter assesses the urgency and speed at which an adaptive action can be implemented.

Risk Reduction Feasibility: Evaluated using the STAPLEE ⁴⁰methodology, this parameter incorporates seven critical criteria: social, technical,

³⁶ CITATION PENDING FINAL ADAPTATION PLAN.

³⁷ CITATION PENDING FINAL ADAPTATION PLAN.

³⁸ CITATION PENDING FINAL ADAPTATION PLAN.

³⁹ CITATION PENDING FINAL ADAPTATION PLAN.

⁴⁰ The acronym STAPLEE represents these seven categories of criteria the Federal Emergency Management Agency identifies as relevant to evaluating the feasibility of hazard mitigation strategies: social, technical, administrative, political, legal, economic, and environmental.

administrative, political, legal, economic, and environmental aspects. Each criterion encompasses several factors, drawing on the previous analysis and other informational sources from the community and task force.⁴¹

Synthesizing all of these characteristics, the adaptation plan presents many adaptation actions along with information on: what asset the adaptation action would impact; in which geographic area the adaptation action would occur; whether the adaptation action is structural or non-structural; whether the adaptation action is community or individual; and the adaptation's relative priority given its benefit extent, implementation timeframe, and risk reduction feasibility.

Given the storm events and flooding Cedar Key has experienced within the last decade and the Resilient Cedar Key research FIBER has conducted, the 2007 community redevelopment plan no longer fully matches the priorities of the city or of the agency. This community redevelopment plan combines the 2007 community redevelopment plan and the Resilient Cedar Key research to better meet Cedar Key's current priorities.

⁴¹ CITATION PENDING FINAL ADAPTATION PLAN.

REQUIRED COMPONENTS OF PLAN

In order for the Cedar Key Community Redevelopment Agency's community redevelopment plan to better match the city's and the agency's evolving priorities, the project team has collected information about Cedar Key and analyzed that information sufficient to meet Community Redevelopment Act standards for a community redevelopment plan. This section of this document presents that information and analysis.

All of the information and analysis in this section relates to community redevelopment and related activities that the Cedar Key Community Redevelopment Agency might undertake or carry out within the community redevelopment area. The final section of this document, titled "Community redevelopment activities," describes these activities.

Document organization

Florida Statutes set out detailed requirements for the contents of a community redevelopment plan at sections 163.360 and 163.362. Generally, these requirements include a description of existing conditions and improvement plans with an emphasis on capital projects and affordable housing development.⁴²

Table 3, titled "Required components of plan," lists the components the Community Redevelopment Act requires each community redevelopment plan to contain, identifies the relevant statutory provision, and identifies the section of this document that meets the standard.

Conform to comprehensive plan

The Community Redevelopment Act requires a community redevelopment plan to "[c]onform to the comprehensive plan for the county or municipality as prepared by the local planning agency under the Community Planning Act."⁴³ Accordingly, this community redevelopment plan must conform to the goals, objectives, policies, and future land use designations of Cedar Key's comprehensive plan.

The Cedar Key comprehensive plan is chapter three of the Laws of Cedar Key.⁴⁴ The plan includes ten elements, or chapters on different subjects. One element includes several sub-elements. Each element or sub-element has a single goal. Each goal then includes several objectives. And each objective includes related policies. The remainder of this subsection evaluates how this community redevelopment plan conforms to each of the ten elements of Cedar Key's comprehensive plan.

⁴² See Fla. Stat. §§ 163.362(1) and 163.360(2).

⁴³ Fla. Stat. § 163.360(2)(a).

⁴⁴ See, Ch. 3, Laws of Cedar Key.

Table 3. Required components of plan

Required component of community redevelopment plan	Relevant section of Florida Statutes	Section of this document meeting standard
Conform to comprehensive plan	§ 163.360(2)(a)	“Required components of plan”
Required zoning and planning changes	§ 163.360(2)(b)	“Required components of plan”
Provision for affordable housing	§ 163.360(2)(c)	“Required components of plan”
Legal description of area boundaries	§ 163.362(1)	“Required components of plan” and Appendix B
Diagram and describe open space, street layout, building limitations, number of dwelling units, and space needed for public improvements	§ 163.362(2)	“Required components of plan”
Neighborhood impact element	§ 163.362(3)	“Required components of plan”
Activities and capital projects	§ 163.362(4)	“Community redevelopment activities”
Safeguards work of redevelopment will be carried out	§ 163.362(5)	“Required components of plan”
Legal controls and covenants	§ 163.362(6)	“Required components of plan”
Replacement housing for displaced persons	§ 163.362(7)	“Required components of plan”
Element of residential use	§ 163.362(8)	“Required components of plan”
Projected costs of redevelopment	§ 163.362(9)	“Community redevelopment activities”
Time certain for completing redevelopment	§ 163.362(10)	“Community redevelopment activities”

This table lists the components the Community Redevelopment Act requires each community redevelopment plan to contain, identifies the relevant statutory provision, and identifies the part of this document that meets the standard.

Element 1: Future land use goals, objectives, and policies

The goal of this element is to “ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural resources, particularly water, and man-made resources by citizens while minimizing the threat to health, safety and

welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.”⁴⁵

Relevant policies under this goal include—

- protecting lands designated as conservation areas on the Future Land Use Map;
- regulating development in the coastal high hazard areas or areas subject to periodic or seasonal flooding;
- protecting the working fishing village character of the City;
- ensuring compliance with elevation requirements in flood-prone areas; and
- preserving conservation areas (saltwater marshes, tidal creeks, mangroves, beaches, bays, pinescrub, needlebrush, and temperate hammock).

This community redevelopment plan conforms to this element by proposing community redevelopment activities to: elevate structures including aquaculture facilities; reenforce boarding docks supporting aquaculture; reconnect hydrology; and restore shoreline.

Element 2: Transportation goals, objectives, and policies

The goal of this element is to “maintain the existing City roadway network and parking facilities, correct existing network deficiencies and provide economical, efficient, safe, and environmentally sound transportation facilities to ensure that the City area traffic operates above acceptable levels of service.”⁴⁶

Relevant policies under this goal include—

- continuing to ensure the Cedar Key Police Department is responsible for safe evacuation of traffic; and
- developing and implementing solutions to parking problems.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to elevate roadways.

Element 3: Infrastructure goals, objectives, and policies

This element comprises several sub-elements, each with a unique goal, including that the Cedar Key Water and Sewer District provides adequate sewer collection and disposal and provides for a safe and healthful public water supply;⁴⁷ that the city provides for the collection and disposal of solid wastes;⁴⁸ and that the city provides and maintains adequate drainage facilities.⁴⁹

⁴⁵ Ch. 3, p. 143, Laws of Cedar Key.

⁴⁶ Ch. 3, p. 153, Laws of Cedar Key.

⁴⁷ Ch. 3, pp. 158, 161, Laws of Cedar Key.

⁴⁸ Ch. 3, p. 163, Laws of Cedar Key.

⁴⁹ Ch. 3, p. 164, Laws of Cedar Key.

Relevant policies under these goals include—

- maximizing the use of existing facilities in the City;
- maintaining the existing drainage system and correcting facility deficiencies;
- preserving natural vegetation to provide natural filtration of run-off;
- protecting natural drainage functions through minimizing lot cover, requiring coastal setbacks, filtering through vegetative buffer zones, requiring porous pavements, and mitigating any increase in runoff levels through swales and other best management practices; and
- limiting growth in the immediate aquifer recharge area of the water supply.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to: restore the natural hydrology of the archipelago, including strengthening natural drainage functions; and elevate infrastructure.

Element 4: Conservation and coastal management goals, objectives, and policies

The goal of this element is to “conserve, protect, restore and use the natural resources of the City in a manner which will sustain the working/ fishing village character and shoreline of the City for future generations and to protect human life, manage and protect coastal resources, limit the use of public funds for private developments within Coastal High Hazard Areas and restrict development which has a negative impact on coastal zones.”⁵⁰

Relevant policies under this goal include—

- pursuing public acquisition of privately-owned properties that would help protect adjacent surface waters from stormwater runoff;
- promoting low-impact development practices;
- planting native wetland vegetation in those areas where needed to stabilize the shoreline, minimize flood or storm damage, filter non-point source pollutants, and provide a wetlands wildlife habitat;
- including provisions to protect sensitive coastal areas and saltmarshes in the Land Development Code;
- limiting dredge and fill activities in the coastal area to maintenance dredging;
- restricting shoreline use outside of commercial areas to conservation, recreation, or low-density residential uses;
- taking steps to promote the restoration and enhancement of degraded natural environments, especially shoreline;
- developing regulations that promote leaving shorelines in their natural state (and where that is not practicable, supporting the use of living shoreline practices); and
- adopting land development regulations that include strategies and engineering solutions that reduce the flood risk in coastal areas resulting from high-tide events,

⁵⁰ Ch. 3, p. 167, Laws of Cedar Key.

storm surge, flash flood, stormwater runoff and the related impacts of existing hazards, including sea-level rise, which shall include, but not be limited to, requirements such as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers, higher flood elevations, and incorporation of natural infrastructure for increased resilience.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to: restore the natural hydrology of Cedar Key to take advantage of the natural drainage functions; improve Cedar Key's shoreline and encourage the use of living shorelines; elevate roadways and structures to ensure minimal damage from sea level rise and flooding; and buy conservation land.

