



Strategic Development Initiatives for the City of Cedar Key

Jeff Webb

Mayor, City of Cedar Key

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1. C. S. Cushman House. J. Wood, Oct.
2. Public School.
3. Episcopal Church.
4. Episcopal Church.
5. Eagle Point Co.'s Cedar Mill. J. E. Richards, Prop.
6. Palmer Patent Co.'s Cedar Mill. Henry Winter, Prop.
7. Featherstone House and Packing Mill. Chas. A. Fairbank, Prop.
8. New Mills.
9. Seaside Hotel. S. H. McCreath, Prop.
10. Seaside Hotel. O. Seibert, Prop.
11. Grand Hotel. A. B. W. Smith, Prop.
12. Magnolia House. T. L. Carter, Prop.
13. C. S. Rogers & Co., Wholesale and Retail Dealers in General Merchandise.
14. J. A. Latham, Attorney at Law.
15. J. A. Latham, Undertaker and Toilet Articles.
16. Nicholas Schrammer, Bakery and Groceries.
17. Walpole & Bitts, General Merchandise.

BIRD'S EYE VIEW OF
CEDAR-KEY, FLA.
 LEVY CO
 1884

18. Wm. Sany & Son, Civil Market.
19. W. H. Stone, General Merchandise.
20. Robert N. Stone, Stationery.
21. Warren Martin, Fancy Groceries.
22. W. K. Swadlow, General Merchandise.
23. Calvert, Photograph & Book, General Merchandise.
24. Marshall & Campbell, Attorneys at Law.
25. W. A. Wolf & Co., General Merchandise.
26. W. C. Sigart, Photographer.
27. W. F. Gilson, General Merchandise.
28. C. J. Brinkman, Groceries, Wine, Liquors, Cigars, Etc.
29. L. O. Andrews & Co., Ladies and Gents' Fashioning Goods.
30. J. Fred S. Gony, Books, Stationery and Job Printing.
31. J. M. Gony, Editor Florida State Journal.
32. T. W. Davis, Wine, Liquors, Cigars and Billiards.
33. F. T. & F. R. S. Co.'s Depot.

BECK & PAULI, Litho. Milwaukee, Wis.

Overview:

Key Strategic Initiatives for Cedar Key

- The following Key Strategic Initiatives provide strategic direction and priorities, and will inform funding strategies for the City of Cedar Key:
 - **Marina Revitalization & Modernization** – phased improvements to strengthen the city’s maritime infrastructure, support the aquaculture economy, and enhance resilience to storms.
 - **Town Center Development** – creating a multi-use civic and commercial hub incorporating emergency services, workforce housing, community facilities, and grocery/retail.
- These initiatives align with Cedar Key’s long-term vision, address critical vulnerabilities, community input and leverage federal and state funding opportunities.
- All initiatives are consistent with the Cedar Key Adaptation Plan and the community input provided during the city led community workshops
 - Resilient Cedar Key Project
 - Dock Street and Marina Workshops
 - 2nd Street Renovation Workshops
 - Essential Business Workshops

Marina Revitalization & Modernization:

Strategic Objectives

- ***Infrastructure Expansion:*** Install a Dock Street boardwalk, outer boat ramp expansion, kayak launches, additional boat slips, improve dock access, public fish cleaning stations, an automated QR-code-based boat launch pass system, and develop educational walking paths highlighting Cedar Key's seafood heritage.
- ***Dredging Improvements:*** Transition from periodic dredging (~\$600K every two years) to sustainable structural solutions such as bulkhead canals, sediment management systems, and beneficial use of dredge spoils for land reclamation.
- ***Protect the Working Waterfront:*** Cedar Key's marina area is the economic and cultural centerpiece of our community and must be protected. It supports our commercial fishing fleet, aquaculture operations, tourism industry, and recreational boating.
 - ***CBRA Waiver/Exception:*** Secure a Coastal Barrier Resources Act waiver/exception to enable federal investment in outer marina protection (jetty systems, breakwaters).

Recognized by the National Trust in 2025 as one of America's 11 Most Endangered Historic Places, Cedar Key's unique geography makes it both a treasured natural resource and one of the most vulnerable coastal communities in Florida.

**Cedar Key
Marina Modernization:
Current**



Cedar Key Marina Modernization: Future Vision



Jetty System /
Outer Marina

Dock Street
Boardwalk

Educational
Walking Paths

Bulkhead/Dock

Dredge
Spoils Fill

Kayak
Launch
Facility

Additional Boat Slips

Reclaim Land /
Parking Expansion

Automated Launch Pass
QR Code System

Boat Launch
Expansion

Public Fish
Cleaning Station

Marina Revitalization & Modernization:

Phased Approach

- Phase 1 (1-3 years)
 - QR Code Launch Pass System (with automatic camera verification)
 - Public fish cleaning station
 - Dock street boardwalk
 - Kayak Launch (inner marina)
 - Inner marina bulkhead
 - Inner Marina Dredge
- Phase 2 (3-5 years)
 - Boardwalk walking trails (educational & recreational)
 - Additional inner marina dock slips
- Phase 3/4 (5-10 years)
 - Wave Attenuation / Jetty System
 - Land reclamation / Additional Parking

