

# Cedar Key, City Hall Area Urban Design and Housing Study

March 2026

# A Resilient Future for Cedar Key: The New Civic Center

Cedar Key unique location along the Gulf makes it highly susceptible to tidal flooding and storm surges. Recent hurricanes have repeatedly flooded the Historic Downtown, disrupting essential services and businesses that the community depends on for daily life and recovery.

## **A Flood Safe Civic Center**

To secure the town's future, this City initiative proposes relocating critical facilities, including the Fire Station, Police Department, Post Office, and essential businesses, to higher ground around City Hall.

## **A Cohesive Redevelopment**

Building a new resilient civic center involves reorganizing and modernizing the hilltop public housing. By optimizing this site, the plan aims to create the critical space needed for emergency services while substantially improving the quality of the social housing stock.

## **Core Values**

**Community Heritage:** Preserving Cedar Key's cultural identity through community-led design.

**Neighborhood Harmony:** Blending active civic and commercial functions while maintaining the quiet, peaceful character of surrounding residential areas.

**Appropriate Housing:** Providing safe, modern housing that supports the social fabric and improves quality of life.

**A Civic Common:** Creating a shared, accessible, and flood-resilient refuge for all residents.



The Area of Study (AOI) covers 118 parcels, including 22 vacant lots and two municipal properties, but primarily focuses on the four public housing parcels owned by the North Central Florida Housing Authority (NCFHA).

Facility Type	Stories	GF	Parking Places
1 Fire Department	2	9282	10
2 Police Department	1	1138	8
3 Postal Office	1	2906	14
4 Grocery Store	1	5813	25
5 Healthcare	1	2938	14
6 Library	1	3425	16
7 Water and Sewer (or complementary City Services)	1	1751	4
<b>TOTAL (gross area)</b>		<b>27252</b>	<b>90</b>

Based on stakeholder input and standard benchmarks, the table above outlines the estimated relocation needs for essential services and businesses. These initial figures provide the necessary baseline to test various site organization and layout scenarios for the new Civic Center.



## Urban Design Concept

# Civic Nodes

- 3 development sites, each with a singular role:
  - Water Tower Site: family-friendly housing*
  - City Hall Site: civic/services*
  - D Street Site: workforce housing/commerce*
- G St.-6th St. intersection becomes the new district core integrating:
  - public plaza/commerce/services +*
  - pocket park +*
  - waterfront access*



# Water Tower Site

- Family-friendly row houses benefit from direct proximity to Cedar Key School.
- Six two-story, ground-level homes arranged in two triplexes.
- G Street front porches blend with the neighborhood architecture.
- Private backyards and a shared green space provide a safe central playground for residents' kids.



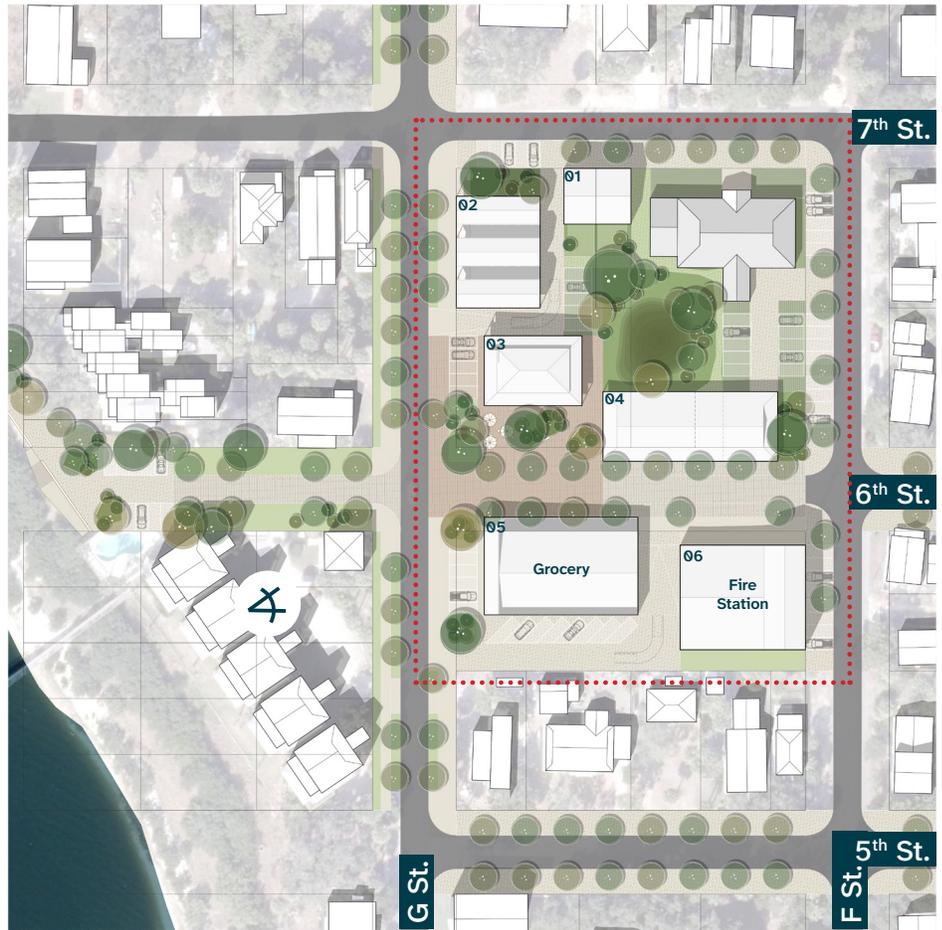
Site name	Building Number	Use	Building Area
Water Tower	01	residential	5671
	02	residential	6481
	Subtotal area residential		12151
Total area 8th St. site			12151

