

City of Cedar Key
LPA Meeting Agenda
July 16, 2024, 5:00 pm
City Hall

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

1. Call to Order

2. Roll Call

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

3. Action Items:

- Review Proposed Amended CRA Plan for consistency with the city Comprehensive Plan
- Review Proposed Amended Comp. Plan -- Amendment to the City of Cedar Key Comprehensive Plan:
CPA 24-02, an application by the City Commission, to amend the text and the Future Land Use Plan Map series, including the Future Land Use Plan Map 2044, of the Comprehensive Plan, based upon an evaluation completed by the City, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended
- **RESOLUTION 2024-01: A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF CEDAR KEY, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT AND FUTURE LAND USE PLAN MAP SERIES OF THE CITY OF CEDAR KEY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-02, BY THE CITY COMMISSION, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE TEXT AND THE FUTURE LAND USE PLAN MAP SERIES, INCLUDING THE FUTURE LAND USE PLAN MAP 2044, OF THE COMPREHENSIVE PLAN, BASED UPON AN EVALUATION COMPLETED BY THE CITY, TO REFLECT CHANGES IN STATE REQUIREMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, AS AMENDED; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

4. City Clerk: May 21, 2024 LPA Meeting Minutes

5. Meeting Adjourned



2024 TO 2054 AMENDED CEDAR KEY COMMUNITY REDEVELOPMENT PLAN



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

2024 to 2054 Amended Cedar Key Community Redevelopment Plan

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

July 3, 2024

Sue Colson, Mayor

Nancy Sera, Vice Mayor

Jolie Davis, Commissioner

Jeff Webb, Commissioner

Jim Wortham, Commissioner

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EXECUTIVE SUMMARY

This document is a community redevelopment plan for the Cedar Key Community Redevelopment Agency. The city of Cedar Key created the agency in 1999. Since then, the city has adopted two community redevelopment plans for the agency: one in 2000 and another in 2007. The city also drafted a community redevelopment plan in 2005. Cedar Key did not adopt the 2005 community redevelopment plan, but the 2007 plan incorporated many activities from the 2005 plan.

Both of the two previously adopted community redevelopment plans include a vision statement that emphasizes maintaining the health of the waters surrounding Cedar Key and of continuing the community's legacy as a working waterfront.

While those objectives have remained consistent over the near-quarter-century life of the agency, other goals are also now priorities. 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 flooding.

The University of Florida's Florida Institute for Built Environment Resilience (FIBER) recently conducted a vulnerability assessment of Cedar Key. Following this assessment, FIBER created two documents setting out information on and a strategy for addressing the perils of storms and flooding: a vulnerability and sensitivity analysis and an adaptation plan.

This community redevelopment plan incorporates the vulnerability and sensitivity analysis and the adaptation plan so that the Cedar Key Community Redevelopment Agency may address resilience to flooding, storms, and sea level rise by carrying out activities in those plans. This plan also incorporates by reference the existing (but not previously adopted) 2005 community redevelopment plan so that the agency can carry out activities from that plan that continue to be important.

The agency will complete all redevelopment financed by increment revenues within thirty years after the fiscal year in which the city adopts this plan.

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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 and projected costs." That section presents additional information the Community Redevelopment Act requires, describes some community redevelopment activities and all capital projects that the Cedar Key Community Redevelopment Agency may undertake, and projects the costs of redevelopment.

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 projects and affordable housing development.⁵

Ultimately, an existing community redevelopment program will have several components. One, the community redevelopment agency itself is a public instrumentality⁶ with its own board of commissioners.⁷ Two, a redevelopment trust fund collects tax increment related to the properties in a community redevelopment area.⁸ 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.⁹

History of the Cedar Key Community Redevelopment Agency

The city of Cedar Key created the Cedar Key Community Redevelopment Agency on December 14, 1999.¹⁰ The city set the community redevelopment area as all land within the boundaries of Cedar Key at that time.¹¹ 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.¹² 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, 2000.¹³ These are those elements:

- a. Preservation of Cedar Key as a working commercial fishing village and attractive tourist destination.

⁴ Fla. Stat. § 163.360(5).

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

⁶ Fla. Stat. § 163.356(1).

⁷ Fla. Stat. § 163.356(2).

⁸ Fla. Stat. § 163.387(1)(a).

⁹ See, Fla. Stat. § 163.360.

¹⁰ City of Cedar Key, Resolution No. 194 (December 14, 1999).

¹¹ 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.

¹² City of Cedar Key, Resolution No. 206 (October 2, 2000).

¹³ City of Cedar Key, 2000 Community Redevelopment Plan, 2.

- 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, aquaculture and tourism industries.¹⁴

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.¹⁵ 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."¹⁶

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.¹⁷ Significantly, the 2007 plan restated the four elements of a vision for the city of Cedar Key that had appeared in the first plan.¹⁸

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

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

¹⁵ Civic Design Associates, City of Cedar Key Community Redevelopment Plan (April 5, 2005).

¹⁶ Civic Design Associates, City of Cedar Key Community Redevelopment Plan, I-1 (April 5, 2005).

¹⁷ City of Cedar Key, Resolution No. 282 (May 15, 2007).

¹⁸ City of Cedar Key, 2007 Community Redevelopment Plan, 2-3.

agency could fund.¹⁹ Two, the 2007 plan proposed a budget for the agency including revenues and expenditures from the date of adoption through 2030.²⁰

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 2024 to 2054 Amended Cedar Key Community Redevelopment Plan.

Recent events leading to this 2024 to 2054 Amended Cedar Key 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 twenty-four years. Recently, however, other goals have also become priorities.

Hurricane Hermine struck Cedar Key in 2016 and brought record storm surge to the community.²¹ Hurricane Idalia struck Cedar Key in 2023 and again set a storm surge record.²² As shown in Chart 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.²³ 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 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.²⁴ 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

¹⁹ City of Cedar Key, 2007 Community Redevelopment Plan, 10-11.

²⁰ City of Cedar Key, 2007 Community Redevelopment Plan, Attachment B.

²¹ Josh Solomon, *Resilience and helping hands power Cedar Key through recovery after Hermine*, Tampa Bay Times (October 22, 2016).

²² 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).

²³ 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).

²⁴ Ch. 2021-28, Laws of Fla., § 1(3)(a).

Table 2. Highlights of Civic Design Associates plan

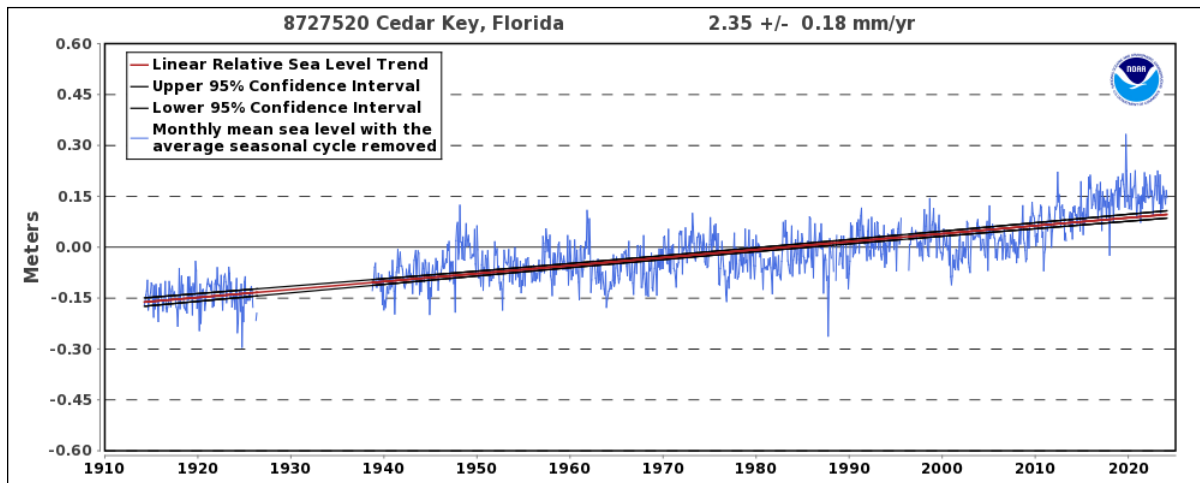
Pages in plan	Activity description
I-2 & VI-5	Expand boat launch facilities for aquaculture
I-2, VI-4, VI-8, & VII-7	Redevelop existing HUD housing
I-2	Construct affordable units as part of Second Street Strategy
I-2	Make streetscape, marina, and parking improvements to Dock Street Area
IV-4	Annex certain 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

Table 2. Highlights of Civic Design Associates plan—CONTINUED

Pages in plan	Activity description
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
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.

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



This chart 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).

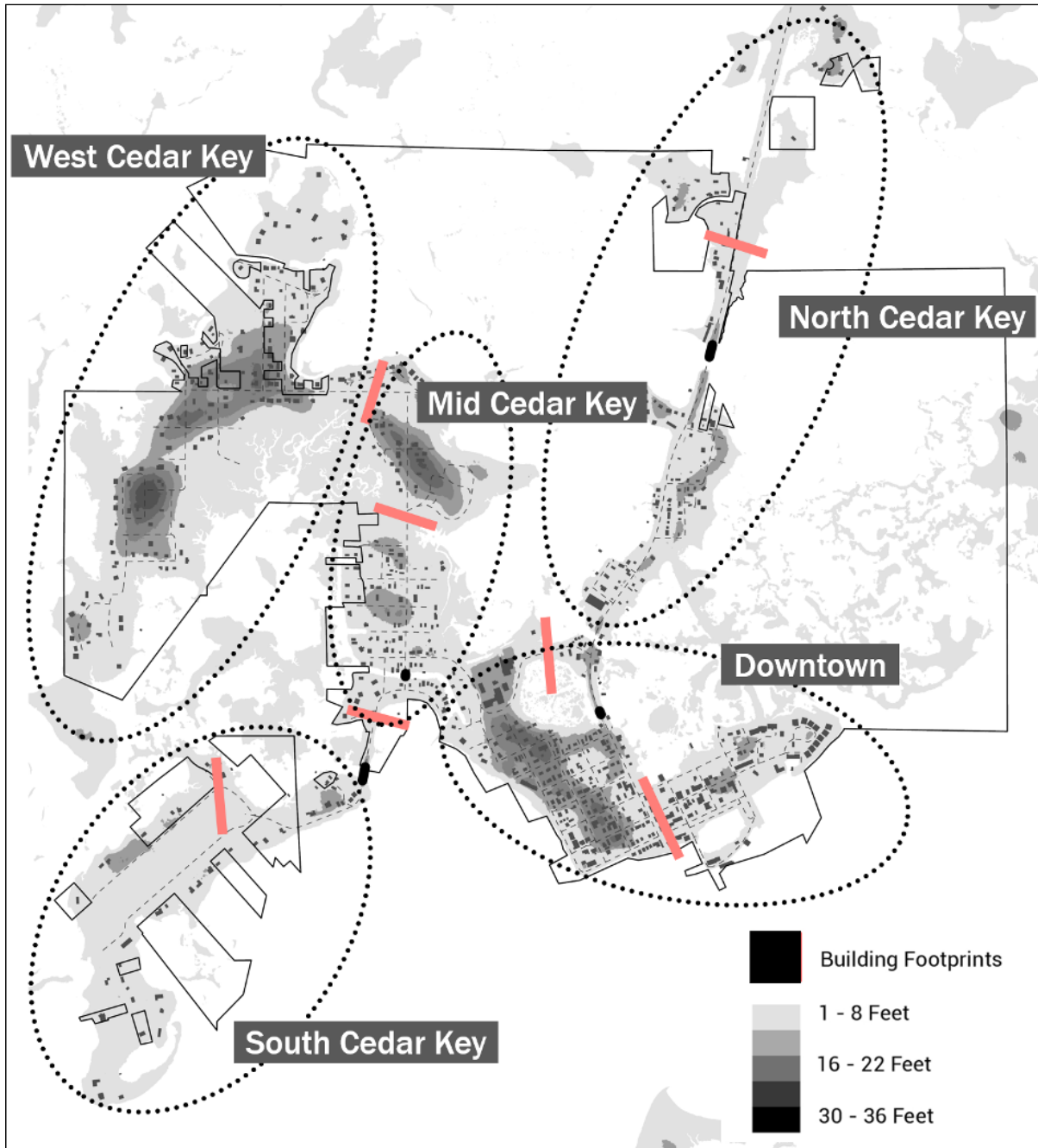
corresponding analyses that address the requirements of s. 163.3178(2)(f); vulnerability assessments that identify or address risks of flooding and sea level rise; the development of projects, plans, and policies that allow communities to prepare for threats from flooding and sea level rise; and projects to adapt critical assets to the effects of flooding and sea level rise.²⁵

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.” A task force with members representing the city, other government agencies, and non-governmental organizations convened on October 19, 2022 and guided the assessment. 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. Then, the analysis evaluates the exposure of those assets to floods. 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. Image 1, titled “Geographic areas FIBER recognizes exist in Cedar Key,” presents these five geographic areas.

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

Image 1. 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.

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. Each adaptation action relates to one of the asset categories the vulnerability and sensitivity analysis inventoried. FIBER presents four themes early in the plan and states that these themes informed development of the plan. 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.

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 analysis identifies plus a sixth area FIBER calls "Influence Area." The Influence Area is outside of Cedar Key.

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. 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.

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 STAPLEE²⁶ methodology, this parameter incorporates seven critical criteria: social, technical, 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.

Synthesizing all of these characteristics, the adaption 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

²⁶ 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.

Cedar Key Community Redevelopment Agency

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.

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.²⁷

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."²⁸ 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.²⁹ 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.

²⁷ See Fla. Stat. §§ 163.362(1) and 163.360(2).

²⁸ Fla. Stat. § 163.360(2)(a).

²⁹ 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.”³⁰

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.”³¹

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

³⁰ Ch. 3, p. 143, Laws of Cedar Key.

³¹ Ch. 3, p. 153, Laws of Cedar Key.

provides for a safe and healthful public water supply;³² that the city provides for the collection and disposal of solid wastes;³³ and that the city provides and maintains adequate drainage facilities.³⁴

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.”³⁵

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;

³² Ch. 3, pp. 158, 161, Laws of Cedar Key.

³³ Ch. 3, p. 163, Laws of Cedar Key.

³⁴ Ch. 3, p. 164, Laws of Cedar Key.

³⁵ Ch. 3, p. 167, Laws of Cedar Key.

- 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, 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.”³⁶

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.”³⁷

Relevant policies under this goal include—

³⁶ Ch. 3, p. 178, Laws of Cedar Key.

³⁷ Ch. 3, p. 179, Laws of Cedar Key.

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- 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
- 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”³⁸ and “assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards.”³⁹

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.”⁴⁰

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.

³⁸ Ch. 3, p. 823, Laws of Cedar Key.

³⁹ Ch. 3, p. 186, Laws of Cedar Key.

⁴⁰ Ch. 3, p. 194, Laws of Cedar Key.

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.”⁴¹

Relevant policies under this goal include—

- 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.”⁴²

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.”⁴³

⁴¹ Ch. 3, p. 198, Laws of Cedar Key.

⁴² Ch. 3, p. 205, Laws of Cedar Key.

⁴³ Fla. Stat. § 163.360(2)(b).

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

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.”⁴⁴

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.”⁴⁵

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.⁴⁶

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.

⁴⁴ Fla. Stat. § 163.360(2)(c).

⁴⁵ Fla. Stat. § 163.362(1).

⁴⁶ City of Cedar Key, Resolution No. 194 (December 14, 1999).

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.⁴⁷

This subsection of this document presents this information.

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

Image 2, 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 3, 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.⁴⁸ Element 1: Future Land Use Goals, Objectives, and Policies defines six land use districts: residential, commercial, mixed use, public/semi-public, recreation, and conservation.⁴⁹ The same element limits the use of real property based on the land use district designation.⁵⁰ Finally, the element also sets standards for density of development, intensity of development, and the height of buildings.⁵¹

Image 4, 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.⁵²

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

Image 2, 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 5, titled “Diagram showing public utilities,” shows public utilities in Cedar Key.

⁴⁷ Fla. Stat. § 163.362(2).

⁴⁸ See, Ch. 3, Laws of Cedar Key.

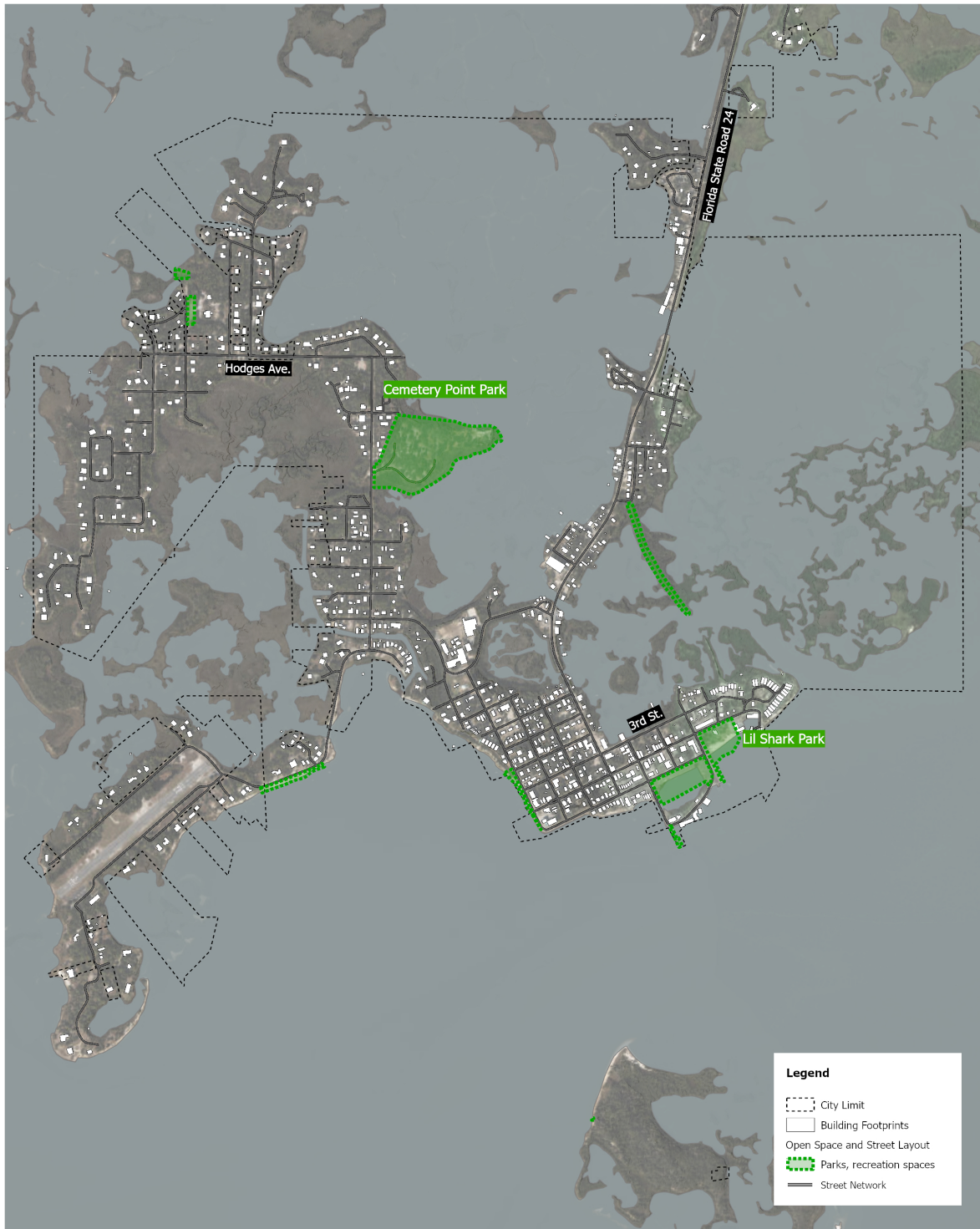
⁴⁹ Ch. 3, p. 145, Laws of Cedar Key.

⁵⁰ Ch. 3, p. 145, Laws of Cedar Key.

⁵¹ Ch. 3, p. 146, Laws of Cedar Key.

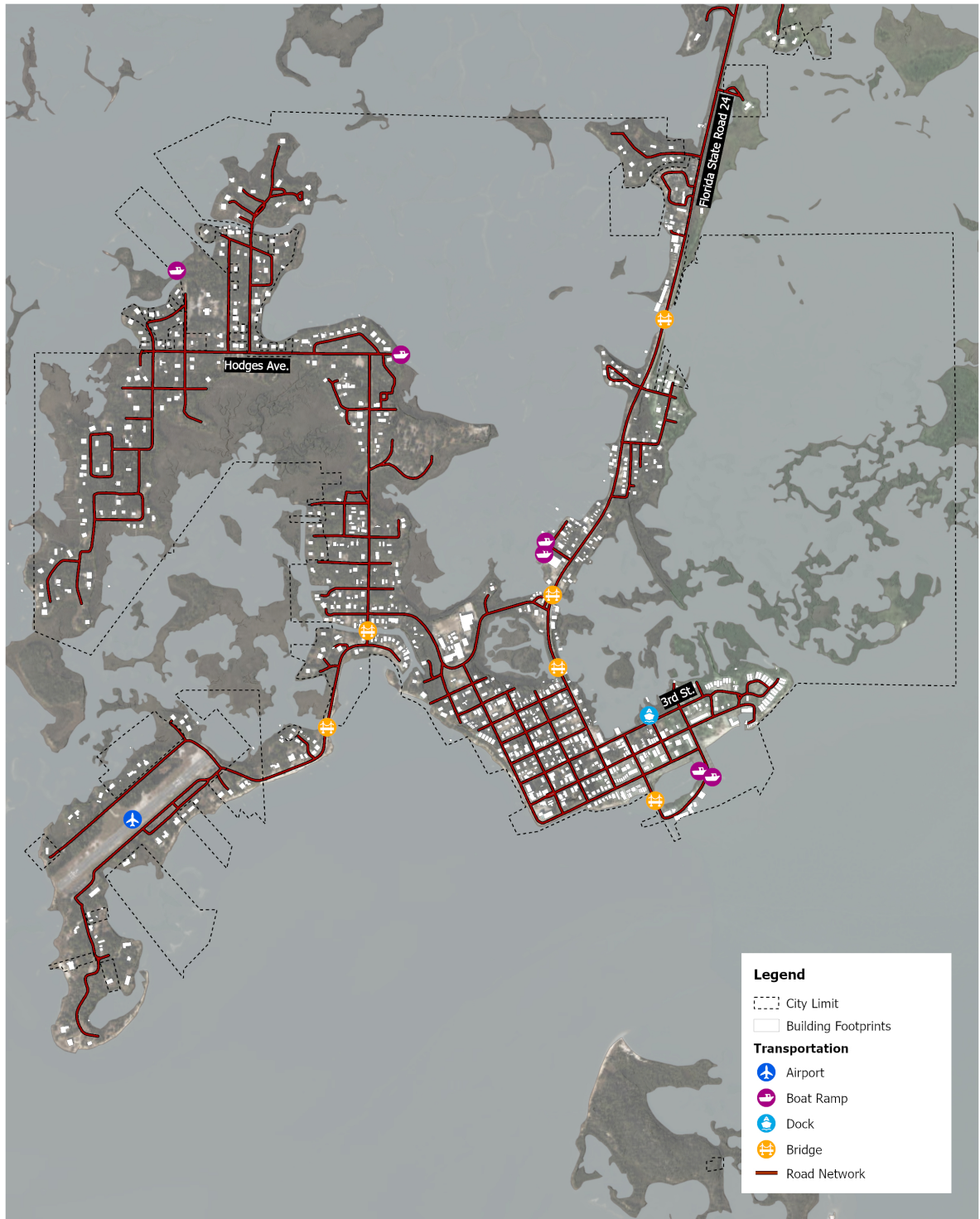
⁵² Andrea Galinski, “Housing Presentation” Presentation delivered at Resilient Cedar Key Task Force meeting #2.

Image 2. Diagram showing approximate amount of open space, property for use as public parks, and recreation areas



Cedar Key / Open Space

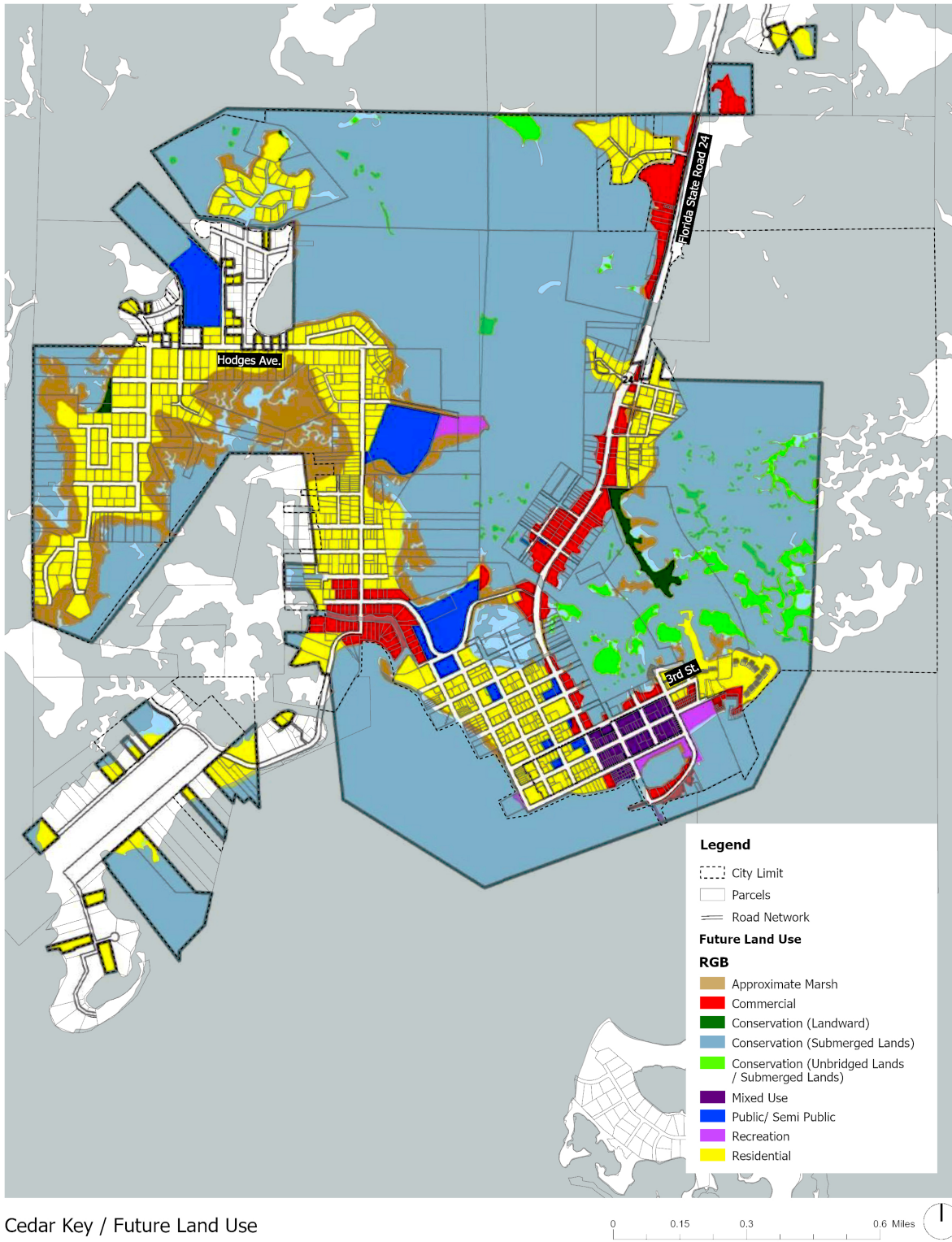
Image 3. Diagram showing street layout



Cedar Key / Transportation

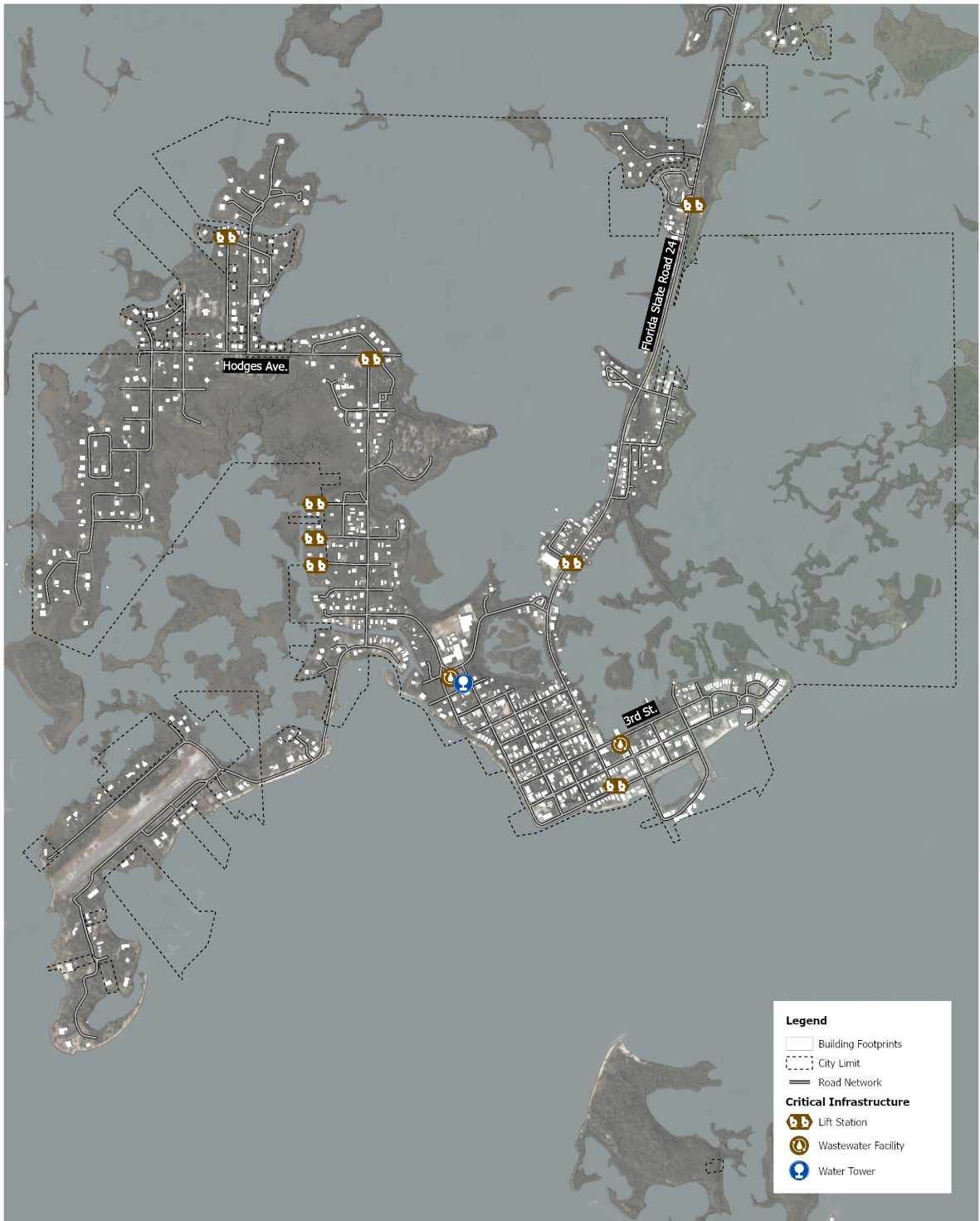


Image 4. Diagram showing limitations on the type, size, height, number, and proposed use of buildings



