

City of Cedar Key Community Redevelopment Area

2025 Annual Report Recovery to Resilient Redevelopment March 2026



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Recovery to Resilient Redevelopment



Cedar Key CRA Board Members & Staff

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Seat 3

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Seat 2

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Seat 1

Jeff Webb
Seat 4

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Seat 5

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City Clerk

Introduction

The 2007 City of Cedar Key Redevelopment Plan was amended in the Spring of 2024 to address storm resiliency through identification of projects that would enhance the ability of the City to thrive in an era of increased storminess and rising sea levels. This effort proved prescient as 2024 proved to be the year that the City was affected by 3 major storms (Debbie, Milton, Helene), only a year after Hurricane Idalia in 2023. Collectively, these storms inflicted catastrophic damage across the CRA - contributing to the blight the CRA was created to address. The amended plan incorporated the original CRA plan which focused on downtown redevelopment, historic preservation and affordable housing. As the City recovered from the storms, the City and the CRA also began to address issues that had been identified in that plan.



Figure 1. Extensive damage caused by Hurricane Helene in September 2024.

From Recovery to Resilient Redevelopment: Progress Toward The 2024 Cedar Key Community Redevelopment Plans Goals

Beginning with the 2024/2025 fiscal year the Cedar Key CRA's TIF revenue exceeded its bonded debt payments and the CRA was finally in a position to once again fund redevelopment projects. Of course, that was also the stormiest year in the Island's recent history and much of the work of the CRA focused on projects needed for recovery.

Listed below are programs and projects pursued by the CRA in 2025.

1. Recovery and Resiliency

a. Playground Equipment

The 23/24 hurricanes destroyed the playground equipment at Cedar Key's iconic and beloved Lil' Shark Park on the City's waterfront. The CRA funded the acquisition and installation of new storm-resilient equipment, subsequently reimbursed by FEMA



Figure 2. Restored infrastructure of Lil' Shark Park

b. Pocket Parks Repairs & Improvements (Bulkheads)

The development and enhancement of the City's waterfront pocket parks is a key goal of the CRA Plan, included in both the original and amended plan. The 23/24 storms severely compromised two city pocket parks and impacted adjacent private development. The CRA funded emergency restoration of bulkheads at 5th, 6th and H streets. The CRA also engaged the University of Florida FIBER Institute to develop plans for pocket park amenities and infrastructure.



Figure 3. 6th Street Pocket Park. Image, edge consolidation with bulkhead.

c. Essential Business Recovery and Resiliency Grant Program

The 2023/2024 hurricanes devastated Cedar Key’s business community, a focal area of the Community Redevelopment Plan. To assist the business community the CRA created a novel “essential business” grant program focused on recovery and resiliency. The CRA awarded 8 large grants (<\$100,000), and 9 small grants (<10,000) to local businesses, totaling more than \$500,000. The Program is being administered by the City Attorney’s Office. Renovations at these businesses are underway and recovery is rapidly proceeding.



Figure 4. Business recovery work at Dock Street.

d. Gulf Boulevard Hydrologic Restoration

A centerpiece of the 2024 amended redevelopment plan, this project aims to alleviate flooding on Gulf Boulevard which impeded evacuation of residents and ingress and egress of emergency vehicles during the 23/24 storms. The redevelopment plan recognizes Cedar Key as an archipelago of islands and calls for restoring flow through the islands by addressing hydrologic choke points to prevent the back up of flood waters and consequent flooding. The City of Cedar Key worked with Florida’s Nature Coast Conservancy to acquire



Figure 5. Gulf Boulevard, hydrologic restoration area

floodprone properties at the Gulf Boulevard and Nelson's Cove in order to elevate the road (bridge or culverts) and restore the flow way. Working with the CRA, The City applied for and received a grant from the Resilient Florida Grants Program to conduct a planning study on how best to achieve hydrologic restoration at Gulf Boulevard. No CRA funds have been required to pursue this effort to this point.

e. Affordable Housing

Addressing affordable and workforce housing remains a key goal of the CRA. After meeting with the North Florida Regional Housing Authority, The CRA commissioned a study by the University of Florida Institute for Built Environment Resilience (FIBER) to identify physical planning options to make better use of existing antiquated public housing on Cedar Key. Preliminary results of the study were presented at the October 2025 meeting of the CRA Board, and workshopped at the December CRA meeting. The study was accepted by the CRA in March of 2026. The CRA has retained a Washington D.C.-based consultant to pursue federal funding for affordable housing projects on Cedar Key.



