

CITY OF CEDAR KEY
COMMISSION MEETING AGENDA-UPDATED

July 21, 2026

5:00 PM

809 6th Street, Cedar Key, Florida

Call to Order

Moment of Silence

Pledge of Allegiance

Roll Call

- Heath Davis, Commissioner – Seat 1
- Nancy Sera, Commissioner – Seat 2
- Jim Wortham, Commissioner – Seat 3
- Dell Weible, Commissioner – Seat 4
- Mel Beckham, Commissioner – Seat 5

ACTION ITEM: Approval of the Meeting Agenda, as Updated

ACTION ITEM: Consent Agenda for Minutes-Commission Meeting June 16th, 2026, and Special Commission Meeting July 16, 2026

ACTION ITEM: Approve Cedar Key Paddling, Daniel Smith's Request for a Concrete Slab and a Moveable Vending Trailer at Beach Kayak Lease

ACTION ITEM: Designate a Liaison for RESTORE Act Advisory Committee

ACTION ITEM: Approve a memorandum of understanding (MOU) for the NCFRHA

DISCUSSION ITEM: DRMP-WADS Offshore Wave Attenuation Project

ACTION ITEM: Establishment of a Preliminary Millage Rate

Public Comment

Reports by Cedar Key Entities:

Cedar Key Water & Sewer District: General Managers Report

Lions Club

Cedar Key Woman's Club

Chamber of Commerce

Cedar Key Aquaculture Association

Nature Coast Biological Station/NCBS

Cedar Key Arts Center

Cedar Key Non-Profit Organizations

Important Dates

Clerk's Office and Administration:

- **DISCUSSION ITEM:** Receive a Presentation by Purvis and Gray for the FY2025 Audit
- **ACTION ITEM:** Approve Proposed Event and Facility Use Fee Schedule
- **ACTION ITEM:** Approve Permit Fee Schedule to Meet New Legislation and Approve Building Contractor Proposal with JPI
- **ACTION ITEM:** Approve a Workshop Date for Boat Ramp Study Presentation and Alternative Designs-Inner and Outer Feasibility Studies
- **ACTION ITEM:** Approve a new date for the August commission meeting due to the election on August 18th
- **ACTION ITEM:** Approve the city clerk to attend the FACC 2026 Annual Conference on August 13-15

Public Works:

Fire Department/Emergency Management:

- **DISCUSSION ITEM:** Fire Department's Quarterly Report

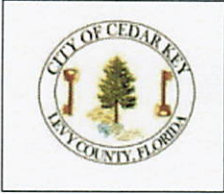
Police Department:

Attorney Items:

- ORDINANCE NO. 565 FINAL READ- AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA, ESTABLISHING A TEMPORARY SIX (6) MONTH MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, SCHEDULING, AND APPROVAL OF APPLICATIONS FOR NEW RECREATIONAL VEHICLE (RV) PARKS; PROVIDING LEGISLATIVE FINDINGS; PROVIDING FOR A PLANNING REVIEW OF SECTION 4-6.08.02 OF THE CITY OF CEDAR KEY LAND DEVELOPMENT CODE; PROVIDING FOR EXCEPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING THAT THIS ORDINANCE SHALL NOT BE CODIFIED; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Discussion Items, Focus Areas, and Concerns

Adjournment at _____ p.m.



CITY OF CEDAR KEY
COMMISSION MEETING AGENDA (UPDATED) MINUTES

June 16, 2026

5:00 PM

809 6th Street, Cedar Key, Florida

Call to Order

Invocation

Motion by Commissioner Sera to change the Invocation to a moment of Silence. Second: Commissioner Weible. Vote: 3-1 (Commissioner Beckham-no) Passes

Pledge of Allegiance

Roll Call

- Vacant, Commissioner – Seat 1
- Nancy Sera, Commissioner – Seat 2
- Jim Wortham, Commissioner – Seat 3
- Dell Weible, Commissioner – Seat 4
- Mel Beckham, Commissioner – Seat 5

ACTION ITEM: Approval of the Meeting Agenda, as Updated

Motion: Commissioner Sera. Second: Commissioner Weible. Vote: Unanimous.

ACTION ITEM: Consent Agenda for Minutes-Commission Meeting May 19, 2026

Motion: Commissioner Sera. Second: Commissioner Weible. Vote: Unanimous.

DISCUSSION ITEM: City Commissioner, Seat 1, Vacancy

Nominations will be received by commissioners for discussion by July Commission Meeting at the latest. Possible for a special meeting to ensure timeliness.

Public Comment

Reports by Cedar Key Entities:

Cedar Key Water & Sewer District: General Managers Report and ROW Permits Nextower Agreement was reconsidered. Motion made by Commissioner Weible states the agreement clause relating to inclusivity will be void if the FCC response deems it a violation. Second: Commissioner Sera. Vote: Unanimous.

Lions Club: Movies in the Park were granted on a trial basis with commission consensus.

Cedar Key Woman's Club

Chamber of Commerce
Cedar Key Aquaculture Association
Nature Coast Biological Station/NCBS
Cedar Key Arts Center
Cedar Key Non-Profit Organizations

Important Dates

- July 4 – 4th of July Activities and Fireworks at Park

Clerk's Office and Administration:

- **ACTION ITEM:** Approve the Administration of the Resilient Florida Administration and Coordination Proposal for Gulf Blvd. Project-Dr. Savanna Barry
Motion: Commissioner Weible. Second: Commissioner Sera. Vote: Unanimous.
- **ACTION ITEM:** Receive a Presentation and Approve the Memorandum of Understanding, Levy County Supervisor of Elections-Tammy Jones
Motion: Commissioner Sera. Second: Commissioner Weible. Vote; Unanimous.
- **DISCUSSION ITEM:** Receive a Presentation by Purvis and Gray for the FY2025 Audit Tabled.
- **ACTION ITEM:** Approve the Transfer of Dock Lease-Daniel Smith
Motion: Commissioner Sera. Second: Commissioner Wortham. Vote: 2-1 (Commissioner Wortham-no) Commissioner Weible recused himself. Passes
- **ACTION ITEM:** Approve the Process of Conditional Use Procedure to Commence for the Development Review Application for Commercial RV Sites on Parcel No 0873200000- Corey Rudd, Taylor Construction
Tabled to next commission meeting for a quasi-judicial hearing.
- **ACTION ITEM:** Approve a New Website and Automation Workshop Date
July 28, 2026, at 10:00 AM
- **ACTION ITEM:** Approve the First Budget Workshop Date for 2026-2027
July 7, 2026, at 5:00 PM – Commissioner Sera taking the lead.

Public Works:

- **ACTION ITEM:** Approve the Proposal for Marina Paving for \$197,000.00
Motion: Commissioner Beckham. Second: Commissioner Weible. Vote: Unanimous.

Fire Department/Emergency Management:

Police Department:

- **DISCUSSION ITEM:** Receive an Update for July 4th Preparations
- **ACTION ITEM:** Approve the Police Department Workshop Date June 30, 2026, at 5:00 PM – Commissioner Beckham taking the lead.

Attorney Items:

- ORDINANCE NO. 565 FINAL READ- AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CEDAR KEY, FLORIDA: VACATING, ABANDONING AND CLOSING A PORTION OF 4TH STREET LOCATED WITHIN CORPORATE BOUNDARIES OF THE CITY OF CEDAR KEY; RENOUNCING ANY RIGHT TO THE CITY AND THE PUBLIC TO THAT PORTION OF THE STREET SO CLOSED; PROVIDING AN EFFECTIVE DATE
Motion: Commissioner Beckham. Second; Commissioner Sera. Vote: 3-1
(Commissioner Wortham-no) Passes

DISCUSSION ITEM: Discuss the Status of the Outstanding Code Enforcement Status of Complaints

Commission consensus to move to the next step for code enforcement for the dates submitted in November for non-compliance. Give JPI direction for non-compliance violations and safety concerns.

ACTION ITEM: Approve the Next CRA Meeting Date-Tabled

Commissioner Discussion Items, Focus Areas, and Concerns

Adjournment at 7:20 p.m.

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Request by Daniel Smith, Cedar Key Paddling – Concrete Slab and Movable Concession Trailer at the Beach Kayak Lease Area

Background

Daniel Smith, owner of Cedar Key Paddling, has submitted a request to install a concrete slab and place a movable concession trailer within the City's leased beach kayak concession area. The proposed improvements are intended to enhance customer service and operational efficiency while continuing to provide kayak rental services at the beach location.

The Commission's discussion should consider the proposed improvements, the existing lease agreement, site suitability, compliance with applicable City ordinances and permitting requirements, and any conditions that may be appropriate should the request be approved.

Purpose

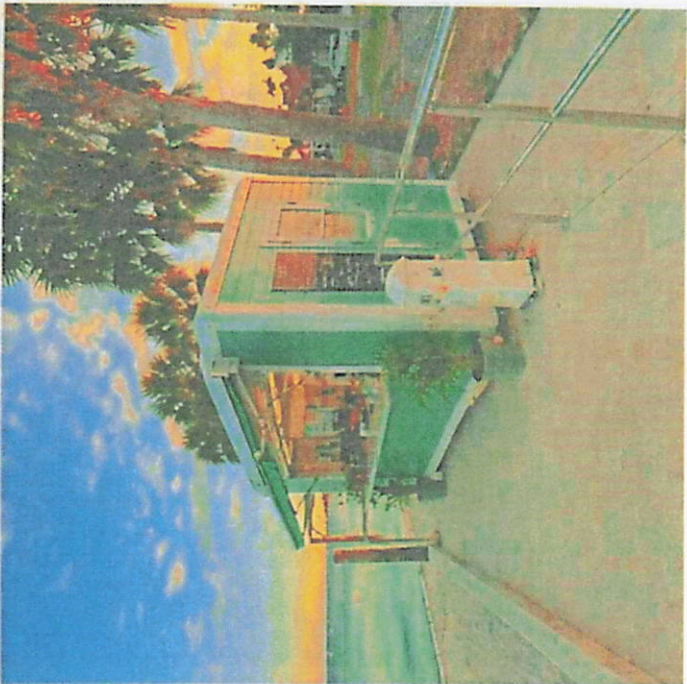
To consider the request from Daniel Smith, Cedar Key Paddling, for authorization to install a concrete slab and place a movable concession trailer within the leased beach kayak concession area, and to provide direction regarding any required lease amendments, permitting, or conditions of approval.

Fiscal Impact

None anticipated. Any costs associated with the proposed improvements, permitting, installation, maintenance, and removal shall be the responsibility of the lessee unless otherwise approved by the City Commission.

Recommended Action

Discuss the request and approve, deny, or approve with conditions the installation of a concrete slab and movable concession trailer within the leased beach kayak concession area. Authorize staff to prepare any necessary lease amendment or agreement, subject to review by the City Attorney, if approved.