Element 5: Recreation and open space goals, objectives, and policies

The goal of this element is to “maintain and develop a variety of recreation facilities and/or programs and insure adequate open space to satisfy the existing and future needs of the City.”⁵¹

Relevant policies under this goal include—

- ensuring public access to recreational areas and open space; and
- providing and maintaining a system of public recreation facilities adequate to meet the needs of current and projected populations.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to: improve drainage at Lil Shark Park; improve drainage at cemeteries; acquire new land for public parks; and improve existing parks.

Element 6: Housing goals, objectives, and policies

The goal of this element is to “enhance cost-effective availability and affordability of housing for present and future residents of the City in accordance with income level and with emphasis on self-sufficiency, quality of life and environment, health, safety, the public good and private property rights.”⁵²

Relevant policies under this goal include—

- assuring the availability of affordable housing for extremely low-, very low-, low-, and moderate-income families through implementation of housing programs;
- identifying unsafe buildings and providing technical assistance in the elimination or rehabilitation of such unsafe structures;
- ensuring mobile home sites comply with the provisions of FEMA and Coastal Zone Management Plan ordinances adopted by the City; and

⁵¹ Ch. 3, p. 178, Laws of Cedar Key.

⁵² Ch. 3, p. 179, Laws of Cedar Key.

- making provisions for relocation housing for any person or family displaced by rehabilitation, condemnation, or demolition.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to: elevate and floodproof housing; redevelop existing public housing; and making grants or loans to homeowners to elevate homes, rehabilitate homes, or correct code deficiencies.

Element 7: Public school facilities goals, objectives, and policies

The goals of this element are to “collaborate and coordinate with the County School District (School District) and other local government entities to ensure high-quality public school facilities which meet the needs of the City’s existing and future population”⁵³ and “assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards.”⁵⁴

The Levy County School District operates the Cedar Key school facilities, and this community redevelopment plan does not specifically address changes to the school system. Because no part of this plan conflicts with any goal of this element, this community redevelopment plan conforms with this element.

Element 8: Intergovernmental coordination goals, objectives, and policies

The goal of this element is “to coordinate this comprehensive plan and all official acts of the elected officials with all other affected units of government.”⁵⁵

A Levy County County Commissioner also serves as a commissioner of the Cedar Key Community Redevelopment Agency. The remaining Cedar Key Community Redevelopment Agency commissioners are the Cedar Key City Commission. Finally, the Cedar Key Community Redevelopment Agency has entered into interlocal agreements with Levy County and with the city of Cedar Key. This community redevelopment plan will not change or impact any of these characteristics and the plan conforms to this element.

Element 9: Capital improvements goals, objectives, and policies

The goal of this element is “to continue throughout the planning period to provide public services and facilities in a timely and efficient manner through the use of sound fiscal policies.”⁵⁶

Relevant policies under this goal include—

⁵³ Ch. 3, p. 823, Laws of Cedar Key.

⁵⁴ Ch. 3, p. 186, Laws of Cedar Key.

⁵⁵ Ch. 3, p. 194, Laws of Cedar Key.

⁵⁶ Ch. 3, p. 198, Laws of Cedar Key.

- limiting public expenditures that subsidize development in coastal high hazard areas (except to correct existing deficiencies or provide for recreational needs); and
- making efforts to secure grant funds or private funds to finance the provision of capital improvements.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to: elevate infrastructure; relocate infrastructure; dry and wetfloodproof infrastructure; and otherwise improve infrastructure and city-owned buildings.

Element 10: Historic preservation goals, objectives, and policies

The goal of this element is “to identify, preserve, protect, acquire, rehabilitate and otherwise endeavor to ensure the continuity of the cultural resources of the City for future generations.”⁵⁷

Relevant policies under this goal include—

- maintaining land development regulations that address historic resources, including Future Land Use, Conservation/Coastal Management, and Housing Elements;
- insuring that development and redevelopment does not destroy archaeological or historic resources;
- encouraging the rehabilitation of deteriorating historic structures; and
- incorporating known archaeological and historical sites into “greenbelt,” open space, or other low-intensity uses whenever possible.

This community redevelopment plan conforms to this element by proposing community redevelopment activities to preserve and improve historic buildings.

Required zoning and planning changes

The Community Redevelopment Act requires a community redevelopment plan to indicate required “zoning and planning changes, if any.”⁵⁸

This community redevelopment plan does not propose any community redevelopment activities that would require changes to Cedar Key planning or land development regulation ordinances.

⁵⁷ Ch. 3, p. 205, Laws of Cedar Key.

⁵⁸ Fla. Stat. § 163.360(2)(b).

Provision for affordable housing

The Community Redevelopment Act requires a community redevelopment plan to “[p]rovide for the development of affordable housing in the area, or state the reasons for not addressing in the plan the development of affordable housing in the area.”⁵⁹

This community redevelopment plan proposes community redevelopment activities to: redevelop existing public housing; provide affordable housing sensitive to the needs of local residents; and establish a community development corporation to design and implement affordable housing programs.

Legal description of area boundaries

The Community Redevelopment Act requires a community redevelopment plan to “[c]ontain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.”⁶⁰

The appendix to this document presents a legal description of the boundaries of the community redevelopment area. The city established those boundaries in 1999 after finding conditions in the area met the criteria of the Community Redevelopment Act for the city to exercise its community redevelopment powers in that area.⁶¹

Diagram and describe open space, street layout, building limitations, number of dwelling units, and space needed for public improvements

The Community Redevelopment Act requires a community redevelopment plan to:

Show by diagram and in general terms:

- (a) The approximate amount of open space to be provided and the street layout.
- (b) Limitations on the type, size, height, number, and proposed use of buildings.
- (c) The approximate number of dwelling units.
- (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.⁶²

This subsection of this document presents this information.

⁵⁹ Fla. Stat. § 163.360(2)(c).

⁶⁰ Fla. Stat. § 163.362(1).

⁶¹ City of Cedar Key, Resolution No. 194 (December 14, 1999).

⁶² Fla. Stat. § 163.362(2).

Approximate amount of open space to be provided and the street layout

Image 3, titled “Diagram showing approximate amount of open space, property for use as public parks, and recreation areas,” shows the approximate amount of open space in Cedar Key.

Image 4, titled “Diagram showing street layout,” shows the street layout in Cedar Key.

Limitations on the type, size, height, number, and proposed use of buildings

The Cedar Key comprehensive plan directly limits the type, size, height, number, and proposed use of buildings.⁶³ Element 1: Future Land Use Goals, Objectives, and Policies defines six land use districts: residential, commercial, mixed use, public/semi-public, recreation, and conservation.⁶⁴ The same element limits the use of real property based on the land use district designation.⁶⁵ Finally, the element also sets standards for density of development, intensity of development, and the height of buildings.⁶⁶

Image 5, titled “Diagram showing limitations on the type, size, height, number, and proposed use of buildings,” shows what land use district designation the Cedar Key comprehensive plan assigns to all land in Cedar Key.

Approximate number of dwelling units

The Cedar Key community redevelopment area has 1,016 dwelling units.⁶⁷

Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature

Image 3, titled “Diagram showing approximate amount of open space, property for use as public parks, and recreation areas,” shows property for use as public parks and recreation areas in Cedar Key.

Image 6, titled “Diagram showing public utilities,” shows public utilities in Cedar Key.

Image 7, titled “Diagram showing public improvements—community and emergency facilities,” shows public improvements in Cedar Key.

Image 8, titled “Diagram showing public improvements—cultural resources,” shows shows public improvements in Cedar Key.

⁶³ See, Ch. 3, Laws of Cedar Key.

