



Cedar Key, City Hall Area Urban Design and Housing Study

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Cedar Key, City Hall Area

Urban Design and Housing Study

1. Introduction & Project Context

1.1. Project Background

Cedar Key's location on the Gulf makes the community highly exposed to climate hazards, particularly recurring tidal flooding and storm surge. In recent years, the town has been impacted by three major hurricanes that inundated different areas of the city, causing significant damage to the historic district, in particular. This area of the city currently houses the majority of commercial, historic, and community assets. The flooding disabled essential services and businesses; some remain nonfunctional, exposing the city's high vulnerability and reliance on Downtown's operations, posing extended recovery challenges for the community.

To address the diverse vulnerabilities resulting from these types of events, the City of Cedar Key, in collaboration with the Florida Institute for Built Environment Resilience (FIBER), completed a Vulnerability Assessment and Adaptation Plan in 2024. This document outlines diverse measures and four specific "Adaptation Project Areas" as strategic projects to improve community resilience. These strategic projects have been formally integrated into municipal policy through the 2024-2054 Amended Cedar Key Community Redevelopment Plan (CRA Plan), as part of the redevelopment activities, and confirm previous recommendations of the Civic Design Associates' 2005 Community Redevelopment Plan. Crucially, the CRA directs efforts to relocate critical community and emergency facilities and to redevelop the existing public housing to facilitate the implementation of the Adaptation Plan.

A high-priority strategic project identified in the Adaptation Plan is the development of a New Resilient Civic Center. This strategy involves relocating critical community facilities and essential services, including the Fire Station, Police Department, Post Office, and essential businesses, from the vulnerable, low-lying Historic Downtown to the hilltop parcels surrounding City Hall, the latter

was already relocated after Hurricane Idalia in 2021. This area has one of the highest elevations in town, providing a secure operational base for essential services after potential storm events.

Implementing the vision of the New Resilient Civic Center requires a cohesive redevelopment plan for the area surrounding City Hall. A core component of this strategy is reorganizing the existing public housing parcels in the area. This step is critical to unlock the spatial capacity needed to relocate critical services while optimizing site density. By harmonizing civic and residential uses, modernizing the social housing stock, and achieving a suitable density, this study aims to propose a feasible redevelopment vision that will increase the Downtown district's resilience while enhancing the quality of the surrounding neighborhood.

1.2. Scope of Study

The study will focus on the following components:

Areas and Program Assessment

Conduct an analysis of existing programs, spatial needs, and necessary areas for the critical community and emergency facilities, and essential businesses that need to be relocated, complemented by the existing public housing areas and needs.

Redevelopment Scenario Planning

Develop and present multiple redevelopment scenarios to allow the community to compare diverse approaches to massing, density, and open space.

Land Use Optimization and Public Housing Stock Modernization

Analyze the areas and occupancy of existing public housing units and propose redevelopment strategies that increase density and efficiency. This will allow the City to liberate the necessary land to accommodate relocated emergency services and civic facilities without displacing current residents.

Public Space, Pedestrian Accessibility, and Parking

Evaluate the area capacity to receive new public activity and increased traffic. This includes improving public space infrastructure, connectivity between the new district and the rest of the town, designing circulation to support emergency vehicle egress, and providing adequate parking.

Community Led Process

Integrate the community into the scenario development through workshops and stakeholder meetings. The New Civic Center should reflect the values of Cedar Key's residents, ensuring the new district is socially inclusive and flood resilient.

1.3. Project Values

The guiding values for this study are grounded in the community's vision for a resilient Cedar Key, articulated through diverse interactions, primarily through the Resilient Cedar Key project and the City Commission Workshop held in February 2025. While there is broad support for improving flood resilience, residents have also expressed concern about the potential effects of intensive

"mixed-use" zoning in established residential areas. Consequently, the project is driven by a specific directive: to consolidate active civic and commercial functions into a single area, thereby protecting the privacy and quiet character of the surrounding residential neighborhood.

Resilience & Adaptation

The higher ground is more than a redevelopment opportunity; it is a shared refuge for the wider community.

Belonging and appropriate housing

Provide housing that improves quality of life and sense of belonging, and that creates a safe habitat that supports the social fabric in Cedar Key.

Community Heritage

The new development should protect Cedar Key's cultural identity and honor its historic spatial patterns.

Neighborhood Harmony and Respect

The New Civic Center should not disrupt the quiet, peaceful environment of the surrounding residential areas.

A Civic Common

A common good accessible, welcoming, and functional for every resident.

Task 1

Area of Interest, Existing Conditions
and Relocation Needs

2. Task 1: Area of Interest, Existing Conditions and Relocation Needs

2.1. Area of Interest and Focus Parcels

Area of Interest: Geographic Boundaries



Figure 1. Area of Interest (AOI) and focus parcels

The Area of Study includes 118 parcels, 22 vacant parcels (three of them are submerged lands along the northern edge), and two municipal use parcels owned by the City of Cedar Key. The feasibility study will primarily focus on the four public housing parcels owned by the North Central Florida Housing Authority (NCFHA). These parcels represent the critical land assets for the redevelopment of the area, which involves relocating critical community and emergency facilities, essential businesses, and modernizing the existing public housing stock. However, the study aims to have a broader impact on the district, addressing broader effects in the downtown area, enhancing pedestrian connectivity, improving public spaces, diversifying the housing offer, and supporting the further integration of other hazard mitigation measures outlined in the Cedar Key Adaptation Plan. Figure 1 illustrates the AOI and focus parcels.

2.2. Public Housing Inventory

The four parcels owned by the NCFHA host a total of 18 housing units, originally constructed between 1971 and 1973. The existing building stock consists of 13 single-story masonry structures, organized in 8 detached single-family buildings and 5 duplexes, all built with brick envelopes and metal roofs. Only one unit is designated as ADA accessible. Figure 2 illustrates the spatial distribution of these structures across the parcels.



Figure 2. Housing units per parcel and unit type

2.2.1. Unit Mix and Occupancy

Currently, the 18 housing units accommodate 36 residents. The unit mix is organized to support different family group sizes and is distributed as follows:

- 4 units: 1 Bedroom / 1 Bathroom
- 6 units: 2 Bedrooms / 1 Bathroom
- 6 units: 3 Bedrooms / 1 Bathroom
- 2 units: 4 Bedrooms / 1.5 Bathrooms

Table 1 provides detailed information on the parcel information, areas, distribution of unit types per parcel, parking places, and total gross floor area (GFA).

Parcel ID	Parcel Area	Housing Units	Housing Unit Area								FAR	Construction Area	Parking Area	
			Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8				
0871600000	15000	2	1016	1005	603							0.17	2624	4
0868500000	22501	4	834	834	834	834						0.15	3336	4
0867200000	25001	4	1322	638	638	970						0.14	3567	4
0864400100	45001	8	1005	821	821	649	649	897	897	1005		0.15	6743	8
TOTAL	107503	18											16270	20



Table 1. Housing Units Distribution per Parcel and Area

2.3. Regulatory and Flood Risk Analysis

2.3.1. Comprehensive Plan: Land Use and Land Development Code Regulations

Future Land Use

The four focus parcels owned by the North Central Florida Housing Authority (NCFHA) are located within the Residential Zone. The code provides redevelopment flexibility by allowing a mix of residential and supporting uses. The principal permitted uses for this zoning district include:

- Single-family dwellings
- Multi-family dwellings
- Accessory dwellings
- Modular and manufactured housing (excluding recreational vehicles)
- Special housing (e.g., group homes, foster homes, ACLF)
- Outdoor recreation
- Public utilities
- Home occupations

Note: The inclusion of "multi-family dwellings" and "public utilities" directly supports the goal of modernizing the housing stock and co-locating essential municipal infrastructure. However, community services and commerce are not determined as permitted uses.



Figure 3. Cedar Key Future Land Use Plan

Land Development Regulations

Density and Density Bonuses

The maximum density for the Residential land use category is established at 4.9 dwelling units per acre (DU/acre). To incentivize the creation of public and affordable housing, the LDC provides density and intensity bonuses based on the time duration of the proposed development and the target income demographics. These demographic brackets are determined by HUD, FmHA, or the Levy County Housing Authority:

- Low-Income Housing: Developments serving households earning less than 80% of the median family income are eligible for a bonus density of up to 14 units per acre.
- Moderate-Income Housing: Developments serving households earning between 80% and 120% of the median family income are eligible for a bonus density of up to 11 units per acre.

Income	Time Duration (Years)	10yr	15yr	20yr	25yr	30+yr
Low	Units Per Acre	9	10	11	12.5	14
Moderate	Units Per Acre	7	8	9	10	11
Low	Lot Coverage (ISR%)	42%	44%	46%	48%	50%
Moderate	Lot Coverage (ISR%)	41%	42%	43%	44%	45%
Low	Floor Area Ratio (FAR)	85%	88%	93%	95%	100%
Moderate	Floor Area Ratio (FAR)	80%	83%	85%	88%	90%

Table 2. Density bonuses based on income and time according to the Cedar Key Comprehensive Plan

Based on the allowed bonuses, Table 3 shows the maximum number of housing units per focus parcel allowed for each income unit type.

Parcel ID	Site Name	Parcel Area	Existing Housing Units	Allowed Moderate Income Units	Allowed Low Income Units
0871600000	Water Tower	15000	3	4	5
0868500000	City Hall	22501	4	6	7
0867200000	City Hall	25001	4	6	8
0864400100	D Street	45001	8	11	14

Table 3. Maximum allowed housing units per parcel according to density bonuses in the Cedar Key Comprehensive Plan

Building Height and Elevation Parameters

The Land Development Regulation sets maximum building heights based on roof type as follows:

- Flat Roofs: Maximum height of 32 feet.
- Pitched Roofs: Maximum height of 38 feet.

Height measurements should be taken from the "base" of the structure (the highest point of the existing ground elevation immediately adjacent to the building) to the highest point of the roof. For parcels located within the Coastal High Hazard Area, the code defines the "base" as the Base Flood Elevation (BFE) shown on the Flood Insurance Rate Map (FIRM).

Site Intensity

Development must adhere to a maximum Impervious Surface Ratio (ISR) of 40% within the Coastal High Hazard Area (and 50% in other locations).

Minimum Setbacks

The LDC provides significant spatial flexibility by requiring no minimum setbacks for front, side, and rear yards. However, a 50-foot Coastal Construction Setback is strictly required from the Mean High-Water Line.

Off-Street Parking

Off-street parking facilities are required for all developments within the city, with the number of spaces dictated by the property's use

- Residential (Non-Historic): 2 spaces for 3 or fewer bedrooms; 3 spaces for 4 or more bedrooms.
- Commercial Uses: 2 spaces per business, plus general commercial: 1 additional space per 250 square feet.

2.3.2. Flood Risk Analysis

A comparative flood analysis of the focus parcels reveals different levels of vulnerability and elevation conditions across the redevelopment sites, which will be described in two groups: the upland sites corresponding to the Water Tower and City Hall parcels, and the coastal hazard site corresponding to the D Street parcel.

The upland Sites (Water Tower and City Hall Parcels) benefit from their elevation and are completely outside the Special Flood Hazard Area (SFHA). As a result, they are not impacted by tidal or 100-year event flooding. Therefore, they serve as strategic locations for vital community and emergency facilities.

In contrast, the D street parcel is located within the FEMA AE Zone, with a base flood elevation (BFE) ranging from 12 to 13 ft NAVD88. Despite being in a high-risk area, the parcel has a favorable topography that reduces flood impact, as described below:

- Coastal Flooding (100-Year Flood Event): During a 1% annual chance flood, about 66% of the site is inundated, with a maximum flood depth reaching 7.6 feet (lower western edge bordering E Street).
- Hurricane storm surge: In extreme storm scenarios, such as a Category 3 hurricane, the entire D Street parcel would be flooded with a maximum depth of 14 feet.

Because of the flood exposure of this parcel, all proposed residential structures on the D Street parcel must be elevated, with the ground level used only for parking and open space that flows through. Any non-housing use at the ground level (D Street edge) should meet the BFE.