Cedar Key / Future Land Use

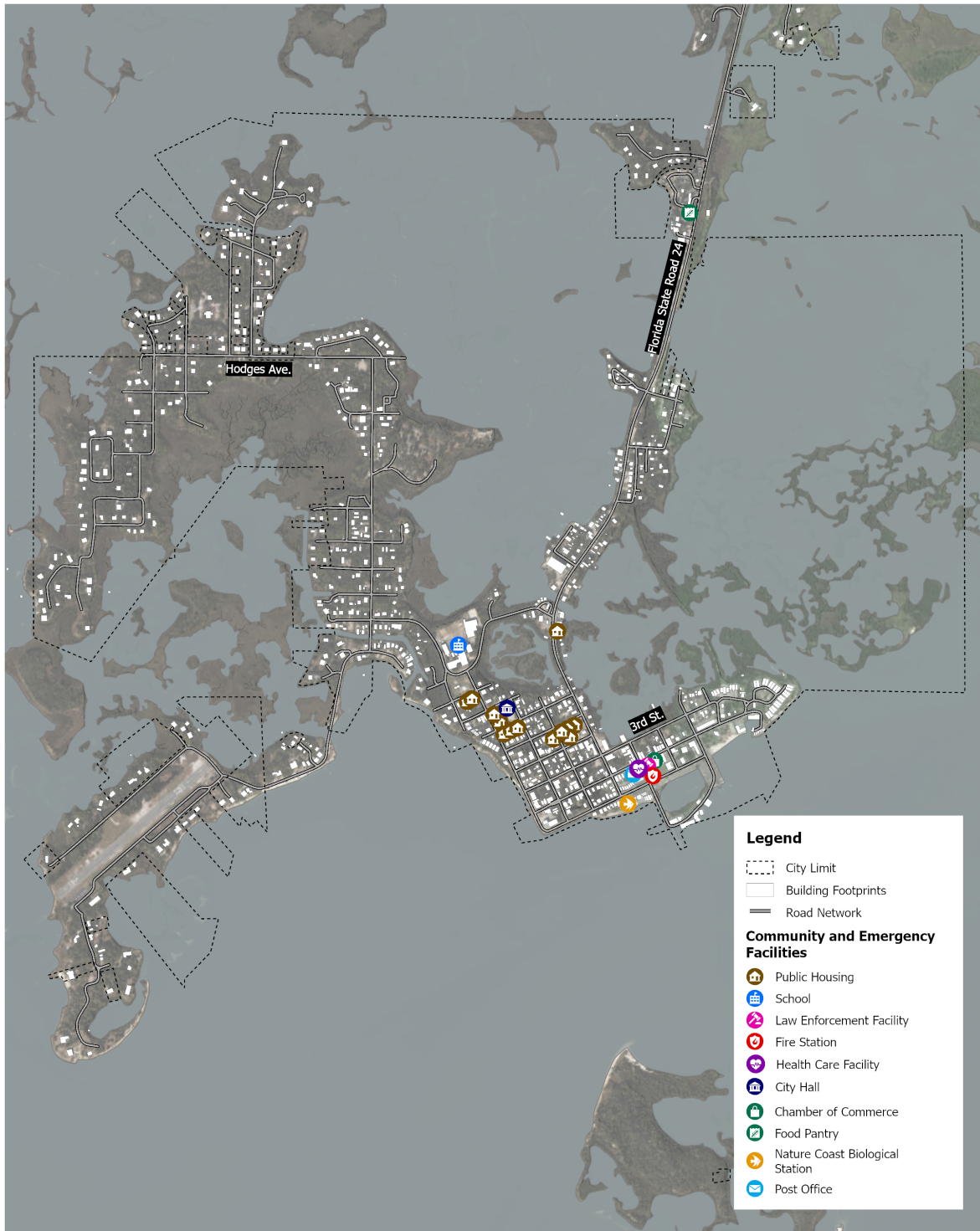
Image 5. Diagram showing public utilities



Cedar Key / Critical Infrastructure

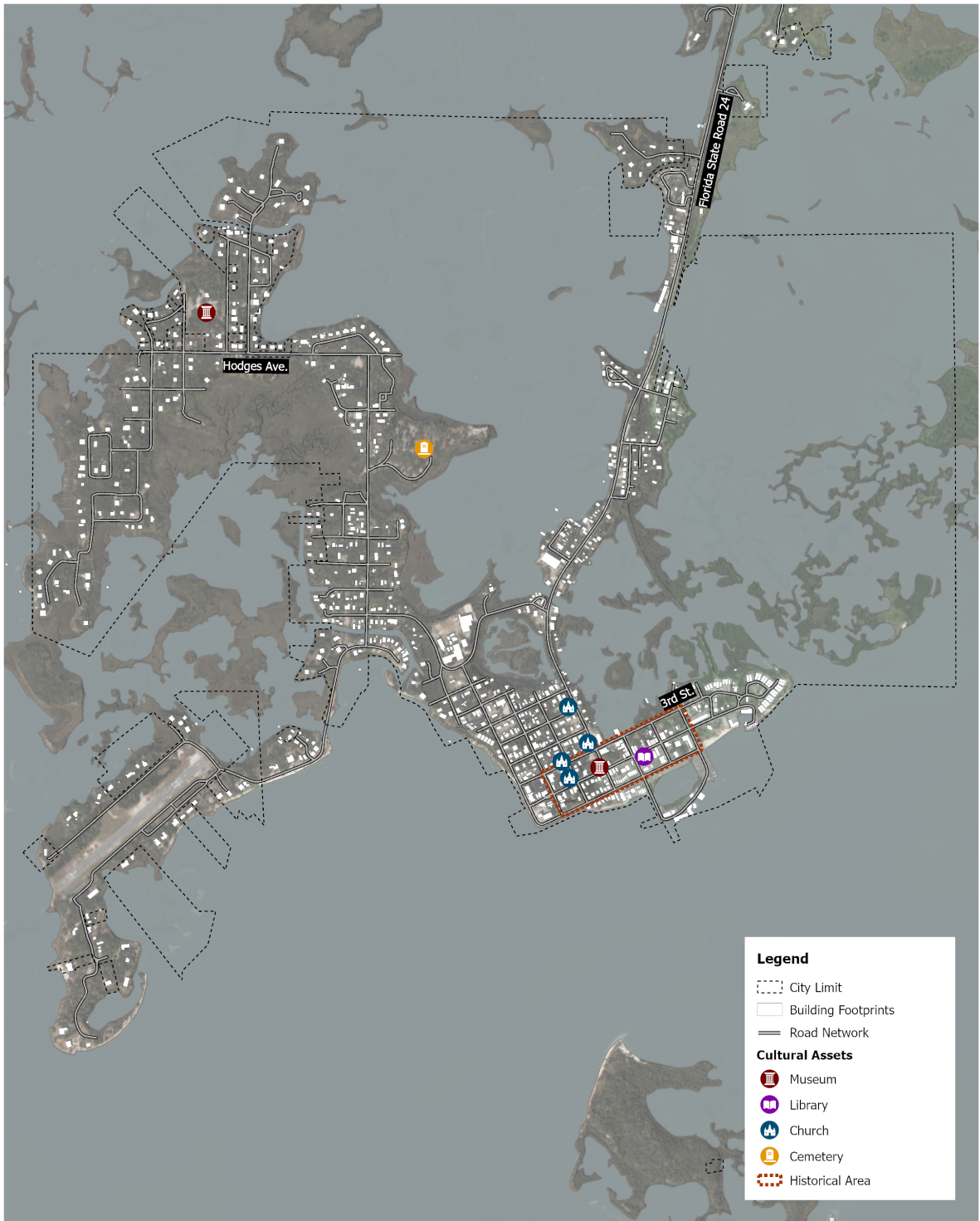


Image 6. Diagram showing public improvements—community and emergency facilities



Cedar Key / Community and Emergency Facilities

Image 7. Diagram showing public improvements—cultural resources



Cedar Key / Cultural Resources



Image 6, titled “Diagram showing public improvements—community and emergency facilities,” shows public improvements in Cedar Key.

Image 7, titled “Diagram showing public improvements—cultural resources,” shows shows public improvements in Cedar Key.

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.⁵³

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. This plan proposes community redevelopment activities that will improve community facilities and services including developing back up systems

⁵³ Fla. Stat. § 163.362(3).

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.

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.⁵⁴ 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.”⁵⁵

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

⁵⁴ National Center for Education Statistics, 2022-2023 school year student count for Cedar Key’s school system.

⁵⁵ Fla. Stat. § 163.362(5).

meetings exempted pursuant to this section or specifically closed by this Constitution.⁵⁶

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.⁵⁷

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.⁵⁸

The agency will ensure that all agency “records are open for personal inspection and copying by any person.”⁵⁹

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.⁶⁰
- The agency will report to the city its regular meeting schedule.⁶¹
- The city will include the agency’s proposed budget as a part of the city budget.⁶²

⁵⁶ Fla. Const. Art. I, § 24(b).

⁵⁷ Florida Office of Attorney General Ashley Moody, *Government-In-The-Sunshine-Manual 1* (First Amendment Foundation 2022).

⁵⁸ Fla. Const. art. I, §. 24(a).

⁵⁹ Fla. Stat. § 119.01(1).

⁶⁰ Fla. Stat. § 189.014(1).

⁶¹ Fla. Stat. § 189.015.

⁶² Fla. Stat. § 189.016(5).

- If the city or the agency issue bonds related to the community redevelopment trust fund, they will report all required information to the state.⁶³
- 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.⁶⁴

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.⁶⁵ 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.⁶⁶

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.⁶⁷ The agency will provide this report to the city and will publish the report on its website.⁶⁸

⁶³ See, Fla. Stat. § 218.38.

⁶⁴ Fla. Stat. § 189.0652(2).

⁶⁵ Fla. Stat. §§ 218.39(1)(h) and 163.387(8)(a).

⁶⁶ Fla. Stat. § 163.371(2)(b).

⁶⁷ Fla. Stat. § 163.371(2).

⁶⁸ Fla. Stat. § 163.371(2).

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 under such conditions as the governing body deems necessary to effectuate the purposes of this [Community Redevelopment Act].”⁶⁹

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.”⁷⁰

Cedar Key does not anticipate this plan will cause 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. Some activities, such as the redevelopment of affordable housing, may cause temporary displacement of some people. 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.⁷¹

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

⁶⁹ Fla. Stat. § 163.362(6).

⁷⁰ Fla. Stat. § 163.362(7).

⁷¹ Fla. Stat. § 163.362(8).

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.

COMMUNITY REDEVELOPMENT ACTIVITIES AND PROJECTED COSTS

This section presents additional information the Community Redevelopment Act requires, describes some community redevelopment activities and all capital projects that the Cedar Key Community Redevelopment Agency may undertake, and projects the costs of redevelopment.

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.”⁷²

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.⁷³

In addition, the Community Redevelopment Act specifically identifies three categories of projects an agency must not fund with tax increment revenues. These are those three categories.

(a) Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

(b) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.

⁷² Fla. Stat. § 163.370(2) (emphasis added).

⁷³ Fla. Stat. § 73.014(2).

(c) General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.⁷⁴

Finally, 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.”⁷⁵ 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 is such a limitation.⁷⁶ 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.⁷⁷

The project team has not vetted any activity or capital project in this plan against the limitations on the agency’s redevelopment powers. As the agency refines some activities in this plan from conceptual to more certain, the agency should ensure the activities do not change to require funding from the agency that the agency cannot provide.

For example, one FIBER-identified community redevelopment activity is dry flood-proofing the fire department. The Community Redevelopment Act prohibits the agency from funding “construction or expansion” of the fire department unless certain criteria are met. However, the act does not clearly prohibit alterations to the fire department such as dry flood-proofing.

Any activity or capital project that is within this plan or that this plan incorporates by reference is a community redevelopment activity the agency may undertake *to the extent the Community Redevelopment Act or other laws allow*. Before funding any given activity or capital project, the agency will evaluate whether the activity or capital project is within the agency’s redevelopment powers. If the activity or capital project is not within the agency’s redevelopment powers, the agency will not fund the activity or capital project.

Community redevelopment and related 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.”⁷⁸ The act does not require a plan to specifically identify community redevelopment activities which are not capital projects.

To prepare this plan, the project team identified community redevelopment and related activities in three ways. One, the project team attended agency workshops held on March 5,

⁷⁴ Fla. Stat. § 163.370(3).

⁷⁵ Fla. Stat. § 163.370(2)(c) (emphasis added).

⁷⁶ Community Redevelopment Agency, relocation expenses, AGO 2009-32 (June 19, 2009).

⁷⁷ Community Redevelopment Agency, relocation expenses, AGO 2009-32 (June 19, 2009).

⁷⁸ Fla. Stat. § 163.362(4).

Table 4. Redevelopment activities identified in 2024 workshops

Redevelopment activity description
Support a food co-op to hedge against loss of access to food and to diversify access to food
Hire staff or contract with a firm for agency administration including an agency administrator, grants manager, and/or grants writer

This table identifies activities for which agency commissioners expressed a preference during workshops the agency held in 2024.

2024, June 6, 2024, and June 25, 2024. During these workshops, agency commissioners expressed preferences for activities not existing in a prior community redevelopment plan or a Resilient Cedar Key document. Table 4, titled “Redevelopment activities identified in 2024 workshops” identifies these activities.

Two, the project team reviewed the Resilient Cedar Key Vulnerability + Sensitivity Analysis and the Resilient Cedar Key Adaptation Plan. Table 5, titled “FIBER-identified community redevelopment activities and capital projects,” presents the adaption actions FIBER developed in the adaption plan.

Three, 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 6, 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.”

This plan incorporates redevelopment activities from prior planning processes

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

Table 5. FIBER-identified community redevelopment activities and capital projects

FIBER geographic area	Community asset	Activity
Police, fire and other administrative building resiliency		
1	City hall	Relocation
1	Post office	Relocation
1	Police department	Relocation
1	Fire department	Relocation
1	Fire department	Elevate utilities existing buildings (if uses are not relocated, dry floodproof not possible)
1	Fire department	Dry floodproof existing buildings (if uses are not relocated)
Transportation resiliency (road elevation/relocation, stormwater/drainage improvements)		
5	Street network	Elevate Airport Rd. at east runway end
5	Street network	Elevate / protect from erosion SW 133 St. at east runway end
5	Street network	Elevate / protect low lying intersection SW Airport Rd - 136 Pl
4	Street network	Elevate FL State Road 24, segment SW 154 Ave. - Channel #3
4	Street network	Elevate FL State Road 24, segment Pine St. - Marina II
4	Street network	Alternate bridge State Rd. 24
1	Street network	Elevate 2nd St.
2	Street network	Road re-structure Andrews Cir. (temporary detour flood days)
3	Street network	Elevate Watson Cir. segment Anna St. - Susan St.
1	Street network	Elevate Whiddon Ave. at east side Elementary School
1	Street network	Elevate, protect erosion Airport Rd. Gulf Blvd. bridge
2	Street network	Bridge Gulf Blvd. at Cemetery
2	Street network	Road elevation Gulf Blvd. intersection Hodges Ave.
2	Street network	Bridge Rye Key Dr.
3	Street network	Elevate Margery St.
3	Street network	Bridge Hodgson Ave. segment Margery St. - Jernigan Ave.
Airport Resiliency		
5	George T Lewis Airport Runway	Flood barriers (earth levees, concrete walls, movable barriers)
Water, Wastewater & Electrical System Resiliency		
1	Wastewater plant 3rd St.	Elevate electrical panels wastewater plant (some low elevation)
1	Wastewater plant 3rd St.	Backup systems wastewater plant

**Table 5. FIBER-identified community redevelopment activities and capital projects-
CONTINUED**

FIBER geographic area	Community asset	Activity
Water, Wastewater & Electrical System Resiliency—CONTINUED		
1	Wastewater plant 3rd St.	Relocate wastewater treatment plant / connection pipeline Bronson
1	Lift stations	Elevate Electrical Panel Lift Station D St.
4	Lift stations	Elevate electrical panel lift station FL State Road 24
1	Wastewater network	Replace components to avoid saltwater intrusion
2	Wastewater network	Replace components wasterwater network, avoid saltwater intrusion
2	Lift stations	Elevate Lift Stations' Electrical Panel L2, L3, L4, L5 ,L6
Nature-Based Solutions: Shoreline Management & Hydrologic Restoration		
1	Shorelines	Living shoreline G St.
1	Shorelines	Shoreline restoration 3rd St.
2	CK Museum State Park Kayak Launch	Shoreline restoration
1	Shorelines	Shoreline detached breakwaters G St.
1	Shorelines	Reconnect hydrology at Whiddon Avenue
2	Gulf Blvd. at Cemetery	Reconnect hydrology
2	Rye Key at Rye Key Dr.	Reconnect hydrology
Private Sector Home & Business Resiliency (including aquaculture)		
1	Hazardous waste locations	Elevate hazardous waste container (west coast auto center)
2	Adjacent areas Gulf Blvd. (Canal - Indiana Ave.), Andrews Cir. and adjacent area SW 120th Pl.	Housing elevation and floodproof measures
4	Homes both sides FL State Rd. 24	Housing elevation and floodproof measures
5	Homes on both sides of State Rd. 24	Housing elevation and floodproof measures

**Table 5. FIBER-identified community redevelopment activities and capital projects—
CONTINUED**

FIBER geographic area	Community asset	Activity
Private Sector Home & Business Resiliency (including aquaculture)—CONTINUED		
1	Housing along D St. (1st - 4th St.), surroundings intersection 5th - E St., Canal Whiddon Ave. - Palmetto Dr.	Housing elevation and floodproof measures
1	Aquaculture facilities along D St., Commerce 2nd St. and Dock St.	Dry / Wetfloodproof / Elevate utility systems
4	Aquaculture facilities	Reinforce structure boarding docks
4	Food pantry	Relocation
Churches and Cemetery Resiliency		
1	United Methodist Church	Dry / Wetfloodproof / Elevate utility systems
2	Cedar Key Cemetery	Improve drainage, relocation grave areas high exposure
2	Bishop Point Cemetery	Improve drainage, relocation grave areas high exposure
2	Hearn Family Cemetery	Improve drainage, relocation grave areas high exposure
Cultural and Recreational Facility Resiliency		
2	Boardwalk Cemetery Point Park	Reinforce structure
1	Lil Shark Park	Improve drainage Lil Shark Park
1	Cedar Key Historical Society Museum	Dry / Wetfloodproof / Elevate utility systems
1	Cedar Key Public Library	Dry / Wetfloodproof / Elevate utility systems
1	Lil Shark Park	Anchor elements, urban furniture
1	Historic buildings	Dry / Wetfloodproof / Elevate utility systems
Maritime infrastructure Resiliency		
4	Boat ramp	Construct and Reinforce structure boarding dock boat ramps at Shell Pile
4	Boat ramp	Reinforce structure boarding docks & boat ramps Bridge #4

This table presents community redevelopment activities and capital projects that are adaption actions FIBER developed in the Resilient Cedar Key Adaptation Plan.

Table 6. Activities from Civic Design Associates plan that continue to be important

Category	Activity description
Transportation	Improve streets, develop and improve sidewalks, install and improve street lighting
	Improve parking facilities, especially in the marina, dock, and downtown areas
Housing	Provide and rehabilitate affordable housing and workforce 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
	Maintain and improve docking facilities and other waterfront sites for commercial fishing, aquaculture, and recreation
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.”

Table 7. North Central Florida Regional Housing Authority property in Cedar Key

Tax parcel identification number	Area	Address	Streets abutting property
871600000	0.340 acres	910 8th Street	8th Street, G Street
868500000	0.520 acres	857 6th Street	6th Street, 7th Street, G Street
867200000	0.570 acres	810 6th Street	6th Street, F Street, G Street
864400100	1.030 acres	690 6th Street	4th Street, 5th Street, D Street, E Street

This table lists property in Cedar Key that the Levy County Property Appraiser identifies as owned by the North Central Florida Regional Housing Authority. Jason Whistler, Levy County Property Appraiser, <https://www.qpublic.net/fl/levy/> (accessed June 6, 2024).

uncertainties, the city and the agency incorporate all redevelopment activities from its prior 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.

Affordable housing

Within the housing asset category on the list of activities from the Civic Design Associates’ 2005 community redevelopment plan that continue to be important, all four activities relate to providing Cedar Key residents with affordable housing. One project is to redevelop existing public housing.

The North Central Florida Regional Housing Authority provides affordable housing throughout Levy, Gilchrist, Suwannee, and Wakulla Counties.⁷⁹ The authority owns

⁷⁹ North Central Florida Regional Housing Authority, <https://www.ncfrha.com/> (accessed June 6, 2024).

eighteen units in the city of cedar key.⁸⁰ These units are in the area that FIBER recognizes as downtown in the Resilient Cedar Key work product and are generally on land with an elevation exceeding sixteen feet above seal level. That elevation is relatively high for Cedar Key.

The Levy County property appraiser has assigned the authority's real property in Cedar Key four tax parcel identification numbers and recorded the area of land to which each number refers. Table 7, titled "North Central Florida Regional Housing Authority property in Cedar Key," identifies this real property by address and tax parcel identification number and lists the area of land to which each tax parcel identification number refers.

The total area of land the authority owns in cedar Key is 2.46 acres. The density of the eighteen units on this land is therefore 7.31 residential units per acre. This density is relatively low. Therefore, the North Central Florida Regional Housing Authority residential units exist at a relatively high elevation above seal level but are a relatively low residential density.

Redeveloping this existing public housing at a higher density would result in new affordable housing and in more housing at a relatively high elevation above sea level.

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."⁸¹

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."⁸² 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

⁸⁰ North Central Florida Regional Housing Authority, Rental - Cedar Key, <https://www.ncfrha.com/locations/detail/3425> (accessed June 6, 2024).

⁸¹ Fla. Stat. § 163.362(9).

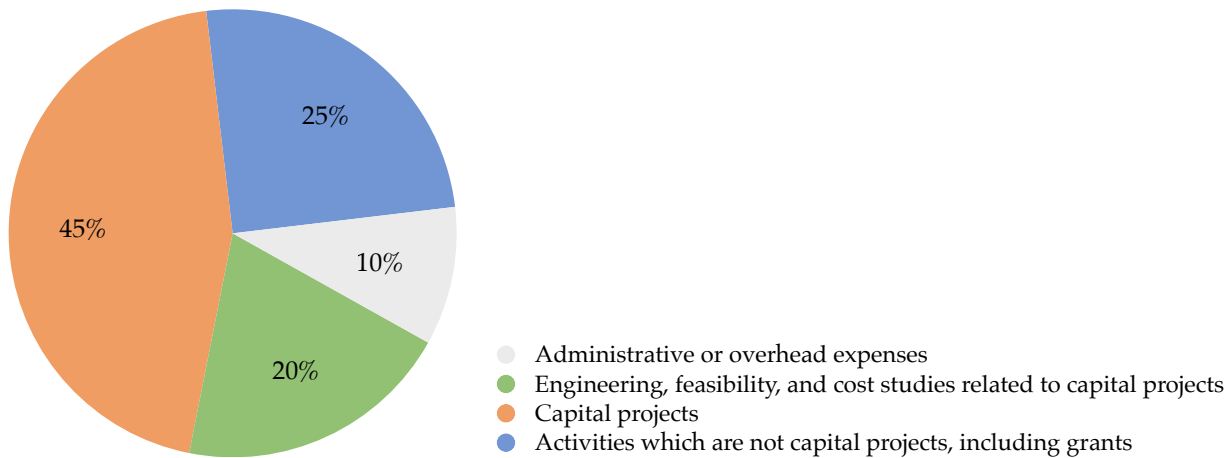
⁸² Fla. Stat. § 163.362(6)(b).

Table 8. Conceptual budget

Subcategory	Approximate portion of budget
Administrative or overhead expenses	10%
Costs of borrowing and repayment of debt	0%
Community redevelopment activities	90%
• Engineering, feasibility, and cost studies related to capital projects	• 20%
• Capital projects	• 45%
• Activities which are not capital projects, including grants	• 25%

This table presents a conceptual budget.

Chart 2. Graphic presentation of conceptual budget



This chart is a graphic representation of the conceptual budget.

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 or this plan’s conceptual budget to commit the city or the agency to adopting any specific budget in future years or to limit the city’s or the agency’s ability to borrow money in future years.

Conceptual budget

The Community Redevelopment Act limits the expenses for which the agency can budget.⁸³ Generally, these expenses fall into three categories: administrative or overhead expenses;

⁸³ Fla. Stat. § 163.362(6)(c).

costs of borrowing and repayment of debt; and community redevelopment activities.⁸⁴ This plan presents a conceptual budget allocating a portion of agency revenue to each of these categories. Table 8, titled “Conceptual budget,” presents the conceptual budget. Chart 2, titled “Graphic presentation of conceptual budget,” is a graphic representation of the conceptual budget.

Historically, the Cedar Key Community Redevelopment Agency has operated without any administrative or overhead expenses. The city of Cedar Key has provided administrative support—from meeting space and office supplies to staff and legal counsel.⁸⁵ While the city may continue to pay administrative and overhead expenses for the agency, the conceptual budget in this plan allocates 10% of agency revenue to administrative or overhead expenses.

The Community Planning Act allows the agency to issue revenue bonds secured by the community redevelopment trust fund.⁸⁶ 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.

The conceptual budget allocates 90% of agency revenues to redevelopment activities. The conceptual budget further allocates the community redevelopment activities category into three subcategories: engineering, feasibility, and cost studies related to capital projects; capital projects; and activities which are not capital projects, including grants.

Projected costs

The projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area, equal 90% of the community redevelopment trust fund’s projected revenue. This plan projects future growth in tax increment revenues using three different growth rates to create three separate revenue projections. Each of these revenue projections begins with actual tax increment revenues in fiscal year 2023 to 2024.

For fiscal year 2023 to 2024, Levy County contributed \$1,079,670 in tax increment to the agency.⁸⁷ In the same fiscal year year the city contributed \$89,859 in tax increment to the agency.⁸⁸ Together, these amounts equal \$1,169,529 in total tax increment revenue for the

⁸⁴ See, Fla. Stat. § 163.362(6)(c).

⁸⁵ 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).

⁸⁶ See, Fla. Stat. § 163.385.

⁸⁷ Cedar Key Community Redevelopment Agency, Resolution No. CRA 2023-01 (October 1, 2023).

⁸⁸ Cedar Key Community Redevelopment Agency, Resolution No. CRA 2023-01 (October 1, 2023).

Table 9. 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 3. Graphic summary of annual revenue projections

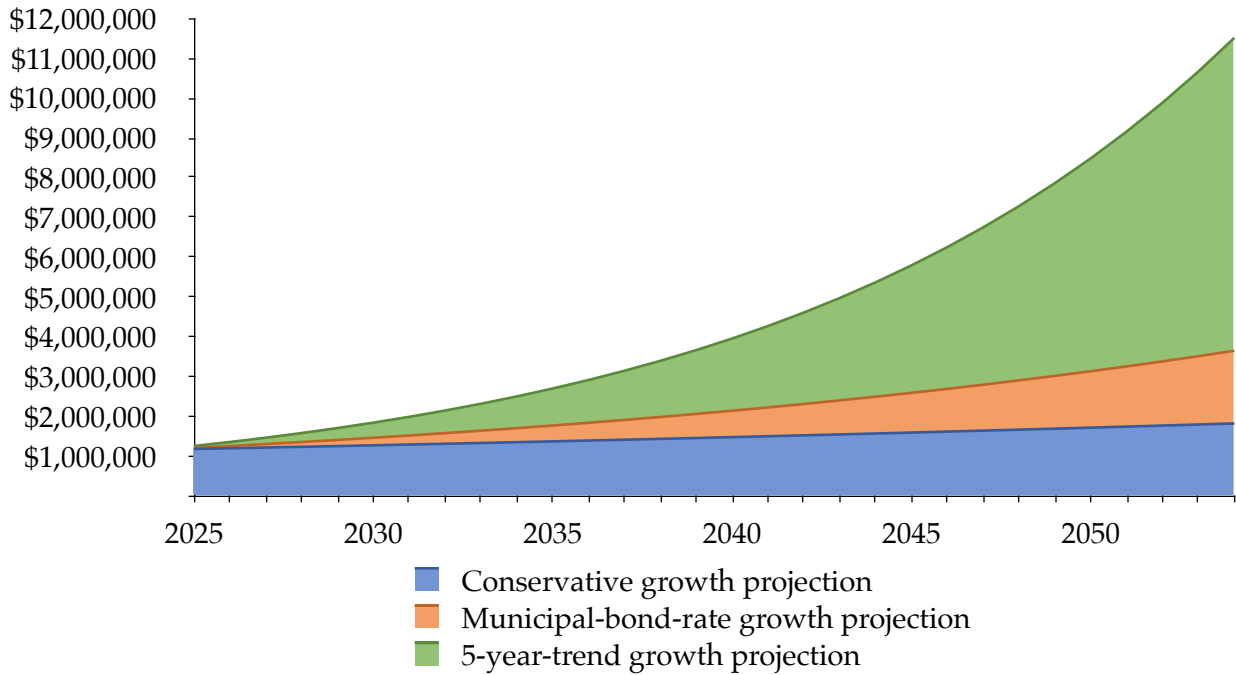


Table 10. Summary of tax increment financing projections

	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
90% of net present value of projected revenue (corresponds to conceptual budget allocation for community redevelopment activities)	\$22,523,386	\$31,577,283	\$60,311,864

This table presents: the sum of annual revenue over the term of this plan for each of the three revenue projections; 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; and 90% of the net present value of each of the three revenue projections which corresponds to the conceptual budget allocation for community redevelopment activities.

agency.