COMMERCIAL LEASE AGREEMENT

THIS LEASE is made as of the 1st day of July 1st, 2026 by and between the City of Cedar Key, Florida, (hereinafter "Lessor"), whose mailing address is PO Box 339, Cedar Key, Florida 32625 and Daniel T. Smith, (hereinafter "Lessee"), whose mailing address is 9850 S.W. State Rd 24 Cedar Key FL 32625

SECTION 1: PREMISES

- A. Lessor agrees to lease to Lessee the premises consisting of approximately _____ square feet as indicated in Attachment A of this Lease as ~~Outside Dock~~ Beach (hereinafter "Leased Premises").
- B. No activities of Lessee shall extend beyond the boundaries of the Leased Premises, including, but not limited to, posting signs, storing materials, parking business vehicles, and erection of tents or other temporary structures.

SECTION 2. VESSELS AND VEHICLES

- A. Lessee shall moor all vessels in a manner that does not interfere with access of vessels to adjacent docks.
- B. Lessee may moor the following vessel(s) on the leased premises: N/A
- C. Within the Marina area, Lessee shall park all vehicles and trailers in a location so as to ensure that they do not obscure the visibility of signs from the public right-of-way to any of the outside docks. Lessee may not park any vehicle or trailer within the Marina area in any parking space longer than Lessee's normal hours of operation.
- D. Lessor will not reserve any parking spaces for Lessee.

SECTION 3. USE OF PREMISES

- A. Lessee shall use the Leased Premises only for business purposes authorized by this Lease. An authorized business purpose under this Lease means conducting a business that is open to the public for guided boat tours, charter fishing, boat rentals, kayak rentals, and sales of promotional products such as hats or t-shirts with the business logo on them. Except as provided in Paragraph 10 below, all aspects of the business must be conducted within the Leased Premises.
- B. Lessee may not use the Leased Premises to rent personal watercraft (a.k.a. jet skis) or airboats.
- C. Lessee shall not allow the Leased Premises to be used for any other purpose or in any other way without the written consent of Lessor, which consent will be evidenced by a formal written addendum to this lease, approved by the City Commission.

- D. Lessee shall at all times maintain the Leased Premises in a clean, neat and safe condition.
- E. If Lessee operates a tour service, Lessee is responsible for obtaining any necessary authorization from the U.S. Department of the Interior to visit certain sites within the National Seashore such as the lighthouse on Seahorse Key.

SECTION 4. TERM

The term of this lease shall be for a one-year period commencing at signing and ending at midnight on _____, 20____.

SECTION 5. RENT

- A. Lessee agrees that it will pay to Lessor rent for the use of the Leased Premises the sum of _____ per month.
- B. The monthly rent is payable in advance on the first day of each month during the term of the Lease and shall be payable at City Hall, City of Cedar Key, Florida. A late fee in the amount of \$20.00 shall be added to any rent payment received by the City after the 10th day of the month. If Lessor does not receive Lessee's payment within thirty (30) days of the due date, Lessee shall be in default. In the event of such default, Lessor shall provide Lessee with written notice of default by certified mail, return receipt requested, and inform Lessee that payment must be made within fifteen (15) days of the receipt of notice. Such default may be handled as provided for in paragraph 23.
- C. Lessee shall pay any tax now or hereafter levied on said rent.

SECTION 6. SECURITY DEPOSIT

- A. Lessee, concurrently with the execution of this lease, has deposited with Lessor the sum of one month's rent as a security deposit for Lessee's payment of rents and for Lessee's faithful performance of the terms of this lease. Lessor hereby acknowledges the receipt of said security deposit.
- B. Lessor may at any time apply the security deposit or any part thereof towards the payment of rents or any other sums payable by Lessee under this lease, and towards the performance of any of Lessee's covenants under this lease. If the security deposit is insufficient to fully cover Lessee's liability under this Lease, Lessee shall remain liable for the additional amount. Furthermore, Lessor may exhaust any or all rights and remedies against Lessee before resorting to said security deposit, but Lessor is not required to do so. If Lessor does not use the security deposit, Lessor shall return the security deposit to Lessee within thirty (30) days after the expiration of this Lease. Lessor shall not be required to pay Lessee any interest on said security deposit.

SECTION 7. TERMINATION

Lessor may only terminate this Lease and the tenancy hereby granted due to a default by Lessee. Lessee may terminate by providing Lessor with ninety (90) days written notice.

SECTION 8. COMPLIANCE WITH LAWS

- A. Lessee shall not conduct, nor permit, any activity or use which violates any law, regulation, or requirement of any governmental authority now in force or which may hereafter be in force, or which violates or will make void or inoperative any insurance policy held by Lessor.
- B. Lessee shall comply with all ordinances of the City of Cedar Key, particularly Part 4.00.00, OPERATION OF MUNICIPAL MARINA, Chapter 2, Laws of Cedar Key.
- C. The City of Cedar Key participates in the Florida Clean Marina Program. Lessee shall comply with all applicable laws and regulations imposed under the Florida Clean Marina Program.
- D. Lessee shall annually pay the local business tax to Lessor during the term of this Lease.
- E. Lessee shall purchase and maintain a valid frequent user boat launch pass during the term of this Lease.

SECTION 9. USE OF CEDAR KEY MARINA - INSIDE

This Lease does not confer upon Lessee any rights to the use of the Cedar Key Marina - Inside, as defined in part 4.00.00, Cedar Key Code of Ordinances, for any purpose other than five minute tie-up at docking space marked for that purpose for safely loading and unloading passengers.

SECTION 10. UTILITIES; GARBAGE SERVICE

- A. **ELECTRIC & WATER** Lessor receives and pays for all electric and water utilities which serve the City Marina through master meters. Lessee shall receive all electric and water utilities through a submeter which supplies the premises leased by the Lessee. Lessor shall bill the Lessee on a monthly basis for the electric and water usage by Lessee and Lessee agrees to pay the bill within ten (10) days. Failure to do so shall be considered a breach of the Lease Agreement under Section 23 of this agreement.
- B. **GARBAGE AND TRASH** Lessee shall obtain and pay for garbage collection as required under the Laws of Cedar Key. Lessee shall be classified as a commercial account. Lessee understands and agrees to recycle in accordance with all applicable federal, state, and local codes.

- C. Lessee understands and agrees to pay for any and other utilities or services not specifically stated as being paid by Lessor.
- D. Lessor shall not be liable for failure to supply electric, water, sewer, or garbage service; or for any damage resulting from an interruption or malfunction in service or any utility due to any cause.

SECTION 11. PETS

All pets must be kept on boat or leash at all times

SECTION 12. SIGNS

Lessee shall not permit, allow, or cause to be created, installed, maintained, painted, or displayed on any part of the Leased Premises any exterior sign, lettering, place card, announcement, decoration, advertising media, or advertising materials of any kind whatsoever, except for the following:

1. Two accessory signs for the purpose of identifying the business not to exceed a total of 20 square feet and no single such sign may exceed 16 square feet; and
2. Two accessory signs for the purpose of displaying business hours and tour schedules with a maximum combined total square footage of 8 square feet and no single sign shall exceed 5 square feet.

SECTION 13. ALTERATIONS, ADDITIONS AND REPAIRS

- A. Without Lessor's prior written consent, Lessee may not make any structural changes, alternation, or additions to the Leased Premises exceeding three hundred dollars (\$300.00) in value, as determined by the City Building Official. Any structural change, alteration, or addition to or on the Leased Premises made with or without the aforesaid written consent of the Lessor shall remain for the benefit of and become the property of Lessor, unless otherwise provided in the written consent.
- B. Subject to the consent and notice requirements herein, Lessee shall be responsible to make all repairs and replacements necessary to maintain the Leased Premises in a safe, well-maintained condition. This includes repairs made necessary by wind, flood, or other forces or nature.
- C. Lessee shall serve written notice on Lessor at least ten (10) days prior to permitting any work to be commenced in or on the Leased Premises.

Pursuant to Fla. Stat. §713.01(26), the interest of the Lessor does not constitute "Real Property" for purposes of the Florida Construction Lien Law. Pursuant to Fla. Stat. §713.10(2), the interest of the Lessor in the leased premises shall not be subject to liens for improvements made by the Lessee.

- D. In the event that a storm damages the Leased Premises such that Lessee is unable to conduct Lessee's normal business operations, Lessee shall have a reasonable time, not to exceed sixty days, to repair or rebuild the Leased Premises. If Lessee needs more than sixty days, Lessee may petition the City Commission for additional time. Lessee may also petition the City Commission for relief from rent during the rebuilding period. Nothing in this paragraph shall exempt Lessee from having to obtain any permits needed to rebuild or repair the Leased Premises as may be required under paragraph 14A of this Lease or the Laws of Cedar Key.

SECTION 14. MARINA EVACUATIONS

In accordance with section 327.59, Florida Statutes (2007), Lessor provides the following notice to Lessee:

Lessor hereby informs Lessee that in the event Lessee fails to remove Lessee's vessel from the Cedar Key Marina after the issuance of a tropical storm or hurricane watch covering Cedar Key, Florida, under Florida law, the undersigned or his or her employees or agents are authorized to remove Lessee's vessel, if reasonable, from its slip or take any and all other reasonable actions deemed appropriate by Lessor or his or her employees or agents in order to better secure Lessee's vessel and to protect marina property, private property, and environment. Lessee is further notified that Lessee may be charged a reasonable fee for any such action.

SECTION 15. DEBRIS REMOVAL AND DISPOSAL

Lessee shall be responsible for removing and properly disposing of any and all debris in the marina and surrounding waters if such debris originated from the Leased Premises and whether or not the debris was removed by natural events or by acts of third parties. Lessee shall remove such debris within a reasonable time, but not to exceed five days. If Lessee fails to remove the debris within five days, Lessor reserves the right to remove and dispose of such debris and to charge Lessee a reasonable fee for the removal and disposal. Nothing in this Section shall prevent Lessee from reusing debris to repair or rebuild the Leased Premises.

SECTION 16. LIABILITY FOR DEFECTS

In the absence of negligence on the part of Lessor, its agents or employees, and subject to municipal sovereign immunity under state law, Lessor shall not be liable to Lessee for any damage or injury to Lessee or Lessee's property occasioned by any defect of the docking or other facilities on the Leased Premises, no matter the source of the defect.

SECTION 17. INSURANCE

- A. Lessor and Lessee shall obtain all insurance policies that the respective parties are required to keep and maintain in force from good and solvent insurance companies.

- B. Lessee agrees that it will, at its own expense, at all times during the term of this lease, maintain in force a policy or policies of commercial general liability and personal injury liability insurance, written by one or more responsible insurance carriers against liability for injury to or death of persons or loss or damage to their property occurring in or about the Leased Premises. The Liability under such insurance shall be Protection and Indemnity liability insurance coverage naming the Lessor as an additional insured. The minimum amount of required coverage shall be one-million dollars (\$1,000,000.00) per occurrence. Lessee shall provide the City Clerk with proof of such coverage and shall have the City of Cedar Key named as an additional insured on such policies.
- C. Lessee agrees to maintain and keep in force all employees compensation insurance required under the laws of the State of Florida, and such other insurance as may be necessary to protect Lessor against any other liability to person or property arising hereunder by operation of law, whether such law be now in force or adopted subsequent to the execution of this agreement.
- D. Should Lessee fail to obtain and pay for any insurance required by this Lease, Lessor may pay such premiums for Lessee. In the event that Lessor pays any insurance premiums for Lessee, Lessor may immediately demand that Lessee reimburse Lessor the full amount of any premiums paid by Lessor. Lessee's failure to pay same on demand shall constitute a default of this lease.