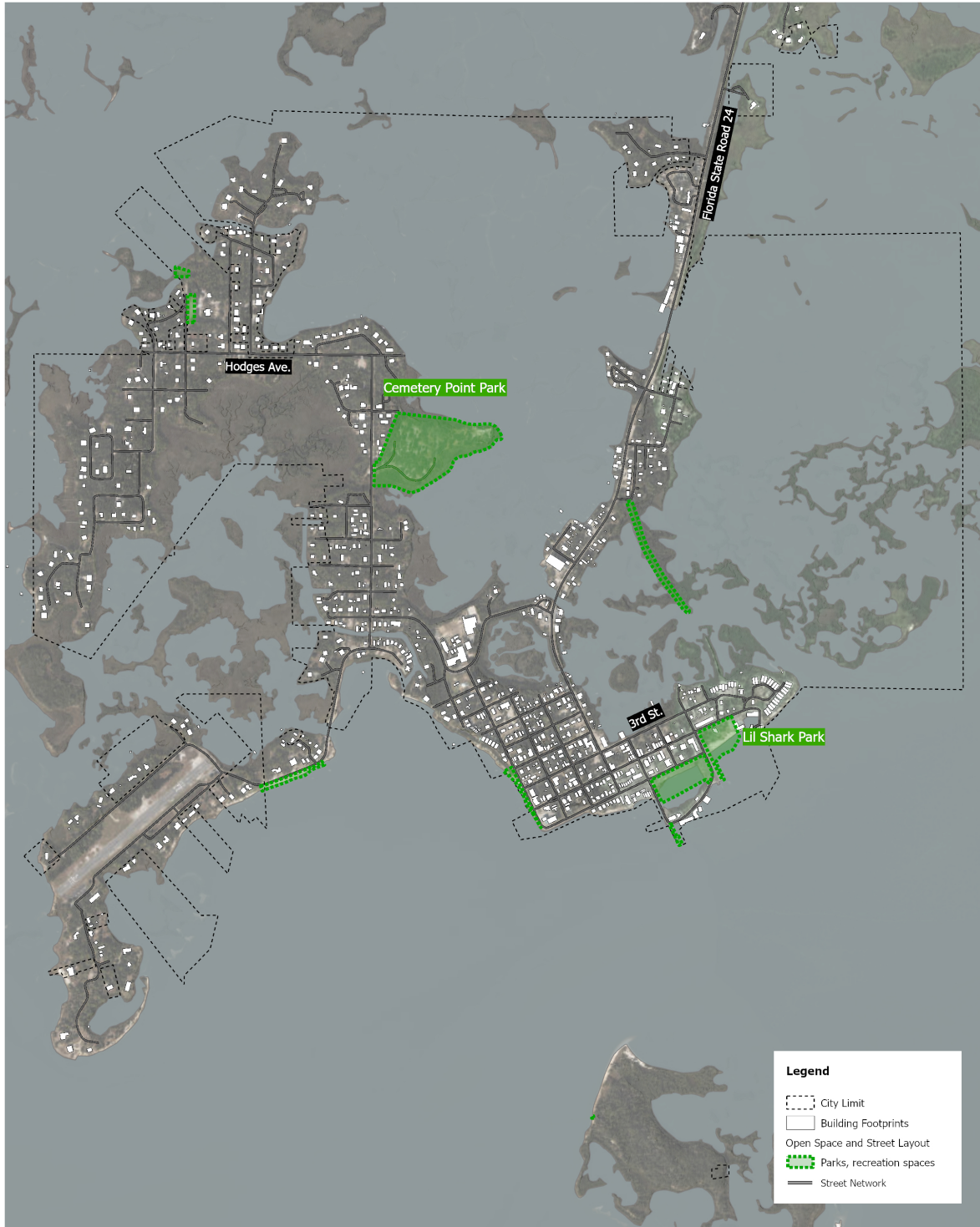
⁶⁴ Ch. 3, p. 145, Laws of Cedar Key.

⁶⁵ Ch. 3, p. 145, Laws of Cedar Key.

⁶⁶ Ch. 3, p. 146, Laws of Cedar Key.

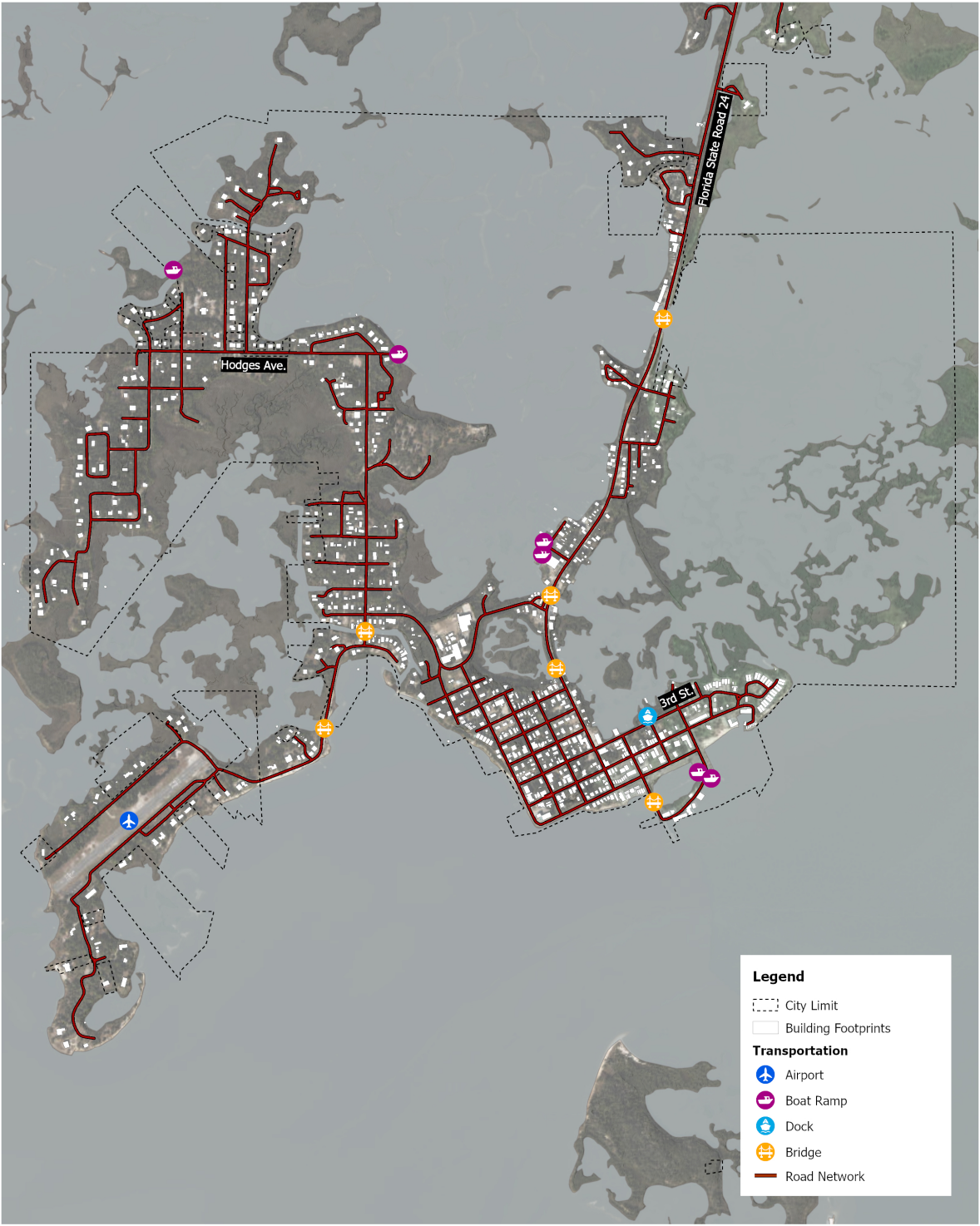
⁶⁷ Andrea Galinski, “Housing Presentation” Presentation delivered at Resilient Cedar Key Task Force meeting #2 (CAN WE GET DATE FROM SOMEONE AT FIBER?).

Image 3. Diagram showing approximate amount of open space, property for use as public parks, and recreation areas



Cedar Key / Open Space

Image 4. Diagram showing street layout



Cedar Key / Transportation

Image 5. Diagram showing limitations on the type, size, height, number, and proposed use of buildings