Beginning with the fiscal year 2023 to 2024 tax increment revenue, this plan uses a conservative growth projection, a municipal-bond-rate growth projection, and a 5-year-trend growth projection to project future revenue.

- 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.⁸⁹
- 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.⁹⁰
- 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 \$141,319,467.⁹¹ The 2023 taxable value of property in the Cedar Key community redevelopment area was \$191,700,078.⁹² This math shows the annual growth rate between these two taxable values: $(\$191,700,078 / \$141,319,467)^{(1/4)} - 1 = 0.0792$.

Table 9, 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 2, titled “Graphic summary of annual revenue projections,” presents the annual revenue projections graphically.

Table 10, 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; 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; and 90% of the net present value of each of the three revenue projections which corresponds to the conceptual budget allocation for community redevelopment activities.

⁸⁹ See, e.g., City of Cape Coral, South Cape Downtown Community Redevelopment Plan, 54 (Amended 2019).

⁹⁰ Bloomberg, Muni Bonds 30 Year Yield, <https://www.bloomberg.com/markets/rates-bonds/government-bonds/us> (accessed May 23, 2024).

⁹¹ Florida Department of Revenue, Cedar Key CRA Tax increment adjustment worksheet Form DR-420TIF (2019).

⁹² Florida Department of Revenue, Cedar Key CRA Tax increment adjustment worksheet Form DR-420TIF (2023).

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.”⁹³

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.

⁹³ Fla. Stat. § 163.362(10).

APPENDIX: LEGAL DESCRIPTION OF THE 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:

Cedar Key Community Redevelopment Agency

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.

CITY OF CEDAR KEY
LAND PLANNING AGENCY/LOCAL PLANNING AGENCY

Tuesday, July 16, 2024
5:00 p.m.

New Business:

Public Hearing

Application No. CPA 24-02 / Resolution LPA 2024-01 (Evaluation Based Amendments to the Comprehensive Plan): Consideration of an application by the City Commission to amend the text and Future Land Use Plan Map Series of the Comprehensive Plan, based upon an evaluation completed by the City reflecting changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended.

- A) Public Comments in Favor of CPA 24-02
- B) Public Comments Opposed to CPA 24-02
- C) Close Public Comment for CPA 24-02

Recommend Approval

or

Recommend Denial

**CITY OF CEDAR KEY
EVALUATION AMENDMENT SUMMARY**

July 16, 2024

Future Land Use Element

- In 2022, Chapter 163.32051 of the Florida Statutes was amended to allow a floating solar facility as a permitted use in the appropriate land use categories in each local government comprehensive plan. Therefore, Policy 1-2.1 is being amended to allow floating solar facilities as a permitted use in the Commercial land use district and the Public/semi-public land use district.

163.32051 Floating solar facilities.—

(1)(a) The Legislature finds that floating solar facilities, also known as “floatovoltaics,” can be effective tools in harnessing energy in bodies of water that have been permitted for storage.

(b) The Legislature finds that siting floating solar facilities on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, and other water storage reservoirs are beneficial uses of those areas for many reasons, including the fact that the water has a cooling effect on the solar panels, which can boost power production, and the fact that the panels help decrease the amount of water lost to evaporation and the formation of harmful algal blooms.

(c) Therefore, the Legislature finds that the siting of floating solar facilities should be encouraged by local governments as appropriate uses of water and land areas.

(2) For purposes of this section, the term “floating solar facility” means a solar facility as defined in s. 163.3205(2), which is located on wastewater treatment ponds, abandoned limerock mine areas, stormwater treatment ponds, reclaimed water ponds, or other water storage reservoirs.

(3) A floating solar facility shall be a permitted use in the appropriate land use categories in each local government comprehensive plan, and each local government must amend its land development regulations to promote the expanded use of floating solar facilities.

(4) A county or municipality may adopt an ordinance specifying buffer and landscaping requirements for floating solar facilities. The requirements may not exceed the requirements for similar uses involving the construction of other solar facilities that are permitted uses in agricultural land use categories and zoning districts.

(5) Notwithstanding subsections (3) and (4), a floating solar facility may not be constructed in an Everglades Agricultural Area reservoir project if the local governments involved with the project determine that the floating solar facility will have a negative impact on that project.

(6) The Office of Energy within the Department of Agriculture and Consumer Services shall develop and submit recommendations to the Legislature by December 31, 2022, to provide a regulatory framework to private and public sector entities that implement floating solar facilities.

History.—s. 1, ch. 2022-83; s. 48, ch. 2023-8.

Capital Improvements Element

- In 2022, Chapter 163.3177 of the Florida Statutes was amended to require that comprehensive plans have two planning periods, one covering at least a 10-year period and one covering at least a 20-year period. Therefore, the Five-Year Schedule of Improvements Table in Policy 9-5A.6 of the Capital Improvements Element is being revised to cover a ten-year period. Thus, changing the period from 2018-2022 to 2024-2034.

163.3177 Required and optional elements of comprehensive plan; studies and surveys.

(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use

- Additionally, the Schedule of Improvements Table is being updated to reflect current projects.

Property Rights Element

- In 2021, the State Legislature passed House Bill 59 requiring that all local government comprehensive plans include a Property Rights Element. A new element is proposed to be added to the Comprehensive Plan consistent with the language in the legislation.

Appendix A - Future Land Use Map Series and Illustrations

- In 2022, Chapter 163.3177 of the Florida Statutes was amended to require that comprehensive plans have two planning periods, one covering at least a 10-year period and one covering at least a 20-year period. Therefore, the Future Land Use Map is being revised to cover a 20-year period. Thus, changing the planning horizon date to 2044.
- All maps in the Future Land Use Map Series are being revised to reflect best available data.
- The Future Land Use Map is being revised to assign the CITY RESIDENTIAL land use category to lands annexed since 2017.

CITY OF CEDAR KEY

CPA 24-02

PROPOSED STATE COORDINATED REVIEW

PROPOSED EVALUATION AMENDMENTS

PURSUANT TO SECTION 163.3191

FLORIDA STATUTES, AS AMENDED

to the Text of the

Future Land Use Element

Transportation Element

Infrastructure Element

Conservation & Coastal Management Element

Recreation and Open Space Element

Housing Element

Public School Facilities Element

Intergovernmental Coordination Element

Capital Improvements Element

Historic Preservation Element

Property Rights Element

July 16, 2024

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CHAPTER THREE

COMPREHENSIVE PLAN: GOALS, OBJECTIVES AND POLICIES

ELEMENT 1: FUTURE LAND USE GOALS, OBJECTIVES, AND POLICIES

GOAL 1

To ensure that the character and location of land uses maximize the potential for economic benefit and the enjoyment of natural 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. Future growth and development is specifically intended to implement the vision as articulated in the Community Redevelopment Area Planning Process, ensuring continuation of the water dependent heritage of the City, and ensuring a working, water dependent and water related community.

OBJECTIVE 1-1 Land Development Regulations

The City shall continue to implement the single map approach, using the Future Land Use Map to define use districts. The City shall maintain land development regulations to manage growth and development. Permissible growth and development shall be consistent with the availability of public facilities and services, protection of natural resources, protection of the working, water-dependent heritage of the City and shall discourage the proliferation of urban sprawl.

POLICIES:

1-1.1 Land development regulations shall provide for the following:

- A. Regulate the subdivision of land.**
- B. Regulate the use of land and water consistent with this plan.**
- C. Ensure compatibility of adjacent land uses and provide for open space.**
- D. Protect lands designated as conservation areas on the Future Land Use Map.**
- E. Regulate development in the coastal high hazard area or areas subject to periodic or seasonal flooding and provide for drainage and stormwater management.**
- F. Protect potable water wellfields and aquifer recharge areas.**
- G. Regulate signs and street graphics.**
- H. Provide needed vehicle parking and ensure safe and convenient on-site traffic flow.**
- I. Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public facilities below the level of service standards adopted in this Comprehensive Plan.**

1-1.2 Redevelopment in the historic district shall be permitted at existing or documented historic density if such redevelopment is consistent with the historic character of the area and conforms to the Federal Emergency Management Agency and coastal management construction standards.

1-1.3 The City shall protect the working fishing village character of the City. The working fishing village character shall be protected and preserved, in part, through land use categories and land development regulations that identify appropriate uses and appropriate densities and intensities of development.

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- 1-1.4 The Land Development Code shall be updated to implement the provisions of the Plan and provide a more efficient system of administration.
 - 1-1.5 Subdivision of land, including the re-subdivision of existing single-family residential lots, into two or more parcels shall conform to F.S. ch. 177, as amended.
 - 1-1.6 Home occupational uses may be permitted within areas designated as residential, based on City regulations regarding home occupations.
 - 1-1.7 The City shall adopt and implement land development review and permitting programs that are coordinated with the wetlands permitting and mitigation programs of applicable local, state, and federal jurisdictional agencies and ensure efficient and ongoing enforcement.
 - 1-1.8 The City hereby adopts as a Historic District the area depicted on the Future Land Use Map, which is that area bordered by 1st Street, 3rd Street and F Street, inclusive of both sides of the street but excluding the area known as Dock Street and the proposed site of the expanded sewer treatment plant at 3rd and C Streets.
 - 1-1.9 Historical and archaeological sites shall be protected from the adverse effects of development.
 - 1-1.10 Land development regulations shall assure that development does not destroy or harm archaeological or historic resources through an assessment of the impact of proposed development on historic and archaeological sites.
 - 1-1.11 Land development regulations shall assess, limit, or prohibit activities which have the potential to contaminate land, water, or natural resources such as shellfish harvesting areas and marine breeding grounds.
 - 1-1.12 All development proposals shall document compatibility, through location and/or mitigating design, with soils, topography, public facilities or services, and Conservation Areas designated on the Future Land Use Map.
 - 1-1.13 The City may consider regulations for planned unit developments as one means of implementing the mixed use land use category.
 - 1-1.14 Reserved.
 - 1-1.15 The City shall identify important view corridors and identify mechanisms to protect the view corridors during consideration of amendments to the Plan as well as during consideration of development and redevelopment proposals.
 - 1-1.16 Flood-prone areas shall be regulated by ensuring compliance with elevation requirements.
 - 1-1.17 The City shall implement sign regulations that provide adequate visual identification and ensure that signs are compatible with architectural and historic styles of the neighborhood where the signs are proposed.

OBJECTIVE 1-2 Future Land Use Map

The Future Land Use Maps, Exhibits 1-6 and 1-10, are hereby adopted.

POLICIES:

1-2.1 Land Use Districts

The following land use categories are adopted as shown on the Future Land Use Map. The general range of uses, densities, and intensities allowed in each land use districts are described below, and may be described in more detail in the Land Development Code.

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- A. Residential - Uses include single-family, multi-family, accessory dwelling, special needs housing, essential utilities, outdoor recreation, public schools, and home occupations. Such uses shall be permissible when consistent with compatibility and density standards. Uses which may be permissible subject to conditional use approval procedures and standards include hotels and motels, community facilities such as day care facilities, churches, public safety facilities, civic or cultural facilities, aquacultural nurseries, and parking for aquacultural uses.
- B. *Commercial* – Permissible uses are retail, entertainment, and eating establishments; recreational vehicle parks subject to design standards in the Land Development Code; water-dependent commercial, such as marinas, commercial fishing, and water-oriented recreation; general, professional, and medical offices; public schools; trades or performing arts schools; retail and service establishments for tourists; hotels and motels; recreation; essential utilities; **floating solar facilities**; and one dwelling unit on one commercial parcel or platted lot. Uses which may be permissible subject to conditional use approval procedures and standards include public lodging with eating or cooking facilities. In addition, aquaculture shall be permissible within the commercial land use category, subject to the issuance of an administrative special use permit.
Aquaculture (Overlay Map Exhibit 1-10 of the Future Land Use Element) The following uses shall be allowed in the area designated within Overlay Map Exhibit 1-10: aquaculture, which shall be subject to issuance of an administrative special use permit, and residential. Commercial uses described in 1-2.1.b are permissible subject to conditional use approval procedures. Aquaculture, for the purpose of this paragraph, means commercial fishing, other shell fishing that is lawful, the cultivation of aquatic organisms and associated activities, including, but not limited to grading, sorting, transporting, harvesting, holding, storing, growing, and planting. In addition, aquaculture is considered agriculture.
- C. Mixed use - Permissible uses include single-family, multi-family residential, commercial uses as described for the commercial land use category, and public/semi-public uses as described for the public/semi-public land use category.
- D. Public/Semi-public - Permissible uses are community facilities such as schools, day care facilities, cemeteries, religious establishments, medical facilities with or without overnight stay, public safety facilities, civic and cultural facilities, buildings to house government offices and government services, utilities and utility facilities, **floating solar facilities**, and recreation facilities.
- E. Recreation - Permissible uses include public indoor and outdoor recreation facilities, camping facilities, outdoor cultural and civic facilities, and specifically excludes firing ranges and race tracks.
- F. Conservation - Permissible uses are specifically limited to low intensity and passive outdoor recreation, facilities to provide access to the water as further described and limited in the Conservation and Coastal Management Element. The conservation land use category is represented on the Future Land Use Map with three different colors illustrating conservation (landward), conservation (unbridged islands/submerged lands), and conservation (submerged lands).

1-2.2 The following are density and intensity standards for development in the City:

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- A. Maximum density for the residential land use category is 4.9 dwelling units per acre; except that the City shall allow one dwelling unit per parcel of record or lot of record. A lot of record means a platted lot in existence on February 17, 1997. A parcel of record means any parcel of land recognized as a single parcel for ad valorem taxation purposes by the County Property Appraiser's office on February 17, 1997. Additionally, in the area shown on Exhibit 1-6a, the City shall allow development that conforms to the historical building patterns of the defined area. Maximum impervious surface is 40 percent in the Coastal High Hazard Area and 50 percent otherwise.
- B. Maximum intensity for commercial, public/semi-public, and recreation is measured by impervious surface and height standards. Impervious surface is limited to 40 percent within the Coastal High Hazard Area and 50 percent in other locations.
- C. The height of structures, but not appurtenances, shall not exceed 32 feet for structures with flat roofs, and 38 feet for structures with pitched roofs.
 - 1. Height shall be measured from the base of the structure to the highest point on the roof of the structure. The base of the structure shall be the highest point of the natural or existing ground elevation immediately adjacent to the subject building or structure; except that in those area of the City located within the Coastal High Hazard Area as delineated on the Flood Insurance Rate Map, the base is the Base Flood Elevation as established on the Flood Insurance Rate Map.
 - 2. Exceptions from the height limitation for church spires, chimneys, water towers, transmitter towers, smoke stacks, flagpoles, television antennae, parapets, and similar structures and their necessary mechanical appurtenances may be provided for in the Land Development Code.
- D. Aquaculture land uses shall be limited to 40 percent impervious surface on the upland portion of parcels used for aquacultural purposes.
- E. Maximum intensity for development in the conservation land use category is 10 percent impervious surface coverage.
- F. Development within the mixed use category shall not exceed the impervious surface and height limits established for commercial uses. Residential densities shall not exceed 4.9 dwelling units per acre. Residential uses shall not exceed 75 percent of the land area within a block designated for mixed-use development. Public/semi-public uses shall not exceed 25 percent of the land area within a block designated for mixed-use development. Commercial uses may be 100 percent of the land area within a block designated for mixed-use development. (The mixed-use ranges are shown in the following table.)

Type of Use	Minimum*	Maximum*
Residential	0%	75%
Public/Semi-public	0%	25%
Commercial	0%	100%

*The calculation of percentage of each use shall be based on a full block, bounded on all sides by public right-of-way, or on three sides by public right-of-way and the fourth side by water. Each block within the designated mixed use area on the Future Land Use Map shall be tracked separately for purposes of determining compliance with this policy.

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The City shall provide specific regulations to address infill situations to ensure that development is appropriate for the neighborhood.

1-2.3 The City will monitor the implementation of the Future Land Use Map to ensure the availability of suitable land for utility facilities necessary to support proposed development.

OBJECTIVE 1-3 Compatibility

The City shall ensure compatibility of adjacent uses, including the elimination or reduction of land uses that are inconsistent with the future land use map and character of surrounding areas. Compatibility requirements shall not be construed to require specific similarity of uses and styles, but shall accommodate a wide range of situations in keeping with the development patterns and styles that have occurred over time in the City.

POLICIES:

1-3.1 Compatibility may be ensured through such requirements as buffering; consideration of scale; consideration of textures, colors and architectural styles; and consideration of site design features, including setbacks, heights, lot coverage, and location of site features such as parking, storage buildings, and other accessory uses and buildings. In keeping with the traditions of Cedar Key to encourage and allow a wide range of styles, compatibility shall not be construed to require strict similarity of specific features and styles but shall encourage diversity of style.

1-3.2 Expansion or replacement of land uses which are inconsistent with the Future Land Use Map shall be prohibited.

1-3.3 Regulations for the buffering of incompatible land uses, if appropriate, shall be set forth in the Land Development Code.

1-3.4 Strip commercial, meaning development where individual buildings exceed 60 feet in length measured parallel to State Road 24, will be actively discouraged along State Road 24. Limiting building length along State Road 24 is for the purpose of protecting views of the water.

OBJECTIVE 1-4 Amendments to the Comprehensive Plan

Amendments to the Comprehensive Plan and Future Land Use Map shall ensure the implementation of the City's vision, consistency of the established land use pattern, and protection of the historical integrity of the City, including consideration of the natural environment, aquaculture, residents, and visitors. The following policies will guide decisions regarding amendments to the Plan.

POLICIES:

1-4.1 Proposed amendments shall be evaluated for potential impacts on natural resources and shall demonstrate that the proposed changes will not result in greater adverse impacts to protected resources, aquaculture, and conservation land.

1-4.2 Proposed amendments shall be supportive of, and not detrimental to, the long-term economic health of the City.

1-4.3 Proposed amendments will be evaluated to determine the potential and cumulative impacts of permissible uses on public services and facilities.

1-4.4 Proposed amendments will be evaluated for consistency with the City's vision, including documentation of consistency with the working fishing village character of the City.

1-4.5 The City has identified actions to encourage and accomplish redevelopment in the Community Redevelopment Area Plan. At such time as specific design plans and redevelopment strategies are prepared and approved, the Future Land Use Element will be amended to incorporate provisions of those plans and strategies.

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1-4.6 Conservation areas (saltwater marshes, tidal creeks, mangroves, beaches, bays, pine scrub, needlebrush, and temperate hammock) will be preserved in their natural state.

OBJECTIVE 1-5 Public School Facilities

Provide for public schools through ongoing coordination with the Levy County School Board and the identification of land use categories that allow school locations.

POLICIES:

1-5.1 Public schools shall be permissible in the following land use categories and districts: residential, commercial, and public/semi-public.

1-5.2 Collocation of public schools with other community facilities will be considered when:

- A. New or replacement schools are funded in the School Board's Capital Budget and are adjacent to other existing public facilities;
- B. New facilities are funded in the City's Capital Improvement Element and can be located adjacent to public schools; and/or
- C. Joint use projects are created and implemented.

1-5.3 The City will encourage the collocation of public facilities such as libraries, parks, and community centers with public schools to the extent practical and financially feasible. The following criteria shall be considered for collocating public schools and public facilities:

- A. Availability of vacant land of suitable size and dimensions for the collocated public uses;
- B. Compatibility of the collocated public uses with the adjacent land uses (ex: noise, glare, debris, dust, traffic, high voltage transmission lines, etc.) and the compatibility of the collocated public uses' future land use designation(s) with the future land use designations of adjacent uses;
- C. Availability of infrastructure, public services, (i.e.: roadways, potable water, sanitary sewer, drainage, and aquifer recharge) and utilities (electricity, gas, etc.);
- D. Environmental limitations (i.e.: wetlands, uplands, soil conditions, contaminated sites, etc.);
- E. Access approaches, including roadways, bikeways, recreational trails and pedestrian ways;
- F. Proximity to residential areas, particularly urban residential areas, and areas of very low, low, and moderate housing; and
- G. Demographic base for purposes of encouraging diversity.

1-5.4 The City shall utilize the Interlocal Agreement Steering Committee meetings as the mechanism for coordinating the school collocation planning process.

OBJECTIVE 1-6 Coordination with other Regulatory Agencies

The City shall ensure appropriate intergovernmental coordination mechanisms are in place and implemented to ensure coordination with affected and appropriate governments and agencies to maximize their input into the development process and prevent or mitigate potential adverse impacts of future development and redevelopment.

POLICIES:

1-6.1 Requests for development orders or permits shall be coordinated, as appropriate, with the county, special districts, the regional planning council, the water management district, and federal agencies.

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1-6.2 The City shall coordinate with any appropriate resource planning and management plan prepared pursuant to F.S. ch. 380, as amended, and approved by the Governor and Cabinet.

OBJECTIVE 1-7 Electrical Substation

The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map.

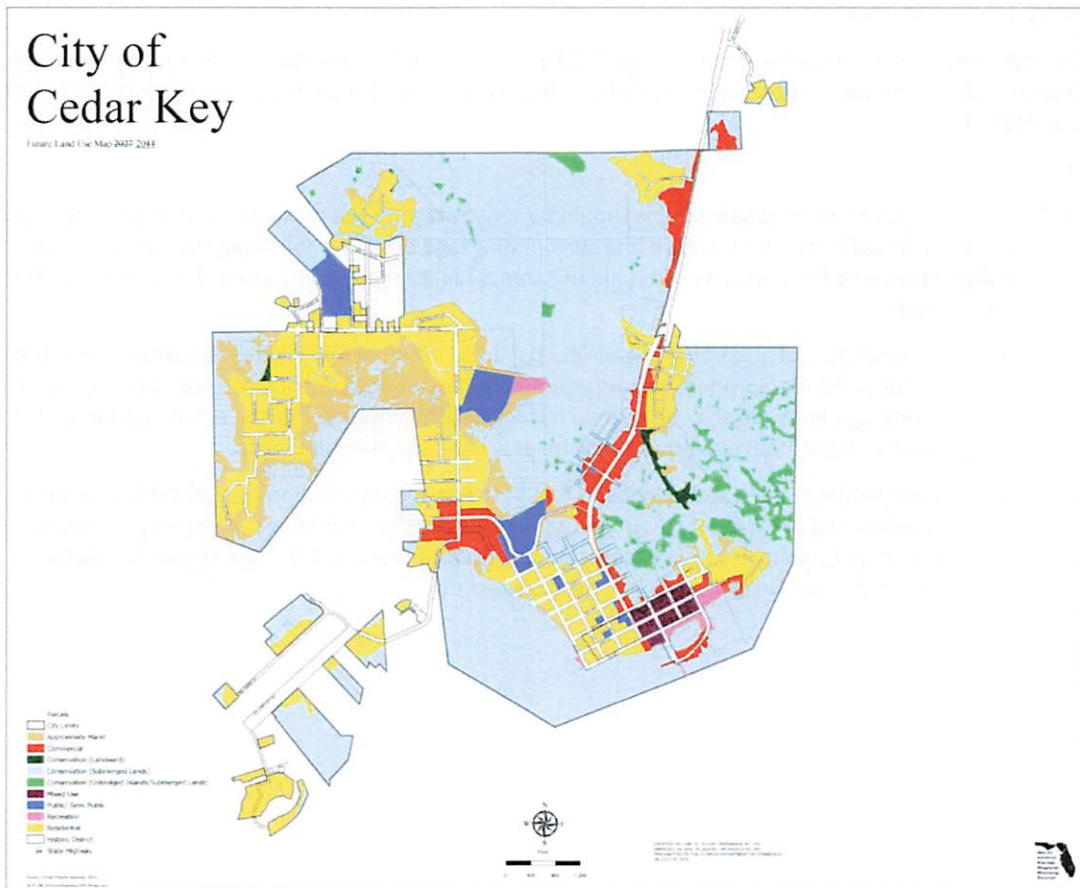
POLICY:

1-7.1 New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

- A. In nonresidential areas abutting residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.
- B. In residential areas, a setback of 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained. An open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

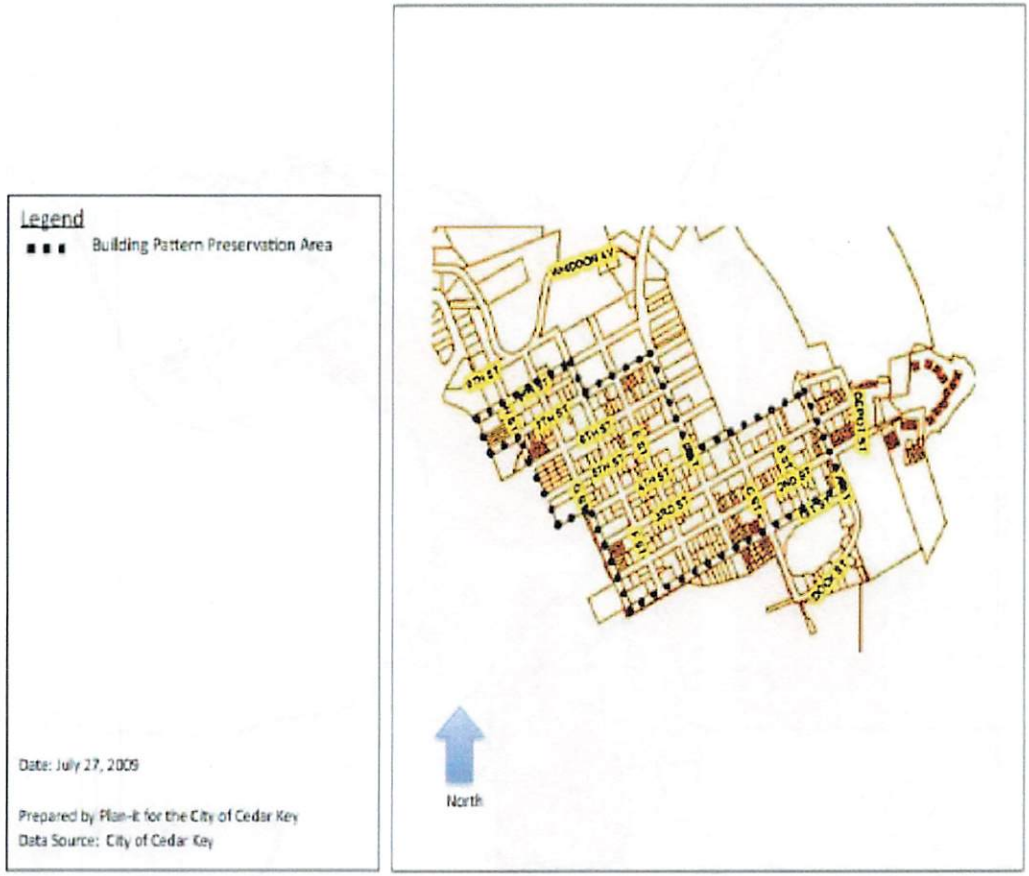
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Exhibit 1-6
Future Land Use Map ~~2028~~ 2044



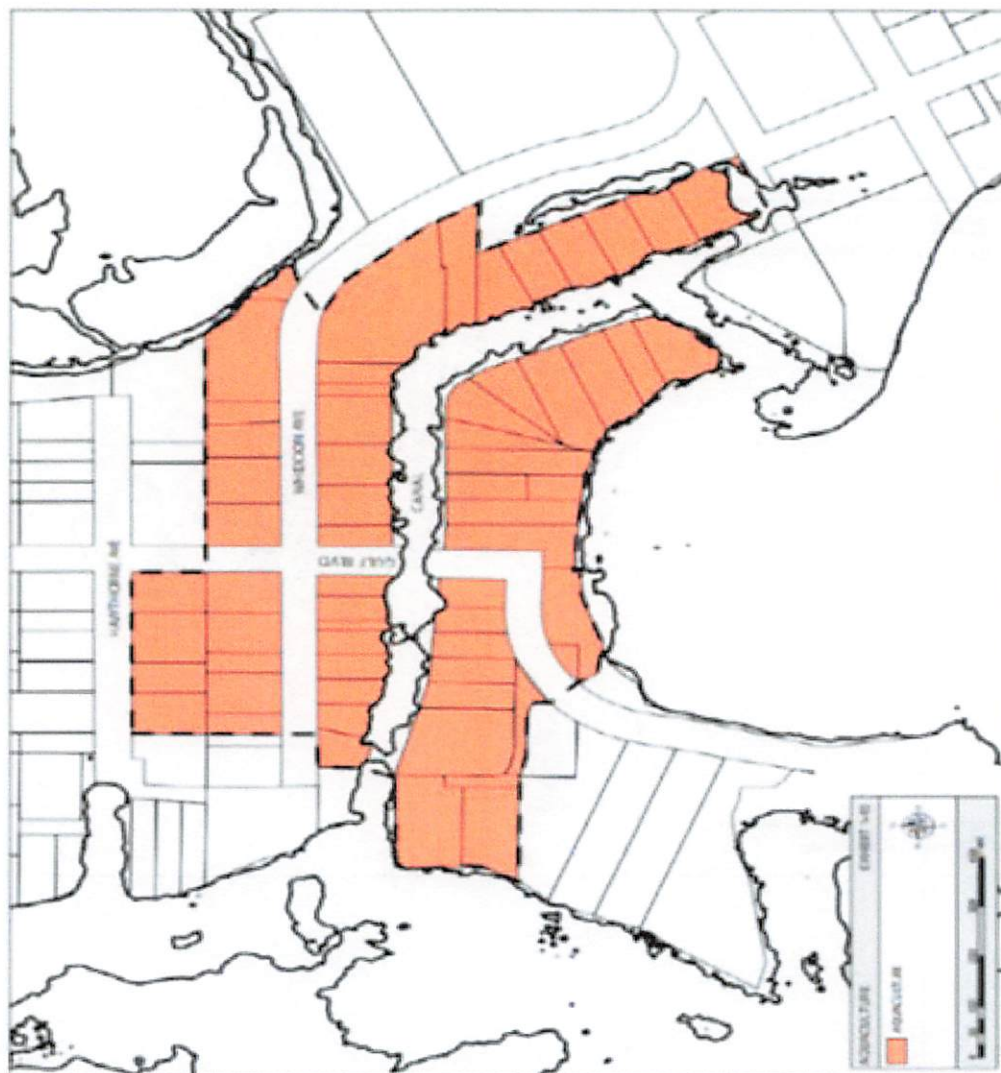
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Exhibit 1-6a
Building Pattern Preservation Areas Map



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Exhibit 1-10
Aquaculture Map



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ELEMENT 2: TRANSPORTATION GOALS, OBJECTIVES, AND POLICIES

GOAL 2

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.