	Housing Units	Parking Places
public housing	3	6
public housing	3	4
Total public housing units	6	
Total parking places		10

# City Hall Site

## Option 1

- Active pocket plaza at 6th and G Streets surrounded by covered arcades for cafes, seating, and civic activities.
- A quiet, canopied interior park offering a quiet green space for the second-floor residential units.
- Pedestrian-focused 6th Street exclusive accessibility for emergency vehicles and delivery.
- Dedicated ambulance parking located along F Street.
- Diverse access points for parking and delivery inside the block



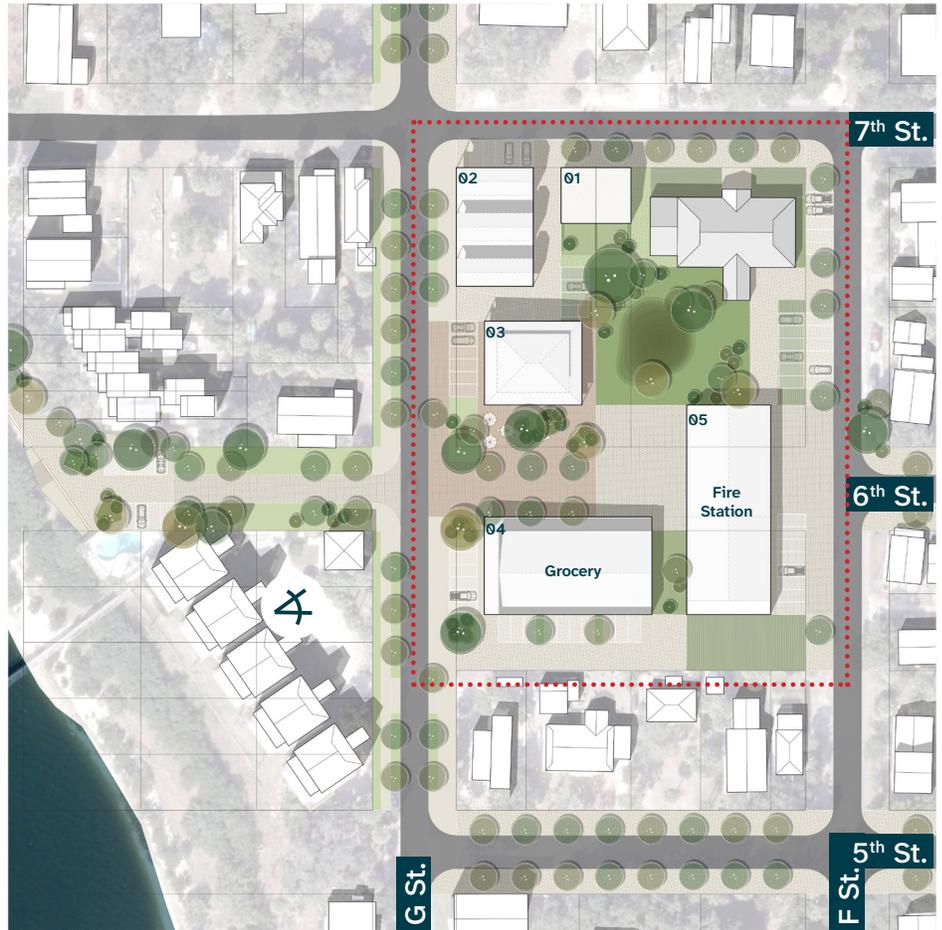
Site name	Building Number	Use	Building Area sqf.
City Hall	01	residential	3840
		non-residential	4000
	02	residential	4800
		non-residential	2400
	03	residential	3500
	04	non-residential	6431
	05	non-residential	6000
	06	fire department	8965
		Area fire department	8965
		Total area residential	12140
	Total area non-residential	18832	
	<b>Total area City Hall Site</b>	<b>39936</b>	