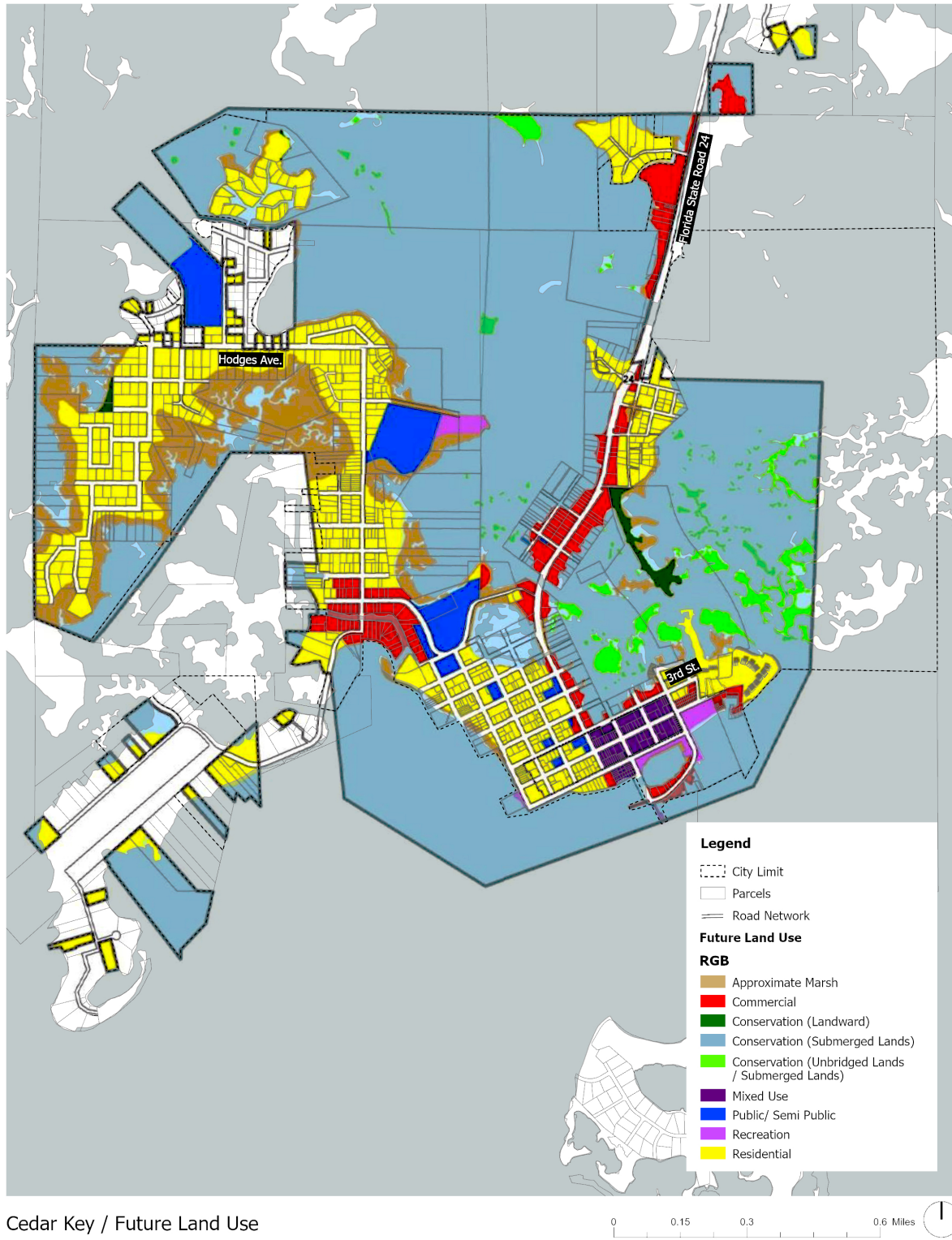
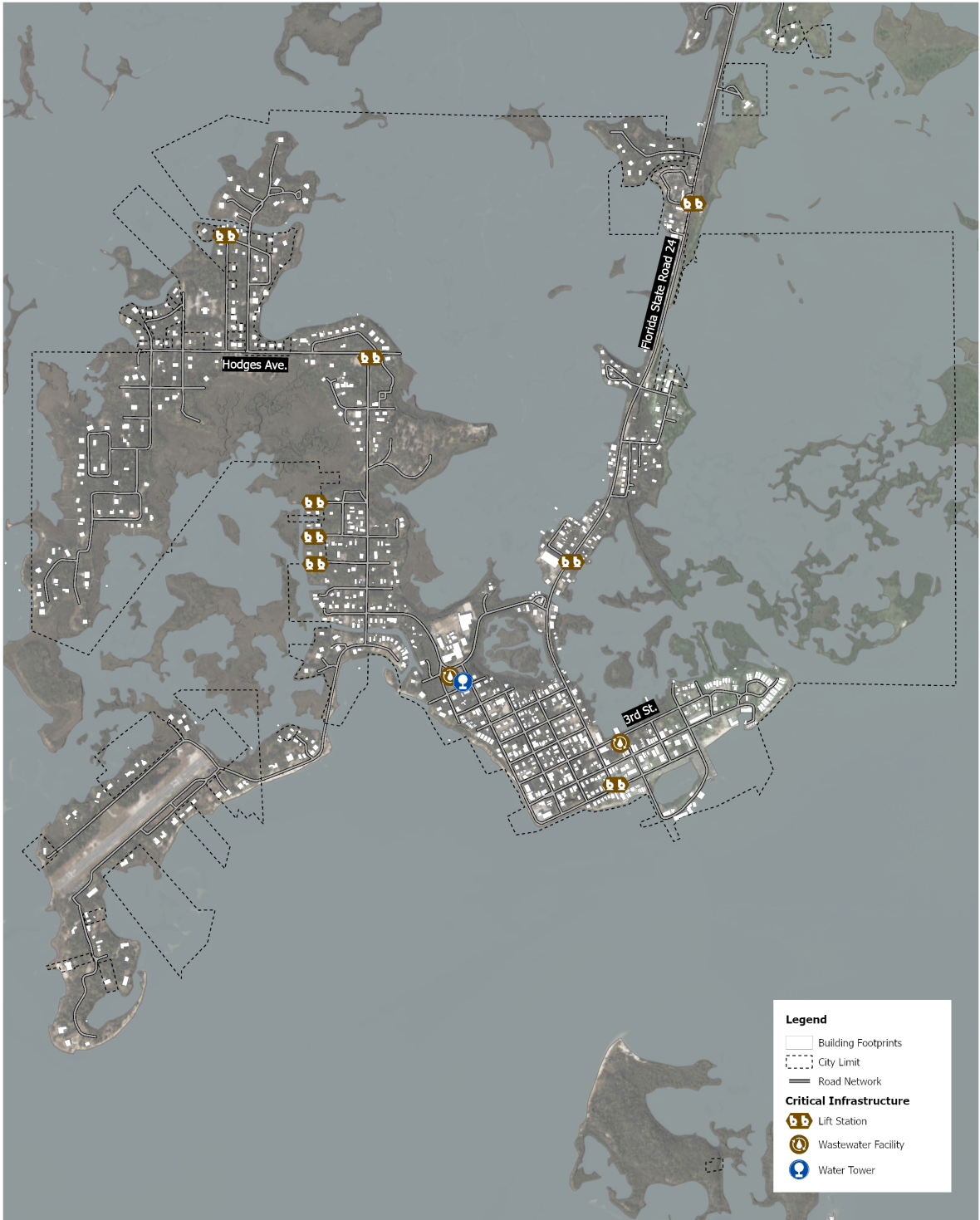


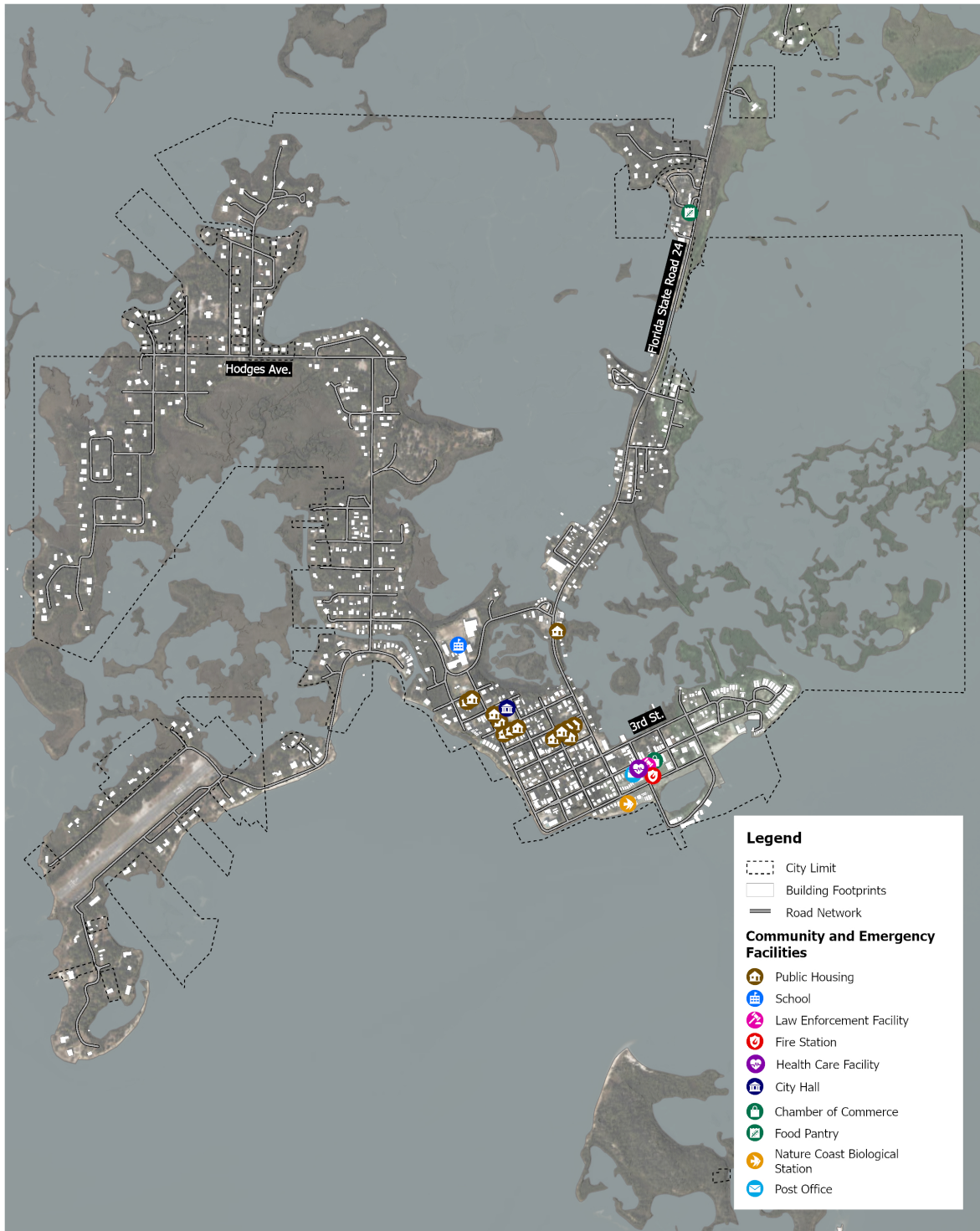
Image 6. Diagram showing public utilities