OBJECTIVE 2-1

Provide for a safe, convenient, and efficient motorized and non-motorized transportation system, by monitoring Annual Average Daily Traffic of State Road 24, when provided by Florida Department of Transportation or the County, to determine consistency with level of service standards or to identify deficiencies.

POLICIES:

2-1.1 The peak hour level of service standards for roads in the City is C as defined within the most recent version of the Florida Department of Transportation Quality/Level of Service Handbook.

2-1.2 As a general rule connections and access points of driveways and roads to the local highway network will be limited to a minimum spacing as follows (NB: There are no federal highways in the City.):

Functional Class	Minimum Spacing
Arterial	50 feet
Collector	40 feet
Local	20 feet

For State Roads, the number and frequency of connections and access points shall be in conformance with Chapter 14-97 and 17-97, Florida Administrative Code.

Specific design criteria for turn lanes, aprons, radii, and other design and construction standards will be incorporated into the subdivision regulations, zoning ordinance, and a public works manual.

2-1.3 All development proposals shall address and include provisions for safe and convenient on-site and off-site traffic flow, both pedestrian and vehicular; and shall provide for adequate standards for number of parking spaces, and aisle and space dimensions. Drainage, landscaping, curve radii, and construction materials shall be maintained as part of the subdivision regulations, zoning ordinance and/or public works manual, as appropriate.

2-1.4 The City Commission will consider the establishment of special tax district to provide paved streets in residential areas not subject to subdivision regulations.

2-1.5 The City will continue to allow for shared roadways for bicycle, golf carts (except on State Road 24), and motorized vehicles. Existing sidewalks will be maintained and new sidewalks will be required during new construction.

2-1.6 To the maximum extent feasible, the City will seek county, state, and federal funding for transportation improvements, including resurfacing and construction projects, sign or traffic signal installation, and development of a comprehensive system of bicycle paths and sidewalks.

2-1.7 The Cedar Key Police Department will continue to be responsible for safe evacuation of traffic during announced voluntary or mandatory evacuations.

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OBJECTIVE 2-2

Exhibit 2-2, Future Traffic Circulation Map, is adopted, to depict the road system. No other facilities are planned in Cedar Key. The City will continue to coordinate land use categories on the Future Land Use Map series with the transportation system on the Future Transportation System map.

POLICIES:

2-2.1 Reserved

2-2.2 No additional roads will be constructed or paved until the existing system of local roads is brought up to acceptable standards.

2-2.3 The City will continue to implement a scheduling and priority system for paving, resurfacing, and general improvements based upon the following factors:

- A. Number of residences and/or business affected,
- B. Present road conditions,
- C. Cost of improvements,
- D. Public demand,
- E. Presence of public utilities,
- F. Projected future traffic volumes,
- G. Mail routes,
- H. Whether the road is connected to county or state roads,
- I. Past and current safety problems,
- J. Whether it is on evacuation route,
- K. Whether arterial, collector or local road, and
- L. Intergovernmental coordination with the Cedar Key Water and Sewer District County Road Department, and Florida Department of Transportation.

OBJECTIVE 2-3

The City shall continually coordinate the City transportation system with the Florida Department of Transportation. Adopted Work Program and transportation plans of Levy County.

POLICIES:

2-3.1 The state shall be requested to help maintain the existing boat channels in proper condition. Any facilities needed for boat transportation shall be provided, if deemed to be in the overall public interest. These facilities shall be provided in an environmentally sound manner.

2-3.2 Reserved

2-3.3 Efforts to obtain regular trucking service shall be supported by the City.

OBJECTIVE 2-4

The City shall ensure the protection of existing and future rights-of-way from building encroachment through land development regulations.

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POLICIES:

- 2-4.1 The City shall ensure that land use decisions do not have a negative impact on the capacity of State Road 24 through including the following requirements in its land development regulations:
- A. Criteria to be considered in reviewing development applications.
 - B. Minimum standards for curb cuts, setbacks, frontage roads, etc., according to functional classification of the highway system.
- 2-4.2 Development and signs along roads shall be planned and constructed in a manner which does not impede or impair the safe and efficient flow of goods, people, or services through or within the City.
- 2-4.3 The City shall adopt continue to enforce existing regulations to protect any rights-of-way deemed necessary, require developers to provide well-constructed streets, prevent the installation of signs and buildings which impair the aesthetics and public safety, promote energy efficiency in transportation, and generally ensure that safe and convenient on-site traffic flow will be provided. Traffic plans will include sidewalks for pedestrians, bicycle paths, and parking for motorized and non-motorized vehicles.
- 2-4.4 The City Commission will regulate subdivisions to provide higher controls on residential development and the roads proposed therein.
- 2-4.5 The City will continue to maintain the existing system of local roads and to widen, where practical and economically feasible, those pavements which do not meet minimum width standards.
- 2-4.6 In accordance with F.S. §§ 163.3180(5)(h)1.c. and 163.3180(5)(h)2, as amended, the City shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.
- 2-4.7 Reserved
- 2-4.8 No internal combustion engine road traffic vehicles shall be routinely allowed on unbridged islands except as required for construction and maintenance.
- 2-4.9 Reserved
- 2-4.10 Developers or residents of unbridged islands approved for development by the Trustees of the Internal Improvement Fund or Florida Department of Environmental Protection shall be required to provide off-street parking and boat docking facilities in Cedar Key.
- 2-4.11 Developers shall provide good quality transportation systems involving a minimum of roadway.

OBJECTIVE 2-5

The City shall maintain parking standards to ensure that adequate and appropriately designed facilities are available, while also ensuring that parking requirements do not result in a negative impact on historic resources and the historic district.

POLICIES:

- 2-5.1 Asphalt, and/or concrete parking lots shall be landscaped to minimize adverse impacts related to aesthetics, energy conservation, safety, and environmental impact.
- 2-5.2 Reserved

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2-5.3 The City will, in conjunction with business operators in the dock area, continue to develop and implement solutions to the parking problem in that area. To the extent feasible and appropriate, the business operators and dock users will be required to finance the solution.

OBJECTIVE 2-6

The City will continue to encourage the continued operation of the George T. Lewis (Cedar Key) Airport at its present location.

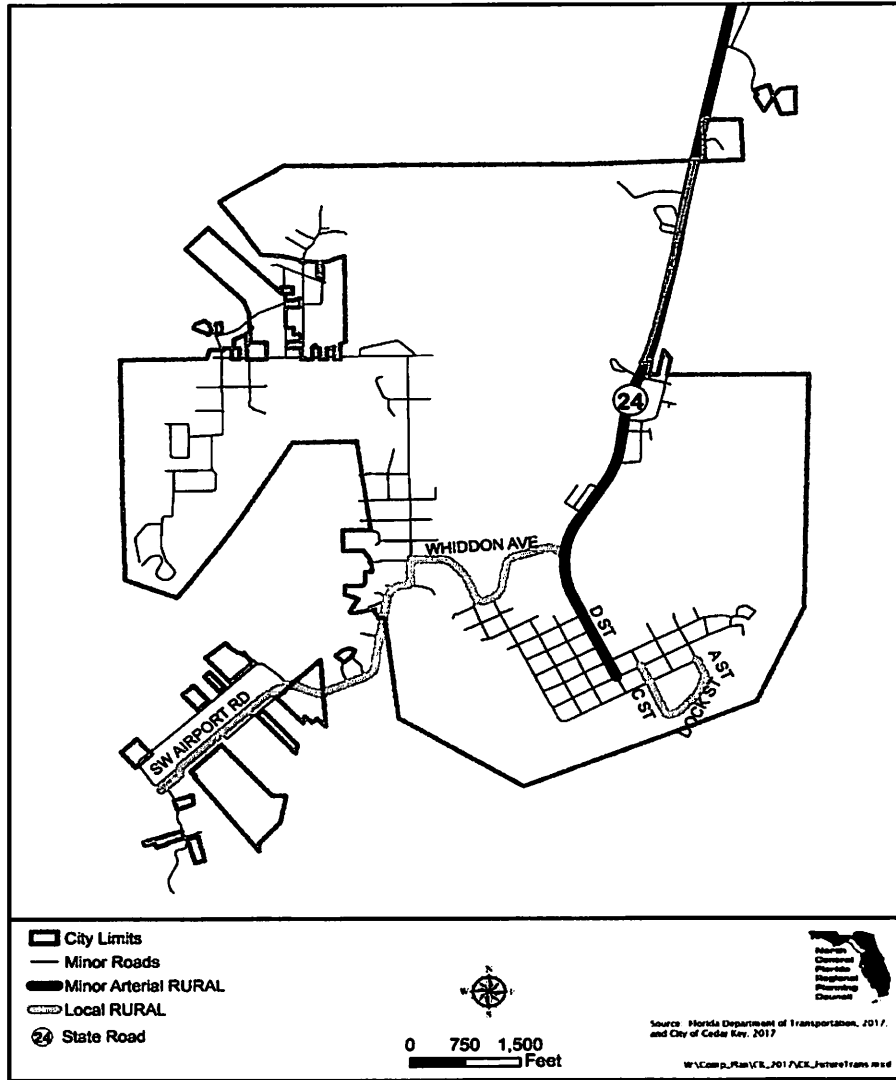
POLICIES:

2-6.1 The City endorses and supports the Withlacoochee Regional Planning Council Hurricane Loss Study (1987) finding that this airport is not a major facility and therefore does not require relocation.

2-6.2 In accordance with OBJECTIVE 2.3 of this element, the City shall coordinate with and communicate to the Board of County Commissioners this OBJECTIVE to continue the operation of the airport at its present site in order to assure the economic welfare and public convenience benefits to the area.

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Exhibit 2-2
Future Traffic Circulation Map 2028



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ELEMENT 3: INFRASTRUCTURE GOALS, OBJECTIVES, AND POLICIES

SANITARY SEWER SUB-ELEMENT

SANITARY SEWER SUB-ELEMENT

GOAL 3A

The Cedar Key Water and Sewer District and the City shall protect public health and safety by providing adequate sewer collection, treatment and disposal systems.

OBJECTIVE 3A-1

Deficiencies in sewer treatment and capacity shall be corrected through the following policies.

POLICIES:

- 3A-1.1 Sewer system improvements are the first priority of the City and Cedar Key Water and Sewer District. Towards that end the City and the Cedar Key Water and Sewer District shall enter into interlocal agreements to assure that the best interest of the citizens are served.
 - 3A-1.1.a Interlocal agreements shall address funding, formal exchange of minutes, appointment of staff and/or elected official liaisons, concurrency management systems, joint or several communications to state or federal agencies and arbitration mechanisms.
 - 3A-1.1.b Upon refusal, rejection, or noncompliance by the Cedar Key Water and Sewer District to abide by the provisions of this plan, the City shall take the following steps:
 - A. Request an informal mediation hearing through the North Central Florida Regional Planning Council.
 - B. If not successfully resolved, request a state administrative hearing under the provisions of F.S. ch. 120, as amended.
 - C. If not therein resolved, request the Governor and Cabinet of the State of Florida to declare the district service area an area of critical state concern and to impose on the district all sanctions and interventions necessary to preserve the health and safety of the citizens.
- 3A-1.2 No additional connections to the sewer facility, which increase capacity demand beyond current levels of service, shall be made unless authorized by Florida Department of Environmental Protection. Current level of service is 89 gallons per day per capita Annual Daily Flow and 83 gallons per day per capita Peak Flow for the Cedar Key Water and Sewer District.
- 3A-1.3 The Cedar Key Water and Sewer District, City and/or County shall jointly or severally, through interlocal agreement, seek grant funding. The Cedar Key Water and Sewer District shall independently seek loan or grant funding sources as appropriate.
- 3A-1.4 The Cedar Key Water and Sewer District shall study and recommend to the City any required increases in ad valorem taxes and connection/impact fees needed for debt service and principal repayment and shall dedicate such funds for that purposes.

OBJECTIVE 3A-2

The City and Cedar Key Water and Sewer District shall cooperate in meeting or controlling future sewer treatment needs by jointly preparing annual summaries of capacity and demand.

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POLICIES:

- 3A-2.1 The City's land development regulations shall reflect the future sewer capacity, septic tank limitations and levels of service needs through its concurrency management system. If necessary, the City shall modify land uses, coverage, and density/intensity standards to assure that growth does not exceed available services or the financial means of the Cedar Key Water and Sewer District to provide those services.
- 3A-2.2 The Cedar Key Water and Sewer District shall assure compliance with this plan by allocating usage on a time/population basis consistent with availability of service and level of service standards for future growth projections.
- 3A-2.3 The Cedar Key Water and Sewer District shall expand the wastewater treatment facility to serve future population and shall control future need through water conservation programs, which mitigate expansion requirements beyond the economic feasibility or means of the Cedar Key Water and Sewer District.

OBJECTIVE 3A-3

The City shall not issue any building permit for a development which is not permitted for sewer system connection and shall request that the county sanitation section of County Health Department cease to permit septic tanks in the coastal high hazard area.

POLICIES:

- 3A-3.1 Reserve capacity allocated to the City shall be based on the proportionate capacity existing at the time of plan adoption: 93 percent.
- 3A-3.2 The following priorities for new connections shall be followed:
 - Priority 1. Existing structures in Service Areas
 - 1A. Existing large volume commercial users presently using marginal septic tanks
 - 1B. Existing extremely low-, very low, low and moderate-income residences in a service collection line area and any public use applications
 - 1C. Existing residences on a service connection/collection line
 - Priority 2. New Construction in Existing Service Areas
 - 2A. New extremely low-, very low, low and moderate income residences under governmental subsidy programs.
 - 2B. New commercial applicants in existing service areas which provide pretreatment.
 - 2C. New residential applicants in existing service collection line areas.
 - Priority 3. Non-Service Line Areas
 - 3A. New City commercial or residential appellants for connection in an area where no collection lines exist, to the extent that the applicant is willing and able to fund a reasonable portion of the cost of extending collection/connector lines and it is economically feasible for the district to do so.
 - 3B. New applicants in the unincorporated portions of the islands under the conditions cited in Priority 3A, and only to the extent of proportionate capacity allocated to the unincorporated area at the time of plan adoption.

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- 3C. Off-island district service area applicants under the conditions cited in Priority 3A, and only to the extent that large volume applications shall not decrease the level of service required for future use in the City.

Priority 4. High Volume Users in Any Area

- 4A. Any application for connection which will exceed a volume equivalent to or greater than three percent of projected remaining capacity existing at the time of the application, subject to the conditions cited in Priorities 3A and 3C.

3A-3.3 The City and Cedar Key Water and Sewer District shall continue to cooperate in maintaining regulations that require the maximization of the use of existing or expanded facilities through the following criteria:

- A. Ultra-low flow water devices shall be a condition of any new commercial or multi-family residential construction.
- B. Tiered rates or lower rates for ultra-low flow devices shall be adopted by the Cedar Key Water and Sewer District.
- C. Existing large volume commercial or multi-family users shall be required to retrofit to ultra-low flow devices or surcharge for usage that exceeds the average monthly flow rate for the previous 3-year period.
- D. Any large volume commercial or multi-family user who fails to retrofit to ultra-low flow water devices shall be assessed a monthly premium.
- E. Detention tanks to regulate flow to the wastewater treatment plant shall be required for any new high volume users.
- F. Existing high volume users who install detention, flow-regulating systems shall not be subject to surcharges specified in policy 3A-3.3.4.

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POTABLE WATER SUB-ELEMENT

POTABLE WATER SUB-ELEMENT

GOAL 3B

The Cedar Key Water and Sewer District and the City shall provide a safe and healthful public water supply for the citizens of the planning area.

OBJECTIVE 3B-1

The City shall maintain coordination mechanisms that assure the extension of, or increase in, the capacity of potable water facilities that will correct existing facility deficiencies.

POLICIES:

- 3B-1.1 The Cedar Key Water and Sewer District and City shall execute an interlocal agreement to coordinate provision of water supply.
- 3B-1.2 The City Commission places top priority upon providing adequate fire flow, and any future improvements to the water distribution system need to address pumping capacity, storage capacity, and reserve (residual) pressure.
- 3B-1.3 The level of service standards for fire control are:
 - A. Pumping Capacity: 200 gpm or 150,000 gallons per 10-hour period
 - B. Pressure: 50 pounds per square inch static
 - C. Rating: Insurance Standards Office
 - D. Storage Capacity: 250,000 gallons
 - E. Minimum Design Fire Flow: 500 gpm at 20 psi
- 3B-1.4 The Cedar Key Water and Sewer District should coordinate with the Insurance Services Office and provide the City Commission with a cost estimate for meeting fire flow standards.
- 3B-1.5 Prior to the approval of a building permit or its functional equivalent, the City shall consult with the Cedar Key Water and Sewer District to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

OBJECTIVE 3B-2

When capacity is reached, the Cedar Key Water and Sewer District should have in place a funding mechanism and design to increase potable water treatment capacity to serve the projected population of the City.

POLICIES:

- 3B-2.1 All water system improvement activities will be coordinated with the City, the County, and other affected agencies. Reserve capacity allocated to the City shall be based on the proportionate capacity existing at the time of plan adoption: 90 percent.
- 3B-2.2 The Cedar Key Water and Sewer District, in coordination and cooperation with the City Commission, will examine funding alternatives for maintaining and expanding water supply.

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- 3B-2.3 Funding for the water system improvement projects will (at a minimum) be derived from affected property owners and water system users, the Cedar Key Water and Sewer District, the City, and the County.
 - 3B-2.4 The Cedar Key Water and Sewer District shall provide the City with annual reports on average water use.
 - 3B-2.5 The Cedar Key Water and Sewer District engineer will be asked to provide the Cedar Key Water and Sewer District with cost estimates for preliminary engineering, design and construction.
 - 3B-2.6 Future developments will provide 12-inch water lines, or larger as required by the development. In addition to impact fees, developers will be required to fund any off-site improvements necessary to provide the needed level of service to the development.
 - 3B-2.7 Local units of government, i.e., City and County officials, will be represented on the governing board of the Cedar Key Water and Sewer District.

OBJECTIVE 3B-3

The Cedar Key Water and Sewer District and City shall continue to cooperate in adopting, evaluating, and maintaining policies that maximize the use of existing facilities within the City.

POLICIES:

- 3B-3.1 Cedar Key Water and Sewer District policies shall provide water service only to areas that have been annexed.
- 3B-3.2 City and Cedar Key Water and Sewer District policies shall give priority to development proposed as infill within the planning area over any new extensions of water lines, and extensions of water lines shall be at the expense of the developers.

OBJECTIVE 3B-4

The City and the Cedar Key Water and Sewer District shall continue to coordinate in the implementation of water conservation objectives.

POLICIES:

- 3B-4.1 The Cedar Key Water and Sewer District is responsible for promoting water conservation by municipal customers, and for coordinating with the Suwannee River Management District to comply with its conservation policies.
- 3B-4.2 The minimum design flow level of service standard for water is 200 gallons per capita per day. Design standards for fire flow are specified in policy 3B-1.3.
- 3B-4.3 The City shall maintain a landscape ordinance which encourages the use and preservation of native vegetation as a means to decrease the need for irrigation.

SOLID WASTE SUB-ELEMENT

SOLID WASTE SUB-ELEMENT

GOAL 3C

The City shall provide for the collection and disposal of solid wastes in the City in a manner that protects the well-being of the community.

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OBJECTIVE 3C-1

The City shall prepare and implement a recycling program to reduce the amount of solid waste disposed in landfills by 30 percent of the City's volume.

POLICIES:

- 3C-1.1 The City Commission will require compliance by all City residences, commercial and industrial establishments with the City-provided disposal service.
- 3C-1.2 The City Commission will continue to coordinate with the Board of County Commissioners in regard to landfill operations, recycling programs, and waste reduction efforts.
- 3C-1.3 The City Commission will evaluate means of financing future expansions in service and capital equipment to meet waste reduction goals.

OBJECTIVE 3C-2

The City will coordinate the extension of, or increase in, the capacity of its garbage collection to meet future needs.

POLICIES:

- 3C-2.1 The City hereby adopts the following per capita daily levels of service and mechanism for coordinating with the County regarding its landfill.
- 3C-2-2 The City hereby adopts the following per capita daily levels of service and reduction goals: 7.50 lb/person/day.

OBJECTIVE 3C-3

Maintain a formal intergovernmental coordination agreement that establishes a mechanism for coordinating with the County regarding its landfill.

POLICY:

- 3C-3.1 The Commissioner/Department Head assigned as such will be the liaison to coordinate solid waste disposal with the County.

OBJECTIVE 3C-4

Continue to utilize the single county landfill rather than develop a separate municipal landfill.

POLICY:

- 3C-4.1 Coordinating with the County to provide for future solid waste facility needs is the third priority of the City.

OBJECTIVE 3C-5

The City shall maintain a small quantity hazardous waste disposal program.

POLICIES:

- 3C-5.1 The City shall prohibit the disposal of batteries, lead-based paints, solvents, used petroleum products, and other small quantity hazardous waste in the regular waste collection system.
- 3C-5.2 The City shall provide for special free disposal of small quantity hazardous waste on a City-wide basis not less than two times each year. Billing notices and newspaper advertisements shall advise of pickup dates scheduled.

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DRAINAGE SUB-ELEMENT

DRAINAGE SUB-ELEMENT

GOAL 3D

The City shall provide and maintain adequate drainage facilities for Cedar Key.

OBJECTIVE 3D-1

The City shall request the assistance and participation of the Suwannee River Water Management District in the maintenance of a comprehensive stormwater management plan. The plan shall establish a 5-year work schedule with program priorities and a funding schedule.

POLICIES:

- 3D-1.1 The existing drainage system will continue to be maintained. Areas of ponding shall be corrected and priorities for correcting existing facility deficiencies and expansion to meet future needs, at the adopted level of service standards for water quality and quantity, shall be included in the stormwater management plan.
- 3D-1.1.a Funding of the system will be through state or federal grants to correct existing deficiencies and by property owners and developers to meet future needs. The City shall continue to fund system maintenance.
- 3D-1.2 Natural vegetation shall be preserved to the maximum extent possible to provide natural filtration of run-off.

OBJECTIVE 3D-2

The City will coordinate the extension of, or increase in capacity of drainage facilities through land development regulations consistent with Rules 62-330, 40B-4 and 40B-400, Florida Administrative Code.

POLICIES:

- 3D-2.1 The City hereby adopts the following level of service standards for drainage:
 - A. Conveyance systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event. For local roadways, culverts and cross drains shall convey the runoff from a 10-year, 24-hour storm event; for state roadways, culverts and cross drains shall convey the runoff from a 25-year, 24-hour storm event, at a minimum.
 - B. All new development and redevelopment shall conform to the following level of service standards (redevelopment shall be defined as projects where the estimated value of construction exceeds 50 percent of the assessed value of the improvements on the property as shown on the tax assessment roll at the time of construction):
 - 1. All residential development with less than 10,000 square feet of impervious surface and which does not otherwise require compliance with the Suwannee River Water Management District or the Florida Department of Environmental Regulation permitting rules, shall meet the following standards:
 - a. Lots shall be graded in such a manner as to provide on-site retention volume equivalent to 3/4" of depth over the entire site or lot.
 - b. Impervious surface ratios shall be limited to 40 percent.

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- c. Erosion and sediment control such as staked straw bales or fabric silt fences shall be used during the construction to prevent transportation of soil or sediment off-site.
 2. All other development and redevelopment, not described in B.1 above, shall meet, at a minimum, the following standards as well as any additional requirements of Chapter 40B-4, Florida Administrative Code applicable to the subject project:
 - a. Water Quantity: Post-development run-off shall not exceed peak predevelopment run-off rates for a 25-year, 24-hour design storm event. All stormwater facilities shall meet the design and performance standards as established in Chapter 40B-4, Florida Administrative Code. It is intended that all standards in this citation are to apply to all new development and redevelopment and that any exemptions or exceptions in Chapter 40B-4, Florida Administrative Code, including project size thresholds, are not applicable.
 - b. Water Quality: Treatment of the first 3/4 inch of run-off on-site in accordance with Chapter 62-330, 40B-4 and 40B-400, Florida Administrative Code, or the runoff from the first one and one-half inches of rainfall consistent with design criteria for Florida Outstanding Water sand consistent with the requirements of Chapter 40B-4, Florida Administrative Code. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification. It is intended that all standards in these citations are to apply to all new development and redevelopment and that any exemptions or exceptions in these citations, including project size thresholds, are not applicable.
- 3D-2.2 New development and redevelopment shall be required to design for and accommodate the adopted level of service standard and shall control any increase in run-off above pre-development conditions. Stormwater quality and ambient water quality shall be consistent with F.S. ch. 373, as amended, and rules of the Department of Environmental Regulation and Suwannee River Water Management District.

OBJECTIVE 3D-3

The City shall require developers to protect the functions of natural drainage features.

POLICIES:

- 3D-3.1 The functions of natural drainage features shall be protected through regulations requiring the minimization of lot cover, requiring coastal setbacks, providing for natural filtration through vegetative cover buffer zones, requiring porous pavements, and mitigating any increase in predevelopment runoff levels through swales, lot depressions, or best management practices to slow or reduce runoff.
 - 3D-3.2 The City will consider developing a comprehensive storm drainage system in the more densely developed portions of the area. Funding for this system should, at a minimum, be derived from adjacent property owners, the city, and the county.
 - 3D-3.3 New developments shall provide for on-site retention of stormwater run-off in amounts greater than those levels existing before development.
 - 3D-3.4 Land development regulations will define lot coverage and structure density, plus other improvements needed to maintain aquifer recharge.
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3D-3.5 The City will support or initiate efforts to cease the disposal of stormwater runoff into coastal waters without pre-treatment to remove pollutants.

3D-3.6 The primary means of treating stormwater run-off shall be through natural filtration in vegetative covers.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

GOAL 3E

The City, in cooperation with the Cedar Key Water and Sewer District, shall continue to provide a safe and adequate public water supply for the citizens of the City.

OBJECTIVE 3E-1

The City and the Cedar Key Water and Sewer District shall protect human health and safety through assurance that a public water supply is available.

POLICIES:

3E-2.1 The City and the Cedar Key Water and Sewer District shall review and comment on County plans regarding City water supplies under County jurisdiction.

3E-2.2 The County will be requested to limit growth in the immediate aquifer recharge area of the City/Cedar Key Water and Sewer District water supply.

OBJECTIVE 3E-2

The function of any future groundwater aquifer recharge area identified within the planning area will be protected upon identification.

POLICIES:

3E-2.1 Any identified recharge area shall be designated by the City as an open space, conservation, or preservation area.

3E-2.2 Identification of recharge areas shall be a function of the Suwannee River Water Management District.

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ELEMENT 4: CONSERVATION AND COASTAL MANAGEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL 4

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 Area and restrict development which has a negative impact on coastal zones.

OBJECTIVE 4-1 Air Quality

The City will maintain air quality that meets or exceeds minimum air quality standards in accordance with state and federal standards.

POLICIES:

- 4-1.1 The City will maintain an ordinance which incorporates, meets, or exceeds minimum air quality standards at state and federal levels.
- 4-1.2 Industrial land use shall be located where it minimizes impact on current air quality standards.

OBJECTIVE 4-2 Water Quality and Quantity

The City will conserve, protect, and appropriately use groundwater and surface water resources in a manner that does not degrade the quality or quantity of those resources.

POLICIES:

- 4-2.1 The City will make provisions to restrict any activities and land uses known to adversely affect the quality and quantity of water sources: including natural groundwater recharge areas and surface waters.
- 4-2.2 Land uses which require large water withdrawals from the Floridan aquifer will be carefully weighed against public benefit before approval is granted by the City or district.
- 4-2.3 The City shall review the reports of, the Florida Department of Environmental Protection, the Suwannee River Water Management District, the Florida Department of Agriculture and Consumer Services, and the County regarding monitoring groundwater quality and levels.
- 4-2.4 Where public acquisition of privately-owned coastal properties would help protect adjacent surface waters from stormwater runoff and other negative impacts resulting from development that could otherwise occur, public acquisition of the sites shall be pursued.
- 4-2.5 The City shall protect the quality of all surface waters, including designated Outstanding Florida Waters, through the regulation of all new development.
- 4-2.6 The Land Development Code shall provide for the reduction or elimination of practices which degrade the quality of estuarine and coastal waters.
- 4-2.7 All development or redevelopment shall be required to provide connection to the central sewer treatment facility meeting effluent quality standards and disposal requirements of Florida Department of Environmental Protection.
- 4-2.8 Low impact development practices shall to the extent practicable and allowed by the Suwannee River Water Management District be promoted by the implementing land development regulations. Low impact development is intended to promote development practices that maintain or replicate the pre-development hydrologic regime.

