

Cedar Key, City Hall Area Urban Design and Housing Study

March 10th, 2026



Overview

Project Team



Jeffrey Carney, AIA, AICP, Associate Professor, UF School of Architecture; Director, Florida Institute for Built Environment Resilience (FIBER)



Christian Calle Figueroa, Assistant Scholar, UF Florida Institute for the Built Environment (FIBER)

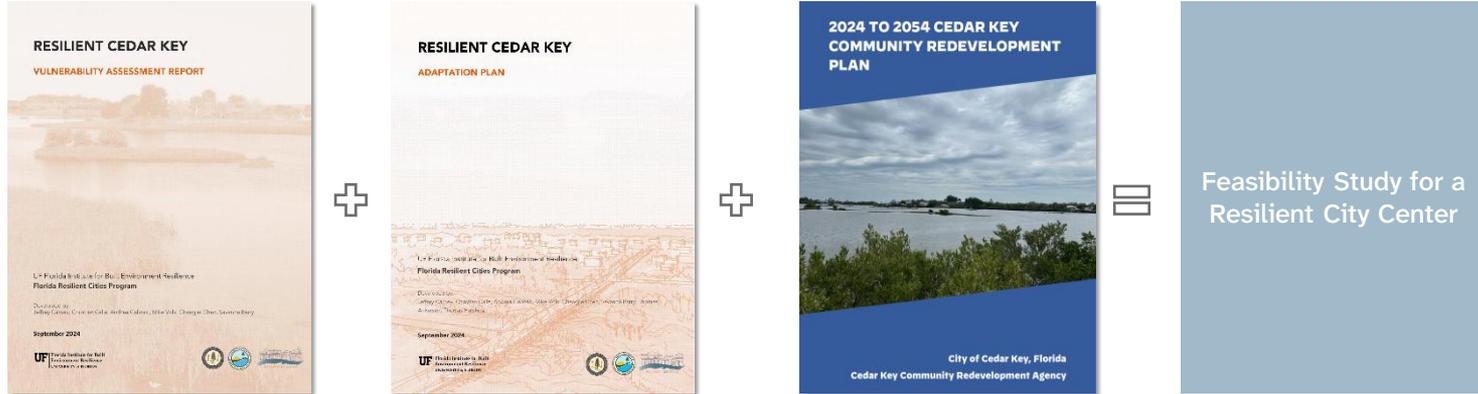


Andrea Galinski, CFM, Assistant Professor, UF Department of Landscape Architecture; Research Affiliate, Shimberg Center for Housing Studies



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Legal Skills Professor
UF Fredrick G. Levin College of Law

Project Context

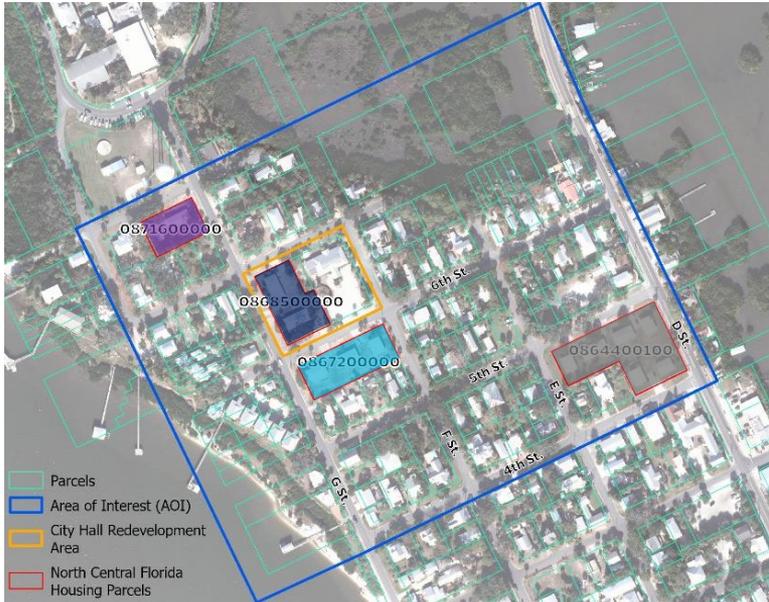


What are the current + future flood hazards facing Cedar Key?