Cedar Key / Critical Infrastructure

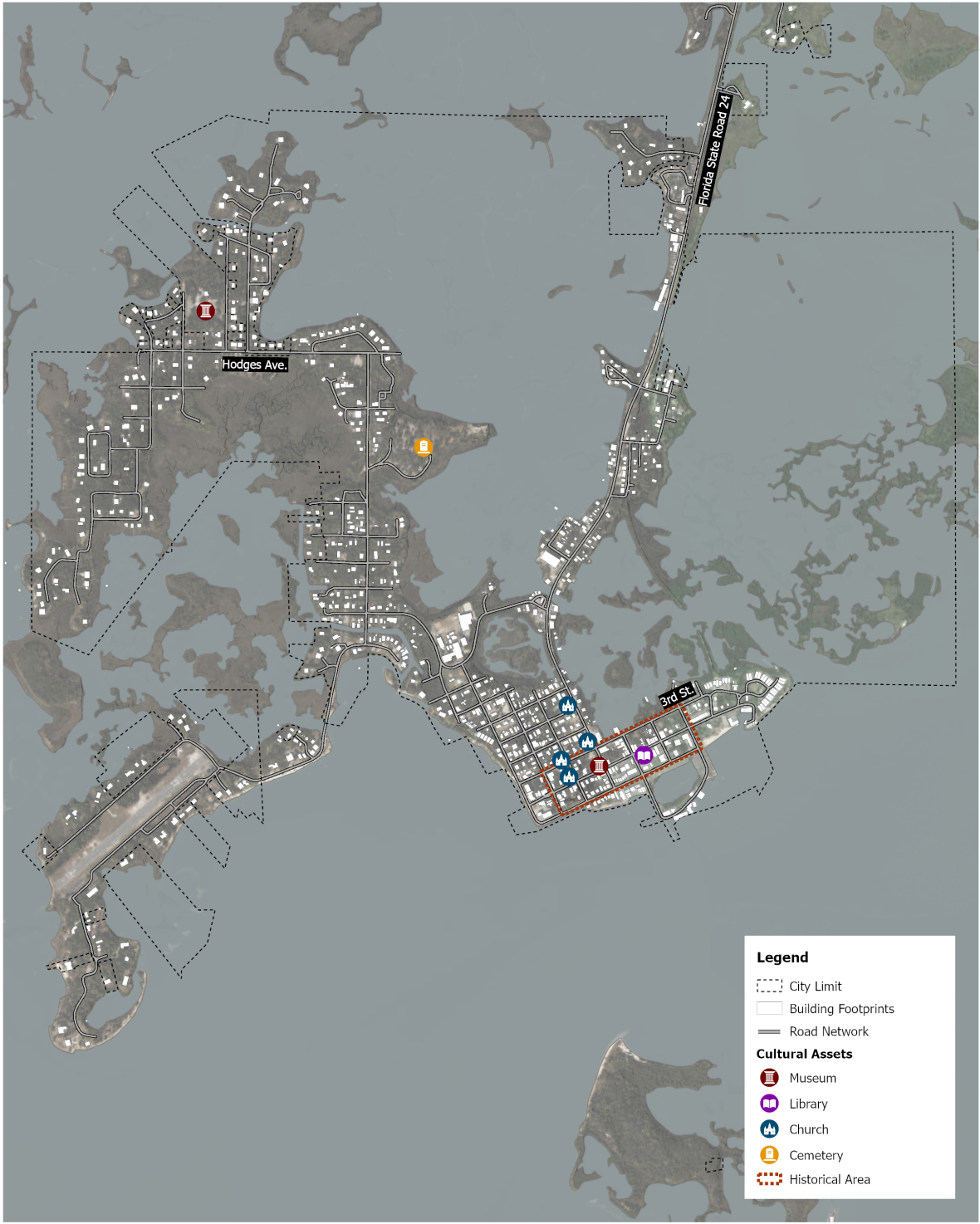


Image 7. Diagram showing public improvements—community and emergency facilities



Cedar Key / Community and Emergency Facilities

Image 8. Diagram showing public improvements—cultural resources



Cedar Key / Cultural Resources

Neighborhood impact element

The Community Redevelopment Act requires:

If the redevelopment area contains low or moderate income housing, [the community redevelopment plan must] contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.⁶⁸

Cedar Key does contains low or moderate income housing.

Relocation

This community redevelopment plan poses no need for relocation of Cedar Key residents. The community redevelopment activities in this plan will allow current residents to remain residents by addressing the risks of storms, flooding, and sea level rise.

Traffic circulation

This plan proposes community redevelopment activities that will improve transportation, especially during a storm or flood. These activities include elevating streets subject to flooding, repaving streets, adding sidewalks to streets, and adding streetlights to streets. This plan supports the interconnectedness and resiliency of the Cedar Key road network.

Environmental quality

This plan proposes community redevelopment activities that will safeguard and improve environmental quality. These activities include developing living shorelines, restoring hydrology, acquiring conservation land, and acquiring recreation land.

Community facilities and services

Cedar Key residents are currently at risk of losing access to community facilities and services during storms and floods.⁶⁹ This plan proposes community redevelopment activities that will improve community facilities and services including developing back up systems for wastewater; relocating public buildings such as the police department and fire department out of areas vulnerable to flooding; elevating roadways; and otherwise improving city-owned buildings.

⁶⁸ Fla. Stat. § 163.362(3).

⁶⁹ CITATION PENDING FINAL VULNERABILITY ASSESSMENT.

School population

One K-12 school exists in Cedar Key. In the 2022 to 2023 academic year, 196 students were enrolled in the Cedar Key School.⁷⁰ This plan does not propose any community redevelopment activities that would affect the school population.

Other matters affecting the physical and social quality of the neighborhood

The community redevelopment activities this plan proposes will improve the physical and social quality of Cedar Key.

Safeguards work of redevelopment will be carried out

The Community Redevelopment Act requires a community redevelopment plan to “[c]ontain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.”⁷¹

The Cedar Key Community Redevelopment Agency must and will comply with all state laws ensuring accountability for all local governments and special districts generally and for community redevelopment agencies specifically. The following provisions are examples of the standards with which the agency will comply and this plan includes them to explain some of the agency’s responsibilities, not to imply any limit on the agency’s obligations to carry out this community redevelopment in compliance with state law.

Public meetings

Agency commissioners will not discuss public business with other commissioners outside of a public meeting. The agency believes the right to attend meetings where officials discuss public business is a core value of Florida government that the Florida Constitution guarantees:

All meetings of any collegial public body of the executive branch of state government or of any collegial public body of a county, municipality, school district, or special district, at which official acts are to be taken or at which public business of such body is to be transacted or discussed, shall be open and noticed to the public and meetings of the legislature shall be open and noticed as provided in Article III, Section 4(e), except with respect to meetings exempted pursuant to this section or specifically closed by this Constitution.⁷²

⁷⁰ National Center for Education Statistics, 2022-2023 school year student count for Cedar Key’s school system.

⁷¹ Fla. Stat. § 163.362(5).

⁷² Fla. Const. Art. I, § 24(b).

The agency will make its meetings open to the public, will provide reasonable notice of its meetings, and will take and prompt record minutes of its meetings.⁷³

Public records

The agency recognizes the right to access public records is broad and is a core value of Florida government that the Florida Constitution guarantees:

Every person has the right to inspect or copy any public record made or received in connection with the official business of any public body, officer, or employee of the state, or persons acting on their behalf, except with respect to records exempted pursuant to this section or specifically made confidential by this Constitution. This section specifically includes the legislative, executive, and judicial branches of government and each agency or department created thereunder; counties, municipalities, and districts; and each constitutional officer, board, and commission, or entity created pursuant to law or this Constitution.⁷⁴

The agency will ensure that all agency “records are open for personal inspection and copying by any person.”⁷⁵

Special district standards

The agency acknowledges that the agency is a special district and that special districts generally must meet the same standards for public accountability that other Florida local governments must meet. In addition, the agency acknowledges the Uniform Special District Accountability Act applies specifically to special districts and sets additional minimum reporting and operational requirements.

- The agency will report to the city and to the state who it has designated as its registered agent.⁷⁶
- The agency will report to the city its regular meeting schedule.⁷⁷
- The city will include the agency’s proposed budget as a part of the city budget.⁷⁸
- If the city or the agency issue bonds related to the community redevelopment trust fund, they will report all required information to the state.⁷⁹

⁷³ Florida Office of Attorney General Ashley Moody, *Government-In-The-Sunshine-Manual 1* (First Amendment Foundation 2022).

⁷⁴ Fla. Const. art. I, §. 24(a).

⁷⁵ Fla. Stat. § 119.01(1).

⁷⁶ Fla. Stat. § 189.014(1).

⁷⁷ Fla. Stat. § 189.015.

⁷⁸ Fla. Stat. § 189.016(5).

⁷⁹ See, Fla. Stat. § 218.38.

- The agency acknowledges that if it fails to comply with certain reporting requirements in state law, the city and other government agencies may report the agency's noncompliance to the Legislative Auditing Committee.⁸⁰

While the agency is a distinct government entity, it must and will coordinate its activities with the city and with other governments as appropriate.

Community redevelopment agency standards

Finally, the agency will comply with all state laws governing community redevelopment agencies. The agency will have an independent certified public accountant perform annual financial audits of its accounts and records.⁸¹ The agency will collect annual performance data including the—

1. Total number of projects started and completed and the estimated cost for each project.
2. Total expenditures from the redevelopment trust fund.
3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.
4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year.
5. Total amount expended for affordable housing for low-income and middle-income residents.⁸²

Each year the agency will create an annual report that includes the financial audit and with performance data along with a summary of what the agency has achieved towards the goals of this plan.⁸³ The agency will provide this report to the city and will publish the report on its website.⁸⁴

Legal controls and covenants

The Community Redevelopment Act requires a community redevelopment plan to “[p]rovide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and

⁸⁰ Fla. Stat. § 189.0652(2).

⁸¹ Fla. Stat. §§ 218.39(1)(h) and 163.387(8)(a).

⁸² Fla. Stat. § 163.371(2)(b).

⁸³ Fla. Stat. § 163.371(2).