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All development approved by the City that implements low impact development stormwater management techniques shall provide the City with proof that a responsible entity, such as a home owners association or Community Development District, will permanently provide for proper maintenance of the low impact development facilities. Low impact development is a site design strategy for maintaining or replicating the pre-development hydrologic regime through the use of design techniques that create a functionally equivalent hydrologic landscape. Hydrologic functions of storage, infiltration, and ground water recharge, plus discharge volume and frequency are maintained by integrated and distributed micro-scale stormwater retention and detention areas, reduction of impervious surfaces, and the lengthening of flow paths and runoff time. Other low impact development strategies include, but are not limited to, the preservation/protection of environmentally sensitive site features such as wetlands, wetland buffers and flood plains. The City shall adopt Land Development Regulations promoting the use of appropriate practices. Such practices may include, but are not limited to:

- A. Clustering of development.
- B. Bioretention areas or "rain gardens."
- C. Grass swales.
- D. Permeable pavements.
- E. Redirecting rooftop runoff to functional landscape areas, rain barrels or cisterns.
- F. Narrowing street widths to the minimum width required to support traffic, on-street parking where appropriate, and emergency vehicle access.
- G. Avoidance of curb and gutter where appropriate.
- H. Minimization of impervious surfaces through use of shared driveways and parking lots.
- I. Reduction in impervious driveways through reduced building setbacks.
- J. Reduction in street paving by providing reduced street frontages for lots.
- K. Permanent educational programs to ensure that future owners and residents of the site have an opportunity to fully understand the purpose, function, and maintenance of each low impact development component.
- L. Limitations on the amount of turf allowed within the site and standards for implementation of best management practices for such turf, including minimum fertilizer applications.
- M. Reuse of stormwater.
- N. Use of "Florida Friendly" plant species and preferably native species for landscaping.
- O. Use of low volume irrigation technologies and soil moisture sensors if potable water supply is used for irrigation.

OBJECTIVE 4-3 Soils, Native Vegetative Communities, and Wetlands

The City shall protect environmentally sensitive land, soils, and native vegetative communities, including wetlands.

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POLICIES:

- 4-3.1 Any area identified as a "natural reservation" in the future will be designated a conservation area by amendment of this plan. A natural reservation is an area designated for conservation purposes, and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency such as national parks, state parks, lands purchased under the Save Our Coast, Conservation and Recreation Lands or Save Our Rivers programs, sanctuaries, preserves, monuments, archaeological sites, historic sites, wildlife management areas, national seashores, and Outstanding Florida Waters. This definition does not include privately-owned land managed by a state agency on either a voluntary or a short-term contractual basis.
- 4-3.2 The City shall, protect native vegetation, including, but not limited to trees, mangroves, and marsh grasses, and cooperate with Levy County in identifying, conserving, protecting or preserving unique vegetative communities in contiguous areas to assure that development does not degrade the environment, impair aesthetics, damage coastal resources or deny reasonable property rights and uses.
- 4-3.3 The City shall discourage the use of non-native vegetation. Invasive exotic plant species (such as the Brazilian Pepper) which compete with native vegetation, shall be required to be removed from development sites and replaced with native plant species to prevent soil erosion and encourage habitat that is supportive of native plant and animal species.
- 4-3.4 The City shall establish a permitting requirement for the removal of protected native vegetation. A permit may only be issued if determined necessary to allow access to the water and may only allow removal of the minimum needed for water access. In addition to those species listed in Rule 5B-40, Florida Administrative Code, "Regulated Plant Index", protected native vegetation shall include smooth cordgrass, black needlerush, saltgrass, glasswort, and saltwort.
- 4-3.5 Native vegetation within 50 feet of wetlands or waters contiguous to shellfish, harvesting areas, stone crab breeding areas, American Bald Eagle nesting grounds or Outstanding Florida Waters or aquatic preserves shall be preserved. Docks or walkways to allow access to water or wetlands may be permitted consistent with Florida Department of Environmental Protection guidelines.
- 4-3.6 Not less than 25 percent of on-site native vegetation, exclusive of wetlands or areas seaward of the coastal construction setback line shall be preserved. Upland vegetation communities and wildlife habitat shall be identified and a plan for protection prepared.
- 4-3.7 When needed to stabilize the shoreline, minimize flood or storm damage, filter non-point source pollutants, and provide wetlands wildlife habitat, proposed shoreline development and redevelopment in areas that lack wetland vegetation shall be planted with native wetland vegetation to create the required native vegetation buffer zone. If site elevation is too high for wetland vegetation, then a buffer zone of upland plants shall be required.
- 4-3.8 The City shall maintain regulations to protect wetlands, as identified by establishing a jurisdictional line according to State law, from physical or hydrologic alteration and to ensure that:
- A. Site plans for new development identify the location and extent of wetlands on the property.
 - B. Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development.
 - C. Where alteration of wetlands is permissible as set forth in Policy 4-3.9, site plans shall provide for restoration of disturbed wetlands or the creation of new wetlands to mitigate any wetland destruction.

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- D. Where wetland mitigation is required, mitigation activities shall be provided within the City limits.
- 4-3.9 Development activity shall not be authorized in wetlands or wetland buffers except when all of the following conditions are met:
- A. The applicant has taken every reasonable step to avoid adverse impact to the wetland and buffer; and
 - B. The applicant has taken every reasonable step to minimize adverse impact to the wetland and buffer; and
 - C. The applicant has provided appropriate mitigation for adverse impact to the wetland and buffer; and
 - D. The applicant shows that one of the following circumstances applies:
 - 1. Minimal impact activity; or
 - 2. The development activity is a water dependent activity and the public benefit of the activity substantially outweighs the adverse environmental effects.; or
 - 3. All economically beneficial or productive use of the property is otherwise precluded.
 - E. Notwithstanding the above, development activity may be allowed in any isolated poor quality wetland that is less than 0.5 acre in size, provided that the development activity is allowed by the rules of the Suwannee River Water Management District.
- 4-3.9a The City shall protect wetlands through the establishment of a minimum 15-foot, average 25-foot wetland buffer.
- 4-3.10 Mangrove, wetland, and seagrass areas within the City shall be deemed environmentally sensitive, in recognition of their many natural functions and values, and, to further the public interest, shall be protected from incompatible land uses. The City shall afford protection to all these resources regardless of size.
- 4-3.11 The location of mangrove and wetland areas shall be identified at the time of site development review on a site-by-site basis.
- 4-3.12 Permit applications for elevated piers, docks, and walkways of no more than four feet in width within mangrove, seagrass and wetland areas shall comply with the following:
- A. All piers, docks and walkways shall be constructed on pilings.
 - B. No pier, dock, or walkway shall be located on submerged land, which is vegetated with seagrasses except as is necessary to reach navigable waters. The docking terminus shall not be located over a seagrass bed.
 - C. A permit or letter of exemption from Florida Department of Environmental Protection.
- 4-3.13 The City shall consider topographic, hydrologic, and vegetative cover factors affecting soil erosion in the site plan review of proposed development.

OBJECTIVE 4-4 Fisheries, Marine Habitat, Wildlife and Wildlife Habitat

The City shall conserve, provide for appropriate use of, and protect fisheries, marine habitat, wildlife, and wildlife habitat with special attention to the continued viability of fisheries of economic importance to the area, including shellfish and crustaceans and their habitat.

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POLICIES:

4-4.1 The Land Development Code shall include provisions to protect sensitive coastal areas and saltmarshes in the area. Such provisions may:

- A. Require clustering of dwelling units away from sensitive portions of ecological communities.
- B. Discourage the fragmentation of sensitive coastal areas and saltmarshes by limiting use to water-dependent uses, prohibiting dredge and fill activities, and providing for restoration of wetlands.
- C. Require buffering of sensitive ecological areas through setback regulations, limitations on land area coverage and density-intensity standards which decrease population concentrations in sensitive areas.

4-4.2 All ecological communities and wildlife, especially endangered, threatened or species of special concerns, shall be identified, managed and protected by:

- A. Directing development away from sensitive ecological communities.
- B. Limiting densities or intensities of land use in sensitive areas.
- C. Controlling land uses which would fragment or divide sensitive areas.

4-4.3 The City shall protect endangered and threatened species and ecologically vulnerable areas through the use of, but not limited to:

- A. Conservation easements,
- B. Land development regulations,
- C. Fee simple acquisition through private, state, or federal grants or voter referendum for tax funds,
- D. Any other funding or regulatory mechanisms consistent with local, state, and federal laws.

4-4.4 The habitat of any endangered species shall be totally preserved in the manner prescribed in Policy 4-4.3. Only development which increases the carrying capacity of the habitat will be permitted in accordance with a management plan endorsed by the Florida Department of Environmental Protection or the Fish and Wildlife Conservation Commission.

4-4.5 Regulations to protect manatees shall include boating speed limits and marina siting criteria in state-designated critical manatee habitats.

OBJECTIVE 4-5 Protection of Unbridged Coastal Islands

The City shall not allow any future development on off-shore islands, as development would be inconsistent with natural processes and constraints and would infringe upon overall public welfare and/or natural environment.

POLICIES:

4-5.1 Development of unbridged coastal islands shall not be allowed.

4-5.2 No public funds shall be used to provide services or infrastructure which support development of unbridged coastal islands. Prohibited public fund uses shall include, but shall not be limited to sewer, water or drainage systems; roads, parking or other transportation systems; recreational, marina or docking facilities; on-site solid waste collection and on-site fire or police protection.

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OBJECTIVE 4-6 Dredge and Fill Activities

The City shall limit dredge and fill activities in the coastal area to maintenance dredging. Additional activities should occur only under circumstances supported by the Suwannee River Water Management District, the United States Army Corps of Engineers, and the Florida Department of Environmental Protection.

POLICY:

- 4-6.1 The City will minimize dredge and fill activities within the City and ensure that necessary activities (such as the maintenance of navigable water channels and the City marina) pose the least possible adverse environmental, social, and economic impacts.

OBJECTIVE 4-7 Water-Dependent and Water-Related Uses

The City shall provide that shoreline areas designated for commercial use shall give priority to water-dependent uses over water-related uses and shall limit future development of remaining undeveloped shoreline to water-dependent, water-related or residential uses.

POLICIES:

- 4-7.1 Development permitted within the remaining undeveloped commercial shoreline area shall be limited to the following as an adopted priority:

- A. Water-dependent users.
- B. Aquaculture and commercial fishing.
- C. Marinas.
- D. Other public use water-oriented recreation.
- E. Water-related uses.
- F. Commercial establishments that supply fishing or marine supplies or services directly associated with water-dependent uses.
- G. Tourism-related business which provides user access to water-dependent uses.
- H. Tourism-related business which provides users with scenic water views as an integral part of the business activity (i.e., restaurants, motels).

- 4-7.2 Shoreline use outside of commercial areas shall be restricted to conservation, recreation, or low-density residential uses.

- 4-7.3 Marinas and multi-slip docking facilities allowed as part of a water-dependent or water-related use shall meet the following criteria and requirements:

- A. Location of the marina shall not cause an expansion of the area closed to shellfish harvesting as established by the Florida Department of Agriculture, Shellfish Harvesting Classification Maps, revised September 5, 2005.
- B. A manatee protection plan.
- C. Adequate depth for ingress and egress without disturbing productive or vegetated bottoms.
- D. Adequate parking on existing uplands.
- E. A stormwater management plan.
- F. A documented spill containment or clean-up plan.
- G. Sewage connections for live-aboard uses.

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H. Sufficient distance from existing facilities to avoid cumulative impacts.

4-7.4 Land Development Codes will designate the appropriate locational and performance standards for water-related commercial and recreational facilities, to include but not be limited to, setbacks and lot coverage.

OBJECTIVE 4-8 Shoreline Protection

Protection of the shoreline shall be achieved by establishing a coastal construction setback line, adopting coastal construction regulations and standards, limiting the construction of seawalls, and initiating beach and marsh restoration studies and plans.

POLICIES:

4-8.1 A minimum coastal construction setback line of 50 feet from the mean high water line will be maintained on any land adjoining all surface waters. In addition to the 50-foot setback line, an additional setback may be required to protect water-dependent vegetation located landward of the coastal construction setback line. An area 10 feet landward of the 50-setback line will be required when water-dependent vegetation is present. Bona fide aquaculture and commercial fishing operations, docks, and accessways will be exempt from this setback requirement. The coastal construction setback line may be interpreted as the average distance from the mean high water line to the side(s) of enclosed structures which face the water.

4-8.1a The mean high water line shall be established at the time of proposed development or redevelopment. Such line shall be depicted on a recent survey of the proposed development parcel. The survey shall be consistent with the requirements of the Coastal Mapping Act as set forth in Florida Statutes.

4-8.2 The Land Development Code may permit hardship variances, including zero setback from road frontage, in those instances where application of the coastal construction setback line would deny any use of lands platted before adoption of this plan and which would constitute a "taking."

4-8.3 The use of vertical coastal armoring shall be limited to the protection of existing endangered structures identified by a certified engineering plan or to approved beach restoration or preservation structures. Rip rap shall be placed at the toe of all replaced bulkheads and seawalls. Coastal armoring is a manmade structure designed to prevent erosion or to protect structures from the effects of coastal wave and current action; examples include seawalls, bulkheads, revetments, riprap and retaining walls. Vertical coastal armoring has a water ward slope steeper than 4 to 1.

4-8.4 Shoreline modification and construction will be regulated through appropriate City ordinances and regulations to protect water quality, natural habitats and adjacent shore areas. These regulations may include, but not be limited to: storm-water run-off and retention standards; limitations on shoreline modifications; minimum setbacks; requirements for the use of docks and piers for shallow water access rather than dredging and filling, etc.

4-8.5 The City shall, where appropriate, consult federal, state, and county agencies in developing and implementing comprehensive plans for stabilization, modification, or restoration of coastal shorelines.

4-8.6 Proposed shoreline uses shall meet the following criteria:

- A. The proposed land use must be appropriate considering all adjoining land uses.
- B. Upland support services shall be available and adequate to serve the proposed use at or above adopted level of service standards.
- C. A hurricane contingency plan shall be provided for City nonresidential use.

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- D. Ownership shall be documented.
 - E. An environmental protection plan shall be provided, documenting pre-construction, construction, and post-construction protection of the water quality, water depth, marshes, and marine ecosystems; and, including a mitigation plan to restore in the event of damage or destruction to the coastal environment.
 - F. Public use or access shall be required if the City determines that it would be in the public interest to do so and that requiring public use or access meets the rough proportionality test set out in *Dolan v. City of Tigard*, 512 U.S. 374 (1994).
- 4-8.7 Where natural environments have been degraded, especially shoreline environments, the City shall take steps to promote the restoration and enhancement of these areas through such measures as preparation of resource management plans and cooperating with other private and/or governmental agencies. Where such sites are privately owned, public acquisition shall be considered.
- 4-8.8 Highest priority for public acquisition shall be given to coastal properties the purchase of which would promote the following goals:
- A. The provision of public access to the waterfront, especially to public waterbodies, beaches, and other protected shoreline areas.
 - B. The provision of public outdoor recreation activities including nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, picnic areas, and the like.
 - C. The preservation of historical or archeological sites.
 - D. The preservation of native upland, wetland, and aquatic vegetation.
 - E. The preservation of listed animal species or the habitat of listed animal species.
 - F. The enhancement or restoration of shoreline ecosystems.
 - G. The protection or improvement of surface water quality.
 - H. The linking together or adding to other publicly owned lands.
 - I. The creation of a new greenway, or the addition to an existing greenway.
 - J. The prevention of development that might be harmful to the marine environment.
 - K. The furtherance of resource protection plans of other governmental agencies such as aquatic preserve management plans, Surface Water Improvement and Management plans, habitat conservation plans, manatee protection plans, and estuarine sanctuary plans.
- 4-8.9 Any public or private individual, group, firm, or agency that disturbs or degrades the natural resources of the shoreline of the City without proper permits shall fully restore them to their original condition. This shall be regulated by City and/or local ordinances and/or state and federal rules.
- 4-8.10 The City shall promote leaving shorelines in their natural state and where that is not practicable, support the use of living shoreline practices, where appropriate, as the preferred method of shoreline management. Living shorelines involve the use of nonstructural shoreline stabilization measures and habitat restoration techniques to reinforce the shoreline, minimize coastal erosion, and maintain coastal processes while protecting, restoring, enhancing, and creating natural habitat.
- The implementation of any Comprehensive Plan policies or land development regulations addressing living shorelines should:
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1. Promote practices that minimize or eliminate the use of vertical hard materials as typically used in bulkhead and seawall construction;
 2. Maximize the use of soft alternatives such as native vegetation plantings and local, naturally occurring materials;
 3. Provide incentives to promote either leaving shorelines in their natural state or the use of living shoreline practices;
 4. Encourage the use of certified living shoreline contractors, if and when a state or national certification program is created.
- 4.8.11 The City hereby incorporates by reference the "Cedar Key Living Shoreline Master Plan," as periodically updated, as a guidance tool that identifies shoreline best management practices based on existing biophysical conditions and permitting requirements. The Cedar Key Living Shoreline Master Plan can be found at http://bit.ly/LivingShorelineMappingTool_CedarKey
- 4.8.12 The City shall utilize the Cedar Key Living Shoreline Master Plan as the basis for seeking a regional general permit or other form of administrative delegation from the Florida Department of Environmental Protection to allow local approval of living shoreline installations.
- 4.8.13 The City shall work with stakeholders to pursue private and public funding sources for the implementation of living shorelines.
- 4.8.14 The City shall promote implementation of the Cedar Key Living Shoreline Master Plan through public education and outreach, including demonstration projects and technical support to landowners seeking to install living shorelines.
- 4.8.15 Where vertical coastal armoring is authorized for the protection of existing endangered structures pursuant to Policy 4-8.3, a living shoreline shall also be installed waterward of the structure, where the biophysical conditions, navigational requirements, maritime infrastructure or other spatial constraints allow for it. Biophysical conditions that allow for living shorelines are 1) moderate or low exposure to wind and wave energy and 2) suitable elevations for the survival of marsh vegetation and oysters. Data layers produced as part of the Cedar Key Living Shoreline Master Plan define such conditions and can be used as a reference.
- 4.8.16 Landowners who install living shorelines may petition the City to reduce the coastal construction setback line established in Policy 4-8.1 by no more than the total width of the constructed living shoreline, where width refers to the distance between the most waterward installed living shoreline feature and the Mean High Water Line, averaged along the length of the Living Shoreline.

(Ord. No. 534)

OBJECTIVE 4-9 Coastal High Hazard Area

The City shall limit population concentrations to that which is shown on the Future Land Use Map in the Coastal High Hazard Area and shall reduce hazards to life and property.

POLICY:

- 4.9-1 The City hereby designates as Coastal High Hazard Area those areas identified as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes computerized storm surge model and will direct population concentrations away from these areas and relocate or replace non-essential infrastructure away from these areas. To the extent practicable, the City will limit public expenditures that subsidize development within the Coastal High Hazard Area.

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OBJECTIVE 4-10 Hurricane Evacuation

Evacuation time for a category three storm or greater shall be clearance of the islands seaward of No. 4 bridge within eight hours of an evacuation order.

POLICIES:

- 4-10.1 The City will provide a disaster preparedness plan that will be implemented along the City shoreline in the event of a hurricane or other natural or man-induced disaster.
- 4-10.2 A plan for the expeditious, effective, and coordinated efforts of federal, state, and local agencies describing those actions to be taken in the identification, organization, and mobilization of resources necessary to assist City residents before, during, and after a natural disaster. This plan will be updated and implemented by the City Commission as necessary. Said plan is hereby adopted as a part of the City Comprehensive Plan by reference.
- 4-10.3 A hurricane evacuation time of eight hours shall be considered an additional Level of Service standard and the specific and cumulative impacts of development on evacuation time shall be considered before issuing development permits. Fifty percent of Functional Population shall be the base criteria for estimating vehicle evacuation needs.

OBJECTIVE 4-11 Post-Hurricane Recovery and Redevelopment

Upon plan adoption, the City/County Local Peacetime Emergency Plan shall provide for immediate response to post-hurricane conditions and shall establish priorities for recovery and redevelopment consistent with this plan.

POLICIES:

- 4-11.1 The City Commissioners, along with the City and the County Building Official, the County Emergency Manager, and the Chair of the Board of County Commissioners, will act as a redevelopment task force and shall hear and decide all requests for immediate post-disaster repair needed to protect public health and safety.
- 4-11.2 Immediate post-hurricane cleanup and repairs required to protect public health and safety shall be the first priority and shall include:
 - A. Repairs to the sewage, potable water, and public utility facilities.
 - B. Removal of debris and an assessment of the safety of roads, bridges, and habitable structures and posting of warning notices on substantially damaged structures.
- 4-11.3 Permitting for long-term redevelopment other than for minor repairs to make structures habitable, shall be deferred until identified priorities have been met.
- 4-11.4 Structures with substantial damage (over 50 percent of pre-storm appraised structure value) shall meet all development and construction standards, regulations and amendments thereto before being permitted for redevelopment.
- 4-11.5 Existing structures over submerged lands which are substantially damaged shall provide evidence of continued compliance with or renewal of state title land records for a determination of then current state owned submerged land rules.

OBJECTIVE 4-12 Public Access to Shoreline

The City shall, without exception, retain existing shoreline access areas; promote public access to shoreline by prohibiting encroachment on public access areas; and increase public access through development of pocket parks at City-owned street end locations on the shoreline.

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POLICIES:

- 4-12.1 City-owned parking facilities as identified herein shall be maintained and improved to assure public access to beaches and shorelines.
- 4-12.2 Limited access to the shoreline will be improved to increase public use and provide more recreational opportunities while upholding the City's adopted vision as a fishing village. Actions to implement this policy may include, but are not limited to, the identification of existing or potential access points, the types of improvements needed and costs thereof, and priorities.
- 4-12.3 The City will seek to increase public access opportunities at locations owned or controlled by the City.
- 4-12.4 The City will seek increased recreation facilities on lands owned or managed by other political jurisdictions (e.g., government-owned islands), where such lands offer a potential for increased public access. Any such uses shall be compatible with and shall not specifically or cumulatively degrade the natural functions of the land or surrounding marine resources and shall be consistent with the management plans of other agencies.

OBJECTIVE 4-13 Reduce Flood Loss and Flood Insurance Claims

The City shall identify site development techniques and best practices to help reduce losses due to flooding and claims made under flood insurance policies.

POLICIES:

- 4-13.1 Site development techniques and best practices that may be used to reduce the losses due to flooding and claims made under flood insurance policies issued in Florida, shall include, but not be limited to, such requirements as additional shoreline hardening, elevated grade surface, elevated structures, floodable development, buffers and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.
- 4-13.2 The siting, design and construction of structures in coastal areas subject to the risk of high-tide events, storm surges, flash floods, stormwater runoff and sea level rise shall be consistent with regulations contained in the 6th Edition of the Florida Building Code, as amended, and the City's Flood Damage Prevention Regulations, as amended.
- 4-13.3 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, use of pervious pavement and maintenance of natural preserves areas.

OBJECTIVE 4-14 Consistency with Flood Plain Management Regulations

The City shall require development to be consistent with flood-resistant construction requirements.

POLICIES:

- 4-14.1 Any development or redevelopment shall be consistent with, or more stringent than, the flood-resistant construction requirements in the 6th Edition of the Florida Building Code, as amended, and applicable flood plain management regulations set forth in 44 Code of Federal Regulations Part 60.
- 4-14.2 The City shall apply to the Federal Emergency Management Agency to participate in the National Flood Insurance Program Community Rating System to achieve flood insurance premium discounts for its residents.

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OBJECTIVE 4-15 Best Practices Development and Redevelopment Principles, Strategies and Engineering Solutions

POLICIES:

- 4-15.1 The City shall encourage the use of best practices development and redevelopment principles, strategies and engineering solutions that will result in the removal of coastal real property from flood zone designations established by Federal Emergency Management Agency. For purposes of this policy, real property is defined as land and structures affixed to the land.
- 4-15.2 The City shall continue to use the Future Land Use Map and best available data mapping tools provided by such agencies as the National Oceanic and Atmospheric Administration, as the basis for development and redevelopment in areas of the City that are at high risk for high-tide events, storm surges, flash floods, stormwater runoff and sea level rise.
- 4-15.3 Redevelopment of existing dwelling units located in the Coastal High Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.
- 4-15.4 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreation uses and open space.
- 4-15.5 The City will adopt land development regulations that include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which result from high-tide events, 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 and setbacks, higher floor elevations and incorporation of natural infrastructure for increased resilience.

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ELEMENT 5: RECREATION AND OPEN SPACE GOALS, OBJECTIVES, AND POLICIES

GOAL 5

To maintain and develop a variety of recreation facilities and/or programs and ensure adequate open space to satisfy the existing and future needs of the City.

OBJECTIVE 5-1

Public access to recreational areas and open space shall be ensured. The City shall provide and maintain a system of public recreation facilities adequate to meet the needs of current and projected populations.

POLICIES:

- 5-1.1 The City shall maintain an adopted level-of-service standard for recreation and open space of 10 acres per 1,000 persons.
- 5-1.2 The City shall continue to identify potential public and private funding sources for beach restoration or rehabilitation and apply for funds as available.
- 5-1.3 Encroachment on or private use of public lands shall be specifically prohibited.
- 5-1.4 The State and the County School Board recreational delivery systems and plans shall be coordinated in a City-wide system for meeting recreational needs.

OBJECTIVE 5-2

Open space shall be required and protected through standards that assure compatible land uses and visual access to the shoreline. The City hereby designates all street end shoreline locations as public open areas.

POLICIES:

- 5-2.1 Regulations shall assure visual access to the shoreline through not less than twenty percent of development site areas.
- 5-2.2 Greenbelts and buffer zones shall separate incompatible uses.
- 5-2.3 Native vegetation shall be used to landscape open space.
- 5-2.4 Signs and other visual obstructions shall be prohibited in areas designated as open space.
- 5-2.5 Parking in recreation and open space areas shall be limited to intended site uses.

ELEMENT 6: HOUSING GOALS, OBJECTIVES, AND POLICIES

GOAL 6

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.

OBJECTIVE 6-1

The City shall continue to provide regulatory controls which assure the availability of affordable housing for existing and future population including families supported by aquaculture, fisheries, and tourism-related industry.

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POLICIES:

- 6-1.1 The City shall review its ordinances, codes, permitting processes, and regulations to ensure that the City has an effective and efficient system to provide an expedited permitting process for the public and private sector participants providing housing that meets the needs of the community.
- 6-1.2 Concurrent with the development of increased employment through aquaculture projects, the City shall assure the availability of affordable housing for extremely low-, very low, low-and moderate-income families thorough implementation of housing programs in OBJECTIVE 6-6.
- 6-1.3 The City shall coordinate with the County Housing Authority to facilitate the production of affordable housing.
- 6-1.4 The City shall work with the Florida Housing Finance Agency to obtain funding for affordable housing and to provide information about available funding sources to members of the community.
- 6-1.5 The City shall include methods within the land development regulations to assist in providing for extremely low, very low, low-and moderate-income housing; these methods may include, but shall not be limited to, the following techniques:
 - A. Density bonuses to developers for construction of housing outside the Coastal High Hazard Area.
 - B. Reductions in setback, floor-to-area ratios, lot coverage and native vegetation standards.
 - C. Flexibility in application of building code standards which does not endanger health, safety or public welfare.
 - D. Waivers or reductions in impact fees, connection fees, development and permit fees and ad valorem taxes.
- 6-1.6 Land development regulations shall provide for the inclusion of affordable and workforce housing in new developments based on the percentage of households who are cost burdened as identified by the Shimberg Housing Center. Alternatively, the regulations may allow the payment of a fee to be used to provide affordable and workforce housing elsewhere.
- 6-1.7 The City, through an interlocal agreement with the Community Redevelopment Agency, may implement the following strategies to assist in the development and provision of affordable housing:
 - A. Community Redevelopment Agency bonding potential for subsidies for both renter and owner-occupied units.
 - B. The public acquisition of property to be used for the construction of affordable housing together with the private sector.

OBJECTIVE 6-2

The City shall continue to identify unsafe buildings and provide technical assistance in the elimination or rehabilitation of such unsafe structures, including structural and aesthetic improvement consistent with the character and resources of the community.

POLICIES:

- 6-2.1 The City shall review and implement, as needed, architectural control standards to protect and maintain the quality of housing and to stabilize neighborhoods.
- 6-2.2 Encourage individual homeowners to maintain and improve their homes through the dissemination of literature and through the application of appropriate code enforcement practices.

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6-2.3 The City shall continue to utilize code compliance mechanisms to monitor and implement regulations included in the Florida Building Code, relative to the maintenance of minimum building codes and structural integrity.

OBJECTIVE 6-3

The City shall maintain, through this comprehensive plan and appropriate land development regulations, sufficient sites for housing, including sites for extremely low, very low, low, and moderate income families, mobile homes, group homes, and foster care facilities.

POLICIES:

- 6-3.1 In cooperation with the County Housing Authority, the City shall study the feasibility of expanding current government housing to increase on-site accommodations and assure consistency with the historic district. The study will include an assessment of privatization potential, government private sector partnerships and the potential for sale of government housing to eligible renters through low-cost government loans.
- 6-3.2 The City shall provide for a range of housing locations and residential densities through the adopted Future Land Use Map and Future Land Use Policy 1-2.2.
- 6-3.3 Mobile home sites shall comply with the provisions of Federal Emergency Management Agency and Coastal Zone Management Plan ordinances adopted by the city.
- 6-3.4 The City land development regulations shall provide for group homes and foster homes as authorized by appropriate state agencies in all residential zoning districts and shall provide for avoiding any concentration of group homes or foster homes in any neighborhood.
- 6-3.5 The City shall permit, consistent with the Future Land Use Map, sites for housing extremely low, very low, low and moderate income families in a variety of residential locations and avoid clustering in a single neighborhood.
- 6-3.6 The City shall assure non-discrimination by compliance with federal and state laws.

OBJECTIVE 6-4

The City shall adopt policies and plans, consistent with the National Register of Historic Places and the Florida Master Site File, to conserve and rehabilitate, on a priority basis, historically significant buildings and implement regulations for demolition of hazardous housing or buildings which endanger public safety.

POLICIES:

- 6-4.1 Principles for the conservation and rehabilitation of historic buildings shall be consistent with state and federal standards. ~~6-4.2 An inventory of historic buildings in need of rehabilitation shall be monitored for priority consideration in the ten five- and twenty ten-year planning periods.~~
- 6-4.2 Temporary and time-dependent tax relief or other economic incentives shall be considered for private development or rehabilitation of historic structures if consistent with the historic character and architecture of the area.
- 6-4.3 Standards for condemnation and demolition proceedings shall continue to be implemented and applied to those structures that are unsafe and pose a threat to public safety.

OBJECTIVE 6-5

The City shall continue to make provisions for relocation housing for any person or family displaced by rehabilitation, condemnation or demolition.

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POLICY:

6-5.1 During rehabilitation or upon demolition of any structure by order of the City, the City shall provide alternative housing opportunities within the financial means of the displaced household through local, state or federal subsidies, as appropriate, and shall assist families in identifying relocation housing.