SECTION 18. TRANSFER OR PLEDGE OF LEASEHOLD INTEREST OR VESSELS

Lessee must obtain Lessor's written consent before Lessee may assign this lease or any interest therein, or sublet the Leased Premises or any part thereof, or license the use of all or any portion of the Leased Premises or business conducted therein or thereon, or encumber or hypothecate this lease. Any assignment, subletting, licensing, encumbering, or hypothecating of this Lease without such prior written consent shall, at the option of Lessor, terminate this lease. No such written consent by Lessor shall be binding unless approved by the Cedar Key City Commission.

SECTION 19. SURRENDER OF PREMISES

At the termination of this lease, Lessee shall vacate the Leased Premises in as good a condition as they are in at the time of entry thereon by Lessee, except for reasonable use and wear thereof. Upon vacating, Lessee shall leave the Leased Premises free and clear of all rubbish, debris and personal property. Unless otherwise provided in writing by Lessor, all structural changes, alterations, or additions to or on the Leased Premises made by Lessee shall remain for the benefit of and become the property of Lessor.

SECTION 20. INDEMNIFICATION OF LESSOR

Lessee hereby covenants and agrees at all times to indemnify Lessor and the Leased Premises against any cost, liability or expense arising out of any claims of any person or persons whatsoever by reason of the use or misuse of the Leased Premises, parking area, or common facilities by Lessee or any person or persons holding under Lessee, and shall indemnify Lessor

against any penalty, damage or charge incurred or imposed by reason of any violation of law or ordinance by Lessee of any person or persons holding under Lessee, and against any costs, damage, or expense arising out of the death of or injury to any person or persons holding under Lessee.

SECTION 21. LESSOR'S RIGHT OF INSPECTION

Lessor shall have access to the Leased Premises, and each and every part thereof, during Lessee's regular business hours for the purpose of inspecting the premises, making repairs, and posting notices which Lessor may deem necessary for the protection of Lessor or the Leased Premises.

SECTION 22. DEFAULT

- A. If Lessee fails to promptly perform any responsibility under this Lease, or abandons the Leased Premises, Lessor shall provide notice to Lessee in writing specifying the nature of the breach. Lessee shall have fifteen (15) days from receipt of the notice to cure the breach. If Lessee fails to cure the breach, or the breach is incurable within fifteen (15) days, Lessee shall be in default.
- B. Whenever a provision of this Lease specifies that Lessee is in default, Lessor shall place on the agenda of the next regularly scheduled City Commission meeting the matter of Lessee's default and call upon the City Commission to take appropriate action by all legal means available and appropriate which may include termination of this Lease.
- C. Notwithstanding any provision as to notice contained in this Lease, if in Lessor's judgment the continuance of any default by Lessee, other than for the payment of money, for the full period of the notice otherwise provided for will jeopardize the premises or the rights of Lessor, Lessor may, without notice, elect to perform those acts in respect of which Lessee is in default, at Lessee's expense, and Lessee shall thereupon reimburse Lessor, with interest at the highest rate allowed by law, on ten (10) days' notice by Lessor to Lessee.
- D. Each and all of the remedies given to Lessor in this lease or by law are cumulative, and the exercise of one right or remedy by Lessor shall not impair its right to exercise any other right or remedy.
- E. On any payment made by Lessor for the benefit of Lessee, Lessee shall repay Lessor as provided herein, together with interest at an annualized interest rate of ten percent (10%).
- F. In the event of Lessee's default, Lessee waives all claim or demand for damages that may be caused by Lessor in re-entering and taking possession of the Leased Premises, and all claim or demand for damages which may result from the destruction of or injury to the premises, and all claim or demand for damages or loss of property belonging to Lessee or to any other person, firm, or corporation as may be in or on the premises at the time of such re-entry.

SECTION 23. HOLDING OVER

No holding over and continuation of any business by Lessee after the expiration of the term hereof shall be considered to be a renewal or extension of this lease unless written approval of such holding over and definite agreement to such effect is approved by the Cedar Key City Commission and signed by Lessor defining the length of such additional term. Any holding over without the consent of Lessor shall be considered to be a day-to-day tenancy at a rental of two times the daily rate of the maximum monthly payment provided herein, computed on the basis of the 30-day month.

SECTION 24. WAIVER

- A. Nothing contained in this agreement shall be construed as waiving any of Lessor's rights under the laws of the State of Florida.
- B. Lessor's failure to enforce any provision of this lease shall not be construed as a waiver of any preceding or succeeding breach of such provision.

SECTION 25. TIME OF THE ESSENCE

Time is of the essence for each and every provision, covenant, and condition herein contained and on the part of Lessee or Lessor to be done and performed.

SECTION 26. COSTS AND ATTORNEY'S FEES

If the Lessee defaults in the performance of any of the provisions of this lease and by reason thereof the Lessor employs the services of any attorney to enforce Lessee's performance, to evict the Lessee, to collect monies owed by Lessee, or to perform any service based upon said default, then Lessee agrees to pay a reasonable attorney's fee and all expenses and costs incurred by the Lessor pertaining thereto and in enforcement of any remedy available to the Lessor.

SECTION 27. HEADINGS FOR CONVENIENCE ONLY

The headings used herein are for convenience and shall not be resorted to for purposes of interpretation or construction hereof.

SECTION 28. AMENDMENTS TO BE IN WRITING

This lease may be modified or amended only by writing duly authorized by the Cedar Key City Commission and executed by both Lessor and Lessee. It may not be amended or modified by oral agreements or understandings between the parties unless the same shall be reduced to writing duly authorized and executed by both Lessor and Lessee.

SECTION 29. NOTICES

- A. All notices or demands of any kind that Lessor may be required or may desire to serve on Lessee under term of this lease may be served on Lessee, as an alternative to personal service, by leaving a copy of such demand or notice addressed to Lessee, or by mailing a

copy thereof by registered or certified mail, postage prepaid, addressed to Lessee, at the Leased Premises or at such other address or addresses as Lessee may from time to time be designated in writing to Lessor. Service shall be deemed complete at the time of the leaving of such notice as aforesaid or within three (3) days after mailing of same.

- B. Any and all notices or demands from Lessee or Lessor may be similarly served upon Lessor at City Hall, City of Cedar Key, Florida, or at such other address as Lessor may in writing designate to Lessee.

SECTION 30. RECORDING

This lease will not be recorded in the Public Records of any county in Florida.

Executed on this _____ day of _____, 20____.

LESSOR: CITY OF CEDAR KEY, FLORIDA

WITNESS:

Signed: _____
_____, Mayor

Signed: _____
Printed: _____

LESSEE:

WITNESS:

Signed: _____
Printed: _____

Signed: _____
Printed: _____

GUARANTY:

The undersigned, do hereby absolutely and unconditionally guarantee the obligations of _____
_____(Lessee) under this agreement, and waive all rights of notice, demand and presentment hereunder. The liability of the guarantors hereunder shall be joint and several.

GUARANTORS:

Signed: _____
Printed: _____

Signed: _____
Printed: _____

Dear Mayor and City Commissioners,

I am respectfully requesting approval to perform maintenance and repair to the existing concrete pad located adjacent to the public beach and boat ramps. This work is not new construction. The purpose is simply to repair and restore the existing concrete so it can safely support a concession trailer. The repair will not increase the footprint of the existing pad, alter drainage patterns, or have any impact on erosion.

My goal is to provide a service that will benefit both Cedar Key residents and the thousands of visitors who come to our community each year. In my experience, many of our guests arrive unprepared for Florida's conditions. They often do not have adequate drinking water, sunscreen, insect repellent, or other basic necessities. Having these items readily available would improve the safety and enjoyment of their visit.

In addition, I would like to install a publicly accessible Automated External Defibrillator (AED) at this location. This past weekend there was a significant medical emergency nearby, and situations like that remind us that seconds can make the difference between life and death. An AED located near the beach, park, and boat ramps could save a life while emergency responders are en route.

Having this repaired location in place would also allow the concession trailer to reopen quickly after future storms, providing visitors with essential supplies and helping Cedar Key recover more rapidly after disasters.

This repair project is relatively small and should not take long to complete. The City already has an excellent workforce with the experience and equipment needed to perform this type of concrete repair. I would be happy to pay for all of the materials if the City would consider assisting with the labor. I believe this would be a great example of teamwork between a local business owner and the City, resulting in a project that benefits everyone.

If any Commissioner or City staff member has questions or concerns about this request, please email me as soon as possible so I have the opportunity to address them before the July Commission meeting. I would much rather answer questions in advance than have misunderstandings delay a project that is intended to improve public safety and enhance the experience of those visiting Cedar Key.

Thank you for your time, consideration, and continued service to our community. I respectfully ask for your approval of this maintenance and repair project.

Respectfully,

Daniel Smith

Cedar Key Paddling



Nancy Stephens <nstephens@neflin.org>

Daniel

1 message

Daniel Smith <dan_gator@yahoo.com>

Wed, Jul 1, 2026 at 1:08 PM

Reply-To: Daniel Smith <dan_gator@yahoo.com>

To: nstephens@neflin.org







CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Appointment of City Commission Representative to the Levy County RESTORE Act Committee

Background

The Levy County RESTORE Act Committee meets on a quarterly basis to discuss, coordinate, and provide recommendations regarding projects and funding opportunities available through the RESTORE Act. The committee serves as a collaborative forum for Levy County and its municipalities to coordinate regional priorities and ensure effective use of RESTORE Act resources.

The City of Cedar Key has historically participated in these discussions due to the importance of RESTORE funding for infrastructure, environmental restoration, economic resilience, and community recovery initiatives that directly impact the city.

Purpose

To appoint a member of the City Commission to serve as the City's official representative on the Levy County RESTORE Act Committee. The appointed commissioner will attend the committee's quarterly meetings, represent the City's interests, provide input on regional RESTORE Act initiatives, and report significant actions and updates back to the City Commission.

Fiscal Impact

None. Meetings are held quarterly, and any travel or incidental expenses, if applicable, will be paid in accordance with the City's adopted travel policy and available budget.

Recommended Action

Appoint a commissioner to serve as the City of Cedar Key's representative on the Levy County RESTORE Act Committee until the Commission makes a subsequent appointment or the member's term otherwise expires.