⁸⁴ Fla. Stat. § 163.371(2).

under such conditions as the governing body deems necessary to effectuate the purposes of this [Community Redevelopment Act].”⁸⁵

If the Cedar Key Community Redevelopment Agency leases or transfers property to a private lessee or owner, the agency will set lease conditions, restrictive covenants, or other controls to ensure the private lessee’s or owner’s use of the property furthers this plan. In addition, the city and the agency must and will follow the Community Redevelopment Act’s rules for disposal of property in the community redevelopment area in Florida Statutes section 163.380.

Replacement housing for displaced persons

The Community Redevelopment Act requires a community redevelopment plan to “[p]rovide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.”⁸⁶

Cedar Key does not anticipate this plan will cause temporary or permanent displacement of any person because the community redevelopment activities this plan proposes will enhance the long-term viability of residential properties in Cedar Key. If temporary or permanent displacement from housing facilities does occur, the city or agency will provide replacement housing for those displaced people.

Element of residential use

The Community Redevelopment Act requires that if an element of residential use exists in the redevelopment area prior to the adoption of the community redevelopment plan, or the community redevelopment plan is intended to remedy a shortage of affordable housing, then the community redevelopment plan must provide an element of residential use in the redevelopment area or state the reasons for which the community redevelopment plan is not intended to remedy an affordable housing shortage.⁸⁷

People live in the community redevelopment area. Image 5, titled “Diagram showing limitations on the type, size, height, number, and proposed use of buildings,” shows what land the Cedar Key comprehensive plan assigns the residential land use district designation. The community redevelopment activities in this plan will allow current residents to remain residents by addressing the risks of storms, flooding, and sea level rise.

⁸⁵ Fla. Stat. § 163.362(6).

⁸⁶ Fla. Stat. § 163.362(7).

⁸⁷ Fla. Stat. § 163.362(8).

COMMUNITY REDEVELOPMENT ACTIVITIES

This section describes some community redevelopment activities that the Cedar Key Community Redevelopment Agency may undertake and describes all capital projects that the Cedar Key Community Redevelopment Agency may undertake.

Limitation on redevelopment powers

Through the Community Redevelopment Act, the Florida Legislature has broadly granted redevelopment powers to cities and counties. The act describes the scope of the delegated power: “Every county and municipality shall have *all* the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part.”⁸⁸

Nonetheless, limitations on the city’s redevelopment powers do exist. For example, the city and the agency cannot take property by eminent domain to eliminate slum and blight.⁸⁹ In addition, the Community Redevelopment Act specifically grants to the city the power to “undertake and carry out community redevelopment and related activities *within* the community redevelopment area.”⁹⁰ While the act does not imply this description is a limitation on the broad delegation of redevelopment powers, at least one attorney general opinion has concluded it such a limitation.⁹¹ In the opinion, the attorney general advised that a community redevelopment agency “may not fund construction of private capital projects outside the boundaries of” the community redevelopment area.⁹²

Activities and capital projects

The Community Redevelopment Act requires a community redevelopment plan to “[i]dentify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.”⁹³ The act does not require a plan to identify specifically redevelopment activities which are not capital projects.

To prepare this plan, the project team identified community redevelopment and related activities in two ways. One, the project team reviewed the Resilient Cedar Key Vulnerability + Sensitivity Analysis and the Resilient Cedar Key Adaptation Plan. Table 4, titled “Adaptation actions by zone, asset category, and priority,” presents the adaption actions FIBER developed in the adaption plan.

⁸⁸ Fla. Stat. § 163.370(2) (emphasis added).

⁸⁹ Fla. Stat. § 73.014(2).

⁹⁰ Fla. Stat. § 163.370(2)(c) (emphasis added).

⁹¹ Community Redevelopment Agency, relocation expenses, AGO 2009-32 (June 19, 2009).

⁹² Community Redevelopment Agency, relocation expenses, AGO 2009-32 (June 19, 2009).

⁹³ Fla. Stat. § 163.362(4).

Table 4. Adaptation actions by zone, asset category, and priority

Zone 1 - Downtown Cedar Key

Asset Category	Asset Type	N.	Adaptation Action	Benefit Extent	Implementation Timeframe	Risk Reduction Feasibility	
Transportation	Street network	1	Elevate 3rd and D St.	Neighborhood	mid-term	Favorable	
		2	Elevate 2nd St.	Neighborhood	long-term	Favorable	
		3	Elevate Whiddon Ave. at east side Elementary School	Neighborhood	mid-term	Intermediate	
		4	Elevate Whiddon Ave. at west side Elementary School	City	mid-term	Intermediate	
		5	Elevate, protect erosion Airport Rd. Gulf Blvd. bridge	Neighborhood	long-term	Less favorable	
Critical Infrastructure	Boat ramp	6	Reinforce structure boarding docks boat ramps marina	City	mid-term	Intermediate	
		7	Elevate electrical panels wastewater plant (some low elevation)	City	mid-term	Favorable	
	Wastewater plant 3rd St.	8	Backup systems wastewater plant	City	mid-term	Favorable	
		9	Relocate wastewater treatment plant / connection pipeline Bronson	City	long-term	Intermediate	
		10	Elevate Electrical Panel Lift Station D St.	Neighborhood	short-term	Favorable	
Community and Emergency Facilities	Lift stations	11	Replace components to avoid saltwater intrusion	Block	short-term	Favorable	
		12	Elevate hazardous waste container (west coast auto center)	Block	short-term	Favorable	
	Hazardous waste locations	13	Relocation	City	mid-term	Intermediate	
		14	Relocation	City	mid-term	Favorable	
	Post office	15	Relocation	City	mid-term	Intermediate	
		16	Relocation	City	mid-term	Intermediate	
	City Hall	17	Dry floodproof existing buildings (if uses are not relocated)	Block	short-term	Less favorable	
		18	Elevate utilities existing buildings (if uses are not relocated, dry floodproof not possible)	Block	short-term	Favorable	
	Natural, Cultural and Historical Resources	Cedar Key Historical Society Museum	19	Dry / Wetfloodproof / Elevate utility systems	Neighborhood	short-term	Less favorable
			20	Dry / Wetfloodproof / Elevate utility systems	Neighborhood	short-term	Less favorable
Cedar Key Public Library		21	Dry / Wetfloodproof / Elevate utility systems	Neighborhood	short-term	Less favorable	
		22	Dry / Wetfloodproof / Elevate utility systems	Block	private assets		
Historic buildings		23	Anchor elements, urban furniture	Neighborhood	private assets		
		24	Improve drainage Lil Shark Park	Block	short-term	Favorable	
Lil Shark Park		25	Shoreline restoration 3rd St.				
		26	Living shoreline G St.	Neighborhood	short-term	Favorable	
Shorelines	27	Shoreline detached breakwaters G St.	Neighborhood	mid-term	Intermediate		
	28	Reconnect hydrology at Whiddon Avenue	Neighborhood				
Tourism and Economy	Aquaculture facilities along D St., Commerce 2nd St. and Dock St.	29	Dry / Wetfloodproof / Elevate utility systems	Neighborhood	private assets		
Housing	Housing along D St. (1st - 4th St.), surroundings intersection 5th - E St., Canal Whiddon Ave. - Palmetto Dr.	30	Housing elevation and floodproof measures	Neighborhood	private assets		

Zone 2 - Mid Cedar Key

Asset Category	Asset Type	N.	Adaptation Action	Benefit Extent	Implementation Timeframe	Risk Reduction Feasibility
Transportation	Boat ramp	31	Reinforce structure boarding docks Anchor Hole boat ramp at Hodge	City	mid-term	Favorable
		32	Bridge Gulf Blvd. at Cemetery	Neighborhood	long-term	Intermediate
	Street network	33	Road elevation Gulf Blvd. intersection Hodges Ave.	Neighborhood	long-term	Intermediate
		34	Road re-structure Andrews Cir. (temporary detour flood days)	Neighborhood	long-term	Favorable
		35	Bridge Rye Key Dr.	Neighborhood	private asset	
Critical Infrastructure	Lift stations	36	Elevate Lift Stations' Electrical Panel L2, L3, L4, L5, L6	Block	mid-term	Favorable
	Wastewater network	37	Replace components wastewater network, avoid saltwater intrusion	Block	short-term	Favorable
Critical Community and Emergency Facilities	Cedar Key Cemetery	38	Improve drainage, relocation grave areas high exposure	City	mid-term	Less favorable
	Bishop Point Cemetery	39	Improve drainage, relocation grave areas high exposure	Block	private asset	
	Hearn Family Cemetery	40	Improve drainage, relocation grave areas high exposure	Block	private asset	
Natural, Cultural and Historical Resources	Boardwalk Cemetery Point Park	41	Reinforce structure	Neighborhood	short-term	Favorable
	Gulf Blvd. at Cemetery	42	Reconnect hydrology	Neighborhood	long-term	Favorable
	Rye Key at Rye Key Dr.	43	Reconnect hydrology	Neighborhood	private access	
	CK Museum State Park Kayak Launch	44	Shoreline restoration	Neighborhood	mid-term	state owned asset
Housing	Adjacent areas Gulf Blvd. (Canal - Indiana Ave.), Andrews Cir. and adjacent area SW	45	Housing elevation and floodproof measures	Neighborhood	mid-term	