OBJECTIVE 6-6

The City shall continue to monitor housing implementation programs available at the state and federal levels to identify any programs or funding that may provide assistance to the public and private sector housing delivery participants in order to meet identified housing needs.

POLICIES:

6-6.1 The City shall consider various alternative loan programs, including city, state and federal loan funds, to create a revolving loan fund for affordable housing assistance.

6-6.2 The City shall continue to seek partnership with the private sector to improve the regulatory process, provide funding mechanisms and improve employment opportunities.

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ELEMENT 7: PUBLIC SCHOOL FACILITIES GOALS, OBJECTIVES, AND POLICIES

GOAL 7A COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM

The City shall 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.

OBJECTIVE 7A-1 Coordination and Consistency

The City shall establish coordination and review procedures to ensure consistency of the City Comprehensive Plan with the plans of the School District, County and municipalities within the County.

POLICIES:

7A-1.1 Pursuant to the executed County School Interlocal Agreement the legislative bodies of the County, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland will meet with the School District annually, to provide opportunities to discuss issues of mutual concern. The District will monitor, evaluate and find mechanisms to improve upon, mutually agreed upon criteria in their review of development plans, selection of school sites and construction of schools as needed.

7A-1.2 The City and the School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide five-year population and student enrollment projections shall be revised annually, as required by the Interlocal Agreement.

7A-1.3 Annually, by April 1st, pursuant to the School Interlocal Agreement, the City shall provide the School District with information on growth and development trends within their respective jurisdictions. This information shall be in tabular, graphic, or textual formats, and shall include the following:

the type, number, and location of residential units that have received zoning or site plan approval;

information about future land use map amendments that might affect school facilities;

building permits issued in the proceeding year, and the locations of the permitted uses;

information about the conversion or redevelopment of housing or other structures into residential units that are likely to generate new students; and

identification of any development orders issued that require provision of a school site as a condition of development approval.

7A-1.4 Pursuant to the County School Interlocal Agreement, the County School District shall appoint one non-voting member of the City Planning Commission to the designated Local Planning Agency, as required by F.S. § 163.3174, as amended.

OBJECTIVE 7A-2 Public School Facility Siting and Availability

The City shall coordinate with the School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the City Comprehensive Plan.

POLICIES:

7A-2.1 The City shall ensure consistency between new school construction and related public facilities and the Cedar Key Comprehensive Plan.

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- 7A-2.2 The City will coordinate with the Levy County School District to assure that all proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plans.
- 7A-2.3 In reviewing all proposed school sites, the City will consider each site, as it relates to environmental, health, safety and welfare concerns, as well as the effects on adjacent property.
- 7A-2.4 The City will coordinate with the School District for the selection of future school sites based on the following:
- A. The acquisition of school sites which allow for future expansions to accommodate future enrollment, in accordance with the adopted level of service standards and other facility needs which coordinate with the development in the City and are deemed beneficial for joint-uses, as identified by the School District and the City, to the extent feasible; and
 - B. The coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.
- 7A-2.5 The City shall coordinate with the School District in the school site selection process to encourage the location of new schools within areas designated for development on the Future Land Use Map.
- 7A-2.6 In the City, public schools are permitted as a matter of right within Residential, Commercial, and Public/Semi Public Future Land Use categories as depicted on the Cedar Key Future Land Use Map. Public schools are not permitted in the Conservation, and Recreational Future Land Use categories.
- 7A-2.7 Public schools shall be sited so as to provide access to a collector or an arterial roadway, where feasible.
- 7A-2.8 High schools should be located and planned so as to provide sufficient buffers to adjacent residential uses and ensure sufficient onsite parking and traffic controls to avoid disruptive traffic congestion.
- 7A-2.9 The City and the School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school.
- 7A-2.10 The City shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with F.S. ch. 1013, as amended, regarding flood plain and school building requirements.
- 7A-2.11 The City shall provide the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

OBJECTIVE 7A-3 Enhance Community Design

The City shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities that are compatible with surrounding land uses.

POLICIES:

- 7A-3.1 The City shall collaborate with the School District on the siting of the City facilities such as parks, libraries, and community centers shall be planned near existing or planned public schools, to the extent feasible.
- 7A-3.2 The City will look for opportunities to collocate and share use of County facilities when preparing updates to the Comprehensive plan's schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.

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- 7A-3.3 The City shall continue working with the School District to provide recreational programs and facilities.
- 7A-3.4 All public schools shall be encouraged to provide bicycle and pedestrian access consistent with Florida Statutes, where feasible.
- 7A-3.5 The City shall coordinate with the County School District to ensure that pedestrian and bicycle facilities are provided adjacent to future school sites in the county to allow safe access for pedestrians and bicyclists.
- 7A-3.6 Future elementary and middle schools in the county should be located and planned so as to allow adjacent residential uses easy access to the school site through roadway, pedestrian, and bicycle connections, to the extent feasible.
- 7A-3.7 The City shall coordinate planning activities mandated by the comprehensive plan related to use of School District property as potential recreation sites.
- 7A-3.8 The City shall coordinate planning activities mandated by the comprehensive plan with the School District related land use and development plans affecting
- 7A-3.9 When applicable, the City will continue to coordinate efforts with the School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by F.S. § 1013.372.
- 7A-3.10 Encourage the School District to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs, where feasible.

OBJECTIVE 7A-4 Coordinate Land Use with School Capacity

The City shall coordinate with the School District petitions for Future Land Use Map amendments, rezonings, and developments of regional impact for residential development with to assure adequate school capacity.

POLICIES:

- 7A-4.1 As provided for in the Florida Statutes, the City will take into consideration the School District's comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments and other land use decisions including developments of regional impact.
- 7A-4.2 Where capacity will not be available to serve students from the property seeking Future Land Use Map amendments and developments of regional impact for residential development, the City Commission will coordinate with the School District to ensure adequate capacity will be available by requiring that the developer enter into a Capacity Enhancement Agreement with the School District to assure that capacity is planned and funded to accommodate future students.
- 7A-4.3 In reviewing petitions for Future Land Use Map amendments, rezonings, or final subdivision plat and site plan approval for residential development, which may affect student enrollment or school facilities, the City Commission will consider the following issues:
- A. School District comments and findings of available school capacity;
 - B. Available school capacity or planned improvements to increase school capacity;
 - C. Compatibility of land uses adjacent to existing schools and future school sites;
 - D. The collocation of parks, recreation and community facilities with school sites;
 - E. The linkage of schools and parks, with bikeways, trails, and sidewalks for safe access;

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- F. **Traffic circulation plans to serve schools and the surrounding neighborhood;**
 - G. **The provision of off-site signalization, signage, access improvements serve schools;**
 - H. **The inclusion of school bus stops and turnarounds;**
 - I. **Available school capacity or planned improvements to increase school capacity.**

7A-4.4 Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Concurrency Service Area Maps, contained within this Element.

GOAL 7B IMPLEMENT PUBLIC SCHOOL CONCURRENCY

The City shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use decisions, including the authority to approve or deny comprehensive plan amendments, rezonings or other development orders that generate students and impact the County School District.

OBJECTIVE 7B-1 Level of Service Standards

The City, through implementation of its concurrency management system and in coordination with the County School District shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service standards.

POLICIES:

- 7B-1.1 Annually, the Five-Year District Facility Work Program will be evaluated to ensure that it meets the level of service standards.**
- 7B-1.2 The level of service standards set forth herein shall be applied consistently throughout the County by all local governments and the School District district-wide to all schools of the same type, as agreed upon by the Levy County Interlocal Agreement for Schools.**
- 7B-1.3 Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards shall be adopted in the Public School Facilities and Capital Improvements Elements of the City Comprehensive Plan. The Level of Service Standard shall be the Permanent Florida Inventory of School House Capacity based on 100 percent utilization rate for all school types.**
- 7B-1.4 A change to the Level of Service Standard shall not be effective until all Comprehensive Plan amendments are effective and until the School Interlocal Agreement is amended to reflect the new level of service standards and is fully executed.**
- 7B-1.5 No level of service standard shall be amended without showing that the amended level of service is financially feasible, supported by adequate data and analysis and can be achieved and maintained within the Five-Year Schedule of the Capital Improvements Plan.**

OBJECTIVE 7B-2 Concurrency Service Areas

The City shall establish School Concurrency Service Areas, as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

POLICIES:

- 7B-2.1 The six concurrency service areas have been established and documented in the data and analysis support documents for the Public School Facilities Element and a map of these six concurrency service areas shall be provided in the data and analysis.**

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- 7B-2.2 Concurrency service areas shall be established and subsequently modified for the following purposes:
- A. To maximize available school capacity;
 - B. To make efficient use of new and existing public schools in accordance with the level of service standards,
 - C. To take into account minimizing transportation costs,
 - D. To limit maximum student travel times,
 - E. To achieve socio-economic, racial and cultural diversity objectives, where applicable,
 - F. To recognize the capacity commitments resulting from the local governments' within the County's development approvals for the concurrency service area and for contiguous concurrency service areas,
 - G. To protect the unique character of the existing schools in the district.
- 7B-2.3 Concurrency service areas shall be designed so that the adopted Level of Service will be able to be achieved and maintained for each year of the five years of the Five-Year Schedule of Capital Improvements Plan, and that the Five-Year Schedule of Capital Improvements Plan is financially feasible.
- 7B-2.4 The maps attached to this document as Exhibit A - Existing Schools, Exhibit B - Concurrency Service Areas, and Exhibit C - Future Educational Facilities are hereby adopted.

OBJECTIVE 7B-3 Process for School Concurrency Implementation

In coordination with the School District, The City will establish a process for implementation of school concurrency. The City shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

POLICIES:

- 7B-3.1 Development approvals shall be issued for residential development only if adequate school capacity exists or will be under actual construction within three years.
- 7B-3.2 School concurrency applies only to residential development or a phase of residential development requiring a subdivision plat approval or site plan, proposed or established after the effective date of the Public Schools Facilities Element.
- 7B-3.3 The following residential development shall be considered exempt from the school concurrency requirements:
- A. Lots of record recorded in the City prior to the adoption of the Public Schools Facilities Element.
 - B. Subdivisions having received final subdivision plat approval prior to the effective date of the Public Schools Facilities Element.
 - C. Multi-family residential development having received final site plan approval prior to the effective date of the Public Schools Facilities Element.

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- D. Amendments to approved residential development, which have received final subdivision plat or site plan approval prior to the effective date of the Public Schools Facilities Element, and do not increase the number of residential units or change the type of residential units proposed.
 - E. Amendment to age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen. Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty years.
 - F. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.
- 7B-3.4 The uniform methodology for determining if a particular school is over capacity shall be determined by the School District and adopted into the City Public School Facilities Element.
- 7B-3.5 The School District hereby selects the permanent Florida Inventory of School House capacity based on utilization rate as the uniform methodology for existing schools.
- 7B-3.6 The School District hereby selects the design capacity for future schools. Any new schools built in the County shall meet these design capacities:
- | | |
|------|----------------|
| K—5 | 650 Students |
| K—8 | 650 Students |
| 6—8 | 650 Students |
| 9—12 | 1,100 Students |
- 7B-3.7 The City shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:
- A. The School District's findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area within three years after the issuance of the subdivision plat or site plan for each level of school;
 - B. Adequate school facilities are available in an adjacent concurrency service area or under actual construction within three years and the impacts of development shall be shifted to that area. If capacity exists in more than one concurrency service area or school within a concurrency service area, the School District shall determine where the impact shall be shifted; or
 - C. The developer executes a legal binding agreement with the School District to provide mitigation proportionate for the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan.
 - D. In the event that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.
- 7B-3.8 In order to protect the limitations of the Cedar Key School, students living in Concurrency Service Area 6, or possible future students generated from residential development in Concurrency Service Area 6; will attend schools on Concurrency Service Area 2, Concurrency Service Area 3, or Concurrency Service Area 5, depending on available capacity of the schools in the Concurrency Service Area.

OBJECTIVE 7B-4 Proportionate Share Mitigation

If the development opts not to delay approval, the City Commission shall allow development to pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted standards and receive development approval.

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POLICIES:

- 7B-4.1 In the event that there is not sufficient capacity in the affected concurrency service area or the adjacent concurrency service area, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.
- 7B-4.2 The City will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School District's financially feasible Five-Year District Facility Work Program.
- 7B-4.3 In the event that the proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District and shall be sufficient to offset the demand for public school facilities projected to be required by the development.
- Acceptable forms of mitigation shall include:
- A. School construction
 - B. Contribution of land
 - C. Payment for construction and/or land acquisition
- 7B-4.4 Any mitigation accepted by the School District, and subsequently agreed to by the applicable local government entity shall:
- A. Be allocated toward a permanent school capacity improvement identified in the School District's financially feasible Five-Year Facilities Work Plan which satisfies the demands created by the proposed development.
 - B. Be proportionate to the demand projected to be created by the proposed development.
 - C. Be executed by a legally binding agreement between the School District and the developer. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers' commitment to continuing renewal of the agreement upon its expiration.
 - D. Any required amendments to the Five Year Facilities Work Program shall be included in the next update and adoption cycle.
 - E. Relocatables shall not be accepted as a means of proportionate share mitigation.
- 7B-4.5 Mitigation shall be directed to projects on the School District's financially feasible Five-Year District Facility Work Plan that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding agreement between the School District, and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Five-Year District Facility Work Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.
- 7B-4.6 The amount of mitigation required for each school level shall be determined by using the following formula:
- (# of housing units) x (student generation rate) x (generation rate by student level) x (student station cost adjusted to local costs, land value, and the cost of financing) - applicable credits = proportionate share mitigation amount.

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This calculation should be repeated for all student levels, i.e., elementary, middle, and high school.

Pursuant to F.S. § 163.3180(6)(h)2.b, as amended, the applicant's proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

- 7B-4.7 The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the School District in accordance with professionally accepted methodologies.

OBJECTIVE 7B-5 Capital Facilities Planning

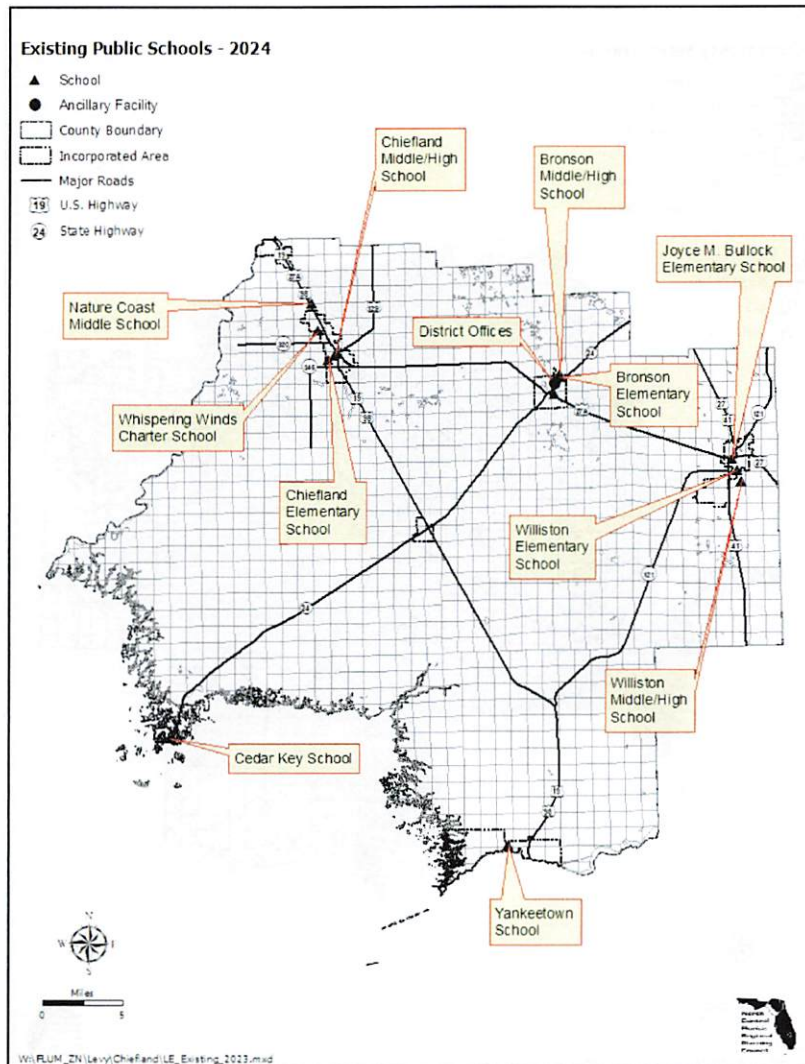
The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

POLICIES:

- 7B-5.1 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, using any adopted impact fees and other legally available and appropriate methods for development.
- 7B-5.2 The City hereby incorporates by reference the School District's financially feasible Five-Year District Facility Work Program, adopted by the School District, that includes school capacity sufficient to meet and maintain anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.
- 7B-5.3 Annually, by December 1st of each year, the City, in coordination with the County School District, adopt the School District's financially feasible Five-Year District Facility Work Program to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period. Each year the capital improvements plan will be evaluated to ensure that it meets these standards.

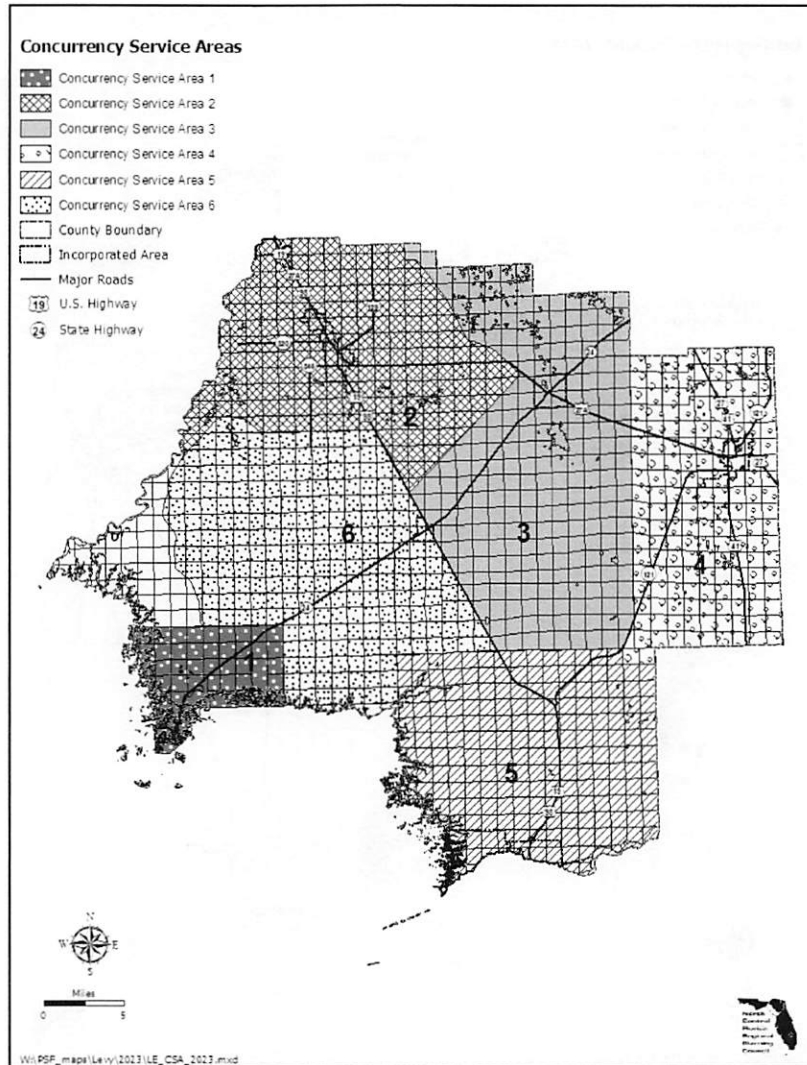
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Exhibit A



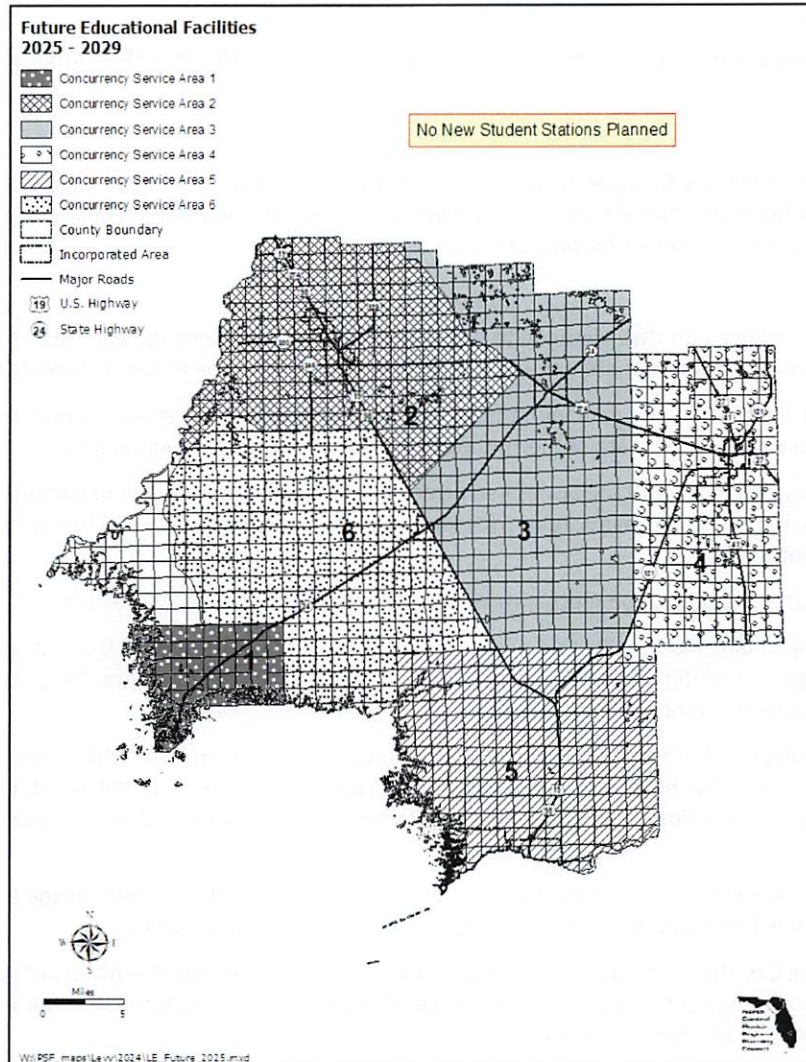
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Exhibit B



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Exhibit C



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ELEMENT 8: INTERGOVERNMENTAL COORDINATION GOALS, OBJECTIVES, AND POLICIES

GOAL 8

To coordinate this comprehensive plan and all official acts of the elected officials with all other affected units of government.

OBJECTIVE 8-1

Continue to coordinate the City Comprehensive Plan with the plans of Cedar Key Water and Sewer District, the School Board, and other units of local government providing services but not having regulatory authority over the use of land, and with the comprehensive plan of the County.

POLICIES:

- 8-1.1** The City Commission shall continue to coordinate each plan element and each action or policy adopted therein, with the appropriate unit of local government through the following specific mechanisms:
 - A.** An interlocal agreement with the Board of County Commissioners for coordination of land development regulations, permitting processes and planning coordination.
 - B.** An agreement with the Suwannee River Water Management District to conduct a capacity and performance feasibility study and stormwater management study and to provide for closer coordination.
 - C.** Existing coordination mechanisms as specified in the data-analysis section.
- 8-1.2** Following updates to the City Comprehensive Plan, the City Commission will coordinate with the Planning Commission and the Board of County Commissioners to assure that the plans of the two jurisdictions are compatible.
- 8-1.3** Any development proposed by the private sector or the City Commission which would directly or indirectly affect the bays, estuaries and harbors in and around the area shall be submitted to the Board of County Commissioners and their Planning Commission for review and comment prior to any final action.
- 8-1.4** The City shall ensure intergovernmental coordination with the School Board for the location of educational facilities within the City limits through the following activities:
 - A.** The City shall notify the School Board, within 45 days of receipt of written notice, as to the consistency of the acquisition or leasing of property to be used for new public education facilities with the City Comprehensive Plan,
 - B.** The City shall determine the consistency of any educational capital improvement within the City with the City Comprehensive Plan.
 - C.** The City shall provide notification to the School Board of dates and agendas of Planning Commission and City Commission meetings on those plan amendments that have the potential to increase residential units or densities.
- 8-1.5** The City shall participate with the School Board, the County, and the other municipalities in the county to develop coordinated population projections and to plan for the location of public school facilities.
- 8-1.6** The City Clerk shall be responsible for distributing copies of this plan in draft, final and proposed revision form to affected jurisdictions.

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OBJECTIVE 8-2

Coordinate the impacts of development proposed in the City Comprehensive Plan upon development in the County, the region and the State of Florida.

POLICIES:

- 8-2.1 The City Commission hereby adopts the North Central Florida Regional Planning Council's informal mediation process as the means for resolving conflicts with the Cedar Key Water and Sewer District or the Board of Commissioners.
- 8-2.2 Unresolved annexation issues shall be resolved as described in 8-2.1 above.
- 8-2.3 Participate in collaborative planning and decision-making processes on population projections, the location and expansion of public facilities, joint use and siting of public school facilities.
- 8-2.4 Maintain accurate building permit data and share this data on an annual basis with the School Board, Cedar Key Water and Sewer District, Federal Emergency Management Agency, the County, and other governmental entities responsible for developing population projections.

OBJECTIVE 8-3

Upon plan adoption and on an on-going basis, ensure coordination of level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibility for such facilities.

POLICIES:

- 8-3.1 The provision of services shall conform to standards laid out in this plan. Those standards will be reviewed with the Cedar Key Water and Sewer District and will be adopted mutually through an interlocal agreement that will include reserve water pressure, fire flow, minimum line sizes, storage capacity, etc. A similar interlocal agreement shall be adopted between the City and the County Board of Commissioners.
- 8-3.2 Information regarding services shall be maintained and provided to the public in the office of the City Clerk.
- 8-3.3 The City Clerk shall be responsible for conveying requests for extra-territorial services to the City Commission for action. The Mayor shall serve as liaison for all information regarding intergovernmental coordination.
- 8-3.4 All public meetings of the Cedar Key Water and Sewer District shall be publicized by the City in the same manner as other City meetings.

OBJECTIVE 8-4

Ensure coordination between the City, the County, other county municipalities, and the County School Board to establish concurrency requirements for public school facilities.

POLICIES:

- 8-4.1 Participate in the development and maintenance of concurrency requirements for public school facilities.
- 8-4.2 Develop, adopt, and maintain a Public School Facilities Element consistent with the plans of the County and the County School Board.

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OBJECTIVE 8-5

On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan. The City shall also review and evaluate programs and their effects on the comprehensive plans developed for adjacent local governments, the school district and other units of local government providing services but not having regulatory authority over the use of its land. The City will accomplish this work through an annual county-wide forum, joint meetings and/or other types of forums with other agencies as needed.

POLICIES:

8-5.1 In cooperation with the School District and the local governments within the County, the County will implement the Interlocal Agreement, as required by F.S. chs. 1013.33 and 163.3177, as amended, which includes procedures for:

- A. **Joint Meetings**
- B. **Planning and Zoning Meeting Participation**
- C. **Population Projections**
- D. **Coordination and Sharing of Information**
- E. **Implementation of School Concurrency**
- F. **Comprehensive Plan Amendments, Rezoning, Development Approvals and the School**
- G. **Concurrency Procedure**
- H. **School Site Analysis**
- I. **Supporting Infrastructure**
- J. **Educational Plant Survey and Five Year District Facilities Work Program**
- K. **Collocation and Shared Use**
- L. **Oversight Process**
- M. **Resolution of Disputes**
- N. **Amendment of Agreement**

8-5.2 Annually, the City shall ask the School District to provide information from their Five-Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the district's unmet needs.

8-5.3 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the County, the County School District, the Town of Bronson, the City of Williston, the City of Cedar Key and the City of Chiefland shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- A. **Coordinated submittal and review of the annual capital improvement program of the City, the Five-Year District Facilities Work Plan and Five-Year Educational Plant Survey of the County School District.**
- B. **Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.**

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- C. **Coordinated review of residential planned developments or mixed use planned developments involving residential development.**
 - D. **Use of a unified data base including population (forecasts of student population), land use and facilities.**

8-5.4 Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

8-5.5 The City in coordination with the County and the School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.

OBJECTIVE 8-6

The City shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision-making.

POLICY:

8-6.1 The City and the County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

OBJECTIVE 8-7

The City shall coordinate annexations and joint planning issues with the County and the other municipalities within the County.

POLICIES:

8-7.1 Upon the annexation of any land into the City, the City shall immediately begin the process of amending the Comprehensive Plan, establishing a future land use designation.

8-7.2 In the interim period between annexation and amendment of the Comprehensive Plan, the City shall implement the County's adopted Comprehensive Plan and Land Development Regulations.

8-7.3 The City shall work with the County and other municipalities within the County to promote cooperative planning efforts.

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ELEMENT 9: CAPITAL IMPROVEMENTS GOAL OBJECTIVES, AND POLICIES

GOAL 9

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.

OBJECTIVE 9-1

On an annual basis, the City Commission shall use the capital improvements element as a means to identify and schedule all anticipated capital expenditures to correct current problems by replacing or improving inadequate facilities and to provide for future growth. The ~~Ten~~ **Five**-Year Schedule of Capital Improvements is herewith incorporated by reference and adopted as part of this objective.

POLICIES:

- 9-1.1a Each proposed capital expenditure shall be ranked, scored and compared to other proposals to document and determine the relative importance and priority for funding. The following criteria and point system shall be utilized:

Points Criterion

0—20	Elimination of existing capacity deficits
0—20	Elimination of existing public hazards
0—10	Location needs based on projected growth patterns
0—20	Plans of other governmental agencies
0—10	Accommodation of new development and redevelopment demands
0—20	Financial impacts, including funding feasibility, operating budget impacts, fund balances, current debt and debt capacity, tax increases that may be required and the availability of grant funds.

- 9-1.1b An updated and revised capital improvements program for the forthcoming fiscal year shall be adopted as a part of the annual budget process. An updated Five-Year Schedule of Capital Improvements will be adopted prior to December 1st of each year.