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Discussion of the DRMP_WADS Offshore Wave Attenuation Project

Background

The City Commission will discuss the Department of Environmental Protection (DEP) Resilient Florida **DRMP-WADS Offshore Wave Attenuation Project**, a resiliency initiative intended to reduce wave energy impacting Cedar Key's shoreline while enhancing long-term coastal resilience. The project is being evaluated as a potential nature-based and/or engineered solution to mitigate shoreline erosion, reduce flooding impacts, and improve protection of public infrastructure and natural resources.

The discussion will provide an opportunity for the Commission to review the project's status, scope, anticipated benefits, funding opportunities, permit considerations, and next steps.

Purpose

To provide the City Commission with information regarding the DRMP_WADS Offshore Wave Attenuation Project and allow for discussion on project objectives, implementation, funding, and any direction the Commission wishes to provide to staff.

Fiscal Impact

There is no immediate fiscal impact associated with this discussion. Any future grant applications, engineering services, design, permitting, or construction costs requiring City participation will be presented to the Commission for consideration and approval as necessary.

Recommended Action

Discuss the DRMP-WADS Offshore Wave Attenuation Project and provide directions to staff regarding future planning, coordination, grant opportunities, and project implementation.

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Establishment of the Preliminary Millage Rate for Fiscal Year 2026–2027

Background

Florida law requires the City Commission to establish a preliminary millage rate each fiscal year as part of the Truth in Millage (TRIM) process. The preliminary millage rate establishes the maximum property tax rate that may be adopted for the upcoming fiscal year and is used by the Property Appraiser in preparing the Notice of Proposed Property Taxes (TRIM Notices) for property owners.

The preliminary millage rate may be reduced during the budget adoption process but cannot be increased without repeating the TRIM notification process as required by Florida Statutes.

Establishing the preliminary millage rate does not adopt the City's final budget or final millage rate. The Commission will conduct public budget hearings prior to final adoption of the Fiscal Year 2026–2027 budget and millage rate.

Purpose

To establish the City's preliminary millage rate for Fiscal Year 2026–2027 and authorize staff to transmit the required information to the Levy County Property Appraiser in accordance with the TRIM calendar and applicable Florida Statutes.

Fiscal Impact

The preliminary millage rate establishes the maximum ad valorem tax rate that may be considered during the Fiscal Year 2026–2027 budget process. Final revenues will depend on the millage rate ultimately adopted by the City Commission and the certified taxable value provided by the Levy County Property Appraiser.

Recommended Action

Approve the preliminary millage rate of ____ **mills** for Fiscal Year 2026–2027 and authorize staff to submit the required TRIM documentation and schedule the required public budget hearings.

CKWSD General Manager's Report 07.13.26

Florida Commerce CDBG-DR Grant Agreements: The RFQ for Engineering and the RFP for Grant Administration procurements are currently being conducted with a 3:00pm July 17th end date for proposals.

Nextower Communications Colocation Agreement: I have no update. We are awaiting the City Attorney to establish a contract clause addressing any possible FCC ruling.

Workers Compensation Audit Adjustment – Egis Insurance: I have not heard back on the adjustment request to change my salary category from Operations to Clerical.

Fiscal Year 2025 Audit: This past Thursday, we received our first contact from James Moore & Company since the first of the year. We were given assignments to complete for the audit. We have done so. Moore is setting up an audit call with Commissioner Hand and myself.

Wastewater Adjustment Period: CKWSD currently has a policy limiting customers to one sewer fee adjustment every 36 months. My experience is most utilities' sewer adjustment limit period is usually a 12-month period. I recommend the Board adopt a policy limiting customers to one sewer adjustment every 12-months. I believe this change in policy will have a negligible effect on our revenues.

2026 Water/Sewer Revenue and Ad Valorem Preliminary/Final Rate Meeting Dates: Our Water/Sewer Revenue and Ad Valorem Preliminary/Final Rate Meeting Dates are September 14 and 28, 2026.

2025/2026 Property Appraiser Annual Appropriation: CKWSD's portion of the Levy County Property Appraiser's Annual Appropriation is \$11,951.22 based on the PA's 2025/2026 budget of \$1,453,373.00.

Financial Reports: June is the 75% point of the fiscal year. Water and sewer revenues are at 77%. You will see Ad Valorem revenue for June remains at 91.3% of budget, but we have recently received Ad Valorem payments for April, May, and June in the amount of \$42,994.59 which brings us 100.8% of budget. Total traditional revenue (non-grant) is at 80.6% of budget of the budgeted amount and is 2% above FY25 June.

Total payroll is 4.8% above budget and 4.7% above this budget period in 2025. Total traditional expenses (non-grant) are 57% of budget. Including the large carryover from FY25 storm repairs, expenses are at 76%.

Bill Adjustment Requests: As this time, we two Bill Adjustment Requests for the Board's consideration.

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Presentation of the Fiscal Year 2024–2025 Annual Financial Audit by Purvis Gray & Company, LLP

Background

Representatives from Purvis Gray & Company, LLP, the City's independent certified public accounting firm, will present the results of the Fiscal Year 2024–2025 Annual Financial Audit. The presentation will include an overview of the City's financial statements, the auditor's opinion, significant financial highlights, internal control considerations, compliance with applicable laws and regulations, and any findings or recommendations.

The annual audit is conducted in accordance with generally accepted auditing standards and applicable Florida statutory requirements to provide assurance regarding the City's financial statements and financial reporting.

Purpose

To receive the presentation of the Fiscal Year 2024–2025 Annual Financial Audit from Purvis Gray & Company, LLP, and provide the City Commission with an opportunity to ask questions regarding the audit results and recommendations.

Fiscal Impact

There is no fiscal impact associated with the presentation of the audit. Any recommendations resulting from the audit that require future budgetary or operational changes will be presented to the Commission for consideration as necessary.

Recommended Action

Receive the presentation of the Fiscal Year 2024–2025 Annual Financial Audit by Purvis Gray & Company, LLP, discuss the audit results, and accept the audit report as presented.

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Approval of the Proposed Event and Facility Use Fee Schedule

Background

Staff have reviewed the City's existing event and facility use fees to ensure they accurately reflect the cost of providing City facilities and services while remaining fair and consistent for residents, organizations, and visitors. The proposed fee schedule updates rental rates and associated fees to better align with current operating costs, maintenance expenses, inflation, and administrative costs.

The proposed schedule is intended to provide a standardized fee structure for the use of City-owned facilities and special event spaces, improve consistency in fee administration, and support the long-term maintenance and operation of City assets.

Purpose

To consider and approve the proposed Event and Facility Use Fee Schedule for City-owned facilities and special event spaces.

Fiscal Impact

Approval of the proposed fee schedule is anticipated to increase revenue generated from facility rentals and special events, helping offset operational, maintenance, and administrative costs associated with City-owned facilities.

Recommended Action

Approve the proposed Event and Facility Use Fee Schedule as presented, provide an effective date, and authorize staff to implement and administer the revised fee schedule.

Proposed Event and Facility Use Fee Schedule

The proposed fees reflect a 29% increase based on cumulative inflation from 2017 to 2024, using the Consumer Price Index (CPI-U) from the U.S. Bureau of Labor Statistics to maintain the City's cost recovery and purchasing power. This adjustment ensures fees remain fair, consistent, and aligned with current operational costs while supporting long-term financial sustainability.

Table 1: Duration Categories Defined

Duration	Definition
Half-Day	Up to 4 hours
Full Day	Over 4 hours
Multi-Day	Two or more consecutive days

Table 2: Defined Fee by Day (Includes set up and clean up)

Duration	Rate Structure
1 Day	Standard Daily Rate
2 Days	2 x Daily Rate
3 Days (Weekend/Event Block)	2.5 x Daily Rate
4+ Days	2.5 x Daily Rate + each additional day at standard rate

Table 3: Fee Schedule by Facility Use

Facility	Fee Type with Amount
Festivals/Right-of-Way	Deposit \$160 Use Fee – Half Day \$90 Use Fee – Full Day \$175 Community-Based Fee (Non-Fundraising) \$65
Library	Deposit \$160 Use Fee – Half Day \$70 Use Fee – Full Day \$140
City Park	Deposit \$160 Use Fee – Half Day \$90 Use Fee – Full Day \$175 Community-Based Fee (Non-Fundraising) \$65
Marina & Fishing Tournament	Deposit \$160 Use Fee – Half Day \$90 Use Fee – Full Day \$175

	Community-Based Fee (Non-Fundraising) \$65
City Hall	Deposit \$160 Use Fee – Half Day \$70 Use Fee – Full Day \$140

Table 4: Police/Public Works Staff

Service	Fee
First 4 Hours per Officer	\$50
Each Additional Hour per Officer	\$25
First 4 Hours – Public Works Staff	\$35
Each Additional Hour – Public Works Staff	\$25

Table 5: Event Liability Insurance Requirement

Item Needed	Detail
Requirement	Event renters must provide general liability insurance coverage listing Cedar Key as an additional insured prior to permitting approval for use of facility.
Minimum Coverage	\$1,000,000 per occurrence (industry standard)
Estimated Cost to Renter	Approximately \$75-\$200 per event depending on event size, duration, and risk level

Table 6: Discounts Offered (Discounts cannot be stacked or transferred. One discount per event.)

Category	Discount Percentage	Evidence Needed
Local resident Discount	25% of standard daily rate	Proof of residency within city limits
Non-Profit/Community Organization	50% off standard daily rate (non-fundraising events only)	501(c)(3) designation or recognized local civic group
Cedar Key Business	25% of standard daily rate	Valid BTR
Levy County Resident	15% of standard daily rate	Proof of residency within Levy County

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Approval of the Building Services Agreement with JPI and Draft Building Permit Fee Schedule

Background

Staff is requesting Commission approval of a new agreement with JPI to continue providing contracted building services for the City of Cedar Key. Under the proposed agreement, JPI will continue to provide professional building services, including plan review, inspections, and other technical code administration functions, while working collaboratively with the City Clerk's Office to administer the City's permitting process.

In conjunction with the proposed agreement, staff has developed a draft Building Permit Fee Schedule to reflect the City's building services delivery model and recent legislative changes requiring permit fees to be based on the specific services performed rather than a valuation-based fee structure.

The proposed fee schedule mirrors the individual services provided by JPI for contracted technical building services and separately identifies fees for permitting and administrative functions performed in-house by the City Clerk's Office, including permit intake, application processing, permit issuance, records management, customer assistance, and other administrative services. This service-based approach provides transparency, accurately reflects the cost of each task performed, and supports compliance with current Florida law.

Approval of this item will authorize continuation of the City's contracted building services through JPI and establish the framework for a service-based permit fee schedule. Staff will finalize the schedule and implement it in accordance with Commission direction and applicable law.

Purpose

To approve:

1. The Building Services Agreement with JPI to continue providing contracted building services in collaboration with the City Clerk's Office; and
2. The draft service-based Building Permit Fee Schedule that mirrors JPI's contracted services and the administrative services performed by City staff in accordance with current Florida legislation.

Fiscal Impact

The proposed agreement allows the city to continue utilizing contracted professional building services while maintaining local permit administration through the City Clerk's Office. The proposed permit fee schedule is designed to recover the reasonable costs associated with both contracted and in-house services and to support a financially sustainable Building Department.