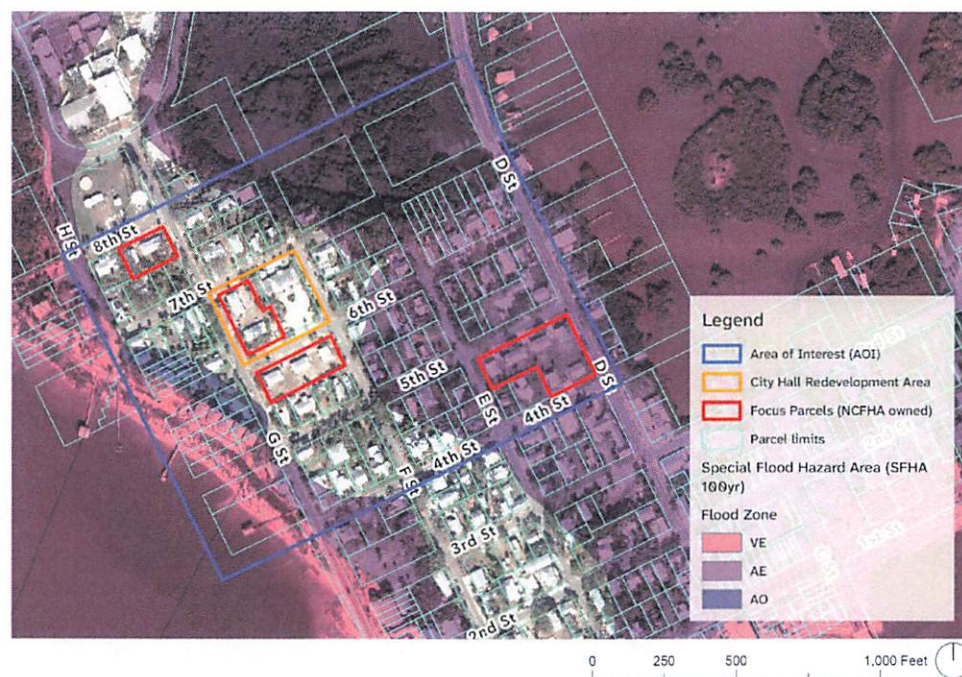


Figure 4. Coastal Flooding, Special Flood Hazard Area (FEMA 100-year)

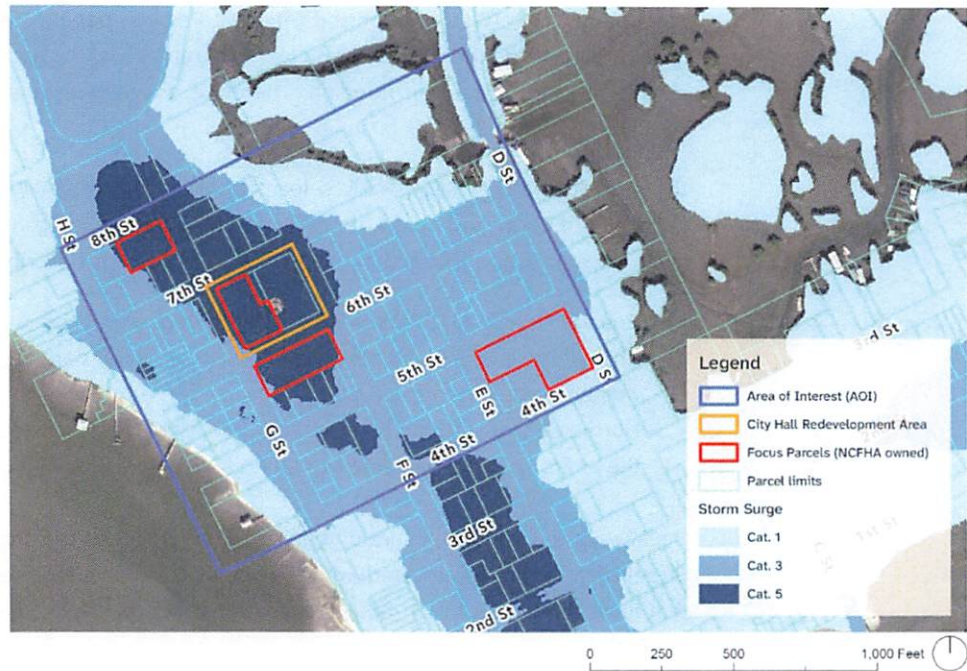


Figure 5. Storm surge flood extents

2.4. Relocation Needs: Inventory of Community and Emergency Facilities and Essential Businesses, Area Needs

The Cedar Key Flood Vulnerability Assessment, completed in September 2024, recommends relocating several community facilities, including the city services (City Hall), Police Department, Fire Station, and the Post Office. These facilities were severely affected by Hurricane Idalia and the successive storms of the 2024 hurricane season. In response to previous climate events and in line with the Vulnerability Assessment recommendations, the city has initiated several efforts across multiple fronts to implement adaptation actions.

To build on the Adaptation Plan, the city hosted a workshop in mid-2025 where the community discussed the relocation needs of essential services and businesses (ESB), as well as the need to convert certain city areas into mixed-use zones to accommodate these relocations. During the workshop, participants were divided into 8 working groups and asked to rank the top five ESBs that should be relocated to a safer area and the best possible relocation areas. The community discussion validated the initial recommendations of the Vulnerability Assessment and expanded the relocation needs, adding community services such as Cedar Key Water/Public Works and complementary City Services, as well as essential businesses, such as the grocery store/market. Although it was not part of the discussion, and due to its sensitive content and location, the library was also included in the relocation needs. Figure 6 summarizes the workshop outcomes, illustrating the most desirable uses for the community and relocation areas.

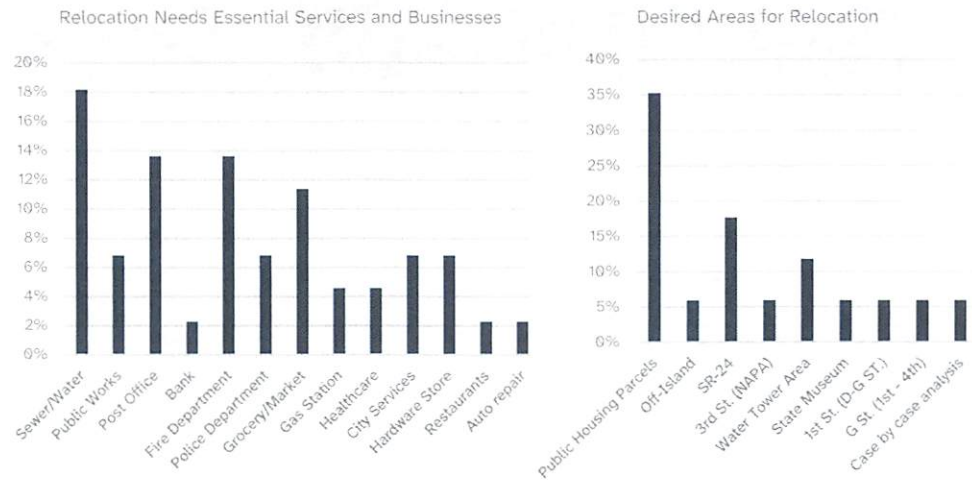


Figure 6. Community Workshop discussion results, ranking of Essential Services and Businesses, and desired areas for relocation

2.4.1. Essential Services and Businesses (ESBs) Inventory, Current Areas

Following the Community Workshop, an area analysis was conducted on the existing program and parking availability of the identified ESBs. The purpose of this assessment is to establish a quantitative baseline to accurately project future requirements. Figure 7 and Table 4 illustrate the current location of the ESB, detailing the building square footage, outdoor operational spaces, and parking areas.

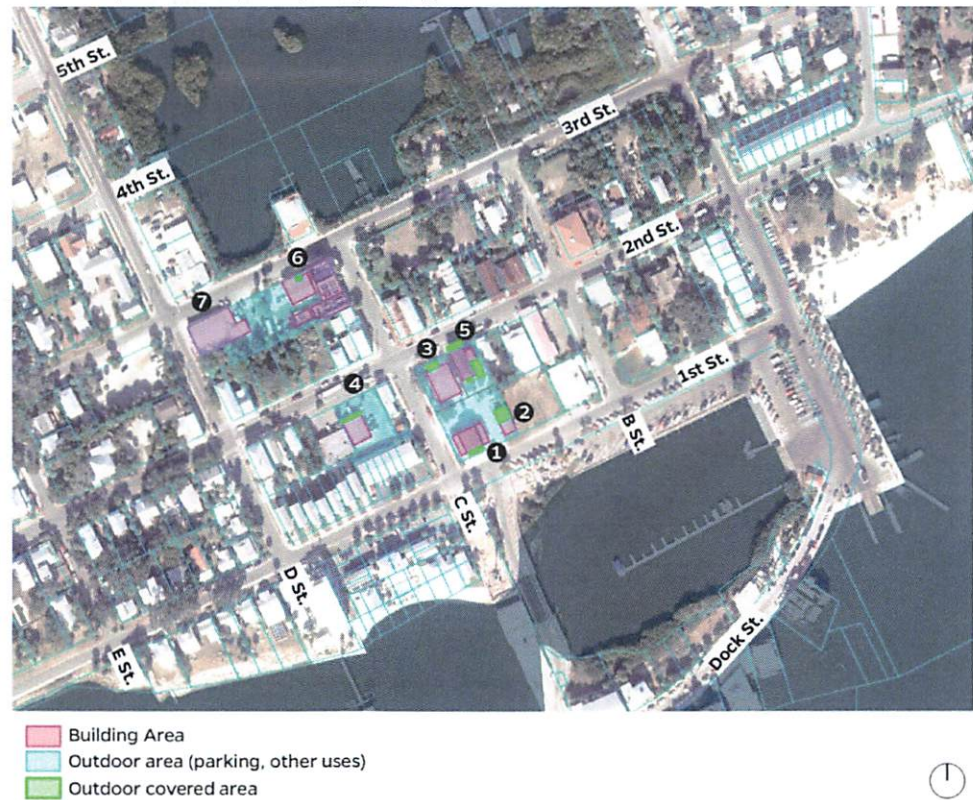


Figure 6. Location of existing Essential Services and Businesses

Building Area												
Type	Parcel Area	Stories	Story 1	Story 2	Total Building Area	Outdoor covered area	Outdoor Area Parking	Outdoor remaining (other uses)	Total Outdoor	Outdoor above ground	Parking Places	Notes
1 Fire Department	13356	2	2483	1452	3935	210	7526	3137	10873	210	10	
2 Public Works		1	611		611	613						Building inside Fire Station parcel
3 Police Department (Old City Hall)	6427	1	2856		2856	227		3344	3571		0	
4 Postal Office	10625	1	1821		1821	153	5422	3229	8804		9	
5 Library	5219	2	2078	2078	4156	865		4636	5501	342	0	Area access porch outside parcel
6 Water and Sewer	15000	2	2189	5582	7771	84	2472	4673	7229		4	Wastewater plant infrastructure area is calculated in Story 1
7 Grocery Store	13000	1	5763		5763			7237	7237		10	Parking outside parcel
TOTAL	63627	sqf.			26913	sqf.					33	

Table 4. Program area analysis, existing Essential Services and Businesses

2.4.2. Relocation Needs: Program Areas

After completing the ESB inventory and assessing existing facilities, the design team conducted a spatial programming analysis to identify the relocation needs for Cedar Key Essential Services and Businesses (ESBs). These estimates were based on stakeholder interviews with facility operators and benchmarked against industry-standard spatial guidelines, ensuring the projections align with the community scale and operational requirements.

The following table presents these projected spatial needs. The suggested square footage serves as an initial gross area estimate to determine the total programmatic volume needed across the redevelopment sites. This data provides an essential baseline for evaluating building massing and site organization in future design scenarios. It is important to note that a detailed, facility-specific architectural programming study will be required in later phases to determine the exact area and operational needs for each ESB.