OBJECTIVE 9-2

The City shall limit public expenditures that subsidize development in coastal high hazard areas by maintaining existing facilities and services at current capacity, except as provided to correct existing deficiencies, for recreational needs and to provide for public health, safety, and welfare.

POLICIES:

- 9-2.a Municipal development within the 100-year flood plain will be limited to water-dependent projects such as boat ramps, piers and docks, essential accessory uses, and to other projects that are essential to the public health or safety.
- 9-2.b No public funds are to be used which would directly or indirectly support private development within the 100-year flood plain or the coastal high hazard area.

OBJECTIVE 9-3

Land use decisions, including variances, annexation, development permits, and future land use map amendments, shall be based on adopted level of service and the availability of necessary public facilities to support development concurrent with the impacts of development.

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POLICIES:

- 9-3.1a The replacement, removal, or addition of new capital facilities will be determined by a combination of factors including:
 - A. Established priority
 - B. Availability of funds
 - C. New unforeseen need.
- 9-3.1b Municipal expenditures for capital improvements will be directed toward implementing the policies within the various comprehensive plan elements.
- 9-3.1c The City shall use the following adopted level of service standards to evaluate the impacts of development or redevelopment on public facilities:

SEWER

Annual Daily Flow 89 gallons per capita per day

Peak Flow 183 gallons per capita per day

WATER 200 gallons per capita per day

DRAINAGE As specified in the Drainage Sub-element

SOLID WASTE 7.5 pounds per capita per day

ROADS

Arterial Level of Service C

Collector Level of Service C

Local Level of Service C

RECREATION 10 acres per 1,000 persons

- 9-3.1d The City shall review and evaluate all development applications on the basis of level of service standards, compatibility with all elements of the comprehensive plan, and shall be coordinated with capital improvements placed in the Five-Year Schedule of Capital Improvements.

OBJECTIVE 9-4

The City shall require all private developments to assume 100 percent of the cost of facility improvements necessitated by each development at the level of service adopted within this plan for roads or other facilities, to the extent that the immediate or cumulative effects of development will reduce such level of service.

POLICIES:

- 9-4.1.a All proposed developments shall document consistency with the Levels of Service identified in Policy 9-3.1.C. Proposed developments that result in a reduction in the adopted Levels of Service shall either be revised to avoid reducing the Levels of Service below the adopted standard or provide the necessary improvements to ensure the maintenance of the adopted Levels of Service.
- 9-4.1.b New developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements, including school and transportation facilities, necessitated by the development in order to adequately maintain the adopted level of service standards.

OBJECTIVE 9-5

The City, County and Cedar Key Water and Sewer District shall cooperate in the adoption of public facility rules and land development regulations which ensure that capacity and level of service standards applied to existing unserved or under-served development, currently planned development which has been authorized, and future

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development permit requests do not exceed the funding capability of government to provide needed improvements or expansion and do not create a capacity or level of service deficit.

POLICIES:

- 9-5.1.a Plan amendments and requests for new development shall document and be evaluated on the basis of criteria established in Policy 9-1.1.A to determine the degree to which development would:
 - A. Increase any public facility capacity-deficit or decrease capacity in excess of projected growth rate.
 - B. Conform to the future land use map, adopted density-intensity standards and locational uses consistent with the plan and land development regulations.
 - C. Contribute to a public hazard.
 - D. Be consistent with the plans of state and regional agencies.
 - E. Provide for and accommodate public facility demands on the basis of adopted level of service standards to assure they are not reduced.
 - F. Impact on the financial resources of any governmental entity.
- 9-5.1.b If the needs of a proposed development exceed available public facilities and services, either the development or the facilities will be phased to assure that facilities are concurrent with the impact of the development and that LOS standards are maintained.
- 9-5.2 Allocation of capacity shall be based on the following priorities:
 - A. Unserved or under-served existing development.
 - B. Development for which previously issued orders are in effect.
 - C. New development proposals.

OBJECTIVE 9-5A

The City Commission shall annually document fiscal responsibility for capital improvements by financing only those capital expenditures for which a funding source has been identified or for which a standard for public indebtedness has been established.

POLICIES:

- 9-5A.1 The Commission will request from its professional certified public accounting firm recommendations as to acceptable guidelines for the management of debt, which may include:
 - A. Revenue bond: Total revenue ratio
 - B. Total debt service: Total revenue ratio
 - C. Outstanding capital indebtedness: Ad Valorem tax Base ratioOne or more of the recommendations of that firm will be adopted as the City Commission standard for the public indebtedness.
- 9-5A.2 The City shall make efforts to secure grant funds or private funds whenever available to finance the provision of capital improvements.
- 9-5A.3 The City shall reserve Enterprise fund surpluses to the extent required to provide future capital needs for enterprise fund activities.

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- 9-5A.4 The City shall adopt a capital improvements budget and amend its ~~Ten~~ **Five**-Year Schedule of Capital Improvements on an annual basis. Adoption shall occur prior to December 1st of each year.
- 9-5A.5 It is the policy of the City to set a capital improvements cost threshold of \$100,000 for projects to be included in the Capital Improvements Element of the City Comprehensive Plan.
- 9-5A.6 Existing and anticipated capacity deficiencies identified in other elements of this plan may be corrected according to the Five-Year Schedule of Capital Improvements adopted through this policy of the City Comprehensive Plan Capital Improvements Element subject to the annual review of the Capital Improvements Element by the City Commission

Ten Five -Year Schedule of Capital Improvements													
Fiscal Years 2018 2025 - 2022 2034													
Project Name	<u>FY 24/25</u>	<u>FY 25/26</u>	<u>FY 26/27</u>	<u>FY 27/28</u>	<u>FY 28/29</u>	<u>FY 29/30</u>	<u>FY 30/31</u>	<u>FY 31/32</u>	<u>FY 32/33</u>	<u>FY 33/34</u>	Total	Funding Source	Plan Consistency
None	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>NA</u>	<u>NA</u>
Annual Totals:	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>NA</u>	<u>NA</u>

Source: ~~School District Five-Year Work Plan, 2023-2024; Florida Department of Transportation Five-Year Work Program 2024-2028.~~

~~FRDAP means Florida Recreation Development Assistance Program~~

- 9-5A.7 Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to:
- The public facilities being in place at the time of issuance of the certificate of occupancy; or
 - The provision of the facilities is guaranteed in an enforceable development agreement pursuant to F.S. § 163.3220, as amended, or an agreement or development order issued pursuant to F.S. ch. 380, as amended to be in place at the time of certificate of occupancy issuance.
 - Prior to the approval of a building permit or its functional equivalent, the City shall consult with Cedar Key Water and Sewer District to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.
- 9-5A.8 Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to:
- The facilities and services are in place or under construction at the time of development order issuance; or
 - Dedication of land and facilities or fees in lieu are committed by the time of certificate of occupancy issuance; and
 - The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy as
 - Provided in the Schedule of Capital Improvements; or
 - The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
 - When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place or under construction not more than one year after certificate of occupancy issuance.
- 9-5A.9 Developments or redevelopments requiring the use of roads shall receive development orders subject to:

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The development order is issued on the condition that on the necessary facilities and services will be in place or under construction not more than three years after building permit issuance as provided in the Schedule of Capital Improvements; or

The landowner has made a binding commitment to the City to pay the fair share of the cost of providing transportation facilities necessary to serve the proposed development.

9-5A.10 The Schedule of Capital Improvements may include projects listed in the first three years of the Florida Department of Transportation Five-Year Work Program.

9-5A.11 The Schedule of Capital Improvements shall contain the estimated commencement and completion dates of road projects.

9-5A.12 The elimination, deferral, or delay of construction of any road or service needed to maintain adopted level-of-service standards and which is listed in the Schedule of Capital Improvements shall require amendment of the comprehensive plan.

OBJECTIVE 9-6 Public School Facilities

The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

POLICIES:

9-6.1 Consistent with the Interlocal Agreement, the uniform, district wide level of service standard is initially set as follows, and shall be adopted in the City's public facilities elements and capital improvements elements. The Level of Service Standard shall be the Permanent Florida Inventory of School House Capacity based on 100 percent utilization rate for all school types.

9-6.2 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of services standards, via impact fees and other legally available and appropriate methods in development conditions.

9-6.3 The City hereby incorporates by reference the County School District's financially feasible Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

9-6.4 The School District, in coordination with the County and the municipalities, shall annually update the School District's financially feasible Five-Year District Facilities Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period.

9-6.5 The City will update its Capital Improvements Schedule on an annual basis, by December 1st of each year, to incorporate the upcoming five years of the School District's Five-Year District Facilities Work Program. The City and the School District will coordinate, during updates or amendments to the City's Comprehensive Plan, updates or amendments for long-range plans for School District facilities.

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ELEMENT 10: HISTORIC PRESERVATION GOALS, OBJECTIVES, AND POLICIES

GOAL 10

To identify, preserve, protect, acquire, rehabilitate and otherwise endeavor to ensure the continuity of the cultural resources of the City for future generations.

OBJECTIVE 10-1

The City shall continue to provide readily accessible historical and archaeological information.

POLICIES:

- 10-1.1 Funding for area archaeological site surveys shall be actively sought.
- 10-1.2 Available data on the Florida Master Site File shall be maintained at City Hall and the Cedar Key Historical Society Museum.
- 10-1.3 The City shall maintain a data system compatible with the Florida Master Site File system and shall transfer and store file information for public access and integration with zoning and concurrency management of the comprehensive plan.
- 10-1.4 Newly acquired historic and archaeological information and any changes in existing site information shall be entered in the system on an on-going basis.
- 10-1.5 Back-up information files and printed data shall also be stored at the Historical Society Museum and/or St. Claire Whitman State Museum.

OBJECTIVE 10-2

The City, in cooperation with the Historical Society and Architectural Review Board, shall reexamine local ordinances and policies affecting historical and cultural resources.

POLICIES:

- 10-2.1 Maintain land development regulations that are consistent with all elements of this plan which address historic resources, including Future Land Use, Conservation/Coastal Management, and Housing Elements.
- 10-2.2 Revised City ordinances for the Historic District shall be consistent with and conform to standards required by the National Register of Historic Places and State Bureau of Historic Preservation.
- 10-2.3 Consistent with other plan elements and policies, the City shall continue to implement the historic district through the following actions:
 - A. Review of proposed plans for rehabilitation of historic structures, development proposals, and new construction within the historic district by the Architectural Review Board.
 - B. On-going coordination with the Cedar Key Historical Society, State Historic Preservation Officer.
 - C. Coordinate preservation activities with redevelopment and infrastructure plans of the Community Redevelopment Area.
- 10-2.4 The City shall enforce state and local preservation ordinances and laws, and shall provide for public participation in development of those laws and ordinances.
- 10-2.5 The City shall continue to implement programs and regulations within the Historic District, as depicted on the Future Land Use Map.

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10-2.6 Historic resources shall be protected and conserved through designation as historic sites by the City, state, county, and federal government.

10-2.7 Threshold criteria and performance standards for proposed development within the vicinity of archaeological and historical sites will be prepared and considered for adoption, as the means of assuring that such sites and artifacts are not destroyed. As considered appropriate and necessary by the City Commission, development approval may be conditioned upon performance of at least some degree of archaeological salvage excavation of historical resources, or may even require preservation of major sites.

10-2.8 Land development regulations shall assure that development does not destroy or harm archaeological or historic resources through an assessment of the impact of proposed development on historic and archaeological sites.

10-2.9 The City shall implement sign regulations that provide adequate visual identification and ensure that signs are compatible with architectural and historic styles of the neighborhood where the signs are proposed.

10-2.10 Variances for historic structures shall be limited to repair or rehabilitation of existing structures which does not affect their historic designation. (Ref: 44 Code of Federal Regulations Part 60.6, 9-15-89)

OBJECTIVE 10-3

The City shall continue to encourage the rehabilitation of deteriorating historic structures.

POLICIES:

10-3.1 The City herewith adopts the Department of the Interior's "Ten Basic Principles for Sensitive Rehabilitation," and shall make those principles available to developers and interested persons who propose redevelopment of historic properties.

10-3.2 The "Ten Basic Principles" shall be incorporated by reference in the revised "Historic District" zoning ordinance.

OBJECTIVE 10-4

The City shall identify economic incentives which encourage rehabilitation of historic structures.

POLICIES:

10-4.1 In accordance with City Charter Laws of Florida 69-929) Section 9-13, the City Commission shall consider property tax exemptions for new or expanded businesses during the period of rehabilitation.

10-4.2 The City will make National Register and state economic incentive information available to developers.

10-4.3 The City, in cooperation with the Historical Society and/or Historic Preservation Commission, shall establish tax abatement incentives, primarily in the downtown historic district, for improvements to historic properties.

OBJECTIVE 10-5

The City shall actively seek funding from all available sources to acquire, rehabilitate and promote historic resources.

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POLICIES:

- 10-5.1 The City will continue to investigate and report on methods of acquiring endangered sites for public purposes.
- 10-5.2 The City will actively support a Tourist Development Tax which encourages promotion of the area's historic resources.
- 10-5.3 The City will explore the potential for public/private joint ventures capable of financing the acquisition, rehabilitation, maintenance and operation of historic properties, including, but not limited to, convention centers, theaters, retail rental properties and tourist attractions.
- 10-5.4 The City shall establish the priorities for acquisition of endangered historic sites, in the following order:
 - A. Greatest public use as benefit potential.
 - B. Degree of imminent danger to the property.
 - C. Economic feasibility.
 - D. Long-term preservation potential.
 - E. Historic, archaeological, cultural and ecological importance.

OBJECTIVE 10-6

The City shall assure that infill on vacant property and redevelopment in the historic district is consistent with the character of the community.

POLICIES:

- 10-6.1 The City Commission shall not approve any new construction which has not been reviewed and recommended by the Architectural Review Board.
- 10-6.2 New development proposals shall be consistent with photographic or other architectural documentation of original structures on the vacant site and with adjacent historic structures.
- 10-6.3 Sites which by the nature of their use are inconsistent with the surrounding area shall be appropriately buffered by architectural or landscaping features.
- 10-6.4 All redevelopment of historic locations shall comply with related elements and objectives/policies of this plan, including Future Land Use, Housing, Transportation, and Conservation/Coastal Management policies.
- 10-6.5 Known archaeological and historical sites within proposed development should be incorporated, wherever practicable, into "greenbelt," open space, or other low-intensity uses that will protect the physical and informational integrity of these resources.

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ELEMENT 11: PROPERTY RIGHTS GOALS, OBJECTIVES, AND POLICIES

GOAL 11

Recognize and respect judicially acknowledged and constitutionally protected private property rights.

OBJECTIVE 11-1

In local decision making, the City shall consider the statement of rights as enumerated in Policy 11-1.1, Policy 11-1.2, Policy 11-1.3, and Policy 11-1.4.

POLICIES:

11-1.1 In local decision making, the City shall consider the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

11-1.2 In local decision making, the City shall consider the right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

11-1.3 In local decision making, the City shall consider the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

11-1.4 In local decision making, the City shall consider the right of a property owner to dispose of his or her property through sale or gift.

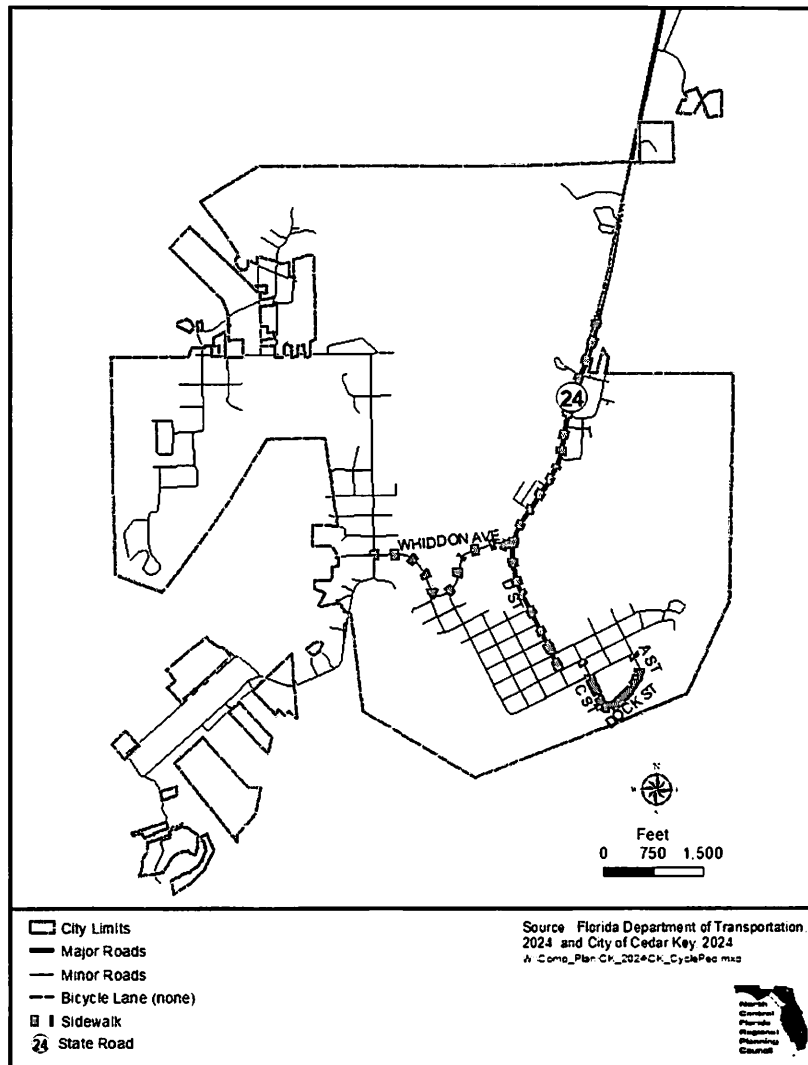
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FUTURE LAND USE MAP SERIES

FUTURE LAND USE MAP SERIES

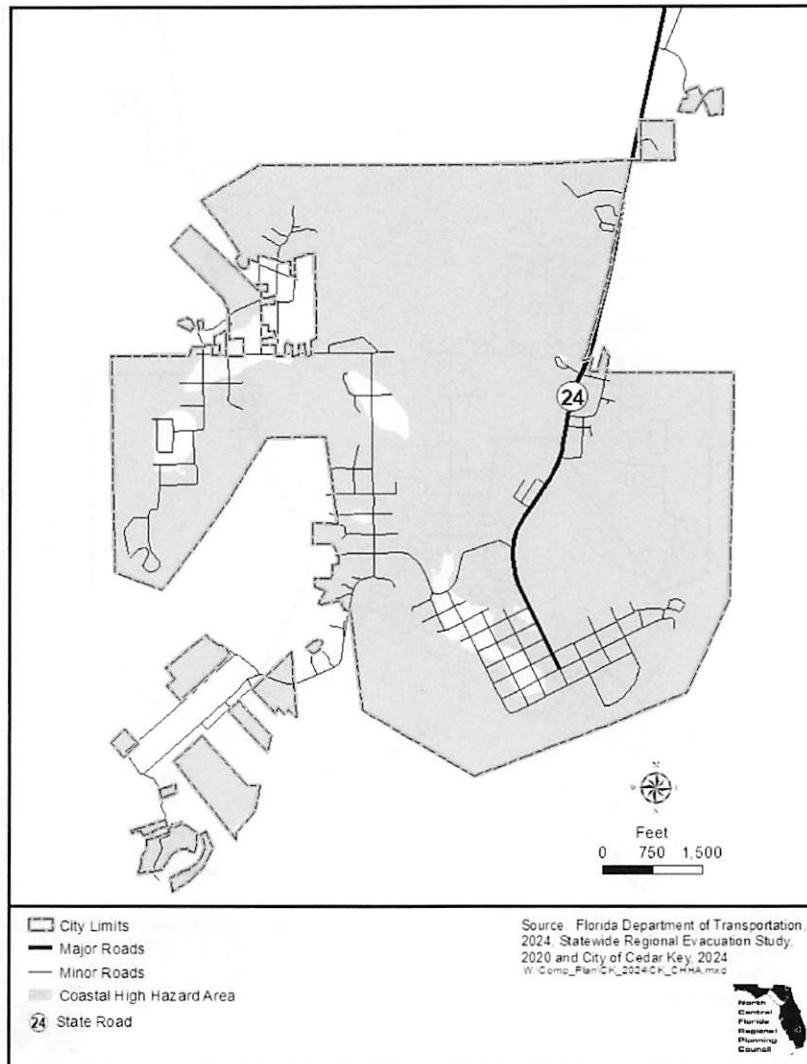
Map 1: Bicycle and Pedestrian Facilities Map 2028



Proposed Amendment No. CPA 24-02
Evaluation Amendments
July 16, 2024

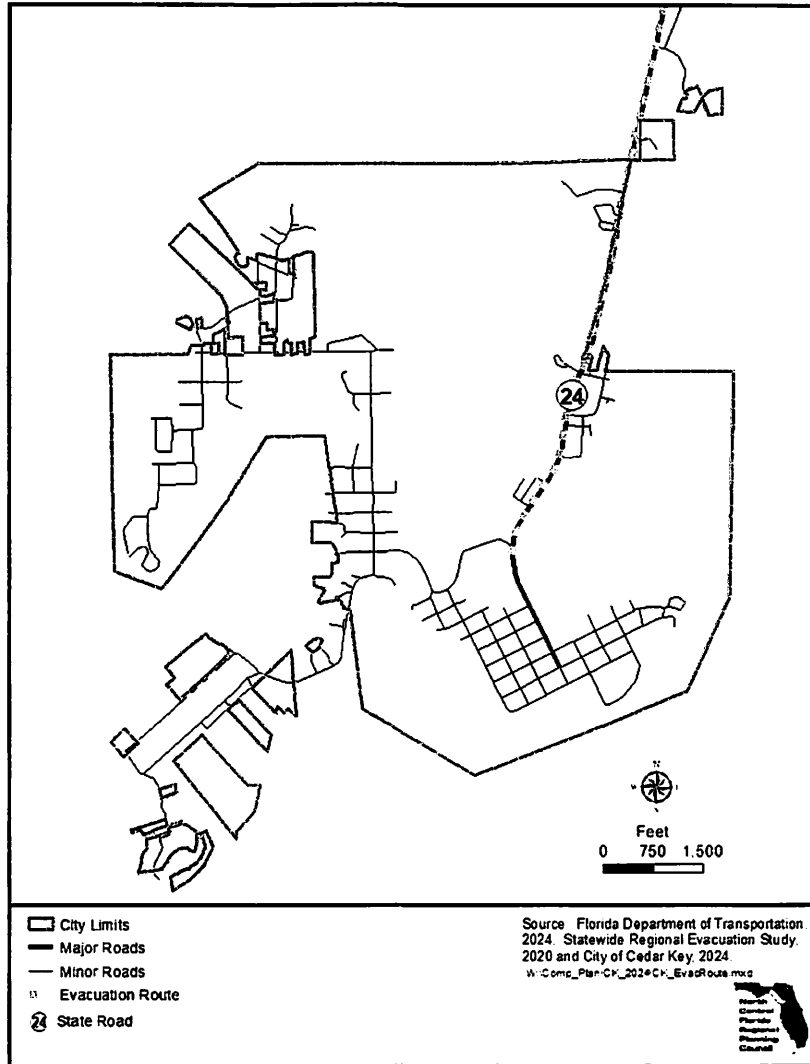
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Map 2: Coastal High Hazard Area Map



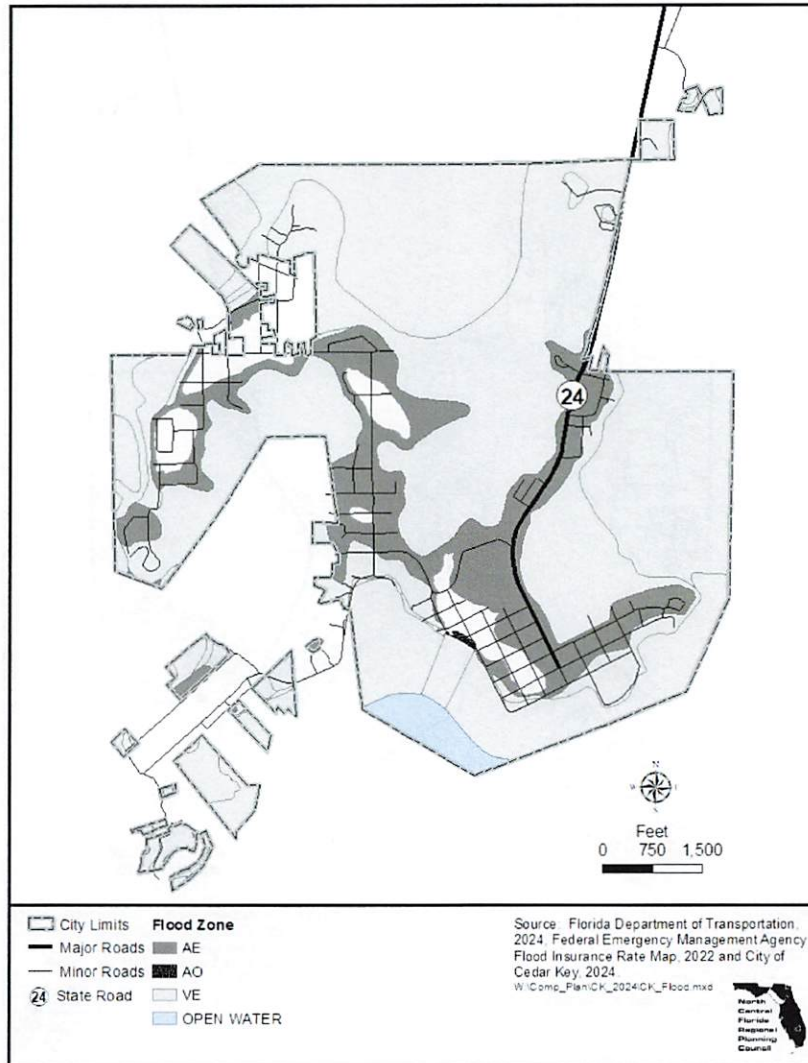
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Map 3: Emergency Evacuation Routes Map



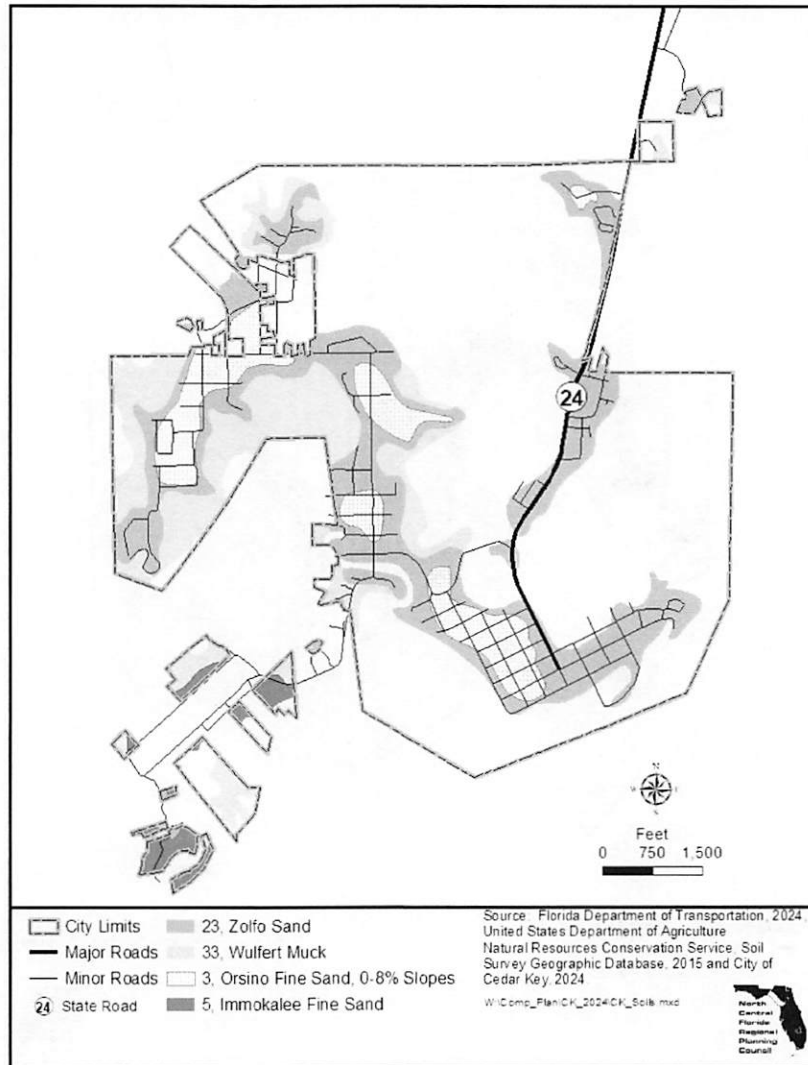
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Map 4: Flood Prone Areas Map



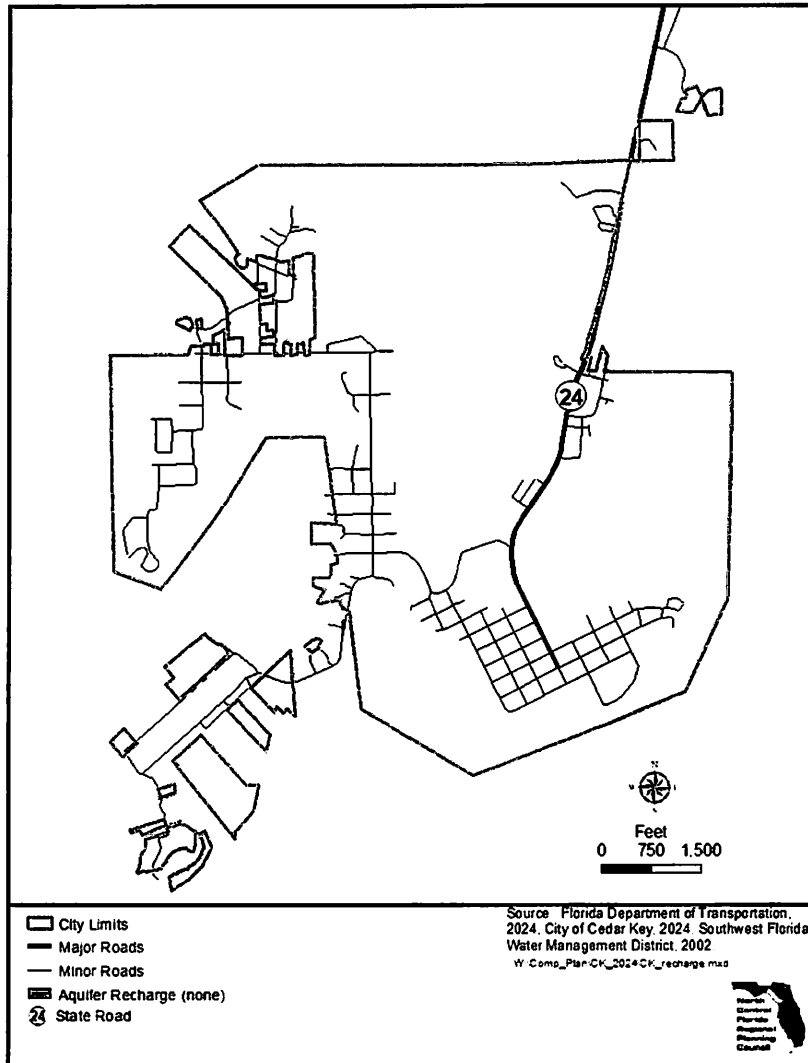
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Map 5: Soils Map