What ACTIONS can we take to make the city more prepared for flood hazards?

Area of Interest and Existing Housing



Parcel ID	Parcel Area	Housing Units	FAR	Building Area	Parking Area
0871600000	15000	2	0.17	2624	4
0868500000	22501	4	0.15	3336	4
0867200000	25001	4	0.14	3567	4
0864400100	45001	8	0.15	6743	8
TOTAL	107503	18		16270	20

Existing Building Density

Block N.	# Parcels	# Vacant	Block parcels area	Block building area	Building Density
B1	6	2	40075	8502	0.21
B2	8	1	37899	13395	0.35
B3	1	0	50094	3152	0.06
B4	1	0	57499	0	0.00
B5	13	2	42956	15443	0.36
B6	3	1	35283	8452	0.24
B7	7	1	40075	12036	0.30
B8	10	4	47046	11822	0.25
B9	15	0	50000	14744	0.29
B10	6	0	49224	9351	0.19
B11	10	1	44650	15693	0.35
B12	8	4	30927	13292	0.43
B13	2	0	50094	3501	0.07
B14	8	1	45738	22828	0.50
B15	10	1	44868	16263	0.36
B16	3	0	59678	11453	0.19
B17	5	1	24394	8053	0.33
B18	9	1	44867	15431	0.34
B19	9	0	60112	25992	0.43



Block with a public housing parcel
 Blocks partially on the water

Average building density blocks (non-shoreline) 0.36
 Average building density blocks hosting public housing 0.21

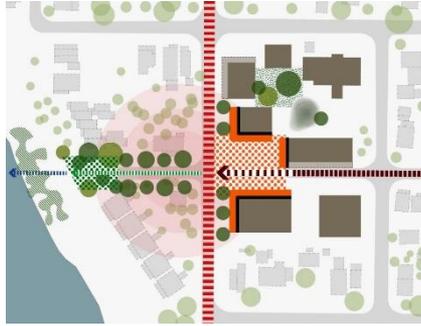
Average building density AOI parcels (non-shoreline) 0.33

Building area was calculated using enclosed and outdoor covered areas (porches)

Summary Required Areas Community/Emergency Facilities

Facility Type	Stories	GF	Parking Places	Notes
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	1	1751	4	Used current area and PP of the facility
TOTAL (gross area)		27252	90	Parking calculated according to code requirement for General Commercial use

Community Workshop Urban Design Concepts:



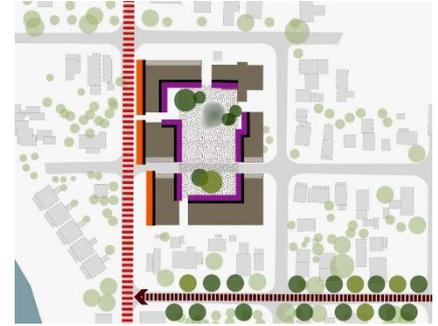
Civic Nodes

- 3 development areas, each with a singular public role.
- G St.-6th St. becomes the new district core, integration public plaza/commerce/services + pocket park + waterfront.
- 6th St. redesign as relevant connection East-West



Civic Garden

- New development integrated into the neighborhood as a large green area
- Alternative green routes for pedestrians to promote walkability
- 5th St. redesign as relevant connection East-West
- Development logic: green and permeable



Civic Block

- G Street is a continuous streetscape
- New development as a continuous urban block.
- 5th St. redesign as relevant connection East-West
- Development logic: urban, continuous, shared, quiet courtyard.

Community Workshop Urban Design Concepts:



Civic Nodes

- Pocket plaza + arcades, support public activity, civic uses.
- Small park (interior), supports residential use and public activity
- Diverse access points for parking and delivery inside the block
- Irregular setbacks, 2 stories, arcades to G and 6th street.