Zone 3 - West Cedar Key

Asset Category	Asset Type	N.	Adaptation Action	Benefit Extent	Implementation Timeframe	Risk Reduction Feasibility
Transportation	Street network	46	Elevate Watson Cir. segment Anna St. - Susan St.	Neighborhood	long-term	Favorable
		47	Elevate Margery St.	Block	long-term	Intermediate
		48	Bridge Hodgson Ave. segment Margery St. - Jernigan Ave.	Block	long-term	Intermediate

Table 4. Adaptation actions by zone, asset category, and priority-CONTINUED

Zone 4 - North Cedar Key

Asset Category	Asset Type	N.	Adaptation Action	Benefit Extent	Implementation Timeframe	Risk Reduction Feasibility
Transportation	Boat ramp	49	Construct and Reinforce structure boarding dock boat ramps at Shell Pile	Neighborhood	short-term	Favorable
	Boat ramp	50	Reinforce structure boarding docks & boat ramps Bridge #4	Neighborhood	mid-term	Intermediate
	Street network	51	Elevate FL State Road 24, segment SW 154 Ave. - Channel #3	City	long-term	Intermediate
		52	Elevate FL State Road 24, segment Pine St. - Marina II	City	long-term	Intermediate
		53	Alternate bridge State Rd. 24	City	long-term	Intermediate
Critical Infrastructure	Lift stations	54	Elevate electrical panel lift station FL State Road 24	Neighborhood	short-term	Favorable
Critical Community and Emergency Facilities	Food pantry	55	Relocation	City	long-term	Intermediate
Tourism and Economy	Aquaculture facilities	56	Reinforce structure boarding docks	Neighborhood	private asset	
Housing	Homes both sides FL State Rd. 24	57	Housing elevation and floodproof measures	Neighborhood	mid-term	

Zone 5 - South Cedar Key

Asset Category	Asset Type	N.	Adaptation Action	Benefit Extent	Implementation Timeframe	Risk Reduction Feasibility
Transportation	George T Lewis Airport Runway	58	Flood barriers (earth levees, concrete walls, movable barriers)	City	mid-term	Intermediate
	Street network	59	Elevate Airport Rd. at east runway end	Neighborhood	long-term	Intermediate
		60	Elevate / protect from erosion SW 133 St. at east runway end	Block	long-term	Intermediate
		61	Elevate / protect low lying intersection SW Airport Rd - 136 Pl	Block	long-term	Intermediate
Housing	Homes on both sides of State Rd. 24	62	Housing elevation and floodproof measures	Neighborhood	mid-term	

This table presents the adaption actions FIBER developed in the Resilient Cedar Key Adaptation Plan.

Two, the project team solicited from agency commissioners an evaluation of the Civic Design Associates’ 2005 community redevelopment plan. The project team referred to a summary of the plan similar to Table 2 in this document with the title “Highlights of Civic Design Associates plan” and asked commissioners to tell whether each activity continued to be important or was no longer important (because the agency had substantially completed the activity or because the activity was otherwise no longer relevant). The project team also solicited general feedback on each activity description.

Table 5, titled “Activities from Civic Design Associates plan that continue to be important,” summarizes the activities from the Civic Design Associates’ 2005 community redevelopment plan that at least two agency commissioners indicated continue to be important. This summary incorporates commissioner notes about activities, and consolidates activities that have the same subject. This summary also organizes activities by the asset categories FIBER used to organize community assets in the Resilient Cedar Key Vulnerability + Sensitivity Analysis and by a sixth category with the name “programmatic.”

In the future, the city and the agency may be able to fund redevelopment activities without relying entirely on the community redevelopment trust fund. For example, grants, matching funds, or city revenue might pay for some redevelopment activities. Whether and to what extent other funds will be available is uncertain.

In addition, the city and the agency recognize that they cannot identify all community redevelopment needs that will exist over the timeline of this plan. To accommodate these uncertainties, the city and the agency incorporate all redevelopment activities from its prior

Table 5. Activities from Civic Design Associates plan that continue to be important

Category	Activity description
Transportation	Repave streets, develop and improve sidewalks, install and improve street lighting
Housing	Establish a community development corporation to design and implement affordable housing programs
	Make grants to homeowners to develop homes, rehabilitate homes, or correct code deficiencies
	Provide affordable housing sensitive to the needs of local residents
	Redevelop existing public housing
Critical infrastructure	Improve stormwater infrastructure
	Improve potable water and wastewater infrastructure
	Perform maintenance dredging
Community services	Improve public safety facilities
	Repair or improve publicly-owned land and buildings including the library, fire station, and city hall
Natural and cultural resources	Acquire new land for parks and improve existing parks
	Conserve and improve historic buildings
	Construct a community center
	Purchase or otherwise protect land that is suitable for conservation, including floodplain
Programmatic	Apply for state, federal, and private grants

This table summarizes the activities from the Civic Design Associates' 2005 community redevelopment plan that at least two Cedar Key Commissioners indicated continue to be important. This summary incorporates commissioner notes about activities, and consolidates activities with the same subject. This summary also organizes activities by the asset categories FIBER used to organize community assets in the Resilient Cedar Key Vulnerability + Sensitivity Analysis and by a sixth category with the name "programmatic."

planning processes into this plan, even though the community redevelopment trust fund can not pay for all of them. Specifically, this plan—

- incorporates by reference the 2005 Civic Design Associates community redevelopment plan for the Cedar Key Community Redevelopment Agency;
- incorporates by reference the Resilient Cedar Key Vulnerability + Sensitivity Analysis; and
- incorporates by reference the Resilient Cedar Key Adaptation Plan.

To the extent the Community Redevelopment Act allows, any activity within one of those documents is a community redevelopment activity the agency may undertake. Further, with the exception of capital projects, this plan does not identify all activities that the Cedar Key

Community Redevelopment Agency might undertake and the city does not intend any omission from this plan to limit the agency from undertaking or carrying out any activity.

Projected costs of redevelopment

The Community Redevelopment Act requires a community redevelopment plan to “[c]ontain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.”⁹⁴

The agency will adopt annual budgets, these projected costs are uncertain

The Community Redevelopment Act states “moneys in the redevelopment trust fund may be expended for undertakings of a community redevelopment agency as described in the community redevelopment plan only pursuant to an annual budget adopted by the board of commissioners of the community redevelopment agency.”⁹⁵ As the act requires, the agency will adopt a budget each year to fund the activities this plan describes.

This plan projects the costs of redevelopment for the entire term of this plan. However, the city does not actually know the amount of revenue that will accrue to the community redevelopment trust fund in future years. The city also does not know with certainty the costs of any redevelopment activity in future years. From a budgetary perspective, the redevelopment activities in this plan are conceptual. Therefore, the city does not intend for this plan’s projections to commit the city or the agency to adopting any specific budget in future years or to limit the city or the agency’s ability to borrow money in future years.

Three general budget categories

The Community Redevelopment Act limits the expenses for which the agency can budget.⁹⁶ Generally, these expenses fall into three categories: administrative or overhead expenses; costs of borrowing and repayment of debt; and community redevelopment activities.⁹⁷

Historically, the Cedar Key Community Redevelopment Agency has operated without any administrative or overhead expenses. The city of Cedar Key has provided administrative

⁹⁴ Fla. Stat. § 163.362(9).

⁹⁵ Fla. Stat. § 163.362(6)(b).

⁹⁶ Fla. Stat. § 163.362(6)(c).

⁹⁷ See, Fla. Stat. § 163.362(6)(c).

support—from meeting space and office supplies to staff and legal counsel.⁹⁸ This plan projects the agency will not have any administrative or overhead expenses in the future.

The Community Planning Act allows the agency to issue revenue bonds secured by the community redevelopment trust fund.⁹⁹ This plan does not propose that the city or the agency borrow any money to be repaid with tax increment revenues. Therefore, this plan does not project any costs of borrowing or repayment of debt.

This plan projects that the agency will spend all agency revenues on redevelopment activities. Therefore, the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area, equal the projected revenue to the community redevelopment trust fund.

Projected revenue

For fiscal year 2023 to 2024, Levy County contributed \$1,079,670 in tax increment to the agency.¹⁰⁰ In the same fiscal year year the city contributed \$89,859 in tax increment to the agency.¹⁰¹ Together, these amounts equal \$1,169,529 in total tax increment revenue for the agency. This plan uses the fiscal year 2023 to 2024 tax increment revenue as a starting year for revenue projections.

This plan projects future growth in tax increment revenues using three different growth rates, to create three separate revenue projections. The three growth rates are a conservative growth projection, a municipal-bond-rate growth projection, and a 5-year-trend growth projection.

- The conservative growth rate projection assumes annual growth in tax increment revenue of 1.50%. Some other community redevelopment plans have used this growth rate to project future tax increment revenues.¹⁰²
- The municipal-bond-rate growth projection assumes annual growth in tax increment revenue of 3.87%. That growth rate equals the current municipal bond 30-year yield.¹⁰³

⁹⁸ See, e.g., Cedar Key Community Redevelopment Agency, Resolution No. CRA 2023-01 (October 1, 2023) (Fiscal year 2023-2024 budget allocating no revenue to administrative expenses).

⁹⁹ See, Fla. Stat. § 163.385.

¹⁰⁰ Cedar Key Community Redevelopment Agency, Resolution No. CRA 2023-01 (October 1, 2023).

¹⁰¹ Cedar Key Community Redevelopment Agency, Resolution No. CRA 2023-01 (October 1, 2023).