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 the current area and PP of the facility
TOTAL (gross area)		27252	90	Parking calculated according to code requirement for General Commercial use

Table 5. Relocation needs: program area analysis, Essential Services and Businesses

Task 2

Redevelopment Scenarios,
Discussion Phase

3. Task 2: Redevelopment Scenarios, Discussion Phase

3.1. Resilience Strategy

Methodology

Building on the spatial and regulatory baselines established in the previous section, Task 2 translates the community's relocation needs into concrete urban design concepts. The goal of this task is to explore feasible site-specific development scenarios that test diverse spatial approaches for the City Hall neighborhood, and potential building and housing densities the area can accommodate.

To give city leaders and the community a clear understanding of the site's potential, the design team created three different spatial scenarios. Each scenario examines various urban design strategies for the City Hall site, focusing on massing, density, parking layout, and public space arrangement. By presenting a range of spatial organizations, these scenarios enabled city leaders and the community to weigh the pros and cons of different site layouts. This comparative approach allowed diverse stakeholders to discuss and select the configuration that best aligns with their long-term vision of the neighborhood. The chosen scenario was further refined to form the basis for recommended regulatory changes and future steps. The following section provides a detailed breakdown of these three spatial concepts.

Scenario 1, Civic Nodes

The "Civic Nodes" scenario envisions redevelopment of the City Hall neighborhood as a decentralized network of public nodes, with each of the three focus areas serving a specific role. At the Water Tower site, the plan proposes a flexible, multipurpose esplanade that can support Cedar Key School. At the D Street site, ground-floor commerce and a welcoming pocket plaza are introduced to create a lively focal point at the city's access road. The City Hall site, at the intersection of G Street and 6th Street, integrates a small plaza, essential commercial and civic services, and, at the west end of 6th Street, a pocket park and waterfront access. This intersection becomes the new district center.



Figure 7. Civic Nodes Spatial Strategy Diagram

Public Space

The public space of this scenario centers on a pocket plaza at the intersection of 6th and G Streets. To activate this area, the ground-level facades surrounding it feature architectural arcades that provide shaded areas for public activities, outdoor cafes, and civic engagement. Complementing this hardscape plaza, there is a calmer interior park within the block, designed to serve as the green space for the residential units on the second stories and for quieter public activities.

Mobility and Circulation

This scenario emphasizes pedestrian activity along G Street and 6th Street, with the latter redesigned primarily as a pedestrian zone, where vehicle access is strictly limited to delivery and emergency vehicles. To support this pedestrian focus, the redesign of 5th Street is highlighted as the essential East-West corridor for the neighborhood. Concerning parking, there are various access points and a designated delivery area within the block, while most parking spaces are located around the block's perimeter.

Building Mass and Form

Scenario 1 employs a granular building-mass strategy, dividing the overall structure into smaller, distinct buildings spread across both the block's perimeter and interior to preserve Cedar Key's small-town feel. Building heights are limited to two stories. The massing is further softened by irregular setbacks and arcades along G and 6th Streets.

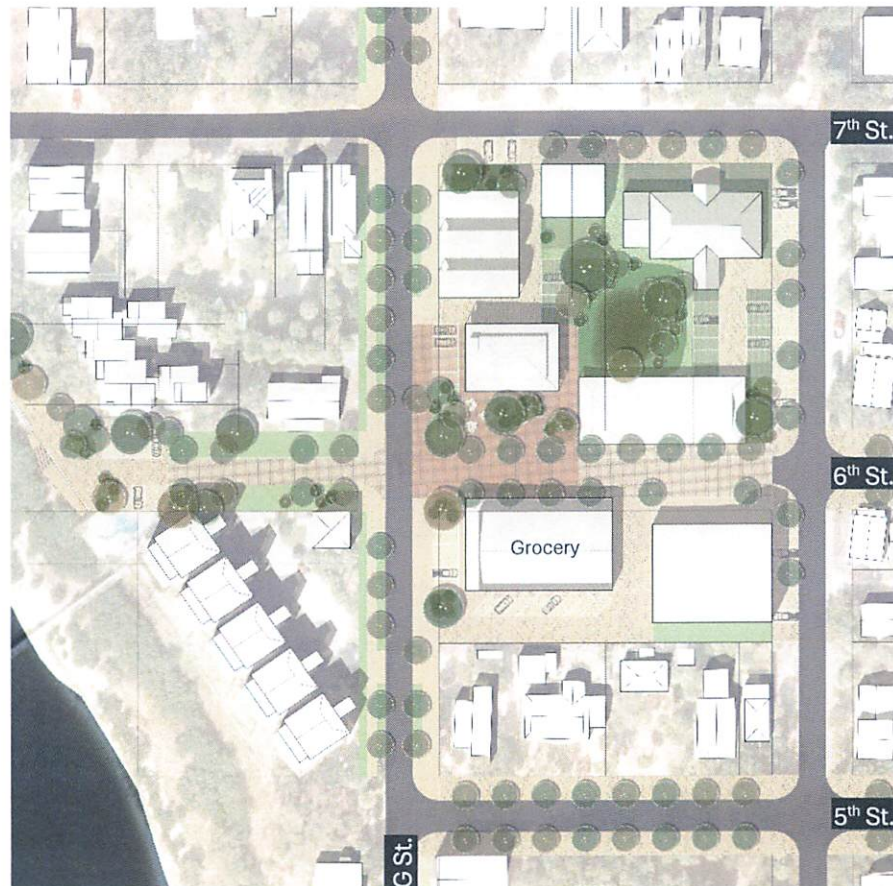


Figure 8. Civic Nodes Scenario, Site Plan

Scenario 1, Programmatic Breakdown

Water Tower Site

- Housing: 8 units
- Civic Program: Fire station ≈ 9500 ft²
- Parking: 8 spaces

City Hall Site

- Housing: 6 units (3 duplexes)
- Commercial/services program: ≈ 22000 ft²
- Parking: 58 spaces

D Street Site

- Housing: 16 units
- Commercial program: ≈ 11000 ft²
- Parking: 24 spaces

Scenario 1 Totals

- Total Housing: 30 units
- Fire Station: $\sim 9,500$ ft²
- Total Commercial / Services: $\sim 33,000$ ft²
- Total Parking Capacity: 90 spaces



Figure 9. Civic Nodes Scenario, perspective view of Pocket Plaza at G St. - 6th St. intersection

Scenario 2, Civic Garden

The "Civic Garden" scenario creates a permeable spatial layout that prioritizes green space and a continuous green pedestrian pathway to Historic Downtown. The main concept is to integrate the City Hall area with its surroundings as a park-like neighborhood. To achieve this, a portion of 6th Street is closed off to regular vehicle traffic. The new fire station is positioned transversely across the former right-of-way on the west side, merging the two sides of 6th Street into a single, large block.



Figure 10. Civic Garden Spatial Strategy Diagram

Public Space

By unifying the parcels, the interior of the city block is transformed into a large garden, creating a park-like path experience through the block. Closing 6th Street ensures this public space remains continuous and free from vehicular cross-traffic. G Street is conceived as a regular streetscape with arcades to support public activity.

Mobility and Circulation

The internal green path through the City Hall block serves as a link in a broader mobility strategy aimed at enhancing pedestrian connectivity to the historic downtown. This network creates a continuous green route starting from the Cedar Key School, passing through the Water Tower parcel to the new City Hall Garden, continuing along a proposed 5th Street green canopy, and connecting to the D Street public housing site.

Vehicular circulation is reorganized to support this pedestrian focus. 5th Street is redesigned to serve as the primary East-West connective corridor. The former 6th Street right-of-way is restricted exclusively to emergency and delivery access, allowing the transversally sited Fire Station to use the corridor for optimal operational ingress and egress for firetrucks. The space between buildings on G Street is designed for surface parking, with vehicular access maintained solely from G Street.

Building Mass and Form

To maximize the open green area at the block interior, this scenario consolidates the program into larger building footprints. These larger masses are pushed to the perimeter,



Figure 11. Civic Garden Scenario, Site Plan

utilizing zero setbacks along G and F Streets. By holding the street edge, the massing clearly defines the public realm and leaves the block interior porous and open. Consistent with the neighborhood scale, all structures are restricted to a maximum height of two stories.

Scenario 2, Programmatic Breakdown

Water Tower Site

- Housing: 8 units (4 duplexes)
- Parking: 8 spaces

City Hall Site

- Housing: 9 units
- Civic Program: ~11,000 sq. ft. (Fire Station)
- Commercial & Services: ~16,600 sq. ft.
- Parking: 55 spaces

D Street Site

- Housing: 14 units (2 quadruplexes and 6 townhouses)
- Parking: 14 spaces

Scenario 2 Totals

- Total Housing: 31 units
- Fire Station: ~11,000 sq. ft.
- Total Commercial / Services: ~16,600 sq. ft.
- Total Parking Capacity: 77 spaces



Figure 12. Civic Garden Scenario, perspective streetscape and arcade at G St.

Scenario 3, Civic Block

The "Civic Block" scenario envisions a continuous, traditional urban block that maximizes building and housing density to foster a cohesive urban environment with a continuous streetscape along all edges. The primary goal is to create a perimeter that encircles a shared, quiet residential courtyard, achieved by positioning the built mass along G and F Streets and maintaining a 20-foot separation between buildings to maximize open space within the block.



Figure 13. Civic Block, Spatial Strategy Diagram

Public Space

The continuous perimeter encloses a spacious internal area, "The Mound Courtyard." This space is intentionally organized to honor the existing burial mound on the site. Serving as a quiet outdoor space for residents of the second-floor units, the courtyard offers a protected environment. Outside, the public realm is defined by an urban streetscape, with an arcade along G Street that activates the space.

Mobility and Circulation

Vehicular access on 6th Street is limited to emergency and delivery vehicles only to maintain the residential courtyard concept. Parking areas are arranged along the block's perimeter. Additionally, a new alleyway has been added at the southern edge of the development, running between 6th and 5th Streets, to offer discreet access to parking spaces integrated within the ground floors of the buildings.

Building Mass and Form

This scenario adopts a high-density approach with a consolidated edge, placing the building mass directly at the property lines and using zero setbacks along G and F Streets. To maximize residential density, the entire second story of the continuous block could be designated for residential use. The maximum building height is two stories.



Figure 14. Civic Block Scenario, Site Plan

Scenario 3, Programmatic Breakdown

Water Tower Site

- Housing: 8 units (4 duplexes)
- Fire Station: ~9,500 sq. ft.
- Parking: 8 spaces

City Hall Site

- Housing: 16 units (3 townhouses and 2nd-story apartments)
- Commercial / Services: ~27,700 sq. ft.
- Parking: 58 spaces

D Street Site

- Housing: 18-20 units
- Parking: 20 spaces

Scenario 3 Totals

- Total Housing: 42-44 units
- Fire Station: ~9,500 sq. ft.
- Total Commercial / Services: ~27,700 sq. ft.
- Total Parking Capacity: 86 spaces



Figure 15. Civic Block Scenario, Perspective Block Courtyard

Comparative Scenario Analysis

Programmatic Element	Scenario 1: Civic Nodes	Scenario 2: Civic Garden	Scenario 3: Civic Block
Water Tower Site			
Housing Units	8 units	8 units	8 units
Fire Station	~9,500 sq. ft. (Fire Station)	None	~9,500 sq. ft. (Fire Station)
Parking Spaces	8 spaces	8 spaces	8 spaces
City Hall Site			
Housing Units	6 units	9 units	16 units
Fire Station	None	~11,000 sq. ft. (Fire Station)	None
Commercial/Services	~22,000 sq. ft.	~16,600 sq. ft.	~27,700 sq. ft.
Parking Spaces	58 spaces	55 spaces	58 spaces
D Street Site			
Housing Units	16 units	14 units	18-20 units
Commercial/Services	~11,000 sq. ft.	None	None
Parking Spaces	24 spaces	14 spaces	20 spaces
SCENARIO TOTALS			
Total Housing	30 units	31 units	42-44 units
Total Commercial/Services Space	~33,000 sq. ft.	~16,600 sq. ft.	~27,700 sq. ft.
Fire Station Size/Location	~9,500 sq. ft. (Water Tower)	~11,000 sq. ft. (City Hall)	~9,500 sq. ft. (Water Tower)
Total Parking Capacity	90 spaces	77 spaces	86 spaces

Table 6. Comparative analysis of areas, housing units and parking places per development scenario.