Recommended Action

Approve the Building Services Agreement with JPI, authorize the city clerk to execute the agreement subject to City Attorney review, approve the draft service-based Building Permit Fee Schedule framework, and direct staff to implement and administer the revised fee schedule in accordance with applicable law.

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Approval of Workshop Date for Boat Ramp Study and Marina Feasibility Study Presentations

Background

Staff requests that the City Commission establish a workshop date to receive presentations on the Boat Ramp Study and the Inner and Outer Marina Feasibility Studies. The workshop will include presentations by the City's consulting firms regarding project findings, alternative design concepts, and recommendations developed through the City's grant-funded planning efforts.

The purpose of the workshop is to provide the Commission with a comprehensive overview of the complete studies, receive public input, discuss potential implementation strategies, and provide directions to staff regarding future project priorities and funding opportunities.

Purpose

To select a date and time for a City Commission workshop to receive presentations from Kimley-Horn and CPH regarding the Boat Ramp Study, Inner and Outer Marina Feasibility Studies, alternative design concepts, and final grant reports.

Fiscal Impact

None. The workshop is for informational and planning purposes. Any future project expenditures or implementation activities will be presented separately for Commission consideration.

Recommended Action

Select one of the following proposed workshop dates and direct staff to coordinate with the consultants and advertise the workshop in accordance with Florida law.

Proposed Workshop Dates:

- **Option 1:** Tuesday, August 4, 2026, at **3:00 p.m.**
- **Option 2:** Tuesday, August 11, 2026, at **10:00 a.m.**
- **Option 3:** Thursday, August 20, 2026, at **5:00 p.m.**

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Approval to Reschedule the August 18, 2026, Regular City Commission Meeting

Background

The City Commission's next regularly scheduled meeting is set for **Tuesday, August 18, 2026**. However, City Hall will serve as a polling location for the municipal election and will be closed to regular City business on that date.

To avoid conflicts with election activities and ensure the Commission meeting can be conducted efficiently while allowing normal City operations to resume, staff recommends rescheduling the regular City Commission meeting to an alternate date.

Purpose

To establish a new date and time for August 18, 2026, regular City Commission meeting due to the municipal election and the closure of City Hall for regular business.

Fiscal Impact

None. Rescheduling the meeting will have no significant fiscal impact.

Recommended Action

Approve rescheduling August 18, 2026, regular City Commission meeting and direct staff to provide all required public notices in accordance with Florida law.

Suggested Alternate Meeting Dates

- **Option 1:** Monday, August 17, 2026, at 5:00 p.m.
- **Option 2:** Wednesday, August 19, 2026, at 5:00 p.m.
- **Option 3:** Thursday, August 20, 2026, at 5:00 p.m.

CITY OF CEDAR KEY

MEETING AGENDA ITEM COVER SHEET

Agenda Item: Approval for City Clerk to Attend the Florida Association of City Clerks (FACC) 2026 Annual Conference

Background

The Florida Association of City Clerks (FACC) 2026 Annual Conference will be held August 13–15, 2026, in Hollywood, Florida. The conference provides continuing education and professional development specifically designed for municipal clerks throughout the State of Florida.

Attendance offers training on current legislative updates, public records, records management, elections, ethics, budgeting, municipal operations, and best practices affecting Florida local governments. The conference also provides opportunities to collaborate with municipal clerks and industry professionals regarding emerging issues, innovative solutions, and statutory changes impacting municipal administration.

Participation supports the City Clerk's continuing education requirements and enhances the City's ability to maintain compliance with Florida laws while improving administrative efficiency and service to the public.

Fiscal Impact

Conference registration, lodging, meals, and travel expenses will be paid in accordance with the City's approved travel policy and budgeted professional development funds.

Staff Recommendation

Staff recommends approval for the City Clerk to attend the Florida Association of City Clerks (FACC) 2026 Annual Conference in Hollywood, Florida, on August 13–15, 2026, and authorization for reimbursement of eligible travel and conference expenses in accordance with City policy.

Suggested Motion

Motion to approve the City Clerk's attendance at the Florida Association of City Clerks (FACC) 2026 Annual Conference, August 13–15, 2026, in Hollywood, Florida, and authorize payment of registration, travel, lodging, meals, and related expenses in accordance with the City's travel policy and approved budget.

A large, diverse group of people is seated in rows of chairs, facing towards the right side of the frame. They are in a large hall with a high ceiling and large windows in the background. The image is partially obscured by a large white chevron shape pointing downwards.

Florida League of Cities
**2026 ANNUAL
CONFERENCE**

August 13-15, 2026
The Diplomat • Hollywood, FL

REGISTRATION INFORMATION

Paid registration is required to receive housing information, so sign up early!
See page 9 for details.

Hotel Reservation Deadline: July 14, 2026

Conference Registration Deadline: July 31, 2026

#FLCities2026



GENERAL INFORMATION

The Florida League of Cities (FLC) 2026 Annual Conference will be held August 13-15, 2026, at The Diplomat in Hollywood.

The conference is an opportunity for municipal officials and senior staff to enhance leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future, and discover the latest products and services for municipal governments.

This year's conference will include breakout sessions, committee meetings, keynote presentations, awards, and more. Don't miss this opportunity to learn, network, and share.

Location/Dates

The Diplomat – Hollywood, FL
Thursday, August 13 - Saturday, August 15, 2026

Registration Hours

Wednesday, August 12: 12:00 p.m. - 4:30 p.m.
Thursday, August 13: 7:00 a.m. - 7:00 p.m.
Friday, August 14: 7:30 a.m. - 5:00 p.m.
Saturday, August 15: 7:30 a.m. - 2:30 p.m.

Registration Fees

City/County/Government (\$650), **Corporate** (\$750), and **Guest** (\$175): These fees cover your name badge, admission to all conference sessions and the exhibit hall, refreshment breaks, Friday's membership networking event, Saturday's Past Presidents' Luncheon and Installation, and the Inaugural Celebration on Saturday night.

NOTE: Registrants are defined as any elected government official or any employee of governments, organizations, or corporations. **Guests** are defined as spouses, partners, or other nonprofessional relations of conference delegates. Guest registration **may not** be used for other elected government officials, staff, or company representatives.

Teen Guest 13-18 years (\$20) and **Child Guest 3-12 years** (\$15): These fees cover your name badge, admission to the exhibit hall, Friday's membership networking event, and refreshment breaks. **Teen and child guest registrations do not include Saturday's Past Presidents' Luncheon or the Inaugural Celebration.**



Registration Procedures

Online Registration – Credit Cards Only

Visit flcities.com/annualconference to access online registration and pay with your Visa, Mastercard, or American Express. You will receive your conference confirmation immediately via email. Conference confirmations include your registration information, totals, and housing instructions. Please check your confirmation carefully to verify that all information is correct and inform the League immediately of any errors.

Mail Registration – Checks Only

To pay via check, fill out the registration form on page 10, attach your check for the appropriate fee, and mail it to the League office by **Friday, July 31, 2026**. Name badges and other information can be picked up at the conference registration desk.

Deadlines

Registration – Conference registrations must be received no later than **Friday, July 31, 2026**. If you are unable to meet this deadline, please register on-site. **NOTE: Registration fees will increase to \$680 for government and \$780 for corporate registrants for all registrations done on-site**, so we encourage you to register in advance.

Hotel Reservations – The cutoff date for reservations at The Diplomat is **July 14, 2026**. Reservations must be made via an FLC-provided registration link only; no one will receive housing information until **after** their **paid** registration is received. Please see page 9 for more details.

Cancellation Policy

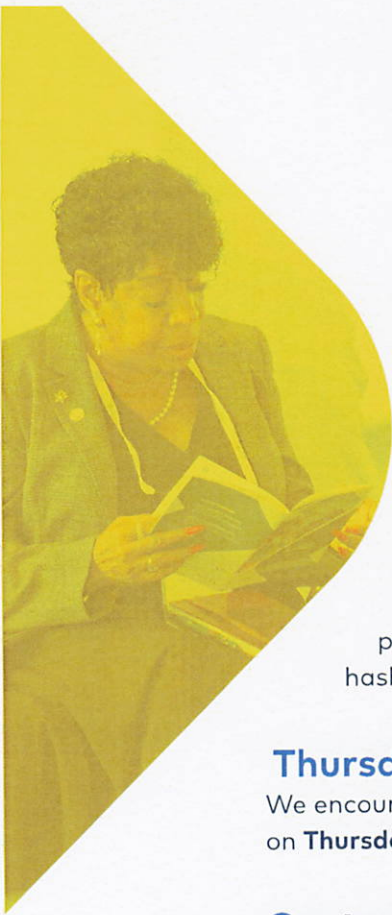
Conference registration cancellation requests must be sent in writing via email to mhowe@flcities.com. All cancellations received in the FLC office by 5:00 p.m. **Friday, July 31, 2026**, will receive refunds, minus a **\$50.00** cancellation fee. Refunds will be issued after the conference. **No refunds can be made after July 31 or for early departure from the conference.**

Hotel reservations must be canceled no later than **three days** prior to the scheduled arrival date to avoid a penalty of one night's room and tax.

Special Needs

If you are physically challenged and require special services or if you have special dietary needs (i.e., allergies or kosher or vegetarian meals), please attach a written description to your registration form. Contact the hotel directly if you need any special accommodations in your room.





Certification Credit

This conference qualifies for 10 points in our **Certified Elected Municipal Official** program. Visit flcities.com/certificate for details or contact Christen Dangro at cdangro@flcities.com for more details.

Live Feeds via Social Media

The League posts real-time updates and photos via Facebook, Instagram, and LinkedIn during the conference. Follow @FLCities on all major platforms. Connect with the conversation or pose questions by using the hashtag **#FLCities2026** in all your conference-related posts.

Thursday is City Shirt Day!

We encourage all of you to show your city spirit by wearing your city shirt on **Thursday, August 13**.

Contact Information

For additional information, please contact Melanie Howe at mhowe@flcities.com or 850.222.9684.



TENTATIVE PROGRAM

Following is a tentative schedule of conference events.
Be sure to check our website for updates!

Wednesday, August 12, 2026

12:00 p.m. - 4:30 p.m.

Registration Desk Open

1:30 p.m. - 2:00 p.m.

Florida League of Mayors Nominating Committee Meeting

2:15 p.m. - 3:15 p.m.

Florida League of Mayors Business Meeting
For more information, contact flm@flcities.com.

3:30 p.m. - 4:30 p.m.

Florida League of Mayors Workshop
Additional registration required through the Florida League of Mayors; contact flm@flcities.com for more details.

5:00 p.m. - 6:30 p.m.

Florida League of Mayors Reception
Additional registration required through the Florida League of Mayors; contact flm@flcities.com for more details.

Thursday, August 13, 2026

7:00 a.m. - 7:00 p.m.

Registration Desk Open

8:00 a.m. - 12:00 p.m.

Continuing Education in Ethics: Have You Completed Your Hours?