	Housing Units	Parking Places
market-oriented housing	2	2
market-oriented housing	3	3
market-oriented housing	2	2
		8
		14
		8
<b>Total market-oriented housing units</b>	<b>7</b>	
<b>Total parking places</b>		<b>47</b>

# City Hall Site

## Option 2

- Pocket plaza as in Option 1
- 6th St closure creates large internal open space integrates the Burial Mound Park and the Fire Station Esplanade.
- Dual-purpose esplanade serving civic events and fire department training.
- Firetruck circulation entering from the esplanade and exiting onto F and 6th Streets.
- Dedicated ambulance parking located along F Street.
- A large hardscape staging area for the fire department on the F Street side.

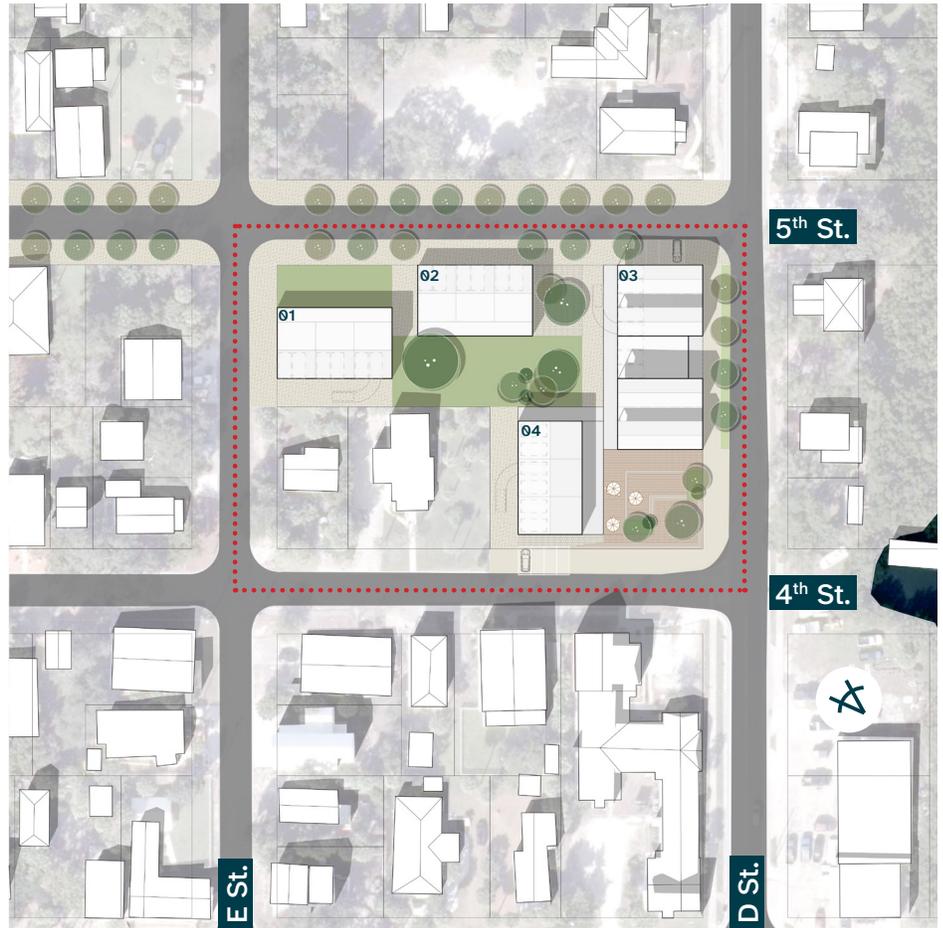


Site name	Building Number	Use	Building Area sqf.	
City Hall	01	residential	4000	
		non-residential	3826	
	02	residential	3826	
		non-residential	3101	
	03	residential	3589	
	04	non-residential	6600	
	05	fire department	9000	
	Total area fire department			9000
	Total area residential			11414
	Total area non-residential			13527
Total area City Hall Site			33941	