Task 3

Community Workshop

4. Task 3: Community Workshop

On December 9, 2025, the design team presented the three redevelopment scenarios to the community and the Community Redevelopment Agency (CRA) Board. During the workshop, stakeholders showed a preference for Scenario 1, "Civic Nodes," because it preserves the small-town atmosphere centered around the pocket plaza at G and 6th Street. At the same time, the community favored a hybrid approach, supporting the closure of 6th Street, an important element of Scenario 2, to increase spatial flexibility for the potential location of the Fire Station in that area.

The workshop also covered options for allocating residential units. There was consensus to replace the existing 18 public housing units, maintaining the current bedroom counts, without necessarily expanding the public housing supply. Instead, community members emphasized the importance of diversifying local housing options by including affordable workforce housing and family-friendly options. The discussion also touched on how to physically distribute the replacement units. While clustering all 18 units at the D Street site maximizes land use, residents expressed concerns about the social impacts of concentrating public housing in one location.

Regarding the mixed-use organization, the community suggested operational parameters for the City Hall area. Participants explicitly requested the exclusion of restaurants and bars in the area, and, in addition to the contemplated relocation needs, they suggested an additional community event center. Because of the need for ADA accessibility, the D Street site was discarded as a potential location for the Grocery Store; however, residents specifically stated that, if the location had to be in the City Hall area, it should be at G Street to keep heavy delivery truck traffic away from quieter residential areas. Lastly, the community suggested an option that integrates the Fire Station into the City Hall block design to avoid relying only on the availability of the Water Tower parcel.

These directives served as guidelines for the next phase of the project, which will involve further refinements of the baseline spatial logic proposed for the "Civic Nodes" scenario and the development of an alternative to incorporate the 6th Street closure. Both schemes should integrate the Fire Station into the City Hall area.

Task 4

Schematic Design

5. Task 4: Schematic Design

5.1. The City Hall Civic Center Vision

Based on community feedback collected during the discussion phase, Task 4 focuses on refining and advancing the preferred "Civic Nodes" approach. The proposed plan confirms the intersection of G Street and 6th Street as the new district center. This location is envisioned as a lively space that combines the pocket plaza, essential commerce and civic services, a pocket park at the west end of 6th Street, and direct waterfront access in that area.

To enhance transportation connectivity and address flood vulnerabilities along Whiddon Ave, strategic upgrades to the surrounding mobility network are necessary. In particular, 5th Street should be redesigned to function as an alternative vehicular route connecting the west side of town to D Street and State Road 24. Additionally, this redesign can create a safe, walkable link between the new City Hall and D Street development sites, ultimately providing a shaded pedestrian connection to Historic Downtown.

To give a clear overview of the proposed schematic plan, it will be presented in three redevelopment sites. Based on community feedback, the specific roles of each area have been refined: the Water Tower site now focuses on family-friendly housing, the City Hall site combines key civic and essential services, and the D Street area centers on workforce housing and supporting commerce.

The following section details the specific architectural, spatial, and programmatic strategies developed for each of these three redevelopment sites.

5.1.1. Water Tower Site

The Water Tower site is designed to support families with children, due to its close proximity to the Cedar Key School. To best serve these household types, the design proposes a two-story, non-elevated row-house typology yielding a total of 6 residential units.

Open and Public Space

The site layout prioritizes a safe, accessible communal space. By arranging the building mass along the street edges, the plan creates a tiered arrangement of open space: each unit has a small, private backyard that opens directly into a larger shared green area. This protected interior courtyard is intended to serve as a secure communal playground for residents' children.

Parking and Circulation

Surface parking for the G Street units is located off 8th Street. This parking zone transitions into a pedestrian passage that provides clear visual and physical access to the center of the parcel. For the units along 8th Street, open carports are integrated directly into the ground level beneath the living spaces to maximize spatial efficiency.

Building Mass and Form

The development is arranged into two distinct building masses, each containing three attached houses, positioned in an L-shaped configuration. To foster architectural harmony with the neighborhood, the units facing G Street feature traditional front porches that face the public right-of-way. This street-front choice maintains a strong, engaging street edge consistent with the established residential typologies along the street

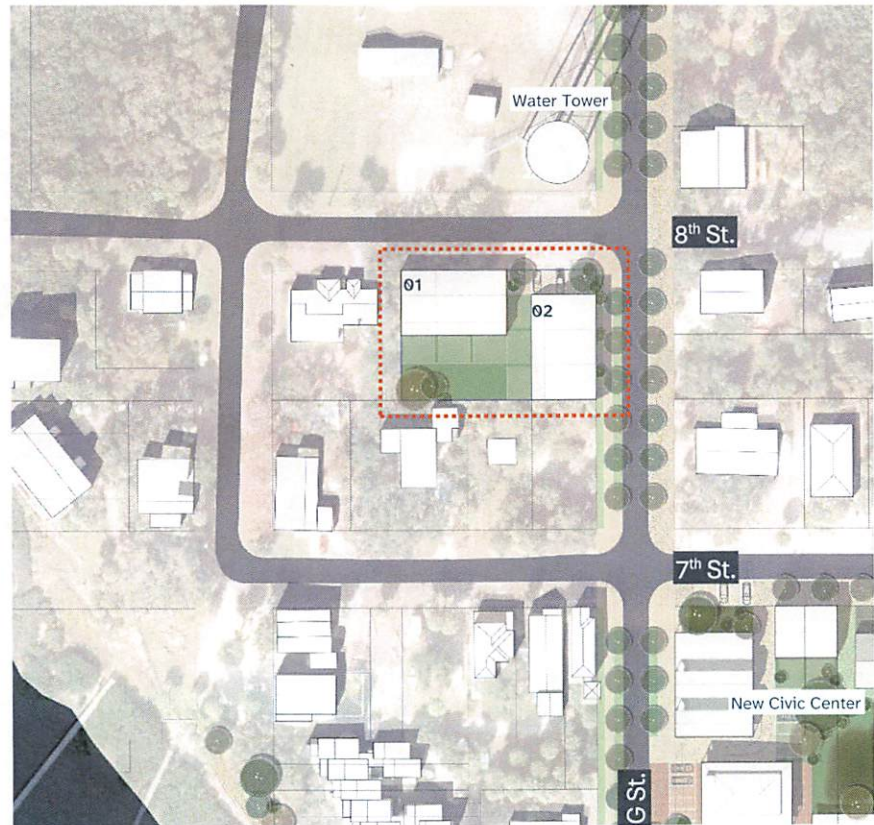


Figure 16. Water Tower Site, Site Plan

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

Table 7. Water Tower Site, building area calculation, housing units and parking places



Figure 17. Water Tower Site, Isometric



Figure 18. Water Tower Site, Perspective Streetscape

5.1.2. City Hall Site, Option 1

Option 1 for the City Hall Site refines the original "Civic Nodes" concept by integrating the Fire Station into the layout, creating a granular, decentralized layout.

Open and Public Space

The focal point of the public realm is the vibrant pocket plaza located at the intersection of 6th and G Streets. As illustrated in the perspective, this hardscape plaza is activated by the surrounding arcades. These spaces provide a covered outdoor area for cafes, seating, and civic engagement. In contrast to the active street edge, the center of the block features a quiet, canopied interior park. This green space is configured by the surrounding buildings and intended to serve the residential units located on the second floor.

Parking and Circulation

Mobility in this option balances a pedestrian-focused environment with the heavy operational needs of the Fire Station. While 6th Street is highly pedestrian-oriented, its layout accommodates the necessary turning radii and access requirements for firetrucks departing from the Fire Station on the eastern side of the block. To complement emergency services, dedicated parking for ambulances and other emergency vehicles is provided on the F Street side of the station. For delivery and resident access, the plan organizes multiple entry points along the

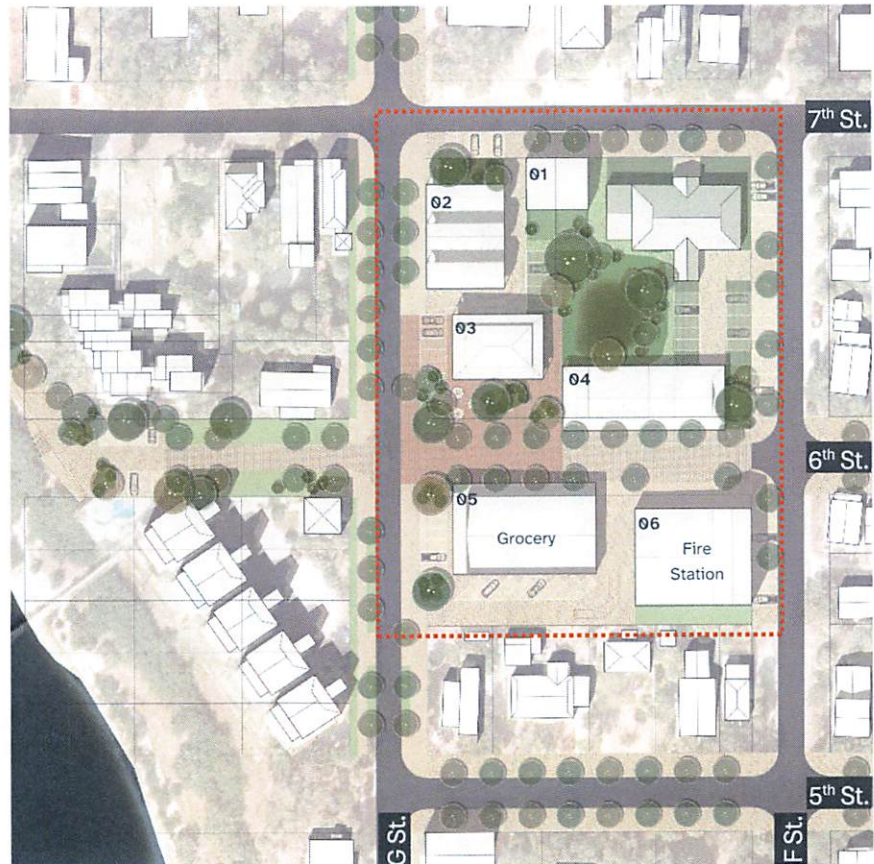


Figure 19. City Hall Site, Option 1, Site Plan

block's perimeter, allowing delivery zones and surface parking to be discreetly positioned between the buildings and within the block's interior.

Building Mass and Form

To carefully preserve the neighborhood character, this option creates a granular massing strategy. Building footprints are broken down into smaller, distinct masses distributed across the site. The architectural language reinforces the small-town atmosphere by using pitched roofs, a two-story height limit, and irregular setbacks. The extensive use of arcades along G and 6th Streets reduces the visual weight of the buildings and ties the individual structures together into a cohesive neighborhood center.

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

Table 8. City Hall Site Option1, building area calculation, housing units and parking places



Figure 20. City Hall Site, Option 1, Axonometry



Figure 21. City Hall Site, Option 1, Perspective Streetscape

5.1.3. City Hall Site, Option 2

Option 2 for the City Hall Site preserves the basic layout of Option 1 along its western edge at G Street and 7th Street but reconfigures the block interior and eastern boundary. Building on the earlier "Civic Garden" scenario, this option closes 6th Street and occupies its right-of-way. This change allows the Fire Station to be placed transversely across the block, creating a large open space in the block interior for green and civic use.

Open and Public Space

The public realm along the western edge keeps the same configuration. However, the interior of the block shifts from a quiet residential park to a larger, dynamic open space. This central area includes a green space, the Burial Mound Park, and a broad paved Fire Station Esplanade. The latter can serve as a flexible purpose space to host community events and active fire department training exercises.

Parking and Circulation

The transverse placement of the Fire Station significantly changes the vehicular circulation within the site. Fire apparatus can access the station bays internally directly from the shared esplanade, enabling them to exit onto F Street and 6th Street. To support heavy operational needs, a large hard-surfaced zone is provided on the F Street side for emergency staging activities, along with dedicated ambulance parking. Standard vehicle parking and delivery access for the commercial spaces on the western edge remain the same as in the Option 1 layout.