Florida's municipal elected officers are required to take four hours of specific continuing education in ethics per year. If you haven't completed your hours yet, this is your opportunity! The four-hour session includes two hours on the Florida Ethics Law (Chapter 112, Florida Statutes), one hour of public meetings (Chapter 286, Florida Statutes), and one hour of public records (Chapter 119, Florida Statutes). If you have completed your hours, this class is a good refresher.

NOTE: Registration is limited to the first 175 people and will be on a first-come, first-served basis.

8:30 a.m. - 10:00 a.m.

Florida League of Mayors Board of Directors Meeting

10:00 a.m. - 7:30 p.m.

Exhibit Hall Open

10:15 a.m. - 11:30 a.m.

Workshop

1:00 p.m. - 2:30 p.m.

Workshop

1:00 p.m. - 3:00 p.m.

"Cities 101" Workshop

If you are newly elected or newly appointed, this "crash course" is designed for you. Details about Florida municipalities, the services they provide, and governing challenges will be discussed. This course is a prequel to the popular Institute for Elected Municipal Officials (IEMO), but it is not a substitute for the two-day IEMO class.

3:15 p.m. - 4:30 p.m.

Workshops

3:15 p.m. - 4:45 p.m.

Florida League of Cities Nominating Committee Meeting

4:45 p.m. - 5:45 p.m.

Connect, Collaborate, and Caffeinate: Speed Networking for Conference Attendees

Get ready for a dynamic networking experience! Fuel up with coffee and snacks as you engage in fun, fast-paced conversations and make meaningful connections with fellow leaders in local government. Don't forget your business cards.

▶ ▶ ▶

6:00 p.m. - 7:30 p.m.

President's Welcome Reception in the Exhibit Hall

Friday, August 14, 2026

7:00 a.m. - 8:30 a.m.

Florida Black Caucus of Local Elected Officials Breakfast

Additional registration required through the Florida Black Caucus of Local Elected Officials; contact Caressa Andrews-Moye at candrewsmoye@flcities.com for more details.

7:30 a.m. - 8:30 a.m.

FREE Sunrise Yoga

Join us for a **sunrise yoga class**. Flow with grace in a variety of postures designed to open up your mind, body, and heart. This relaxing class will be led by a certified personal trainer and is great for individuals at all fitness levels. You don't need to bring a yoga mat, but be sure to wear comfortable clothing. There is no charge for the event, **but pre-registration is required**, and the class is limited to the **first 40 participants**.

7:30 a.m. - 9:00 a.m.

Continental Breakfast in the Exhibit Hall

7:30 a.m. - 1:15 p.m.

Exhibit Hall Open

7:30 a.m. - 5:00 p.m.

Registration Desk Open

9:15 a.m. - 10:30 a.m.

Workshops



Doris Kearns Goodwin

Doris Kearns Goodwin is a world-renowned presidential historian, public speaker, Pulitzer Prize-winning and #1 *New York Times* best-selling author, and a partner in Pastimes Productions.



Goodwin is often called upon by the news media, late-night TV hosts, and hundreds of companies, educational institutions, government agencies, and nonprofits to share her vast leadership knowledge and provide historical context for current-day events, especially as our democracy is challenged, international wars rage, and we continue to struggle in a divided and polarized country.

Her eighth book, *An Unfinished Love Story: A Personal History of the 1960s*, was published in Spring 2024, became an instant #1 *New York Times* bestseller, and is being developed as a feature film by Playtone partners Tom Hanks and Gary Goetzman, Eon Productions' Barbara Broccoli, and Goodwin's own Pastimes Productions. Artfully weaving together biography, memoir, and history, this new book takes readers on the emotional journey Doris and her husband, Richard Goodwin, embarked upon in the last years of his life as they delved into more than 300 boxes of letters, diaries, documents, and memorabilia that Dick had saved for more than 50 years. The Goodwins quickly realized they had before them an unparalleled personal time capsule of the 1960s of the events and pivotal figures of the decade—John Kennedy, Jacqueline Kennedy, Martin Luther King Jr., Robert Kennedy, Eugene McCarthy, and especially Lyndon Johnson, who greatly impacted both their lives.

10:45 a.m. - 12:15 p.m.

Opening General Session

Featuring the presentation of the E. Harris Drew Award and a keynote presentation by presidential historian and Pulitzer Prize-winning author **Doris Kearns Goodwin**.

12:15 p.m. - 1:15 p.m.

**Sidewalk Café in Exhibit Hall
(Cash Sales)**

1:30 p.m. - 2:45 p.m.

**Special Issues General Session:
Property Tax Amendment**

3:00 p.m. - 4:00 p.m.

Workshops

4:15 p.m. - 5:15 p.m.

Workshops

6:00 p.m. - 7:00 p.m.

Membership Networking Event

Evening Open

Their voyage of remembrance brought unexpected discoveries, forgiveness, and the renewal of old dreams, reviving the hope that the youth of today will carry forward this unfinished love story with America.

In Fall 2024, Goodwin's first book for young readers, *The Leadership Journey: How Four Kids Became President*, was published. Especially tailored for educational use, Goodwin brings to this middle-grade book decades of rich research combined with deep knowledge of Presidents Abraham Lincoln, Theodore Roosevelt, Franklin Roosevelt, and Lyndon Johnson.

In 2020, Goodwin and Laski's Pastimes Productions executive produced its first documentary miniseries, *Washington* for the History Channel. Miniseries on Abraham Lincoln, Theodore Roosevelt and Franklin Roosevelt followed and are all slated to debut on Netflix in May 2026. Pastimes also executive produced an eight-part docuseries, "Kevin Costner's *The West*" for the History Channel last year.

Goodwin is the author of nine critically acclaimed and bestselling works, including *Team of Rivals: The Political Genius of Abraham Lincoln*, which served in part as the basis for Steven Spielberg's Academy Award®-winning film *Lincoln*. The film earned 12 Academy Award® nominations, including the Best Actor Oscar for Daniel Day-Lewis' portrayal of the 16th president. *Team of Rivals* has been widely cited as an inspiration for political and business leaders, including former President Barack Obama, and received the prestigious Lincoln Prize and the inaugural Book Prize for American History. In 2016, Goodwin became the first historian awarded the Lincoln Leadership Prize from the Abraham Lincoln Presidential Library Foundation.

Goodwin was awarded the Pulitzer Prize in History for *No Ordinary Time: Franklin and Eleanor Roosevelt: The Home Front in World War II*. Her book *The Fitzgeralds and The Kennedys* was adapted into an award-winning ABC television miniseries.

Saturday, August 15, 2026

7:30 a.m. - 8:30 a.m.

Various Local/Regional League Breakfast Meetings

Contact your local league for more information. **Note that an RSVP is required by July 31 in order to guarantee a seat at a breakfast.**

7:30 a.m. - 2:30 p.m.

Registration Desk Open

9:00 a.m. - 9:45 a.m.

Annual Business Meeting

10:00 a.m. - 11:45 a.m.

Second General Session

Featuring recognition of the Years of Service awards and a keynote address by **Jefferson Fisher**.

12:00 p.m. - 1:45 p.m.

Past Presidents' Luncheon and Installation of New President

2:00 p.m. - 3:00 p.m.

Workshop

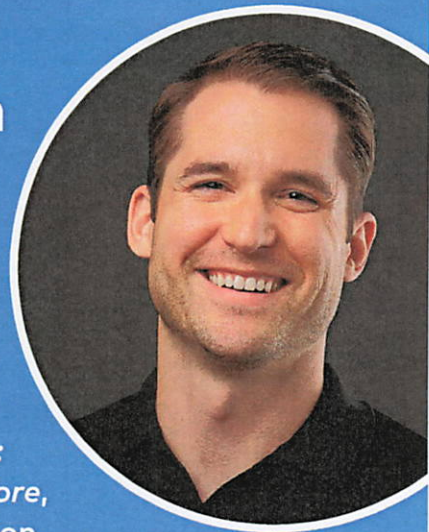
6:15 p.m. - 11:00 p.m.

Inaugural Celebration

America is observing its 250th birthday this year, and what's a better way to celebrate than through song? Join us for **FLASHBACK Americana**, a journey through the decades of our greatest music.

Schedule and speakers are subject to change.

Jefferson Fisher



Jefferson Fisher

is the *New York Times* bestselling author of *The Next Conversation: Argue Less, Talk More*, host of the Jefferson Fisher Podcast, and founder of the Jefferson Fisher School of Communication. As a trial lawyer, writer, and speaker, Jefferson's purpose is simple: improve people's lives by improving their conversations.

With practical videos and an authentic presence, Jefferson has earned the trust of more than 13 million followers, making him one of the most-followed attorneys in the world. What began in the driver's seat of his truck now reaches Fortune 500 companies, global leaders, government agencies, and hundreds of thousands of podcast and newsletter subscribers each week. Beyond his communication work, Jefferson is a husband, dad, and founder of Fisher Firm, helping people across the country connect with trusted legal services. No matter where he's teaching or speaking, his mission stays the same: to bring more clarity, calm, and connection back into how we talk to each other, one conversation at a time.

CONFERENCE HOUSING INFORMATION

The **Diplomat** will serve as the conference hotel. It is located at 3555 S. Ocean Drive in Hollywood. The hotel's phone is 954.602.6000. (**NOTE:** Reservations may be made via an FLC-provided reservation link only. Please **do not** call The Diplomat to make reservations until you receive this code.) FLC has secured the reduced rate of **\$44.00** per day for self-parking and **\$52.00** per day for valet parking.

Visit the hotel's website at diplomatresort.com for more details. **The Diplomat is a smoke-free property.**

Room Reservations – IMPORTANT – PLEASE READ

In order to protect our room blocks for conference registrants, it is our policy that no one will receive housing information **until we have received your PAID registration**. Once your registration is paid, you will be sent housing information via email.

Please note that the reservation cutoff date at The Diplomat is **July 14, 2026**, and the rate is **\$205/night**. It is important that you register for the conference early so you have plenty of time to make your reservations.

Availability is on a first-come, first-served basis, and the hotel may sell out BEFORE the cutoff date.

Remember that we are unable to guarantee reservations for anyone or the exact date on which the hotel block will sell out, **so please register early.**



Florida League of Cities 2026 ANNUAL CONFERENCE

August 13-15, 2026
The Diplomat • Hollywood, FL

Florida League of Cities | P.O. Box 1757 | Tallahassee, FL 32302 | 850.222.9684 | Fax 850.222.3806 | mhowe@flcities.com

Return completed form with check payment to Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757, or visit the League website, flcities.com/annualconference, to access online registration. **NOTE: Credit card payments may be made online only.**

DELEGATE INFORMATION

Name: _____ | _____ | _____
First M.I. Last

First Name or Nickname: _____
As You Wish to Appear on Badge

Title: _____ Affiliation: _____
City, County, Government or Company

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Fax Number: _____

Email Address (for confirmations): _____
Please provide the address of the person who should receive the confirmation.