Civic Garden

- Arcade at 6th St., support public activity civic uses
- City block as a large garden, pedestrian connection to downtown
- Parking areas on G St., 6th St. only emergency access and delivery
- Regular setbacks, 2 stories,



Civic Block

- Consolidated streetscape. Arcade at 6th St. supports public activity and civic uses.
- Mound courtyard, public space for residences on the second level.
- Parking areas on block perimeter, alley between 6th and 5th St.
- Regular setbacks, 2 stories,

Community Workshop Urban Design Concepts:



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Civic Garden

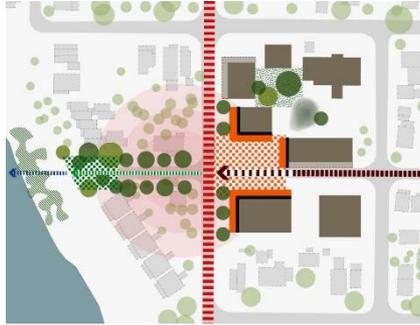
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Community Workshop Urban Design Concepts:



Civic Nodes

Water Tower

- 8 housing units
- Fire station ≈ 9500 sqf.

City Center

- 6 housing units. (3 duplexes)
- Commercial/services ≈ 11000 sqf.

D Street Housing

- 16 housing units
- Commercial ≈ 11000 sqf.

Proposal Totals:

- Total housing units: 30
- Fire station ≈ 9500 sqf.
- Commercial/services ≈ 33000 sqf.
- Total parking places = $(8+58+24) = 90$



Civic Garden

Water Tower

- 8 housing units (4 duplexes)

City Center

- 9 housing units.
- Fire Station ≈ 11000 sqf.
- Commercial/services ≈ 16600 sqf.

D Street Housing

- 14 housing units (2 quadruplexes, 6 townhouses)

Proposal Totals:

- Total housing units: 31
- Commercial/services ≈ 16000 sqf.
- Total parking places = $(8+55+14) = 77$



Civic Block

Water Tower

- 8 housing units (4 duplexes)
- Fire Station ≈ 9500 sqf.

City Center

- 16 housing units (3 townhouses + 2nd story apartments).
- Commercial/services $27700 \approx$ sqf.

D Street Housing

- 18 - 20 housing units

Proposal Totals:

- Total housing units: 44
- Commercial/services ≈ 27700 sqf.
- Total parking places = $(8+58+20) = 86$

Workshop, Summary Community Feedback

Scenario Preferences

- Scenario 1 ("Civic Nodes") was preferred, particularly for its small-town layout around a public plaza.
- However, there is strong support for closing 6th Street to allow planning flexibility.

Housing Strategy

- Replace the existing 18 public housing units (maintaining the same number of bedrooms) without necessarily increasing the offer of public housing.
- Diversify the housing stock to include affordable housing, alongside public housing for the workforce and families.
- Location, debate whether to cluster all 18 units on D Street or distribute them. While clustering can create more efficient land use, concerns were raised about concentrating public housing in a single area.
- Amenities, need for child-friendly spaces, and ADA-compliant designs.

Commercial and Civic Inclusion

- Grocery Store, strong desire for a central location, flood-safe grocery store (ADA compliant). Residents preferred it on G Street to manage delivery truck traffic away from residents.
- It was requested to integrate the fire station into the preferred design (Scenario 1).
- Exclude restaurants, bars, and a hardware store. Highlighted the need for an additional events center.

Preferred Scenario | Further Development

Urban Design Concept Civic Nodes

- Development sites logic: 3 development areas, each with a singular public role:

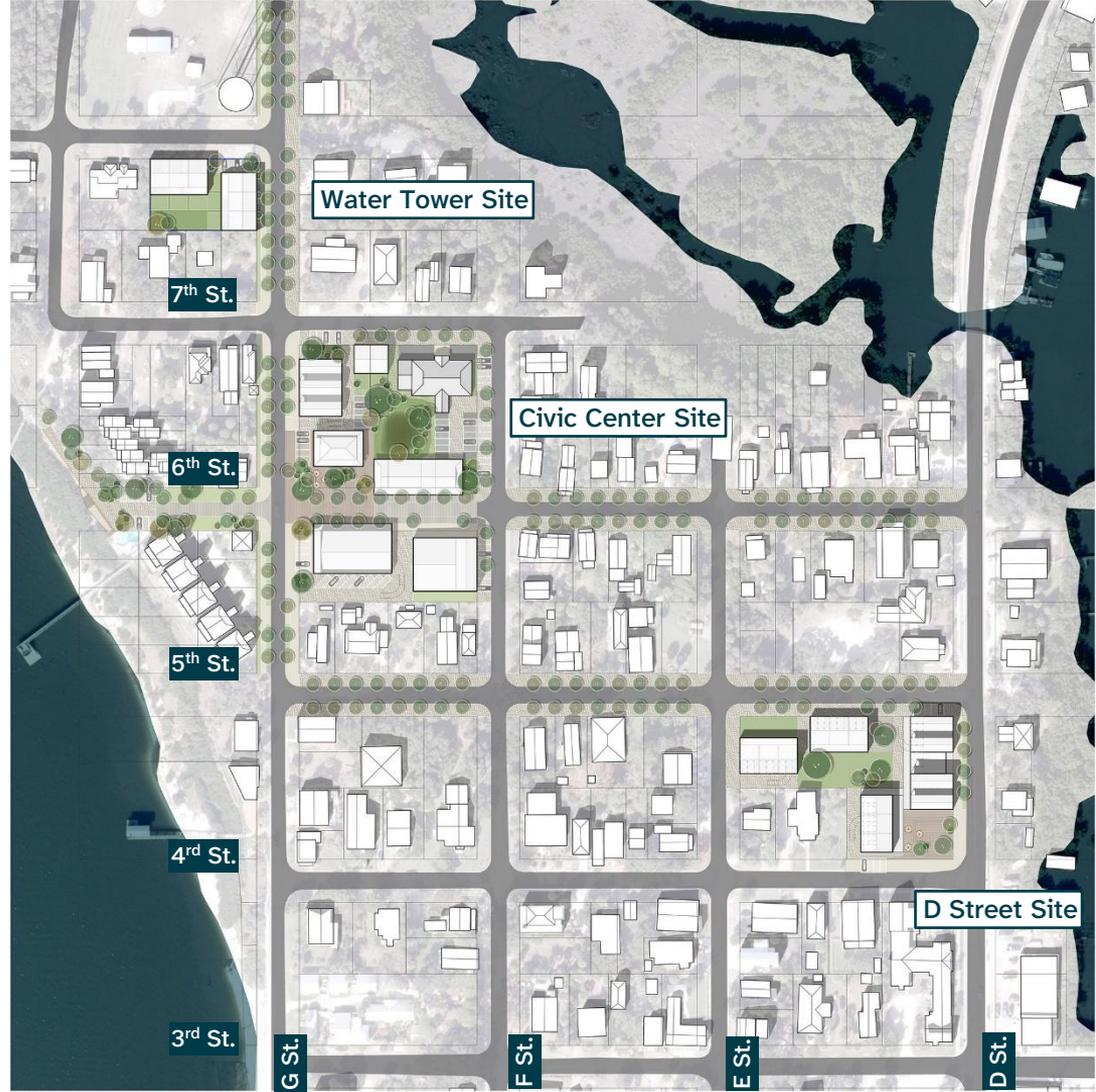
families housing

civic/services

workforce housing/commerce

- G St.-6th St. intersection becomes the new district core. Integration:

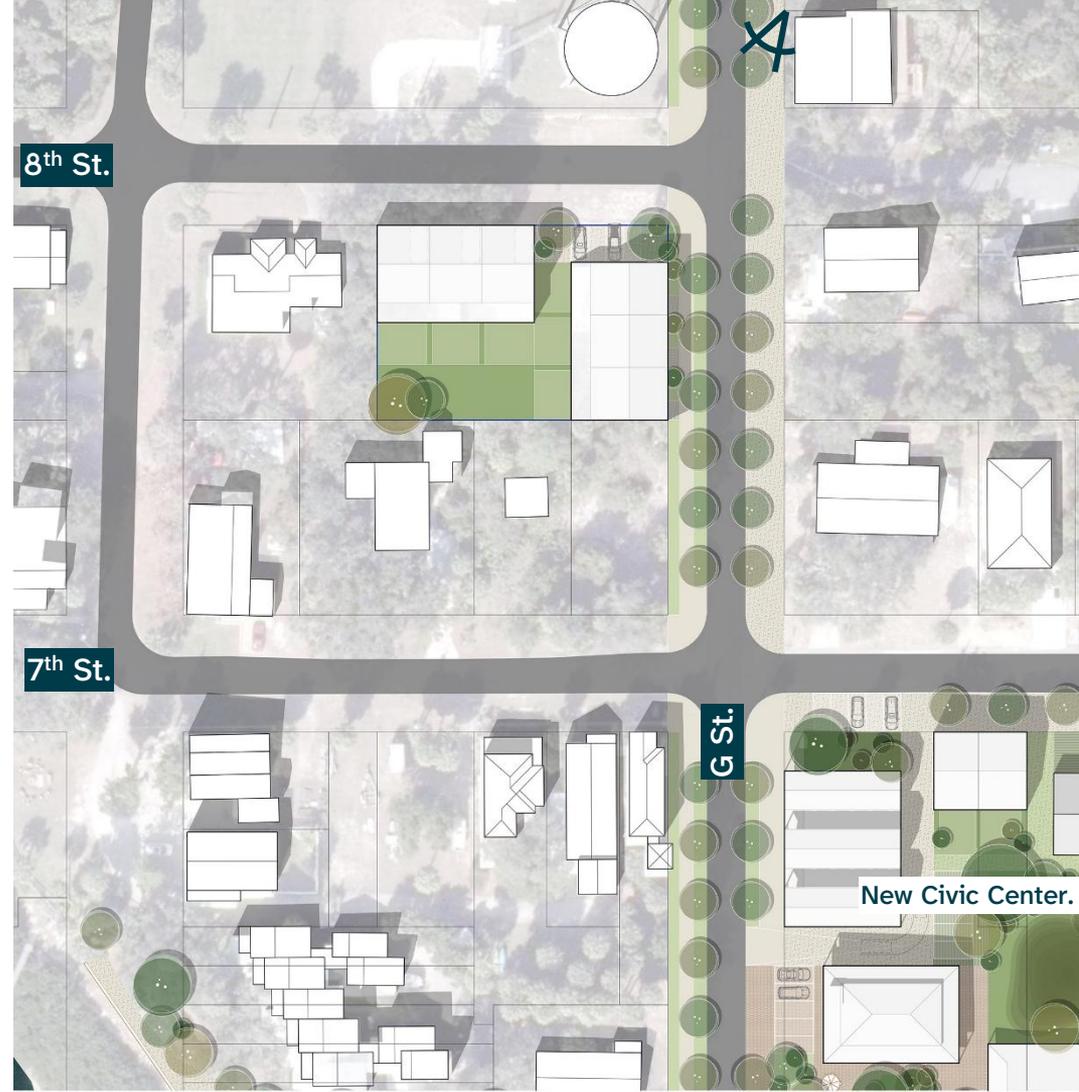
*public plaza/commerce/services +
pocket park + waterfront.*



Civic Nodes

Water Tower Site

- Directed to families with children
- Direct proximity to CK School
- 2-story row houses, 6 units
- Individual backyards
- Shared green space (playground)