Building Mass and Form

While the building mass along G Street retains its granular, pedestrian-scaled character, the Fire Station acts as a prominent architectural anchor on the eastern half of the site. Extending across the former street alignment, it establishes a clear, built backdrop for the internal esplanade. The site plan also reserves an open space on the southern side of the Fire Station, intended for a potential future training tower.



Figure 22. City Hall Site, Option 2, Site Plan

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

Table 9. City Hall Site Option 2, building area calculation, housing units, and parking places



Figure 23. City Hall Site, Option 2, Axonometry



Figure 24. City Hall Site, Option 2, Pocket Plaza Perspective, tree canopies frame the Fire Station as a backdrop.

5.1.4. D Street Site

The D Street site is designed as a resilient, mixed-use development that combines market-oriented and public housing along the busy city access road. The development includes an active pocket plaza and ground-floor commerce spaces facing D Street. Housing options are diverse: public housing, workforce-oriented row houses along 5th Street; apartments overlooking the D Street plaza; and market-oriented townhomes or apartments facing the shoreline along D Street, above the commercial spaces.

Open and Public Space

Taking advantage of the favorable natural elevation on the eastern side of the site, the design introduces a stepped pocket plaza at the corner of 4th and D Streets. As shown in the perspective images, this tiered plaza provides a smooth transition from street level to the required Base Flood Elevation (BFE), creating elevated terraces ideal for outdoor café seating and commercial activity. At the site's lowest topographical point at the western edge on E Street, a green space can be organized as a stormwater retention area. Inside the parcel, the development is anchored by a shared green courtyard visible to all residential units. A pocket space at 5th Street frames the main pedestrian access point, providing a visual and physical connection to this secure, communal interior area.

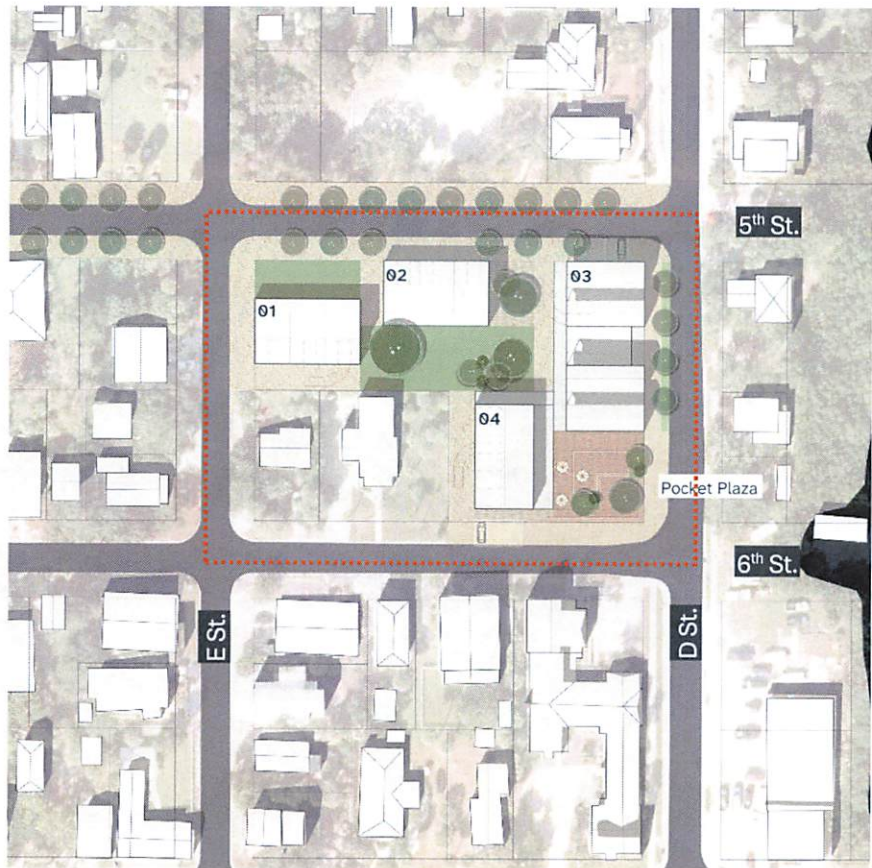


Figure 25. D Street Site, Site Plan

Parking and Circulation

To enhance the neighborhood spatial quality, the site layout minimizes continuous street-facing surface parking. Instead, parking is grouped and integrated directly into the ground floor of the buildings. Each structure has its own access points, significantly reducing the visual clutter along the public right-of-way and maintaining a seamless, attractive streetscape for pedestrians and cyclists.

Building Mass and Form

The building massing is organized across four three-story structures, designed to comply with the 38-foot height limit above the BFE. Along 5th Street, the massing includes two three-story triplexes focused on workforce housing. Their ground levels, as flood sacrificial spaces, serve as parking, storage, and flexible workspaces. The building on the D Street edge has ground-floor commercial space, topped by either four townhomes or eight apartments. Similarly, the building facing 4th Street combines commercial space on the ground level with six upper-level apartments. Thanks to the favorable topography, the ground-floor commercial areas of these buildings can safely sit above the BFE, ensuring flood resilience while maintaining direct access through the stepped public plaza.

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	

Table 10. D Street Site, building area calculation, housing units, and parking places



Figure 26. D Street Site, Axonometry



Figure 27. D Street Site, Perspective Pocket Plaza at D Street

5.2. Volume quantification and economic feasibility





Water Tower Site		Area Type	Area sqf.	Housing Units	Parking Places
		Site Area	15000		
	Demolition Existing Buildings				
		building demolition (1 story)	2624		
	New Buildings				
		Residential Social Housing	12152	6	7
		Total	12152	6	7
	Ground Cover Areas				
		Building footprint	8100		
		Driveways/pedestrian areas (permeable paver system)	1311		
		Softscape (grass, gardens)	5589		
	Total	15000			
City Hall Site (option 1)		Area Type	Area sqf.	Housing Units	Parking Places
		Site Area	90000		
	Demolition Existing Buildings				
		building demolition (1 story)	6903		
	Existing Buildings				
		City Hall building	5624		
	New Buildings				
		Residential market-oriented	12140	7	7
		Non-residential	18832		52
		Fire Station	8965		8
		Total	39936	7	67
Ground Cover Areas					
	Building footprint (including City Hall)	36527			
	Driveways/pedestrian areas (permeable paver system)	37363			
	Softscape (grass, gardens, gravel)	16090			
	Total	90000			
City Hall Site (option 2)		Area Type	Area sqf.	Housing Units	Parking Places
		Site Area	90000		
	Demolition Existing Buildings				
		building demolition (1 story)	6903		
	Existing Buildings				
		City Hall building	5264		
	New Buildings				
		Residential market-oriented	11414	7	7
		Non-residential	13527		57
		Fire Station	9000		8
		Total	33941	7	72
Ground Cover Areas					
	Building footprint (including City Hall)	33889			
	Driveways/pedestrian areas (permeable paver system)	35809			
	Softscape (grass, gardens, gravel)	20311			
	Total	90000			
D Street Site		Area Type	Area sqf.	Housing Units	Parking Places
		Site Area	45000		
	Existing Buildings				
		building demolition (1 story)	6473		
	New Buildings				
		Residential Social Housing	20162	12	12
		Residential market-oriented	8001	4	8
		Non-residential	6899		8
		Total	35062	16	28
	Ground Cover Areas				
		Building footprint	22607		
	Driveways/pedestrian areas (permeable paver system)	12821			
	Softscape (grass, gardens, gravel)	9572			
	Total	45000			

Table 11. Development Sites Overview: building, ground cover area calculation, housing units, and parking places

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

Cost Estimate

Compiled on 3/5/2026 using a combination of Claude Sonnet 4.6, Chat GPT 5.0, and additional internet research. The estimates should be verified by a local contractor for accuracy.

Estimates*	Rate
Item	
Demolition (1-story)	\$10/sf
Residential - Social Housing	\$250/sf
Residential - Market-oriented	\$260/sf
Non-residential	\$325/sf
Fire Station	\$450/sf
Permeable Pavers (vehicular-rated w/ base & underdrain)	\$20/sf
Softscape (grass, gardens, gravel)	\$4.50/sf
Contingency (coastal premium)	15%

Water Tower

Item	SF	Rate	Cost
Demolition	2,624	\$10	\$26,240
Residential Social Housing	12,152	\$250	\$3,038,000
Permeable Pavers	1,311	\$20	\$26,220
Softscape	5,589	\$4.50	\$25,151
Subtotal			\$3,115,611
15% Contingency			\$467,342
Total			\$3,582,953

City Hall 1

Item	SF	Rate	Cost
Demolition	6,903	\$10	\$69,030
Residential Market-oriented	12,140	\$260	\$3,156,400
Non-residential	18,832	\$325	\$6,120,400
Fire Station	8,965	\$450.00	\$4,034,250
Permeable Pavers	37,383	\$20	\$747,660
Softscape	16,090	\$5	\$72,405
Subtotal			\$14,200,145
15% Contingency			\$2,130,022
Total			\$16,330,167

City Hall 2

Item	SF	Rate	Cost
Demolition	6,903	\$10	\$69,030
Residential Market-oriented	11,414	\$260	\$2,967,640
Non-residential	13,527	\$325	\$4,396,275
Fire Station	9,000	\$450.00	\$4,050,000
Permeable Pavers	35,800	\$20	\$716,000
Softscape	20,311	\$5	\$91,400
Subtotal			\$12,290,345
15% Contingency			\$1,843,552
Total			\$14,133,897

D Street Site

Item	SF	Rate	Cost
Demolition	6,473	\$10	\$64,730
Residential Social Housing	20,162	\$250	\$5,040,500
Residential Market-oriented	8,001	\$260	\$2,080,260
Non-residential	6,899	\$325.00	\$2,242,175
Permeable Pavers	12,821	\$20	\$256,420
Softscape	9,572	\$5	\$43,074
Subtotal			\$9,727,159
15% Contingency			\$1,459,074
Total			\$11,186,233

TOTALS

Scenario	Water Tower	City Hall	D Street	**Grand Total**
With City Hall Option 1	3,582,953	\$16,330,167	\$11,186,233	\$31,099,353
With City Hall Option 2	3,582,953	\$14,133,897	\$11,186,233	\$28,903,083

Key Caveats

1. The cost difference between Option 1 and 2 (~\$2.2M) is driven primarily by the larger non-residential footprint and slightly larger paver area in Option 1.
2. Coastal wind and flood design requirements, pile or stem-wall foundations, and limited local trade availability in Cedar Key could push costs $\pm 20\%$ from these figures.
3. The fire station rate assumes standard apparatus bay construction; specialized equipment or hazmat facilities would increase this figure.

References for Data

1. RS Means cost data for Florida regional construction
2. Marshall & Swift building cost indices
3. General ranges published in ENR (Engineering News-Record)
4. Typical coastal Florida GC bid data that appeared in publicly available project reports and planning documents prior to my knowledge cutoff

It is important to be transparent about the limitations of the information provided. The figures mentioned were not extracted from a live database or a specific project in Cedar Key. Instead, they are informed estimates based on regional trends, and they are recommended as a preliminary reference. For a project of this scale and specificity, especially considering Cedar Key's coastal location, limited contractor access, and local code requirements, it is strongly advised to validate these estimates against more precise data.

1. RS Means online (current 2025-2026 Florida cost data with location factors)
2. A local general contractor familiar with Levy County and coastal small-town logistics
3. Florida Department of Management Services construction cost benchmarks
4. Recent comparable bid tabs from FDOT, FDEP, or municipal projects in similar Gulf Coast communities

The coastal premium, supply chain constraints, and mobilization costs for a remote location like Cedar Key in particular could push actual bids meaningfully higher than my estimates suggest.

Task 5

Design Guidelines and Implementation

6. Task 5: Design Guidelines and Implementation

6.1. Recommendations for necessary amendments to the Land Development Regulations

6.1.1. Regulatory analysis

The city of Cedar Key regulates land use and real property development through its comprehensive plan and land development code. This report proposes real estate development that is not consistent with three aspects of the city's existing laws: land use, residential density, and parking. Three subsections below describe the city's current rules on these topics. A fourth subsection below describes the legal framework for closing a public street.