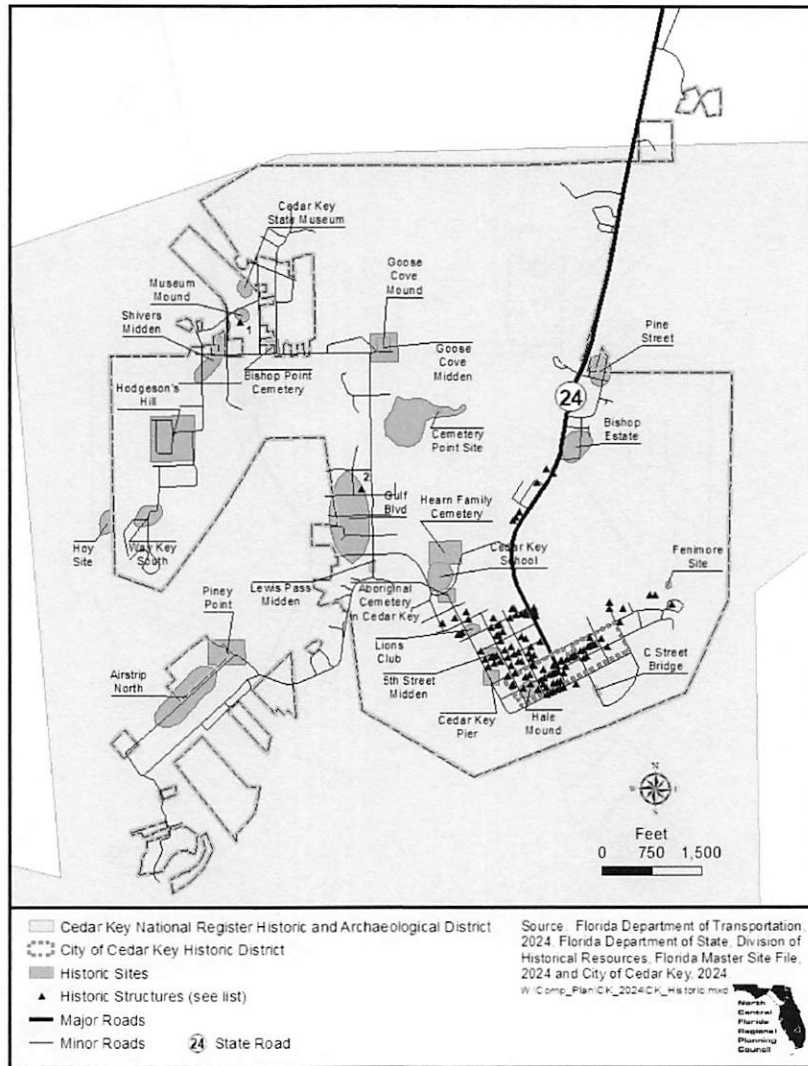
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Map 6: High Groundwater Aquifer Recharge Map



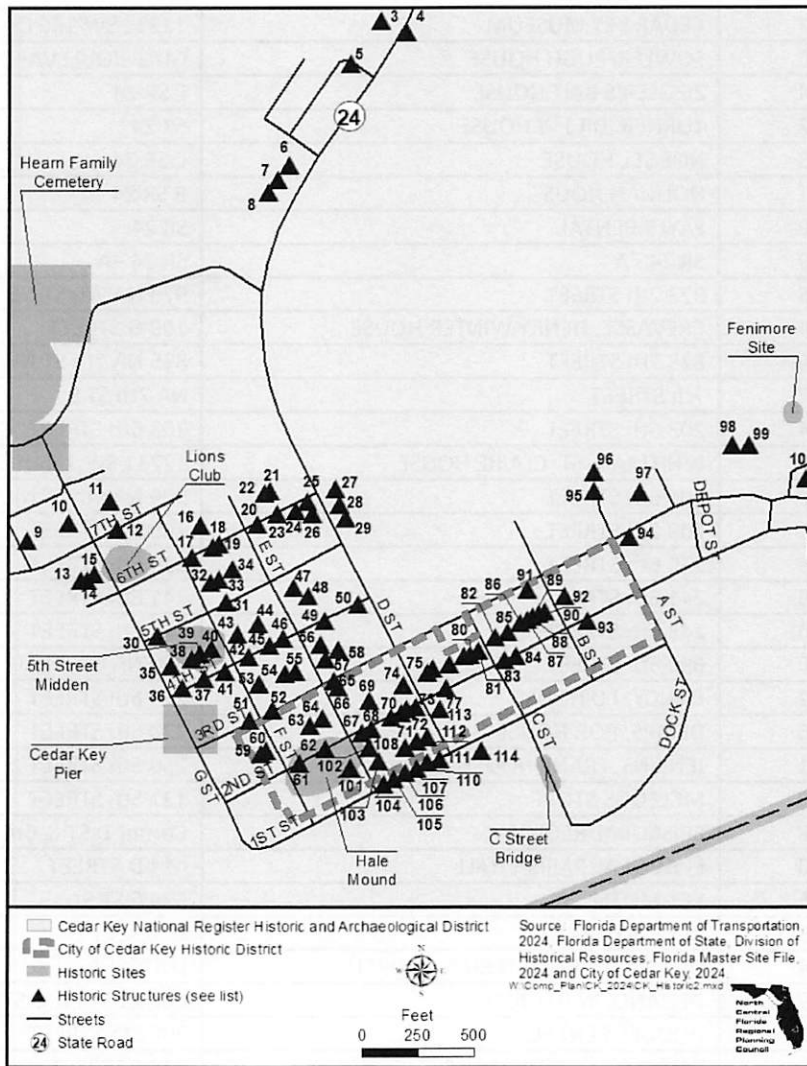
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Map 7: Historic Resources Map



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Map 7a: Historic Resources Inset Map



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**LEGEND FOR MAP 7a
 HISTORIC RESOURCES INSET MAP**

Label	SITE ID	SITE NAME	ADDRESS
1	LV00831	CEDAR KEY MUSEUM	12231 SW 166 CT
2	LV00226	FOWLER/PUGH HOUSE	GULF BOULEVARD
3	LV00234	ZIEGLER'S BAIT HOUSE	E SR 24
4	LV00232	TURNER, DR J W HOUSE	SR 24
5	LV00233	NOEGEL HOUSE	C SR 24
6	LV00231	HOLMAN HOUSE	B SR 24
7	LV00230	FAYLE RENTAL	SR 24
8	LV00229	SR 24 - A	SR 24 - A
9	LV00728	973 7th STREET	973 NA 7th ST NE
10	LV00224	CREVASSE, HENRY WINTER HOUSE	109 G STREET
11	LV00726	825 7th STREET	825 NA 7th ST NW
12	LV00727	7th STREET	NA 7th ST S
13	LV00194	203 6th STREET	203 6th STREET
14	LV00193	WHITMAN, ST. CLAIRE HOUSE	12231 SW 166th CT
15	LV00729	909 6th STREET	909 NA 6th ST NW
16	LV00195	209 6th STREET	209 6th STREET
17	LV00198	239 6th STREET	239 6th STREET
18	LV00199	241 6th STREET	241 6th STREET
19	LV00200	243 6th STREET	243 6th STREET
20	LV00730	690 6th STREET	690 NA 6th ST SE
21	LV00197	DANCY, J D HOUSE	221 6th STREET
22	LV00196	DEMPS, BOB HOUSE	220 6th STREET
23	LV00201	JENKINS, FRANK HOUSE	250 6th STREET
24	LV00190	MCLEODS STORE	127 5th STREET
25	LV00208	EPISCOPAL RECTORY	Corner D ST & 6th ST
26	LV00210	EPISCOPAL PARISH HALL	414 D STREET
27	LV00705	KEY MOTEL	574 6 ST S
28	LV00205	REYNOLDS HOUSE	D STREET
29	LV00204	OLD FIRST PRESBYTERIAN CHURCH	D STREET
30	LV00189	DELIANO, W P HOUSE	Corner 5th & G STREET
31	LV00191	HODGES RENTAL	206 5th STREET
32	LV00222	WALKER, WILSON HOUSE	312 F STREET
33	LV00192	KIRBY/BENSE HOUSE	211 5th STREET
34	LV00704	CHURCH OF GOD	5th STREET N
35	LV00178	OLD BLOCK HOUSE	Corner 4th & G ST
36	LV00177	WADLEY, FRANK HOUSE	E corner of 4th STREET
37	LV00182	WADLEY, EDWARD HOUSE	33 4th STREET
38	LV00188	HODGES RENTAL	613 4th STREET
39	LV00179	HODGES RENTAL	16 4th STREET
40	LV00220	WATSON/HODGES HOUSE	215 F STREET
41	LV00219	WILSON, J. J.	214 F STREET
42	LV00183	TEBO HOUSE	36 4th STREET
43	LV00223	HALE/JOHNSON HOUSE	325 F STREET

Proposed Amendment No. CPA 24-02
 Evaluation Amendments
 July 16, 2024

Words **bolded and underlined** have been added.
 Words **bolded and struck through** have been deleted

44	LV00180	PARRISH HOUSE	21 4th STREET
45	LV00184	PARSONS RENTAL	38 4th STREET
46	LV00185	OLD FIRST BAPTIST CHURCH	39 4th STREET
47	LV00215	328 E STREET	328 E STREET
48	LV00181	CLAYWELL, R S HOUSE	26 4th STREET
49	LV00186	OLD PUBLIC SCHOOL	44 4th STREET
50	LV00187	CEDAR KEY FIRST M E CHURCH	45 4th STREET
51	LV00218	EAGLE CEDAR MILL HOUSE	210 F STREET
52	LV00221	FIRST CHRISTIAN CHURCH	224 F STREET
53	LV00216	WHITMAN, FRED HOUSE	6 F STREET
54	LV00738	725 3rd STREET	725 NA 3rd ST NW
55	LV00175	LUTTERLOH, E C HOUSE	A 3rd STREET at E STREET
56	LV00739	6051 E STREET	6051 NA E ST E
57	LV00740	665 3rd STREET	665 NA 3rd ST N
58	LV00214	REDDICK, SAMUEL C HOUSE	323 E STREET
59	LV00176	EAGLE CEDAR MILL	A 3rd STREET at F STREET
60	LV00217	HUGHES, J E HOUSE	205 F STREET
61	LV00154	GORE, J IRA HOUSE	744 2nd STREET
62	LV00155	WHITE HOUSE ANNEX	125 2nd STREET
63	LV00731	BAPTIST CHURCH PASTOR'S HOME	749 NA 2nd ST N
64	LV00150	FIRST BAPTIST CHURCH	111 2nd STREET
65	LV00213	STEPHENS HOUSE	321 E STREET
66	LV00212	GARDINER HOUSE	320 E STREET
67	LV00149	HALE, F E HOUSE	107 2nd STREET
68	LV00153	KIRCHANE, YULEE HOUSE	120 2nd STREET
69	LV00151	ROGERS, H B HOUSE	113 2nd STREET
70	LV00156	RICHBURG/BERRY HOUSE	129 2nd STREET
71	LV00157	WADLEY, BOAG C HOUSE	130 2nd STREET
72	LV00158	131 2nd STREET	131 2nd STREET
73	LV00209	RICHBURG, JOHN HOUSE	406 D STREET
74	LV00152	LUTTERLOH BUILDING 1	117 2nd STREET
75	LV00207	ANDREWS, I O/HALE BUILDING	Corner D ST & 2nd ST
76	LV00146	BICKELL'S PHOTO GALLERY	A 2nd IN 2nd ST
77	LV00168	WADLEY'S GROCERY	233 2nd STREET
78	LV00147	ICE CREAM PARLOR	A 3rd on 2nd STREET from D STREET
79	LV00159	PRESCOTT BUILDING	210 2nd STREET
80	LV00160	KAPOTE BUILDING	211 2nd STREET
81	LV00161	CEDAR KEY STATE BANK	212 2nd STREET
82	LV00145	LUTTERLOH BUILDING	NE corner 2nd STREET
83	LV00169	CEDAR KEY CITY HALL/CITY HALL	244 2nd ST
84	LV00170	SCHLEMMER HOUSE	245 2nd ST
85	LV00162	SCHLEMMER BAKERY AND GROCERIES	215 2nd STREET
86	LV00163	ELLIS BUILDING	218 2nd STREET
87	LV00164	ELLIS BUILDING	220 2nd STREET
88	LV00165	BODIFORD BUILDING	221 2nd STREET
89	LV00166	ZADOWSKI GENERAL MERCHANDISE	222 2nd STREET

Proposed Amendment No. CPA 24-02
 Evaluation Amendments
 July 16, 2024

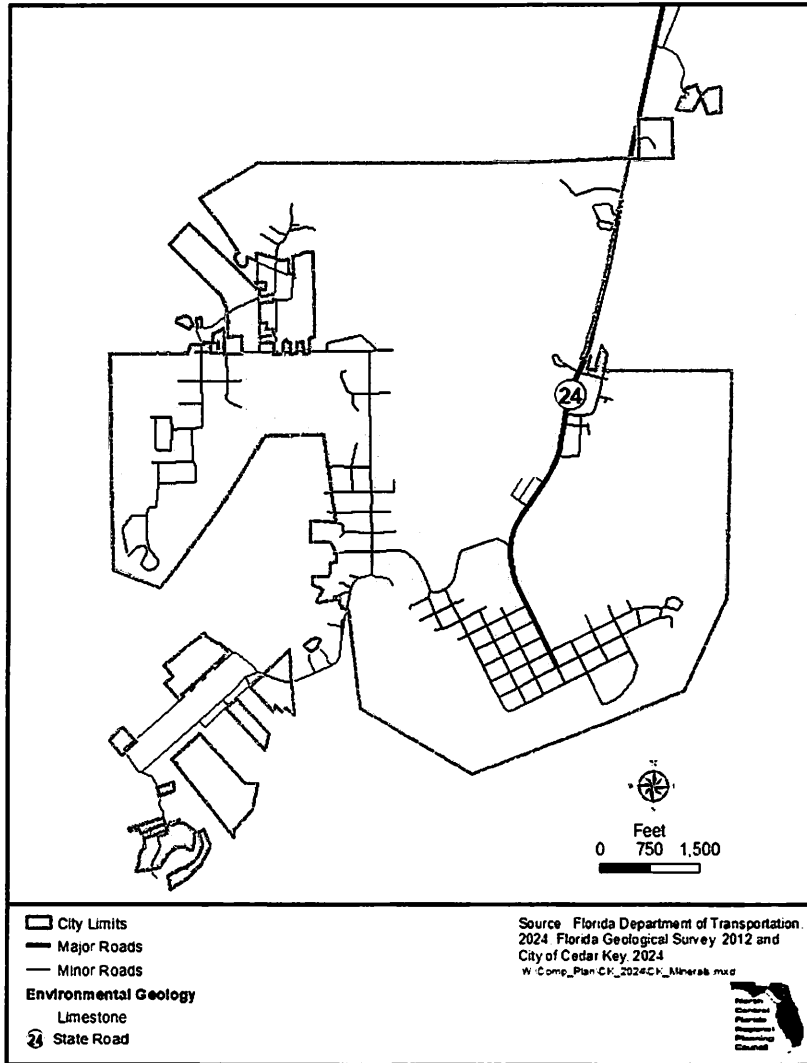
Words **bolded and underlined** have been added.
 Words **bolded and struck through** have been deleted

90	LV00167	BODIFORD DRUG STORE	223 2nd STREET
91	LV00691	Fraternal Order Of Eagles	410 3rd ST SW
92	LV00120	ISLAND HOTEL	224 2nd STREET
93	LV00171	HODGES, W R HOUSE	253 2nd STREET
94	LV00741	282 3rd Street	282 NA 3rd ST S
95	LV00202	1 A STREET	1 A STREET
96	LV00203	3 A STREET	3 A STREET
97	LV00172	107 3rd STREET	107 3rd STREET
98	LV00173	TOOKE HOUSE	A 1st on left 3rd STREET
99	LV00225	ANDREWS, DAN HOUSE	A 2nd house on L MILL ST
100	LV00174	UNITED STATES FIBRE COMPANY	NE end 3rd STREET
101	LV00142	RODGERS, BERTL HOUSE	109 1st STREET
102	LV00211	CHARPIA, H E HOUSE	317 E STREET
103	LV00143	WHIDDEN, HENRIETTA HOUSE	111 1st STREET
104	LV00737	652 1st Street	652 NA 1st ST S
105	LV00736	650 1st Street	650 NA 1st ST S
106	LV00735	648 1st Street	648 NA 1st ST S
107	LV00734	646 1st Street	646 NA 1st ST S
108	LV00140	HODGES COTTAGE	A 3rd from corner 1st ST
109	LV00144	HODGES RENTAL	115 1st STREET
110	LV00733	644 1st Street	644 NA 1st ST S
111	LV00732	642 1st Street	642 NA 1st ST S
112	LV00206	HODGES RENTAL	A 2nd from corner D STREET
113	LV00148	MASONIC LODGE	Corner 2nd STREET
114	LV00141	HODGES RENTAL COTTAGE	A 4th from corner 1st ST

Source: Florida Master Site File, ~~2017-2024~~

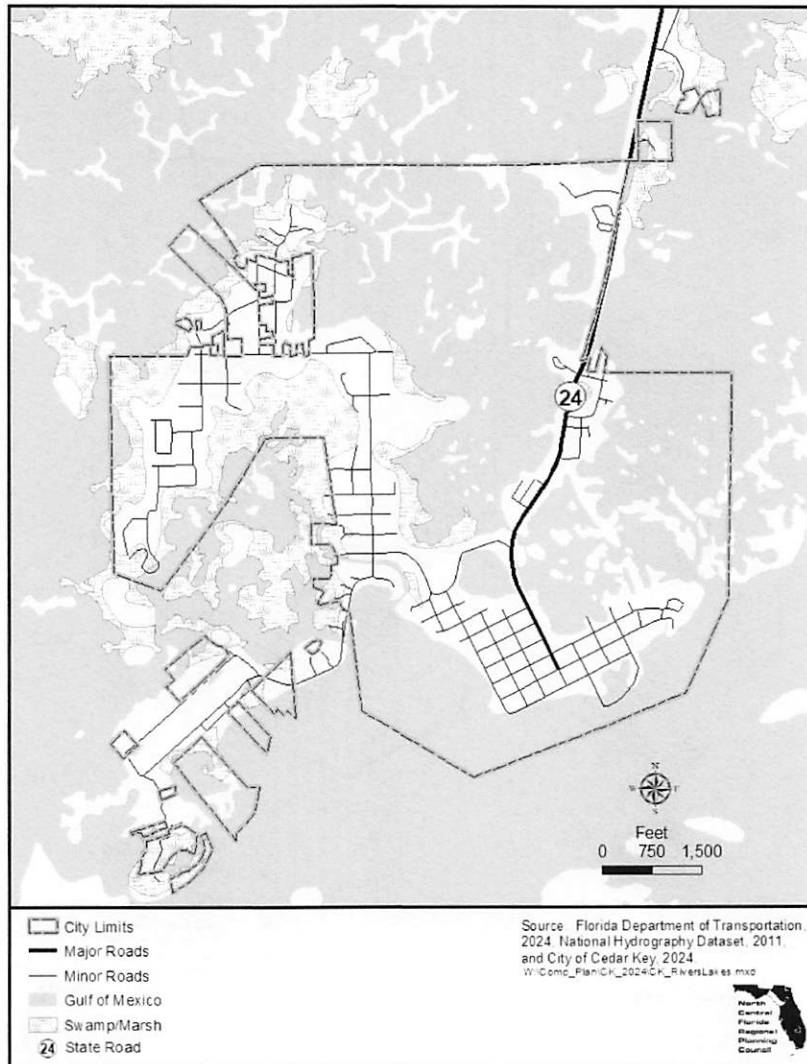
Words bolded and underlined have been added.
Words bolded and struck through have been deleted

Map 8: Minerals Map



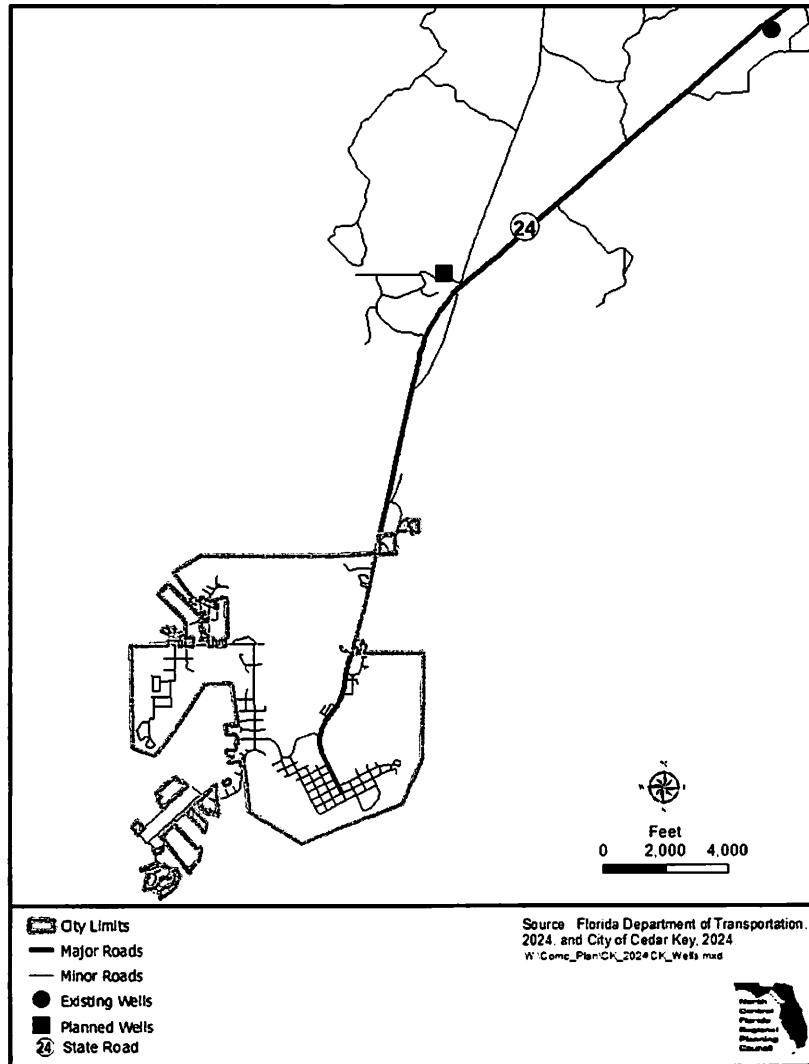
Words **bolded and underlined** have been added.
Words **bolded and struck through** have been deleted

Map 9: Waterbodies Map



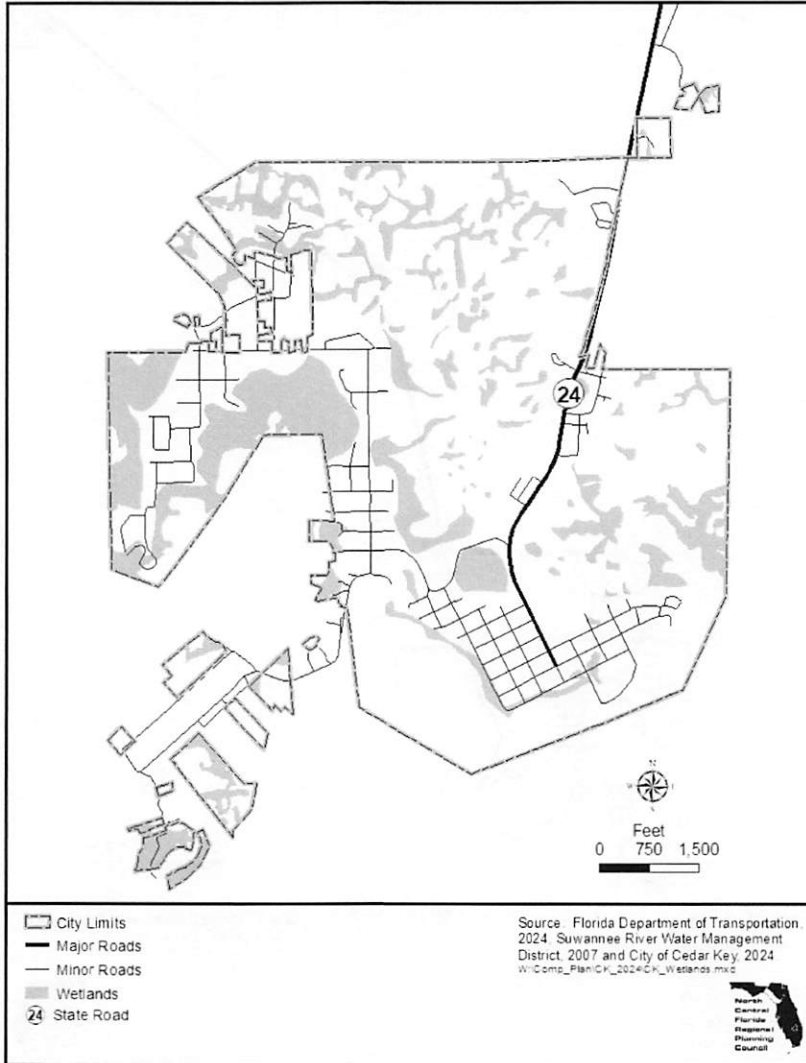
Words **bolded and underlined** have been added.
Words **bolded and struck through** have been deleted

Map 10: Waterwells Map



Words **bolded and underlined** have been added.
Words **bolded and struck through** have been deleted

Map 11: Wetlands Map



RESOLUTION LPA 2024-01

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE CITY OF CEDAR KEY, FLORIDA, RECOMMENDING TO THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT AND FUTURE LAND USE PLAN MAP SERIES OF THE CITY OF CEDAR KEY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-02, BY THE CITY COMMISSION, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING THE TEXT AND THE FUTURE LAND USE PLAN MAP SERIES, INCLUDING THE FUTURE LAND USE PLAN MAP 2044, OF THE COMPREHENSIVE PLAN, BASED UPON AN EVALUATION COMPLETED BY THE CITY, TO REFLECT CHANGES IN STATE REQUIREMENTS PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, AS AMENDED; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Cedar Key Land Development Code, as amended, hereinafter referred to as the Land Development Code, empowers the Local Planning Agency of the City of Cedar Key, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Commission of the City of Cedar Key, Florida, hereinafter referred to as the City Commission, approval or denial of amendments to the City of Cedar Key Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency to recommend to the City Commission, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

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

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Code, the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing concerning said application for an amendment, as described below;

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL PLANNING AGENCY, OF THE CITY OF CEDAR KEY, FLORIDA, THAT:

SECTION 1. Pursuant to an application, CPA 24-02, by the City Commission, to amend the text and the Future Land Use Plan Map Series of the Comprehensive Plan, the Local Planning Agency recommends to the City Commission that amendments to the text of the Future Land Use Element, Transportation Element, Infrastructure Element, Conservation and Coastal Management Element, Recreation and Open Space Element, Housing Element, Public School Facilities Element, Intergovernmental Coordination Element, Capital Improvements Element, Historic Preservation Element, and the Future Land Use Plan Map Series of the Comprehensive Plan and the addition of a Property Rights Element, incorporated into the document entitled Comprehensive Plan Evaluation Amendments, dated July 16, 2024 and the Future Land Use Plan Map 2044, be adopted.

SECTION 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED in regular session with a quorum present and voting by the Local Planning Agency, on this 16th day of July 2024.

LOCAL PLANNING AGENCY OF THE
CITY OF CEDAR KEY, FLORIDA

ATTEST:

Jennifer Sylvester, Interim City Clerk

Sue Colson, Chair

City of Cedar Key
LPA Meeting
May 21, 2024, 5:00 p.m.

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

1. Call to Order 5:39 p.m.
2. Roll Call
 - Jolie Davis
 - Nancy Sera
 - Jim Wortham (appearing by telephone)
 - Jeff Webb
 - Sue Colson
3. Action Items, Hearings, Special Request
4. Attorney Item: City Attorney Norm Fugate:
 - Resolution No. 2014-01 (LPA 480) – **A RESOLUTION OF THE LOCAL PLANNING AGENCY BOARD OF THE CITY OF CEDAR KEY, FLORIDA, RECOMMENDING TO CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA, APPROVAL OF AN AMENDMENT OF THE 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF CEDAR KEY COMPREHENSIVE PLAN, PURSUANT TO AN application, CPA 24-01, BY THE PROPERTY OWNERS OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM COUNTY URBAN LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL (MAXIMUM DENSITY 4.9 DWELLING UNITES PER ACRE) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF CEDAR KEY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.** Discussion. **Commissioner Davis Motioned to Adopt Resolution No. 2014-01 (LPA 480). Seconded by Commissioner Webb. Motion Passes Unanimously.**
5. City Clerk
 - August 16, 2022, Meeting Minutes Approval. Discussion. **Commissioner Sera Motioned to Approve the LPA August 16, 2022, Minutes. Seconded by Commissioner Wortham. Motion Passes Unanimously.**

Adjourned at 5:45 p.m.

Mayor Colson/Commissioner

Attest, Prepared by Heather Lang