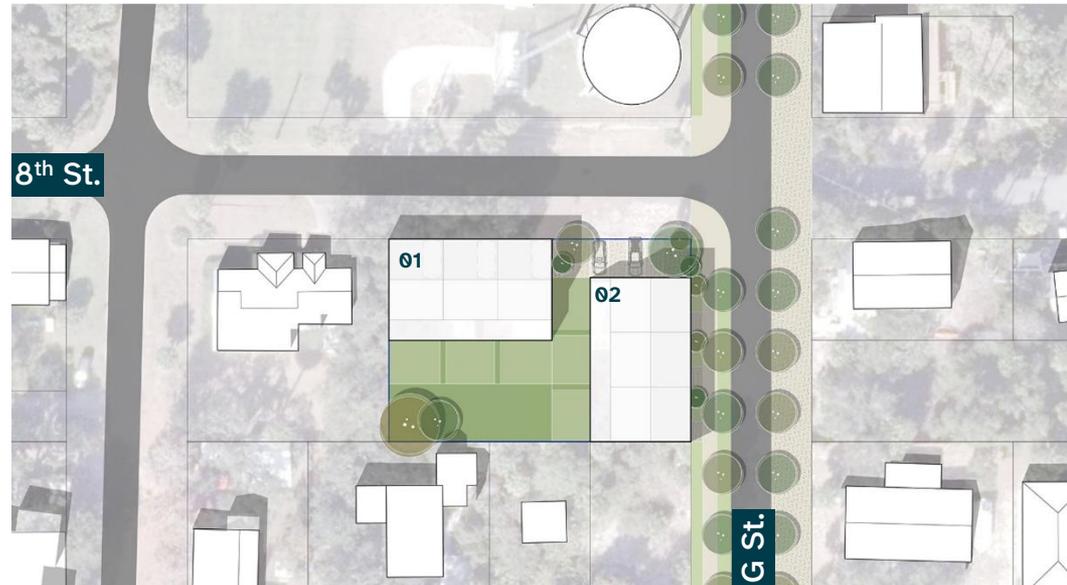
New Civic Center.