Land use

The city of Cedar Key notably does not use zoning to regulate land use. W. Thomas Hawkins, *Land Use Law in Florida* 81 (2021). Instead, the city relies solely on future land use categories in its comprehensive plan to regulate land use. *Id.*

The city has assigned the three focus areas this report addresses the following future land use designations:

- The water tower site is designated Residential. See, *Laws of Cedar Key, Ch. 3 Comprehensive Plan, Future Land Use Map* (2026).
- The civic center site includes land designated Residential and land designated Public/Semi-public. See, *Id.*
- The D Street site is designated Residential. See, *Id.*

The city allows residential uses on land with the Residential future land use designation and the city allows civic uses—such as government offices and government services—on land with a Public/Semi-public future land use designation. *Laws of Cedar Key, Ch. 3 Comprehensive Plan § 1-2.1* (2026). The residential and civic land uses this report proposes are consistent with the future land use designations the city has applied to the three focus areas.

However, this report proposes a grocery store and medical offices for the civic center site. Neither of the Residential nor the Public/Semi-public designations allows these uses. See, *Id.*; *Laws of Cedar Key, Ch. 4 Land Development Code §§ 4-2.02.02. and 4-2.02.06.* (2026).

Residential density

The maximum residential density the city allows is 4.9 dwelling units per acre. *Laws of Cedar Key, Ch. 4 Land Development Code § 4-2.02.08.* (2026). The city does allow increases in residential density for affordable housing. See, *Laws of Cedar Key, Ch. 4 Land Development Code § 4-2.04.04.* (2026). Nonetheless, this report proposes residential development at higher densities than the city currently allows.

Parking

The city requires real estate development to include off-street parking at varying rates depending on the proposed land use. See, Laws of Cedar Key, Ch. 4 Land Development Code § 4-6.03.02. (2026). For example, residential development must include 2 to 4 parking spaces per dwelling unit and commercial development must include 2 parking spaces per business plus one additional space per 250 square feet of building. *Id.*

The city does allow reductions in parking from the minimum amount the city normally requires for historic preservation, in the downtown, when parking spaces serve multiple land uses, and when a parking study supports a reduction. See, *Id.* Nonetheless, this report proposes real estate development having fewer parking spaces than the city currently requires.

Closing a public street

This report proposes closing a portion of 6th Street to motor vehicle traffic and, in some scenarios, proposes real estate development within that street.

The city does not own its streets consistent with the normal meaning of the word “own” in a real property context. Instead, the city’s property interest in its streets is typically the right, held by the city on behalf of the public, to travel the streets. After the city proposed building a structure that included a jail within a public street, the Florida Supreme Court explained the city’s limited property ownership—as compared to the rights of the owners of abutting land.

The right of occupancy of the street by the public is a mere easement or right of passage. The rights of owners of adjacent lots fronting on the street are greater than this; they have also a private right and interest.

Lutterloh v. Town of Cedar Keys, 15 Fla. 306, 308 (1875). In a 1978 opinion, the Florida Attorney General reiterated this real property concept and described how it impacts ownership of a street when a local government closes that street.

However the dedication to the public is accomplished, it is clear that such dedication does not have the effect of transferring legal title from the grantor to the public. To the contrary, the fee remains in the grantor (or his grantees) while the public acquires only a right of easement in trust, so long as the dedicated land is used for the intended purpose of the dedication. Unless otherwise specifically provided in the conveyance, the legal title of the grantor in the dedicated property passes to the grantees of those lots sold with reference to a plat, which lots abut the dedicated streets. Their title extends to the center of the street subject to the public easement. Therefore, a street in which the public has only an easement when properly vacated ceases to be a street; the abutting landowners continue to hold fee simple title to the center of the vacated roadbed unencumbered by the easement.

Op. Att’y Gen. Fla. No. 78-125 (Oct. 23, 1978) (internal citations omitted). Therefore, unless the original dedication of 6th Street provides otherwise, if the city vacates

6th Street, the abutting property owners would own the street divided at the centerline.

6.1.2. Regulatory implementation

This report proposes real estate development that is not consistent with three aspects of the city's laws: land use, residential density, and parking. This section of this report presents three changes to city laws that would allow the real estate development this report proposes.

The three changes are (1) a comprehensive plan text amendment creating a new future land use designation, (2) a comprehensive plan future land use map amendment applying the new future land use designation to the three focus areas this report discusses, and (3) a land development code amendment implementing the new future land use designation.

Two subsections below present the first and third of these changes in detail. This report does not further elaborate on amending the comprehensive plan future land use map to apply the new future land use designation to the three focus areas.

A new "civic mixed use" future land use designation

Creating a new future land use designation to accommodate the real estate development this report proposes will allow the city to limit applicability of changes in its laws to only some land in the city: the land to which the city assigns the new future land use designation.

We propose the name "civic mixed use" for a new future land use designation for two reasons. One, this name reflects that—like the existing mixed-use designation in the comprehensive plan—the new category would allow a mix of land uses from different categories. Two, this name distinguishes the new category from the existing mixed-use category and emphasizes that the new category has a civic, rather than a commercial, focus.

Key features of the proposed civic mixed use category are—

- the category would accommodate all land uses this report proposes;
- the category would not accommodate land uses the comprehensive plan allows in the existing mixed-use category that can conflict with residences such as alcohol sales for onsite consumption; and
- the category permits the city to adopt land development regulations allowing higher residential densities and reduced parking standards as compared to existing future land use designations.

To create a civic mixed use designation, the city may add language to its comprehensive plan in three locations. First, in future land use element policy 1-2.1, the city may add a new paragraph G. that describes the civic mixed use designation and lists the land uses the city would allow on land with the civic mixed use designation.

NEW subparagraph G. within existing future land use element policy 1-2.2:

G. Civic mixed use - The civic mixed use designation is appropriate for land that—due to the land’s elevation and flood risk—is relatively resilient to extreme storm events and to flooding. On land with a civic mixed use designation, the city allows higher-density residential land uses and allows non-residential land uses including essential services and businesses. On land with a civic mixed use designation, the city does not allow, or requires conditional use approval for, certain non-residential land uses that commonly generate noise or traffic at times that may conflict with residential land uses.

Permitted residential uses are: single-family, multi-family, attached or row housing, accessory dwelling, special needs housing, and home occupations.

Permitted non-residential uses are: day care facilities; essential utilities; general, professional, government, and medical offices; government services; grocery retail sales; indoor or outdoor civic or cultural facilities; medical facilities with or without overnight stay; outdoor recreation; places of religious assembly; public safety facilities; public schools; recreation; retail sales; trades or performing arts schools; utilities and utility facilities.

The city may adopt land development regulations that allow the following uses by conditional use approval: hotels and motels, public lodging, and establishments for eating. Conditions of permit approval must limit operations to eliminate anticipated conflicts with residential land uses.

The city may not permit establishments that sell alcohol for onsite consumption on land with a civic mixed use designation.

Second, in future land use element policy 1-2.2, the city may add a new paragraph G. that describes the allowed density and intensity of development on land with the civic mixed use designation.

NEW subparagraph G. within existing future land use element policy 1-2.2:

G. Development within the civic mixed use category: may not exceed 40 percent impervious surface if also within the Coastal High Hazard Area and may not exceed 50 percent impervious surface in other locations. Development within the civic mixed use category may not exceed the height limit provided in paragraph C. of this policy. Development within the civic mixed-use category may not exceed 4.9 dwelling units per acre except that the city may adopt land development regulations allowing residential densities up to 22 dwelling units per acre for development which provides affordable housing.

Third, the city may add a new future land use element policy 1-4.7 that calls for the city to accommodate essential services and businesses on land that—due to the land’s elevation and flood risk—is relatively resilient to extreme storm events and to flooding.

NEW future land use element policy 1-4.7:

The city will accommodate higher density housing and will accommodate essential services and businesses on land that—due to the land's elevation and flood risk—is relatively resilient to extreme storm events and to flooding.

Finally, the city may add a new transportation element policy 2-5.2 that anticipates the city will allow development on land with the civic mixed-use designation that includes fewer parking spaces than the city requires of development on land with other designations.

NEW transportation element policy 2-5.2:

The city will reduce minimum parking requirements for development of land with the civic mixed use future land use designation: to facilitate more efficient use of land that is relatively resilient to extreme storm events and to flooding; to accommodate essential services and businesses; and to only require the minimum amount of parking the city anticipate being necessary on land with this walkable, mixed-use future land use designation.

Implementing the new “civic mixed use” future land use designation

The city may amend its land development code in three places to implement the new civic mixed use future land use designation.

First, the city may add a new section 4-2.02.07. to its land development code to describe the uses the city allows on land with the civic mixed-use designation. The example language below does not address uses the amended comprehensive plan would allow by conditional use approval. Because a section numbered 4-2.02.07. already exists within the land development code, the city would need to amend the numbering of several subsequent sections when adding this new section.

NEW land development code section 4-2.02.07.:

4-2.02.07. - Civic Mixed Use.

Permitted residential uses are: single-family, multi-family, attached or row housing, accessory dwelling, special needs housing, and home occupations.

Permitted non-residential uses are: day care facilities; essential utilities; general, professional, government, and medical offices; government services; grocery retail sales; indoor or outdoor civic or cultural facilities; medical facilities with or without overnight stay; outdoor recreation; places of religious assemble; public safety facilities; public schools; recreation; retail sales; trades or performing arts schools; utilities and utility facilities.

Conditional uses the city may allow pursuant to the procedures at 4-12.05.00 of this chapter are: establishments for eating.

The city may not permit establishments that sell alcohol for onsite consumption on land with a civic mixed use designation.

Second, the city may amend land development code section 4-2.04.04. by adding a new column to the existing table presenting density and intensity bonus standards for affordable housing development.

AMENDED table in land development code section 4-2.04.04.:

INCOME	TIME DURATION (Years)	10	15	20	25	30+	<u>30+ In Civic mixed</u>
LOW	Units Per Acre	9	10	11	12.5	14	<u>22</u>
MODERATE	Units Per Acre	7	8	9	10	11	<u>18</u>
LOW	Lot Coverage (ISR%)	42%	44%	46%	48%	50%	<u>50%</u>
MODERATE	Lot Coverage (ISR%)	41%	42%	43%	44%	45%	<u>45%</u>
LOW	Floor Area Ratio (FAR)	85%	87.5 "	92.5 "	95%	100 "	<u>N/A</u>
MODERATE	Floor Area Ratio (FAR)	80%	82.5 "	85%	87.5 "	90%	<u>N/A</u>

Finally, the city may add a new paragraph K. to existing land development code section 4-6.03.02. to allow development on land with the civic mixed use designation that includes fewer parking spaces than the city requires on land with other designations.

NEW paragraph K. in land development code section 4-6.03.02.:

K. Reduced minimum parking requirements for development of land with civic mixed use designation. Real estate development on land with a civic mixed use designation must include 1 parking space per 1,000 square feet of non-residential development and must include 1 parking space per residential unit. An off-street parking space on land with the civic mixed-use designation may open directly onto a public street.

6.2. Cedar Key’s assisted housing and collaborations with North Central Florida Regional Housing Authority

Affordable and assisted housing plays an important role in supporting Cedar Key. Maintaining the availability of these housing units is important not only for city residents but also for the broader local economy. This section details the *assisted housing* located within the city, provides a description of the opportunities and considerations for assisted housing redevelopment, highlights case studies in other communities for small-scale housing development, and notes next steps for discussions between the CRA and the regional housing authority.

Assisted Housing

Assisted housing refers to housing that receives public subsidies to help low-income households afford safe and stable housing. Assisted housing rents correspond to affordable rent ranges for workers in many common occupations, such retail and tourism (UF Shimberg Center for Housing Studies).¹ In Cedar Key, the average income of residents in the city’s assisted housing units is below \$20,000.² The housing units in Cedar Key are owned and managed by the North Central Florida Regional Housing Authority (NCFRHA)³, which provides housing support across several counties in north-central Florida.