	Housing Units	Parking Places
market-oriented housing	2	2
market-oriented housing	3	3
market-oriented housing	2	5
		2
		16
		8
Subtotal housing units	7	
Subtotal parking places		41

# D Street Site

- A diverse development blending market-oriented and modern workforce public housing.
- An active D Street pocket plaza with ground-level shops. Raised workforce row houses on 5th Street with ground-floor workspaces.
- Public plaza apartments elevated above D Street's retail spaces.
- Market-oriented shoreline facing townhomes with coastal views, built over commercial zones.



Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places		
D St.	01	residential	6481	public housing	3	6	
	02	residential	6481	public housing	3	6	
		non-residential	4099			4	
	03	residential market-oriented	8001	market-oriented housing	4	8	
		non-residential	2800			4	
	04	residential	7201	public housing	6	6	
		Total area residential		28163	Total public housing units	12	
		Total area non-residential		6899	Total market-oriented housing units	4	
		Total area D St. Site		35062	Total parking places		34

# Overview: The Development Sites in Numbers

Water Tower Site		Area sqf.	Housing Units	Parking Places
Area Type				
Site Area		15000		
<b>Demolition Existing Buildings</b>				
building demolition (1 story)		2624		
<b>New Buildings</b>				
Residential Social Housing		12152	6	7
<b>Total</b>		<b>12152</b>	<b>6</b>	<b>7</b>
<b>Ground Cover Areas</b>				
Building footprint		8100		
Driveways/pedestrian areas (permeable paver system)		1311		
Softscape (grass, gardens)		5589		
<b>Total</b>		<b>15000</b>		



City Hall Site (option 1)		Area sqf.	Housing Units	Parking Places
Area Type				
Site Area		90000		
<b>Demolition Existing Buildings</b>				
building demolition (1 story)		6903		
<b>Existing Buildings</b>				
City Hall building		5624		
<b>New Buildings</b>				
Residential market-oriented		12140	7	7
Non-residential		18832		52
Fire Station		8965		8
<b>Total</b>		<b>39936</b>	<b>7</b>	<b>67</b>
<b>Ground Cover Areas</b>				
Building footprint (including City Hall)		36527		
Driveways/pedestrian areas (permeable paver system)		37383		
Softscape (grass, gardens, gravel)		16090		
<b>Total</b>		<b>90000</b>		



City Hall Site (option 2)		Area sqf.	Housing Units	Parking Places
Area Type				
Site Area		90000		
<b>Demolition Existing Buildings</b>				
building demolition (1 story)		6903		
<b>Existing Buildings</b>				
City Hall building		5624		
<b>New Buildings</b>				
Residential market-oriented		11414	7	7
Non-residential		13527		57
Fire Station		9000		8
<b>Total</b>		<b>33941</b>	<b>7</b>	<b>72</b>
<b>Ground Cover Areas</b>				
Building footprint (including City Hall)		33889		
Driveways/pedestrian areas (permeable paver system)		35800		
Softscape (grass, gardens, gravel)		20311		
<b>Total</b>		<b>90000</b>		



D Street Site		Area sqf.	Housing Units	Parking Places
Area Type				
Site Area		45000		
<b>Existing Buildings</b>				
building demolition (1 story)		6473		
<b>New Buildings</b>				
Residential Social Housing		20162	12	12
Residential market-oriented		8001	4	8
Non-residential		6899		8
<b>Total</b>		<b>35062</b>	<b>16</b>	<b>28</b>
<b>Ground Cover Areas</b>				
Building footprint		22607		
Driveways/pedestrian areas (permeable paver system)		12821		
Softscape (grass, gardens, gravel)		9572		
<b>Total</b>		<b>45000</b>		