First-Time Attendee? ☐ Yes ☐ No

Will you be attending Saturday night's Inaugural Celebration? ☐ Yes ☐ No

GUEST INFORMATION (PLEASE COMPLETE ONLY IF REGISTERING A GUEST FOR THE CONFERENCE.)

Guest's Name: _____ First Name: _____
As You Wish to Appear on Badge

Teen/Child's Name: _____ Age: _____ First Name: _____
As You Wish to Appear on Badge

Teen/Child's Name: _____ Age: _____ First Name: _____
As You Wish to Appear on Badge

REGISTRATION FEES

	NO.	FEE	TOTAL FEE
City/County/Government	___@	\$650.00*	\$ _____
Corporate	___@	\$750.00*	\$ _____
Guest	___@	\$175.00	\$ _____
Teen Guest (13-18 years)	___@	\$20.00	\$ _____
Child Guest (3-12 years)	___@	\$15.00	\$ _____

OPTIONAL ACTIVITIES

	NO.	FEE	TOTAL FEE
Friday, August 14			
Sunrise Yoga	___@	\$0.00	\$ _____
Saturday, August 15			
Extra Luncheon Ticket	___@	\$50.00	\$ _____
Extra Inaugural Celebration Ticket	___@	\$75.00	\$ _____
Total			\$ _____

*NOTE: Registration fees will increase to \$680 for government and \$780 for corporate for all registrations done on-site.

SPECIAL NEEDS

If you require special services or have special dietary needs, please attach a written description to your registration form.

REGISTRATION

Registration form must be accompanied by payment made payable to **Florida League of Cities**. Mail this form to: Florida League of Cities, P.O. Box 1757, Tallahassee, FL 32302-1757.

Registration forms must be postmarked by **July 31, 2026**. **Remember:** You will not receive housing information until we have received your **PAID** registration.

CANCELLATION POLICY

All cancellations received in writing via email to mhowe@flcities.com and received by 5:00 p.m. **July 31, 2026**, will receive refunds, minus a **\$50.00** cancellation fee. Refunds will be issued after the conference. **No refunds can be made after July 31 or for early departure from the conference.**

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Fire Department Quarterly Report

Background

The Cedar Key Fire Department will present its quarterly report to the City Commission. The report is intended to provide an overview of departmental activities, operational accomplishments, emergency response statistics, training activities, equipment status, grant updates, community outreach efforts, and other significant items occurring during the reporting period.

The quarterly report provides the Commission with an opportunity to receive updates on the department's operations, discuss current and future needs, and ask questions regarding fire and emergency services provided to the community.

Purpose

To receive the Fire Department's quarterly report and provide the City Commission with an opportunity to review departmental activities and discuss any matters related to fire and emergency services.

Fiscal Impact

None. This item is for informational purposes only.

Recommended Action

Receive and accept the Fire Department's quarterly report as presented.

City of Cedar Key
Fire Rescue
April 1-June 30, 2026

001.522.000 Fire Department

001.522.110 Fire Chief Salary	\$	20,362.93
001.522.120 Fire Fighter II Salary	\$	11,959.92
001.522.210 Fire-FICA Taxes	\$	2,356.81
001.522.220 Fire Retirement	\$	1,163.21
001.522.230 Fire- Life & Health Insurance		
001.522.231 Fire-Life Insurance	\$	17.88
001.522.232 Fire-Health Insurance	\$	4,574.97
001.522.233 Fire-Dental Insurance	\$	206.80
001.522.234 Fire - Vision Insurance	\$	31.22
Total for 001.522.230 Fire- Life & Health Insurance	\$	4,830.87
001.522.240 Fire-W/C Insurance	\$	4,630.00
001.522.410 Fire-Phone/Data Internet	\$	1,238.44
001.522.411 Fire-Radio Rep User Fee	\$	25.69
001.522.430 Fire- Electric	\$	719.00
001.522.431 Fire-Water	\$	281.38
001.522.455 Fire-Property Liability Insur	\$	4,325.00
001.522.459 Fire-Vehicle Insurance	\$	2,528.00
001.522.461 Fire-Bldg Repair	\$	8,839.36
001.522.465 Fire-Vehicle Maintenance	\$	3,216.76
001.522.500 Fire-Re-occurring costs	\$	3,615.71
001.522.510 Fire-Office Supplies	\$	231.37
001.522.520 Fire-Operating Supplies& Equip	\$	1,004.90
001.522.521 Fire-Fuel	\$	1,698.52
001.522.550 Fire-Education & Training	\$	588.12
001.522.590 Fire-Grant Expenditures	\$	26,921.09
001.522.649 Fire-Quint Truck	\$	4,434.35
Total for 001.522.000 Fire Department	\$	104,971.43

Amount Requested **\$ 43,114.50**

CEDAR KEY FIRE & RESCUE

QUARTERLY REPORT

April – June 226

Incident Details

Grouped by: Census Tract (Additional Information)

100 - Inside City

Count: 45

Incident Identifier: 26-0072 **Dispatch:** 04/02/26 16:12
Primary Incident Type: Medical: Injury / Trauma: Stab / Penetrating Trauma

Incident Identifier: 26-0071 **Dispatch:** 04/03/26 08:56
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0074 **Dispatch:** 04/03/26 17:57
Primary Incident Type: Medical: Illness: Altered Mental Status

Incident Identifier: 26-0075 **Dispatch:** 04/08/26 20:28
Primary Incident Type: Medical: Injury / Trauma: Assault

Incident Identifier: 26-0076 **Dispatch:** 04/10/26 10:12
Primary Incident Type: Rescue: Water: Person in Water (Standing Water/Lake)

Incident Identifier: 26-0078 **Dispatch:** 04/11/26 13:22
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0081 **Dispatch:** 04/12/26 10:45
Primary Incident Type: Medical: Injury / Trauma: Motor Vehicle Collision

Incident Identifier: 26-0082 **Dispatch:** 04/12/26 15:05
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0087 **Dispatch:** 04/19/26 12:21
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

Incident Identifier: 26-0088 **Dispatch:** 04/19/26 14:16
Primary Incident Type: Medical: Illness: Stroke / CVA

Incident Identifier: 26-0089 **Dispatch:** 04/19/26 16:42
Primary Incident Type: Medical: Illness: Abdominal Pain / Problems

Incident Identifier: 26-0090 **Dispatch:** 04/20/26 11:37
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0092 **Dispatch:** 04/22/26 20:41
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

Incident Identifier: 26-0093 **Dispatch:** 04/24/26 12:27
Primary Incident Type: Medical: Illness: Allergic Reaction / Stings

Incident Identifier: 26-0095 **Dispatch:** 04/27/26 06:53
Primary Incident Type: Medical: Injury / Trauma: Motor Vehicle Collision

Incident Identifier: 26-0096 **Dispatch:** 04/28/26 12:23
Primary Incident Type: Medical: Illness: Breathing Problems

Incident Identifier: 26-0098 **Dispatch:** 05/01/26 10:28
Primary Incident Type: Medical: Illness: Stroke / CVA

Incident Identifier: 26-0099 **Dispatch:** 05/01/26 14:08
Primary Incident Type: Medical: Illness: Altered Mental Status

Incident Identifier: 26-0101 **Dispatch:** 05/02/26 04:51
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

Incident Identifier: 26-0102 **Dispatch:** 05/02/26 12:29
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

Incident Identifier: 26-0104 **Dispatch:** 05/03/26 15:54
Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0105 **Dispatch:** 05/04/26 09:03
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

Incident Identifier: 26-0106 **Dispatch:** 05/04/26 10:01
Primary Incident Type: No Emergency: False Alarm: Accidental Alarm

Incident Identifier: 26-0109 **Dispatch:** 05/09/26 17:58
Primary Incident Type: Hazardous Situation: Hazard Non-Chemical: Electrical
Power Line Down / Arching / Malfunction

Incident Identifier: 26-0110 **Dispatch:** 05/13/26 09:58
Primary Incident Type: Medical: Illness: Heart Problems

Incident Identifier: 26-0115 **Dispatch:** 05/16/26 10:56
Primary Incident Type: Medical: Illness: Breathing Problems

Incident Identifier: 26-0117 **Dispatch:** 05/17/26 19:15
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

Incident Identifier: 26-0120 **Dispatch:** 05/19/26 16:01
Primary Incident Type: Medical: Illness: Heart Problems

Incident Identifier: 26-0124 **Dispatch:** 05/23/26 09:28
Primary Incident Type: Medical: Illness: Breathing Problems

Incident Identifier: 26-0126 **Dispatch:** 05/23/26 17:32
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

Incident Identifier: 26-0128 **Dispatch:** 05/23/26 20:12
Primary Incident Type: Medical: Illness: Breathing Problems

Incident Identifier: 26-0131 **Dispatch:** 05/25/26 08:19
Primary Incident Type: Public Service: Alarms (Non Medical): Other Alarm

Incident Identifier: 26-0134 **Dispatch:** 06/01/26 05:48
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0135 **Dispatch:** 06/01/26 18:40
Primary Incident Type: Public Service: Citizen Assist: Citizen Assist / Service Call

Incident Identifier: 26-0140 **Dispatch:** 06/11/26 19:12
Primary Incident Type: Medical: Illness: Sick Case

Incident Identifier: 26-0141 **Dispatch:** 06/12/26 20:01
Primary Incident Type: Medical: Illness: Unconscious Victim

Incident Identifier: 26-0142 **Dispatch:** 06/13/26 19:17
Primary Incident Type: Medical: Illness: No Appropriate Choice

Incident Identifier: 26-0144 **Dispatch:** 06/16/26 14:47
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0146 **Dispatch:** 06/18/26 08:30
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

Incident Identifier: 26-0147 **Dispatch:** 06/19/26 12:29
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0151 **Dispatch:** 06/26/26 10:19
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

Incident Identifier: 26-0152 **Dispatch:** 06/26/26 17:06
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0153 **Dispatch:** 06/27/26 12:11
Primary Incident Type: Medical: Illness: Convulsions / Seizures

Incident Identifier: 26-0154 **Dispatch:** 06/28/26 05:32
Primary Incident Type: Medical: Illness: Convulsions / Seizures

Incident Identifier: 26-0155 **Dispatch:** 06/29/26 11:23
Primary Incident Type: No Emergency: Cancelled

102 - County Off Island

Count: 7

Incident Identifier: 26-0077 **Dispatch:** 04/10/26 13:29
Primary Incident Type: Fire: Outside Fire: Vegetation / Grass Fire

Incident Identifier: 26-0100 **Dispatch:** 05/01/26 20:05
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

Incident Identifier: 26-0113 **Dispatch:** 05/15/26 14:26
Primary Incident Type: Medical: Illness: Sick Case

Incident Identifier: 26-0123 **Dispatch:** 05/23/26 06:13
Primary Incident Type: Fire: Outside Fire: Vegetation / Grass Fire

Incident Identifier: 26-0133 **Dispatch:** 05/30/26 18:41
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