Civic Nodes

Water Tower Site

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



Civic Nodes

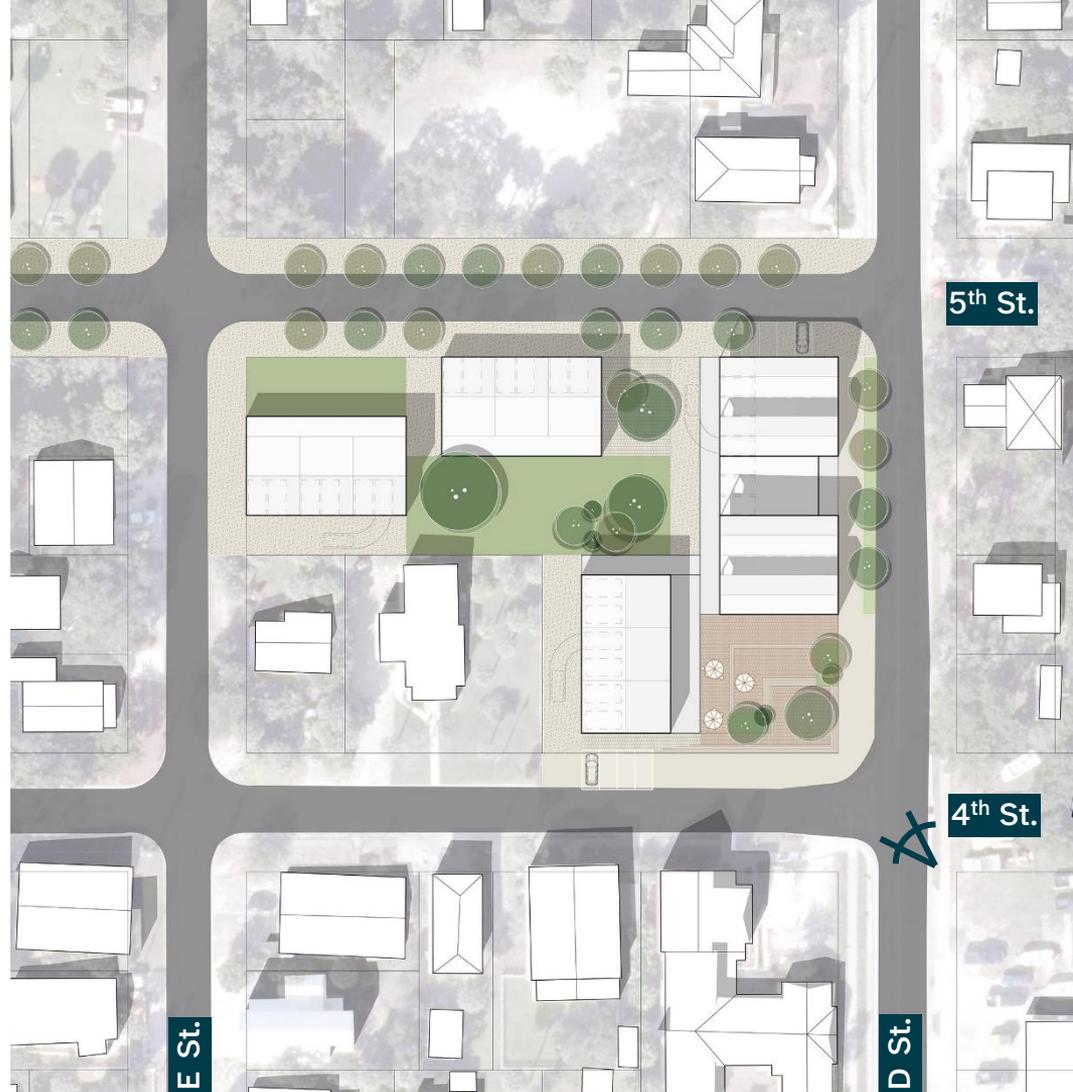
Water Tower Site



Civic Nodes

D Street Site

- Mix of market-oriented and public housing
- Pocket plaza and commerce at D St.
- Public housing:
 - Raised row houses (work activities ground level)
 - Apartments facing pocket plaza D St.
- Market-oriented, apartments or townhomes facing the shoreline D St.



Civic Nodes

D Street Site

Site name	Building Number	Use	Building Area sqf.
D St.	01	residential	6481
	02	residential	6481
	03	non-residential	4099
		residential market-oriented	8001
	04	non-residential	2800
		residential	7201
	Total area residential		28163
Total area non-residential		6899	
Total area D St. Site		35062	

	Housing Units	Parking Places
public housing	3	6
public housing	3	6
		4
market-oriented housing	4	8
		4
public housing	6	6
Total public housing units	12	
Total market-oriented housing units	4	
Total parking places		34



Civic Nodes

D Street Site



Civic Center Site Option 1

- Pocket plaza + arcades, support public activity civic uses.
- Small park (interior), supports residential use public activity
- Diverse access points for parking and delivery inside the block
- Interior streetscape, Fire Station access from 6th St., Emergency vehicles from F St.



Civic Center Site Option 1



Site name	Building Number	Use	Building Area sqf.
City Hall	01	residential	3840
	02	non-residential	4000
		residential	4800
	03	non-residential	2400
		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
	Total area City Hall Site		39936

	Housing Units	Parking Places
market-oriented housing	2	2
		5
market-oriented housing	3	3
		5
market-oriented housing	2	2
		8
		14
		8
Total market-oriented housing units	7	
Total parking places		47

Civic Center Site Option 1



Civic Center Site Option 2

- Pocket plaza + arcades, support public activity, civic uses.
- Large internal block open space, Mound Park + Fire Station Esplanade
- Fire station exit to 6th St.
Ambulances on F St.



Cedar Key Civic Center Option 2



Site name	Building Number	Use	Building Area sqf.
City Hall	01	residential	4000
	02	non-residential	3826
		residential	3826
	03	non-residential	3101
		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
		5
market-oriented housing	3	3
		5
market-oriented housing	2	2
		16
		8
Subtotal housing units	7	
Subtotal parking places		41

Civic Center Site Option 2



Comparison Total Area Calculations Civic Center Concepts:

Option 1

Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places
Water Tower	01	residential (public housing)	5671	3	6
	02	residential (public housing)	6481	3	4
	Subtotal area residential (public housing)			12151	6
Total area 8th St. site			12151		10

Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places	
City Hall	01	residential (market-oriented)	3840	2	2	
		non-residential	4000		5	
	02	residential (market-oriented)	4800	3	3	
		non-residential	2400		5	
	03	residential (market-oriented)	3500	2	2	
	04	non-residential	6431		8	
	05	non-residential	6000		14	
	06	fire department	8965		8	
	Area fire department			8965		
	Subtotal area residential (market oriented)			12140	7	
	Subtotal area non-residential			18832		47
	Total area City Hall Site			39936		

Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places	
D St.	01	residential (public housing)	6481	3	6	
		public housing	6481	3	6	
	02	residential (public housing)	6481	3	6	
		public housing	6481	3	6	
	03	non-residential	4099		4	
		residential (market-oriented)	8001	4	8	
	04	non-residential	2800		4	
		residential (public housing)	7201	6	6	
	Subtotal area residential (public housing)			20162	12	
	Subtotal area residential (market oriented)			8001	4	
Subtotal area non-residential			6899		34	
Total area D St. Site			35062			
Total area residential (public housing)			32313	18		
Total area residential (market oriented)			20141		11	
Total area non-residential			34696			
Total building area			87150	29	91	
Total public housing units				18		
Total market-oriented housing units				11		
Total housing units				29		
Total parking places					91	

Option 2

Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places
Water Tower	01	residential (public housing)	5671	3	6
	02	residential (public housing)	6481	3	4
	Subtotal area residential (public housing)			12151	6
Total area 8th St. site			12151		10

Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places	
City Hall	01	residential (market-oriented)	4000	2	2	
		non-residential	3826		5	
	02	residential (market-oriented)	3826	3	3	
		non-residential	3101		5	
	03	residential (market-oriented)	3589	2	2	
	04	non-residential	6600		16	
	05	fire department	9000		8	
	Total area fire department			9000		
	Total area residential			11414	7	
	Total area non-residential			13527		41
	Total area City Hall Site			33941		
	Total market-oriented housing units				7	
Total parking places					41	

Site name	Building Number	Use	Building Area sqf.	Housing Units	Parking Places	
D St.	01	residential (public housing)	6481	3	6	
		public housing	6481	3	6	
	02	residential (public housing)	6481	3	6	
		public housing	6481	3	6	
	03	non-residential	4099		4	
		residential (market-oriented)	8001	4	8	
	04	non-residential	2800		4	
		residential (public housing)	7201	6	6	
	Subtotal area residential (public housing)			20162	12	
	Subtotal area residential (market oriented)			8001	4	
Subtotal area non-residential			6899		34	
Total area D St. Site			35062			
Total area residential (public housing)			32313	18		
Total area residential (market oriented)			19415		11	
Total area non-residential			29426			
Total building area			81154	29	85	
Total public housing units				18		
Total market-oriented housing units				11		
Total housing units				29		
Total parking places					85	

Regulatory Updates

Current Regulatory Challenges:

- **Land Use:** Existing Residential and Public/Semi-public designations do not permit proposed essential services like grocery stores or medical offices.
- **Density:** Current regulations cap residential density at 4.9 dwelling units per acre, with possible bonus to a maximum of 14 units per acre, restricting necessary housing replacement.
- **Parking:** Current minimums (e.g., 2-4 spaces per dwelling, plus heavy commercial requirements) consume excessive land area.

Proposed Solution: "Civic Mixed Use"

- Creates a new Future Land Use designation for elevated, flood-resilient land.
- Allows a mix of higher-density residential living alongside essential services and businesses.
- Protects neighborhood character by prohibiting conflicting uses, such as onsite alcohol consumption.

Regulatory Updates

Comprehensive Plan Amendments:

- **Policies 1-2.1 & 1-2.2:** Update text to define "Civic Mixed Use," list permitted non-residential/residential uses, and establish new impervious surface and density limits.
- **Policy 1-4.7 (New):** Formalize the city's commitment to locating essential services and higher-density housing on resilient, flood-safe land.
- **Policy 2-5.2 (New):** Authorize reduced minimum parking requirements for a walkable, mixed-use designation.

Land Development Regulations (LDR) Amendments:

- **Section 4-2.02.07:** Enact a new section officially codifying permitted and conditional uses for the new designation.
- **Section 4-2.04.04:** Amend the affordable housing table to allow density bonuses up to 22 dwelling units per acre for projects maintaining affordability for 30+ years within the new designation.
- **Section 4-6.03.02:** Implement reduced parking minimums: 1 space per residential unit and 1 space per 1,000 sq. ft. for non-residential spaces.

Thank you