Figure 6. Cedar Key, City Hall Area, Urban Design and Housing Study

f. Redevelopment Infrastructure Improvements

During the year, CRA allocated funds to undertake a series of smaller public works to address ongoing blight conditions, including repair and improvements to storm drains and parking spacing, replacing and/or installing trash receptacles.

g. CRA Administration

The CRA made important strides in improving its administrative capabilities and ensuring compliance with statutory reporting requirements. Working the City, the CRA funded the development of a new more robust website that will be rolled out in 2026. Working with the CRA initiated the process of hiring a new Clerk and CRA manager with enhanced administrative and operations skills to serve both entities. The new hire began work in January of 2026. The City also retained consultants to assist with CRA Programs locally and to seek federal funding opportunities.

h. Resilient Florida Grant Program Cost Share Waiver Determination

In a key development, the CRA and the City were successful in their effort to gain access to a critical State of Florida cost share waiver for eligible grant programs through the Florida Department of Commerce's Rural Economic Development Initiative (REDI). Going forward, the City of Cedar Key will be able to pursue funds from the Resilient Florida Grants Program without having to contribute the 50% of City or CRA funds that would be otherwise be required. This removes significant impediment for the City and the CRA to pursue the resiliency goals in its 2024 Amended Redevelopment Plan.

Audit Report: The FY 2023/2024 Purvis Gray audit has been posted to the CRA website. The FY 2024/2025 audit report, due on June 30, 2026, is in progress.

The chart below identifies CRA-funded capital projects, consultancies, and administrative costs from October 1, 2025, through December 31, 2025

2. Total expenditures from the redevelopment trust fund

The chart below shows the funds available in the redevelopment trust fund for FY 2024 and FY 2025. The City of Cedar Key and the Cedar Key CRA are currently engaged in an effort to align the CRA's budget and accounting practices with the City.

Cedar Key CRA Redevelopment Trust Fund Fiscal Year Balances		
	FY 23/24	FY 24/25
101.190 CRA Redevelopment Trust	31,537.454	118,955.05
101.191 CRA Redevelopment Money	646.865.50	505.370.29
Market		
Totals	687,402.95	624,325.34

3. Original assessed real property values within the community redevelopment agency's area of authority as of the day the agency was created.

The base year (2000) valuation for assessed real properties within the Cedar Key CRA is \$65,422,829 (Data provided by Levy County Property Appraiser).

4. Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 of the reporting year

As of January 1 of 2025, the total assessed real property values for the City of Cedar Key CRA was 188,492,248 (Data provided by Levy County Property Appraiser).

5. Total amount expended for affordable housing for low-income and middle-income residents.

\$50,000 - To conduct a study of the potential for redesign and redevelopment of the antiquated public housing in Cedar Key managed by the North Florida Regional Housing Authority to gain efficiencies in usable space and enhance resiliency.

(c) A summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

CEDAR KEY CRA 2025 Project List with Estimated and Actual Costs

This table reports on the Cedar Key CRA's budgeted estimates, and actual expenditures for capital projects and term-limited consultancies for the reporting period, in budget categories assigned by the CRA. It does not include recurring CRA administrative expenses. In some instances, obligated funds have not been paid out in full in the reporting period pending project completion.

	Approved/Budgeted	Expended	Notes
Transportation, Stormwater & Resiliency Improvements			
Install Safety Sidewalk at Cedar Key School	\$6,500.00	\$5060.00	Project completed
Parking Space Bumpers	\$1,000.00	\$1175.71	Project completed
2 nd Street Sidewalk Repairs/Replace	\$7,500.00	\$7,500.00	Project completed
Storm drain repair & enhancements	\$47,112.00	\$34,271.00	Project completed
Subtotal	\$62,112.00	\$48,006.71	
Shoreline Management/Hydrologic Restoration			
Gulf Blvd. Flood Alleviation			CRA provided project coordination - Project funding acquired through external grants
Subtotal	\$0	\$0	
Cultural & Recreational Facilities			
Playground repairs/replacement	\$180,000.00	\$176,417.00 (to be reimbursed to CRA)	Project completed.
A-Street Parking	\$41,500.00	\$0	
Pocket-park improvements: Repair bulkheads and associated park infrastructure at 5 th , 6 th and H streets	\$200,000.00	\$155,461.50	Bulkhead repair completed. Pocket Park Improvements will continue
Replace/Add Benches along A Street and G Street	\$7,000.00	\$0	
Public Drinking Water Dispensers	\$6,000.00	\$2970.99	Project Completed
Bicycle Racks	\$1,000.00	\$0	
Trash Receptacle Replacement	\$8,750.00	\$2,712.50	Project Completed
Subtotal	\$444,250.00	\$337,561.99	
Private Section Home & Business Recovery, Redevelopment & Resiliency			
CRA Grant Program – Resilient & Essential Businesses	\$531,482.43	\$0	Program completed. Funded projects are reimbursement based.
Subtotal	\$531,482.43	\$0	
Affordable Housing			
UF FIBER conceptual plan for public housing consultancy	\$50,000.00	\$0	Project completed and final report accepted in March, 2026
Term Limited Consultancies			
CRA Consultant	\$ 20,000	\$ 20,000	
Maritime Infrastructure			
			No projects proposed
Land Acquisition			
			No project proposed
TOTALS			