Incident Identifier: 26-0138 **Dispatch:** 06/07/26 11:55
Primary Incident Type: Medical: Illness: Sick Case

Incident Identifier: 26-0149 **Dispatch:** 06/23/26 09:45
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

104 - LCDPS Station 4 Responded	Count: 2
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Incident Identifier: 26-0073 **Dispatch:** 04/02/26 18:07
Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0119 **Dispatch:** 05/19/26 15:37
Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0080 **Dispatch:** 04/11/26 21:04

Primary Incident Type: Fire: Outside Fire: Other Outside Fire

Incident Identifier: 26-0083 **Dispatch:** 04/13/26 00:19

Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0085 **Dispatch:** 04/18/26 15:57

Primary Incident Type: Medical: Illness: Breathing Problems

Incident Identifier: 26-0091 **Dispatch:** 04/21/26 17:34

Primary Incident Type: Fire: Outside Fire: Other Outside Fire

Incident Identifier: 26-0094 **Dispatch:** 04/27/26 05:38

Primary Incident Type: Medical: Illness: Overdose / Poisoning

Incident Identifier: 26-0097 **Dispatch:** 04/29/26 04:22

Primary Incident Type: Hazardous Situation: Hazard Non-Chemical: Motor Vehicle
Collision - No Injury

Incident Identifier: 26-0103 **Dispatch:** 05/03/26 14:29

Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0107 **Dispatch:** 05/09/26 11:33

Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0108 **Dispatch:** 05/09/26 13:02

Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0111 **Dispatch:** 05/14/26 17:45
Primary Incident Type: Medical: Illness: Stroke / CVA

Incident Identifier: 26-0112 **Dispatch:** 05/14/26 22:29
Primary Incident Type: Medical: Illness: Stroke / CVA

Incident Identifier: 26-0114 **Dispatch:** 05/15/26 20:05
Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0116 **Dispatch:** 05/17/26 14:24
Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0121 **Dispatch:** 05/20/26 13:29
Primary Incident Type: Fire: Outside Fire: Vegetation / Grass Fire

Incident Identifier: 26-0122 **Dispatch:** 05/21/26 14:55
Primary Incident Type: Hazardous Situation: Investigation: Smoke Investigation

Incident Identifier: 26-0125 **Dispatch:** 05/23/26 10:54
Primary Incident Type: Medical: Illness: Sick Case

Incident Identifier: 26-0127 **Dispatch:** 05/23/26 18:43
Primary Incident Type: Medical: Illness: Unconscious Victim

Incident Identifier: 26-0129 **Dispatch:** 05/24/26 16:08
Primary Incident Type: Medical: Illness: Heart Problems

Incident Identifier: 26-0130 **Dispatch:** 05/25/26 02:50
Primary Incident Type: Medical: Illness: Chest Pain (Non-Trauma)

Incident Identifier: 26-0132 **Dispatch:** 05/29/26 02:35
Primary Incident Type: Hazardous Situation: Hazard Non-Chemical: Motor Vehicle
Collision - No Injury

Incident Identifier: 26-0136 **Dispatch:** 06/02/26 15:24
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0137 **Dispatch:** 06/02/26 16:27
Primary Incident Type: Medical: Injury / Trauma: Fall

Incident Identifier: 26-0139 **Dispatch:** 06/11/26 00:33
Primary Incident Type: Medical: Injury / Trauma: Hemorrhage / Laceration

Incident Identifier: 26-0145 **Dispatch:** 06/17/26 22:02
Primary Incident Type: Medical: Illness: Breathing Problems

Incident Identifier: 26-0148 **Dispatch:** 06/20/26 06:07
Primary Incident Type: Medical: Illness: Stroke / CVA

Incident Identifier: 26-0150 **Dispatch:** 06/24/26 06:17
Primary Incident Type: Medical: Illness: Cardiac Arrest

Incident Identifier: 26-0156 **Dispatch:** 06/30/26 15:21
Primary Incident Type: Public Service: Citizen Assist: Lift Assist

108- LSDPS Station 6 No Response	Count: 4
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Incident Identifier: 26-0079 **Dispatch:** 04/11/26 15:40
Primary Incident Type: Fire: Outside Fire: Wildfire - Wildland

Incident Identifier: 26-0084 **Dispatch:** 04/18/26 16:37
Primary Incident Type: Fire: Outside Fire: Wildfire - Wildland

Incident Identifier: 26-0086 **Dispatch:** 04/18/26 21:35
Primary Incident Type: No Emergency: Cancelled

Incident Identifier: 26-0118 **Dispatch:** 05/18/26 08:45
Primary Incident Type: No Emergency: Cancelled

Inglis	Count: 1
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Incident Identifier: 26-0143 **Dispatch:** 06/16/26 12:53
Primary Incident Type: No Emergency: Cancelled

CITY OF CEDAR KEY

AGENDA ITEM COVER SHEET

Agenda Item: Second and Final Reading of Ordinance No. 565

Background

Ordinance No. 565 was introduced and approved in the first reading by the City Commission at a previous public meeting. In accordance with the City Charter and applicable Florida law, the ordinance is presented for its second and final reading and public hearing prior to consideration for adoption.

The second reading provides the Commission and the public with the opportunity to review the ordinance, receive public comments, and consider final adoption.

Purpose

To conduct the second and final reading and public hearing for Ordinance No. 565 and consider its adoption.

Fiscal Impact

The fiscal impact, if any, is described within Ordinance No. 565 and the accompanying staff analysis.

Recommended Action

Conduct the second and final reading and public hearing for Ordinance No. 565 and, following public comment, adopt the ordinance as presented or as amended by the City Commission.

ORDINANCE NO. 567

**AN ORDINANCE OF THE CITY OF CEDAR KEY, FLORIDA,
ESTABLISHING A TEMPORARY SIX MONTH MORATORIUM ON THE
ACCEPTANCE, PROCESSING, REVIEW, SCHEDULING, AND
APPROVAL OF APPLICATIONS FOR NEW RECREATIONAL VEHICLE
(RV) PARKS; PROVIDING FOR A MORATORIUM TO ALLOW
PLANNING REVIEW OF SECTION 4-6.08.02 OF THE CITY OF CEDAR
KEY LAND DEVELOPMENT CODE; PROVIDING FOR EXCEPTIONS;
PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Cedar Key is charged with protecting the public health, safety, and welfare through the adoption and enforcement of its Comprehensive Plan and Land Development Code; and

WHEREAS, Section 1-2.1 of the City's Comprehensive Plan states that recreational vehicle parks are an allowed use in the commercial land use district, subject to design standards in the Land Development Code, however, although the City's Land Development Code, section 4-6.08.02 states that it is the intent of the City to regulate and provide standards for the location of recreational vehicles and the development of RV Parks, there are no location or development standards adopted; and

WHEREAS, the City Commission has determined that additional review of Section 4-6.08.02 and related provisions of the Land Development Code is necessary to ensure that future RV Park development is compatible with the City's Comprehensive Plan, historic character, public infrastructure, environmental resources, and long-term planning objectives; and

WHEREAS, Cedar Key is a historic island community with limited infrastructure, constrained utility capacity, hurricane evacuation considerations, environmentally sensitive coastal resources, and unique resiliency challenges requiring careful planning before additional transient development is approved; and

WHEREAS, the City Commission finds that additional review is necessary to evaluate the impacts of future RV Parks upon potable water, wastewater treatment capacity, stormwater management, traffic circulation, emergency vehicle access, fire protection, floodplain management, hurricane evacuation, environmental resources, and compatibility with surrounding land uses; and

WHEREAS, the City Commission finds that allowing additional applications for new RV Parks to proceed while these planning efforts are underway could result in development inconsistent with future amendments to the Land Development Code; and

WHEREAS, the City Commission finds that a temporary moratorium is necessary to preserve the status quo while the city completes a comprehensive planning review and considers amendments to its Land Development Code.

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

Section 1. Purpose. The purpose of this Ordinance is to establish a temporary moratorium on new Recreational Vehicle (RV) Parks while the City reviews and updates the standards contained in Section 4-6.08.02 and related provisions of the Land Development Code.

Section 2. Temporary Moratorium. Effective immediately, the City shall not accept, process, review, schedule for public hearing, approve, or issue any development permit, development order, site plan approval, special exception, conditional use approval, rezoning, building permit, certificate, or other development approval for the establishment of any new Recreational Vehicle (RV) Park within the municipal limits of the City of Cedar Key.

Section 3. Existing RV Parks. This Ordinance shall not apply to lawfully established Recreational Vehicle Parks existing on the effective date of this Ordinance. Nothing herein shall prohibit routine maintenance, repair, code compliance activities, or improvements to existing lawful RV Parks that do not constitute the establishment of a new RV Park.

Section 4. Vested Rights. Nothing contained herein shall impair vested rights recognized under the Constitution or laws of the State of Florida.

Section 5. Planning Review. During the moratorium period, City staff, the Development Administrator, City Attorney, City Engineer, planning consultants, and other professionals retained by the City shall review Section 4-6.08.02 and related provisions of the Land Development Code and make recommendations to the City Commission regarding amendments addressing, at a minimum:

- A. Appropriate locations for RV Parks;
- B. Compatibility with adjacent land uses;
- C. Infrastructure capacity;
- D. Potable water and wastewater availability;
- E. Stormwater management;
- F. Floodplain and coastal resiliency requirements;
- G. Traffic circulation and parking;
- H. Emergency vehicle access and hurricane evacuation;
- I. Landscaping, buffering, and screening;
- J. Operational standards; and
- K. Any additional regulations necessary to protect the public health, safety, and welfare.

Section 6. Duration. This moratorium shall remain in effect for a period of six (6) months from the effective date of this Ordinance unless earlier repealed or extended by the City Commission. Should additional time be reasonably necessary to complete the planning review and adoption of Land Development Code amendments, the City Commission may consider an extension by separate ordinance supported by updated legislative findings.

Section 7. Exceptions. The City Commission may grant an exception to this moratorium only upon determining, after a duly noticed public hearing, that denial of the requested relief would result in an unconstitutional taking or otherwise be required by applicable law.

Section 8. Legislative Intent. This Ordinance is a temporary planning measure intended solely to preserve the status quo while the city conducts a comprehensive review of its Land Development Code relating to Recreational Vehicle Parks. This Ordinance shall not be construed as expressing any opinion regarding the merits of any particular property, applicant, or pending proposal.

Section 9. Severability. If any provision of this Ordinance is determined to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 10. Conflicts. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 11. Codification. Because this Ordinance is temporary in nature, it shall not be codified in the Code of Ordinances.

Section 12. Effective Date. This Ordinance shall become effective immediately upon adoption as provided by law.

PASSED ON FIRST READING this 16th day of July 2026.

PASSED ON SECOND AND FINAL READING this _____ day of _____, 2026.

ATTEST:

CITY OF CEDAR KEY, FLORIDA

Brooke Beck-Smith, City Clerk

By: _____
James "Jim" Wortham, Mayor

Approved as to Form and Legal Sufficiency:

Norm D. Fugate, City Attorney