¹⁰² See, e.g., City of Cape Coral, South Cape Downtown Community Redevelopment Plan, 54 (Amended 2019).

¹⁰³ Bloomberg, Muni Bonds 30 Year Yield, <https://www.bloomberg.com/markets/rates-bonds/government-bonds/us> (accessed May 23, 2024).

Table 6. Annual revenue projections

Fiscal year	Conservative growth projection	Municipal-bond-rate projection	5-year-trend growth projection
2023-2024	\$1,169,529	\$1,169,529	\$1,169,529
2024-2025	\$1,187,072	\$1,214,790	\$1,262,156
2025-2026	\$1,204,878	\$1,261,802	\$1,362,118
2026-2027	\$1,222,951	\$1,310,634	\$1,469,998
2027-2028	\$1,241,295	\$1,361,355	\$1,586,422
2028-2029	\$1,259,915	\$1,414,040	\$1,712,067
2029-2030	\$1,278,814	\$1,468,763	\$1,847,662
2030-2031	\$1,297,996	\$1,525,604	\$1,993,997
2031-2032	\$1,317,466	\$1,584,645	\$2,151,922
2032-2033	\$1,337,228	\$1,645,971	\$2,322,354
2033-2034	\$1,357,286	\$1,709,670	\$2,506,284
2034-2035	\$1,377,645	\$1,775,834	\$2,704,782
2035-2036	\$1,398,310	\$1,844,559	\$2,919,001
2036-2037	\$1,419,285	\$1,915,944	\$3,150,186
2037-2038	\$1,440,574	\$1,990,091	\$3,399,681
2038-2039	\$1,462,183	\$2,067,107	\$3,668,935
2039-2040	\$1,484,115	\$2,147,104	\$3,959,515
2040-2041	\$1,506,377	\$2,230,197	\$4,273,108
2041-2042	\$1,528,973	\$2,316,506	\$4,611,539
2042-2043	\$1,551,907	\$2,406,154	\$4,976,773
2043-2044	\$1,575,186	\$2,499,273	\$5,370,933
2044-2045	\$1,598,814	\$2,595,994	\$5,796,311
2045-2046	\$1,622,796	\$2,696,459	\$6,255,379
2046-2047	\$1,647,138	\$2,800,812	\$6,750,805
2047-2048	\$1,671,845	\$2,909,204	\$7,285,468
2048-2049	\$1,696,923	\$3,021,790	\$7,862,477
2049-2050	\$1,722,377	\$3,138,733	\$8,485,186
2050-2051	\$1,748,212	\$3,260,202	\$9,157,212
2051-2052	\$1,774,435	\$3,386,372	\$9,882,464
2052-2053	\$1,801,052	\$3,517,425	\$10,665,155
2053-2054	\$1,828,068	\$3,653,549	\$11,509,835

This table presents revenue projections for the community redevelopment trust fund from the current fiscal year (fiscal year 2023-2024) through the term of this plan using three growth rates.

Chart 1. Graphical summary of annual revenue projections

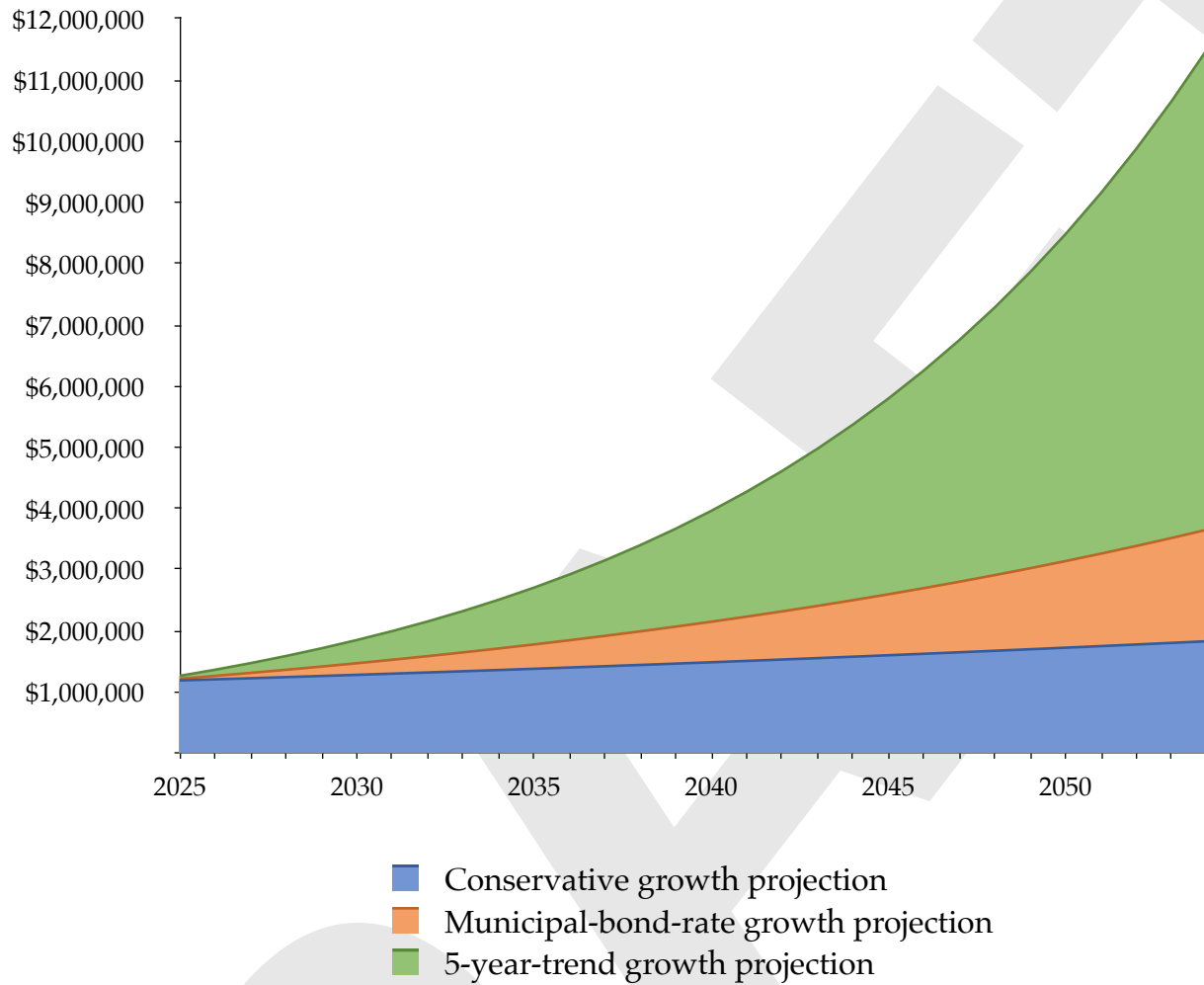


Table 7. Summary of tax increment financing projections

	Conservative growth projection	Municipal-bond-rate growth projection	5-year-trend growth projection
Assumed annual growth rate	1.50%	3.87%	7.92%
Sum of projected revenue, fiscal year 2024-2025 through fiscal year 2053-2054	\$44,561,115	\$66,670,585	\$140,899,724
Net present value of projected revenue when discounted at municipal bond 30-year yield (currently 3.87%)	\$25,025,984	\$35,085,870	\$67,013,182

This table summarizes the sum of annual revenue over the term of this plan for each of the three revenue projections and the net present value of annual revenue for each of the three revenue projections assuming a discount rate of 3.87%, the current municipal bond 30-year yield.

- The 5-year-trend growth projection assumes annual growth in tax increment revenue of 7.92%. That growth rate equals the annualized growth rate of the taxable value of property in the Cedar Key community redevelopment area. The 2019 taxable value of property in the Cedar Key community redevelopment area was \$141,319,467.¹⁰⁴ The 2023 taxable value of property in the Cedar Key community redevelopment area was \$191,700,078.¹⁰⁵ This math shows the annual growth rate between these two taxable values: $(\$191,700,078 / \$141,319,467)^{(1/4)} - 1 = 0.0792$.

Table 6, titled “Annual revenue projections,” presents revenue projections for the community redevelopment trust fund from the starting year through the term of this plan, fiscal year 2053-2054, using the three growth rates.

Chart 1, titled “Graphical summary of annual revenue projections,” presents the annual revenue projections graphically.

Table 7, titled “Summary of tax increment financing projections,” presents the sum of annual revenue over the term of this plan for each of the three revenue projections and the net present value of annual revenue for each of the three revenue projections assuming a discount rate of 3.87%, the current municipal bond 30-year yield.

Time certain for completing redevelopment

The Community Redevelopment Act requires a community redevelopment plan to “[p]rovide a time certain for completing all redevelopment financed by increment revenues.”¹⁰⁶

The agency will complete all redevelopment financed by increment revenues no later than 30 years after the fiscal year in which the city adopts this plan.

¹⁰⁴ Florida Department of Revenue, Cedar Key CRA Tax increment adjustment worksheet Form DR-420TIF (2019).

¹⁰⁵ Florida Department of Revenue, Cedar Key CRA Tax increment adjustment worksheet Form DR-420TIF (2023).

¹⁰⁶ Fla. Stat. § 163.362(10).

**APPENDIX: LEGAL DESCRIPTION OF THE COMMUNITY
REDEVELOPMENT AREA**

[Insert pages of “Legal Description of Boundaries” PDF]

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