Summary of Lots and Ownership by NCFRHA

The North Central Florida Regional Housing Authority (NCFRHA) is a public housing authority established to provide affordable housing assistance to low-income households. The NCFRHA’s goal is “to enhance affordable housing for individuals and families that need safe and decent housing.”⁴ In addition to Cedar Key, NCFRHA owns and manages scattered-site housing units throughout Levy, Gilchrist, Suwannee, and Wakulla Counties.

The Cedar Key properties are part of a broader network of **scattered-site**⁵ units, where units are distributed across individual parcels rather than located within a single housing complex.⁶ The specific parcels located in the city are part of a larger

¹ UF Shimberg Center for Housing Studies. (2025). “The State of Florida’s Assisted Rental Housing.” http://www.shimberg.ufl.edu/publications/State_of_Florida_Assisted_Rental_Housing_2025.pdf

² Shimberg Center for Housing Studies, *Assisted Housing Inventory (FL049000001)*. http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory/results?name=&funder=from_ph&overall_expiration_date_of_governing_program=5000&nid=3700

³ North Central Florida Regional Housing Authority, <https://www.ncfrha.com/>

⁴ North Central Florida Regional Housing Authority, “A Message from Your Executive Director,” <https://www.ncfrha.com/a-message-from-your-executive-director>

⁵ James Hogan, (1996). “Scattered-Site Housing: Characteristics and Consequence,” <https://www.huduser.gov/portal/publications/pubasst/scatter.html>

⁶ Department of Housing and Urban Development (HUD) GIS Helpdesk, “Public Housing Buildings.” https://hudgis-hud.opendata.arcgis.com/datasets/52a6a3a2ef1e4489837f97dcedaf8e27_0/explore?filters=evJERVZFTE9QTUVOVF9DT0RFIjobIkZMMDQ5MDAwMDAxIl19&location=29.536607%2C-82.656395%2C9

development (code FL049000001) with properties in Chiefland, Bronson, Trenton, and Williston.

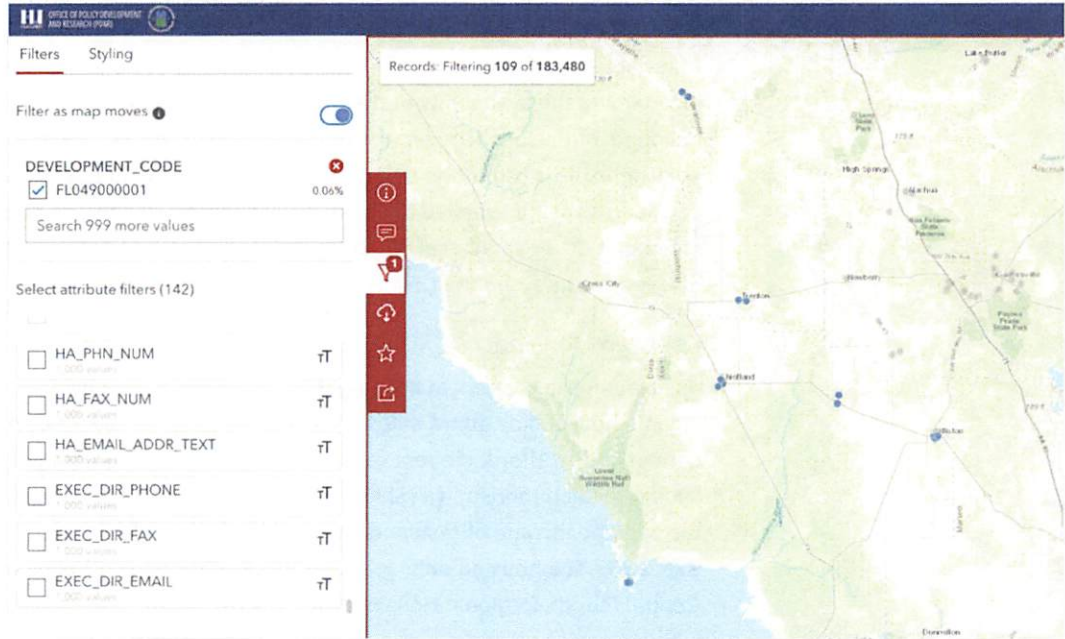


Figure 28. Map of scattered-site properties associated with FL049000001.



Figure 29. Zoom in of assisted housing properties in Cedar Key..

Additional property information is available from the University of Florida Shimberg Center for Housing Studies's *Florida Housing Data Clearinghouse* (FHDC) and the

Assisted Housing Inventory (AHI), which tracks subsidized housing developments across the state.

Details for the property (including parcels outside of CK limits) are below.⁷

Characteristics of Scattered-Site Assisted Housing Development
<ul style="list-style-type: none"> • Shim ID- 72840 • Public Housing Development #- FL049000001 • Development Name- Levy County • Housing Programs- Public Housing • Total Units- 154 • Assisted Units- 154 • Target Population- Elderly; Family • Year built (property appraiser)- 1963 • Owner Type- Public Housing Authority • Average Household Size (Persons)- 2.7 • % of Households w/Elderly Member- 20% • % White (non-Hispanic)- 43% • % Hispanic- 19% • Average Annual Household Income (\$)- \$19,264

Table 12. Characteristics for scattered-site housing development, which includes multiple parcels within and outside of Cedar Key (FL04900000).

Redevelopment of Assisted Housing

These parcels represent an important component of Cedar Key’s affordable housing supply. Any redevelopment strategy will therefore need to maintain housing opportunities for existing residents while also considering broader community goals related to economic development and preparedness for future storm events. There are several potential opportunities, as well as important considerations and challenges, associated with the redevelopment of these assisted housing properties. These aspects described below are the result of information combined from the project’s research and community engagement activities, as well as various discussions with NCFRHA, City staff, and stakeholders.

First, we make note of the opportunities and benefits related to housing redevelopment. These include:

Modernization of existing housing. As they were initially built in the 1960s, the existing housing units are described as energy inefficient, lacking in amenities (no dryers), and suffering from a general lack of maintenance and age. These units

⁷ Shimberg Center for Housing Studies, *Assisted Housing Inventory (FL049000001)*. http://flhousingdata.shimberg.ufl.edu/assisted-housing-inventory/results?name=&funder=from_ph&overall_expiration_date_of_governing_program=5000&nid=3700

could be updated with new housing that is built to higher standards that improve safety, energy efficiency, durability, and long-term housing quality for residents.

Increased housing diversity. Community discussions have highlighted the importance of providing multiple types of housing, including workforce housing and other affordable housing options, in addition to traditional public housing. A larger redevelopment effort can enable a more diverse range of housing types to meet the needs of different households and better support the local workforce.

Enhanced storm recovery and resilience. Housing redevelopment provides an opportunity to employ more resilient design and building techniques that can better withstand and quickly recover following hurricane events.

Based on meetings and discussions with NCFRHA, City staff, stakeholders, and community members, there are also important considerations associated with housing redevelopment.

Maintaining assisted housing units. A key requirement identified in discussions with housing authority staff is the need to maintain the number of assisted housing units (including the existing number of bedrooms) that are currently provided. Ensuring no loss of housing capacity will be an important element of redevelopment planning.

Resident relocation concerns. There has also been concern expressed about relocating existing residents, particularly the possibility of residents being forced to leave Cedar Key. Any redevelopment strategy will need to consider how residents could remain within the community during or after redevelopment.

Ownership complexity. Potential redevelopment proposals include the conversion of residential properties to mixed-use properties with both residential and commercial uses in some areas. Implementation will involve questions related to property ownership, options for co-ownership or long-term leasing, as well as the possibility for disposition of some housing parcels from NCFRHA. Options could also include condominium-style development where residential and commercial components may be owned separately. A better understanding of both the City's and housing authority's position on the ownership frameworks governing properties will be necessary for the redevelopment effort.

Note on Disposition of Selected Parcels

As mentioned above, in some cases, redevelopment of assisted housing may involve the disposition of certain parcels within the city while new housing units are constructed or rehabilitated elsewhere within the community. Under HUD's Section 18 disposition process, this approach can be justified when it improves the overall

efficiency or effectiveness of housing operations or when the existing scattered-site units are difficult to maintain or redevelop in their current locations.⁸

In Cedar Key, some of the parcels may be less suitable for long-term housing due to broader redevelopment goals. Disposition of these properties could allow for the consolidation of housing units in locations that are better suited for redevelopment, while maintaining the total number of assisted housing units in the city. Here, parcels could be transferred or sold (potentially to the City of Cedar Key or another entity) to support other community needs such as public facilities or infrastructure improvements. The proceeds from the disposition could help support the development of replacement housing. Any such strategy would require coordination with HUD, including justification for the disposition, identification of an acquiring entity, and compliance with fair market value and public benefit requirements.

Precedent Projects

Small communities across the United States have experimented with a variety of strategies to redevelop or replace assisted housing while improving housing quality, neighborhood integration, and resilience. The following examples illustrate approaches that communities have used to modernize assisted housing while maintaining or expanding housing opportunities for residents.

1. Abbett Avenue Apartments | Morristown, New Jersey



The Abbett Avenue Apartments project in Morristown, New Jersey⁹, is a small-scale affordable housing development designed to expand housing opportunities for low- and moderate-income families in a high-cost community.

Developed by the nonprofit Homeless Solutions, Inc., the project created 12 affordable rental apartments in a neighborhood close to downtown Morristown, transit, jobs, and services. The development was recognized with a New Jersey Smart Growth Award (2008) because it demonstrated how affordable housing can be successfully integrated into an existing neighborhood through careful design, community engagement, and transit-oriented siting.

Location: Morristown, New Jersey

Scale: 12 affordable rental units in small infill development

Unit mix: Even distribution of 1-, 2-, and 3-bedroom apartments

⁸ U.S. Department of Housing and Urban Development's (HUD). Notice PIH 2024-40 (HA). "Demolition and/or disposition of public housing property, eligibility for tenant protection vouchers, and associated requirements." Issued: December 26, 2024. https://www.hud.gov/sites/dfiles/PIH/documents/PIH_2024-40.pdf

⁹ New Jersey Future. "2008 Smart Growth Award Winner- Abbot Avenue Apartments, Morristown, NJ." <https://www.njfuture.org/winners/abbett-avenue-apartments-morristown/>

Income levels served: Households earning approximately 30–80% of Area Median Income (AMI)

Developer: Homeless Solutions, Inc. (nonprofit housing provider)

Funding sources:

Low-Income Housing Tax Credits (LIHTC)

Morris County HOME program

Philanthropic funding (including United Way)

Design approach:

Infill development sensitive to neighborhood character

Streetscape improvements and pedestrian access to nearby park

Energy-efficient construction exceeding state standards

2. Creed II Affordable Housing | Moorestown, New Jersey



The Creed II Affordable Housing project in Moorestown, New Jersey, is a small-scale affordable housing infill development designed to expand housing opportunities for low-income residents in a high-cost suburban

community. Developed by Moorestown Ecumenical Neighborhood Development, Inc. (MEND) in partnership with Moorestown Township. (Interestingly, MEND was originally established by nine local churches.¹⁰) The project replaced underutilized garage structures with new energy-efficient apartments and demonstrates how small parcels in established neighborhoods can be redeveloped to provide affordable housing while integrating with nearby residential and commercial areas. It also won a New Jersey Smart Growth Award (2007).

Location: Moorestown, New Jersey

Scale: Eight affordable rental units in two, two-story buildings

Unit mix: Eight 1-bedroom apartments designed for low-income residents

Income levels served:

Developer: Moorestown Ecumenical Neighborhood Development, Inc. (MEND) (nonprofit housing provider)

Funding sources:

Used previously acquired land, which made the plan financially feasible
State agencies and Burlington County provided funding

Design approach:

Four ground-floor units are accessible for residents with disabilities

Buildings designed in a colonial architectural style to resemble nearby homes

¹⁰ MEND, "Our History," <https://mendinc.org/about/mend-a-timeline-of-our-history/>

Constructed using energy-efficient building materials to reduce long-term operating costs

Next Steps

Moving forward, continued coordination between the City of Cedar Key, the North Central Florida Regional Housing Authority (NCFRHA), and other stakeholders will be essential to advance resilient redevelopment strategies. The Urban Design and Housing Study provides a strong design foundation and compelling visualizations that can be taken to the NCFRHA board and community members for use in discussions about opportunities for collaborations in redevelopment efforts.