Cedar Key Marina Modernization: Phase 1 (1-3 years)



Boat Launch Expansion

Public Fish Cleaning Station

Automated Launch Pass QR Code System

Dock Street Boardwalk

Bulkhead/Dock

Dredge Spoils Fill

Kayak Launch

Cedar Key Marina Modernization: Phase 2 (3-5 years)



Educational
Walking Paths

Kayak
Launch

Additional
Boat Slips

Cedar Key Marina Modernization: Phase 3/4 (5-10 years)

Jetty System /
Outer Marina

Reclaim Land /
Parking Expansion



Marina Revitalization & Modernization: *Funding Pathways*

- *USDA*: Aquaculture infrastructure & working waterfront development.
- *DOT*: Waterfront-to-downtown connectivity.
- *Department of Commerce*: Tourism & seafood branding.
- *Army Corps of Engineers*: Section 205 study/design grants for dredging & storm protection.

Town Center Development:

Strategic Objectives

- ***Fire & Emergency Services Hub:*** Relocate fire station to higher ground with facilities for full-time staffing; integrate with police training space and living quarters for responders.
- ***Grocery Store and Workforce Housing:*** Develop a mixed-use structure with a ground-floor grocery (potentially co-op or private partner) and affordable apartments for first responders.
- ***Urgent Care Facility:*** Expand capacity beyond current nurse-practitioner model to better serve residents and visitors.
- ***Post Office Facility:*** Relocate Post Office facility from flood prone area on 2nd Street to higher ground area near City Hall
- ***Community Center & Museum:*** Combine historic museum with flexible community event space to preserve heritage while supporting tourism and local engagement.
- ***Exploration of Land Use Opportunities:*** Coordinate with North Central Florida Regional Housing to explore options for co-locate or relocating low density public housing in order to relocate Town Center next to Cedar Key City Hall.

Town Center Development: *Exploring Public Housing Redevelopment*

- Cedar Key CRA is currently funding a UF study to look at optimizing land use around City of Cedar Key City Hall
- Coordination initiated with North Central Florida Regional Housing Authority (NCFRHA) to explore possible options for:
 - Optimizing land use on Cedar Key
 - Modernizing and increasing density of current public housing units on the island
 - Protecting essential services and businesses by moving them to an area surrounding City Hall (higher ground)
 - Development of mixed use commercial and affordable / public housing



Low density public housing administered by North Central Florida Regional Housing Authority (NCFRHA)

Town Center Development:

Funding Pathways

- *DOJ*: Public safety infrastructure.
- *HUD*: Low-income housing and Section 8 grants.
- *USDA Community Facilities Program*: Grocery store & housing.
- *FEMA*: Emergency personnel deployment grants.
- *Economic Development Administration*: Community center and town square.
- *Department of Education & Labor*: Workforce training and apprenticeship programs

Immediate Action Items

- ****Obtain CBRA waiver/exception request and coordinate with congressional delegation for legislative placement.**
- Initiate Army Corps engagement for dredging study/design funding.
- Identify commercial partner(s) for grocery store operations.
- Secure grant funding to renovate “Old City Hall”
- ****Coordinate with for public housing residents affected by town center projects.**
- Package emergency services, housing, and infrastructure needs into unified “Emergency Response Resilience” grant proposals.

Key Takeaways for the Florida Delegation

Levy County Legislative Delegation Day, 21 Oct

- **Cedar Key's Resilience and Recovery**

- The City of Cedar Key deeply appreciates your continued leadership and support as we recover from recent storms and prepare for future challenges from coastal storms, sea-level rise, and erosion.
- Our island's economy depends heavily on aquaculture and marine industries, yet our limited land and aging infrastructure require a carefully phased, well-funded resiliency strategy.

- **Strategic Initiatives**

- The Marina Revitalization & Modernization and Town Center Development projects, when coordinated, will protect the working waterfront and provide modern civic amenities essential for long-term resilience.

- **Delegation Support Requested**

- Highlight Cedar Key's importance to Florida's seafood economy, Gulf Coast tourism, cultural heritage, and coastal resilience policy.
- Advocate with the federal delegation to secure inclusion of the Cedar Key CBRA waiver/exception in potential future congressional legislation.
- Support Cedar Key's ongoing coordination with the North Central Florida Regional Housing Authority (NCFRHA) to explore future options for public housing on Cedar Key, optimize limited land use, and relocate critical services and businesses to higher ground.
- Champion state-level support for matching funds, infrastructure grants, and resiliency initiatives that align with federal efforts.

While no appropriations are requested at this time, we anticipate seeking state partnership as these projects advance from planning to implementation.

Conclusion

- Cedar Key's unique economic reliance on aquaculture, combined with its infrastructure vulnerabilities and limited developable land, requires a carefully phased and well-funded approach.
- The Marina Revitalization & Modernization and Town Center Development initiatives—if executed in coordination—can both protect the city's working waterfront and provide critical civic amenities for long-term resilience and modernization.

Next Steps...

Communicate with legislative representative to obtain support for

1. CBRA waiver/exception for Cedar Key (or modified CBRS boundaries around the island)
2. Redevelopment plan for public housing residents affected by town center projects.