Next steps for the initiative should focus on identifying potential funding sources and clarifying the frameworks for ownership and associated regulations to create a more clear pathway towards implementation. By maintaining existing assisted housing capacity while exploring opportunities to modernize housing, improve resilience, and support broader community needs, Cedar Key can work toward solutions that enhance both lives of current residents and the long-term vitality of the community

6.3. Appendix

- Parcel Datasheets, North Central Florida Housing Authority Properties
- Relocation Needs: The Program Areas tables in this section outline the required spaces and potential relocation areas for ESB. The indicated square footage is only an estimate to provide a general requirement for each ESB. A separate study should be done to assess the areas in detail for each facility.

City of Cedar Key Housing Feasibility Study

Redevelopment Parcels North Central Florida Regional Housing

Parcel Datasheet



Identification	
Parcel ID	0871600000
Address	910 8th St
Land Use District (Exhibit 1-6 Future Land Use Map 2028)	Residential
Owner / Managing Agency	North Central Florida Regional Housing Authority
Parcel Area (acres)	0.34
Parcel Area (sqf)	15000
Actual Year Built	1961
Effective Year Built	1978
Physical Characteristics	
Number of Buildings	2
Number of Housing Units	3
Unit Types	
Building Type	Duplex and single family
Number of stories	1
Parking	4
Construction Material Walls	Brick
Roof Structure	Gable or Hip
Roof Cover	Metal
Floor Area	
Building 08716000000_1 Interior Area	1016
Building 08716000000_1 Outdoor Covered Area	96
Building 08716000000_2 Interior Area	1608
Building 08716000000_2 Outdoor Covered Area	64
Total Floor Area	2784
Total Outdoor Covered Area	160
Accessibility Features	No ADA-compliant features
Condition & Infrastructure	
Current Physical Condition	
Utility Systems	
Hazard Vulnerability	
FIRM zone	X
100 yr BFE	
Building 08716000000_1 FFH (NAVD88)	23'
Building 08716000000_2 FFH (NAVD88)	26.4'
Occupancy & Demographics	
Number of occupants	
Age group	
People with Disabilities	
Notes	

City of Cedar Key Housing Feasibility Study

Redevelopment Parcels North Central Florida Regional Housing

Building Datasheet



Identification

Parcel ID	0867200000
Address	810 6 ST
Land Use District (Exhibit 1-6 Future Land Use Map 2028)	Residential
Owner / Managing Agency	North Central Florida Regional Housing Authority
Parcel Area (acres)	0.57
Parcel Area (sqf)	25001
Actual Year Built	1962
Effective Year Built	1983

Physical Characteristics

Number of Buildings	3
Number of Housing Units	4
Unit Types	
Building Type	Duplex and Single Family
Number of stories	1
Parking	4
Construction Material Walls	Brick
Roof Structure	Gable or Hip
Roof Cover	Metal
Floor Area	
Building 0867200000_1 Interior Area	1322
Building 0867200000_1 Outdoor Covered Area	55
Building 0867200000_2 Interior Area	1275
Building 0867200000_2 Outdoor Covered Area	120
Building 0867200000_3 Interior Area	970
Building 0867200000_3 Outdoor Covered Area	70
Total Floor Area	3567
Total Outdoor Covered Area	245

Accessibility Features No ADA-compliant features

Condition & Infrastructure

Current Physical Condition	
Utility Systems	

Hazard Vulnerability

FIRM zone	X
100 yr BFE (NAVD88)	
FFH Building 0867200000_1 (NAVD88)	22.3'
FFH Building 0867200000_2 (NAVD88)	24.5'
FFH Building 0867200000_3 (NAVD88)	23.1'

Occupancy & Demographics

Number of occupants	
Age group	
People with Disabilities	

Notes

City of Cedar Key Housing Feasibility Study

Redevelopment Parcels North Central Florida Regional Housing

Parcel Datasheet



Identification

Parcel ID	0868500000
Address	857 6 ST
Land Use District (Exhibit 1-6 Future Land Use Map 2028)	Residential
Owner / Managing Agency	North Central Florida Regional Housing Authority
Parcel Area (acres)	0.52
Parcel Area (sqf)	22501
Actual Year Built	1961
Effective Year Built	1973

Physical Characteristics

Number of Buildings	2
Number of Housing Units	4
Unit Types	
Building Type	Duplex
Number of stories	1
Parking	4
Construction Material Walls	Brick
Roof Structure	Gable or Hip
Roof Cover	Metal
Floor Area	
Building 0868500000_1 Interior Area	1668
Building 0868500000_1 Outdoor Covered Area	60
Building 0868500000_2 Interior Area	1668
Building 0868500000_2 Outdoor Covered Area	60
Total Floor Area	3336
Total Outdoor Covered Area	120
Accessibility Features	1 unit ADA-compliant

Condition & Infrastructure

Current Physical Condition

Utility Systems

Hazard Vulnerability

FIRM zone	X
100 yr BFE (NAVD88)	
Building 0868500000_1 FFH (NAVD88)	24.6'
Building 0868500000_2 FFH (NAVD88)	23.9'

Occupancy & Demographics

Number of occupants

Age group

People with Disabilities

Notes

City of Cedar Key Housing Feasibility Study

Redevelopment Parcels North Central Florida Regional Housing

Building Datasheet



Identification

Parcel ID	0864400100
Address	634 5 ST
Land Use District (Exhibit 1-6 Future Land Use Map 2028)	Residential
Owner / Managing Agency	North Central Florida Regional Housing Authority
Parcel Area (acres)	1.03
Parcel Area (sqf)	45001
Actual Year Built	1962
Effective Year Built	1973

Physical Characteristics

Number of Buildings	6
Number of Housing Units	8
Unit Types	
Building Type	2 Duplex, 4 Single Family
Number of stories	1
Parking	8
Construction Material Walls	Brick
Roof Structure	Gable or Hip
Roof Cover	Metal
Floor Area	
Building 0864400100_1 Interior Area	1005
Building 0864400100_1 Outdoor Covered Area	75
Building 0864400100_2 Interior Area	1641
Building 0864400100_2 Outdoor Covered Area	60
Building 0864400100_3 Interior Area	1298
Building 0864400100_3 Outdoor Covered Area	130
Building 0864400100_4 Interior Area	897
Building 0864400100_4 Outdoor Covered Area	75
Building 0864400100_5 Interior Area	897
Building 0864400100_5 Outdoor Covered Area	75
Building 0864400100_6 Interior Area	1005
Building 0864400100_6 Outdoor Covered Area	75
Total Floor Area	6743
Total Outdoor Covered Area	490
Accessibility Features	No ADA-compliant features

Condition & Infrastructure

Current Physical Condition	
Utility Systems	

Hazard Vulnerability

FIRM zone	AE
100 yr BFE	12 - 13 ft.
FFH Building 0864400100_1 (NAVD88)	6.2'
FFH Building 0864400100_2 (NAVD88)	6.9
FFH Building 0864400100_3 (NAVD88)	13.7'
FFH Building 0864400100_4 (NAVD88)	13.7'

FFH Building 0864400100_5 (NAVD88)

11.2'

FFH Building 0864400100_6 (NAVD88)

13'

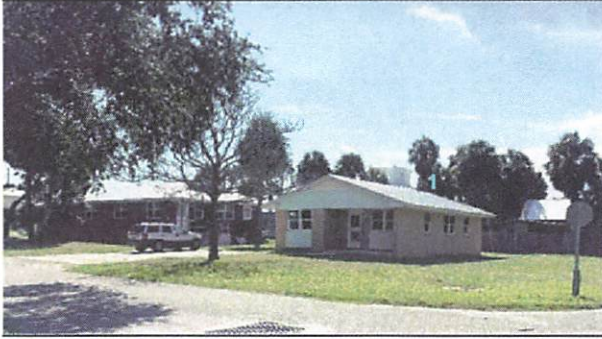
Occupancy & Demographics

Number of occupants

Age group

People with Disabilities

Notes



Fire Station Program Areas

Space	Net Area sqf
Apparatus Area	4000
SCBA Maintenance Room	144
SCBA Compressor Room	50
Equipment Wash / Laundry	150
Work Room / Equipment Maintenance	120
EMS Equipment Storage	25
Bathrooms/Showers/Changing (M+F)	400
Janitor's Closet	48
Mechanical Room	
Electrical Room	
Lobby	80
Chief office	120
Office	100
Public Toilet (ADA)	48
Day/Training Room with Kitchen	648
Conference Room	240
EMS Office	320
Dorm Room (1)	140
Fitness Room	437
Total Net Area	7070
Circulation 22%	1555
Total Gross Area	9282
Exterior areas	
Parking personnel (current)	7
Visitor parking (current)	3

Manual source: U.S. Army Corps of Engineers (USACE). (March 2021). Standard Design: Fire Station. Huntsville Center, Directorate of Engineering. Retrieved from: https://rfpwizard.mrsi.erdc.dren.mil/MRSI/content/cos/hnc/fs/Library/Standard%20Designs/Standard_Design_Fire_Station_Mar2021.pdf

Police Department Program Areas

Space	Net Area sqf
Public Lobby & Reception	130
Chief's Office	120
Shared Work Area (Officers)	200
Armory Storage	60
Lockers / Changing Room	150
Break Room / Kitchenette	120
Janitor / Storage Closet	40
Restrooms	90
Total Net Area	910
Grossing Factor 25%	228
Total Area	1138

Exterior areas

Parking personnel

Visitor parking

Manual source: International Association of Chiefs of Police (IACP). (2019). Police Facilities Planning Guidelines. Alexandria, VA: IACP Law Enforcement Policy Center. Retrieved from https://www.theiacp.org/sites/default/files/2019-10/Police_Facilities_Planning_Guidelines.pdf

Note: The area's square footage is not sourced in the document; they are an estimate for a small-scale facility.

Post Office Program Areas

Space	Net Area sqf
Postmaster Office	160
Supervisor Station	120
Retail Window (2)	250
PO Box Lobby	250
Parcel Locker Area	75
Public Lobby	300
Break Room + Kitchenette	120
Lockers / Restrooms	150
Mail / Copy / Supplies Room	200
Storage	200
Server Room	200
Carrier Workroom	300
Net Area	2325
Grossing Factor 25%	581
Total Area	2906

Exterior areas

Parking personnel (PP)

Visitor parking (PP)

14

Dock / Platform (sqf)

200

Manual source: U.S. Postal Service. AS-504 Handbook: Space Requirements. Washington, D.C.: Facilities, U.S. Postal Service. April 2011.

Grocery Store Program Areas

Space	Net Area sqf
Dry groceries (shelves/aisles)	2000
Produce	500
Refrigerated/frozen (dairy, meats, frozen goods)	500
Checkout/queuing area	200
Receiving/dock & staging	200
Storage (dry)	500
Cold storage (walk-in coolers/freezers)	500
Employee areas (offices, lockers, break)	100
Restrooms (public + staff)	150
Total Net Area	4650
Grossing Factor 25%	1163
Total Area	5813
Exterior areas	
Parking personnel	
Visitor parking	25

Library Program Areas

Space	Net Area sqf
Collections Books	1000
Collections Media	50
Periodicals (newspapers, magazines)	50
Seating	450
Public Access Computer Stations	160
Children's Area	150
Meeting Room	200
Info Desk	150
Manager office	150
Storage	120
IT closet	40
Janitor's Closet	40
Restrooms	180
Total Net Area	2740
Grossing Factor 25%	685
Total Area	3425
Exterior areas	
Parking personnel	
Visitor parking	16

Manual source: Whole Building Design Guide (WBDG). Public Library. National Institute of Building Sciences. Last updated December 14, 2016. Available at: <https://www.wbdg.org/building-types/libraries/public-library>.

Summary of relocation areas

	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	
6	Grocery Store	1	5813	25	
4	Library	1	3425	16	
5	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