

# *City of Cedar Key*

## *The Island City*

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Cedar Key Community Redevelopment Agency Meeting

24 July 2025

05:00 PM

Call to Order

ACTION ITEM: Approval of Minutes – May 20, 2025

Update: Dr Mike Allen – UF-IFAS NCBS

Update: Resilient Florida Grants Program – Tom Ankersen

- Krista Slyter, Assistant Vice President, Coastal Restoration Specialist, WSP-USA,
- Will Mather, Assoc. Consultant, WSP-USA

Proposal: Public Housing Conceptual Plan, Dr Jeff Carney and Dr Christian Calle Figueroa, UF FIBER

ACTION ITEM: FY-25 CRA Budget

ACTION ITEM: Current Project List and Process for Adding New Projects

ACTION ITEM: Scheduling

- Next CRA Meeting Dates
  - o August - Grant Program Evals
  - o September - FY 25/26 Final Budget

Adjourn

City of Cedar Key  
CRA Meeting Minutes  
May 20, 2025  
5:00 p.m.

PLEASE TAKE NOTICE AND BE ADVISED that if any interested person desires to appeal any decision of the Cedar Key Commission concerning any matter considered at this meeting, such interested person will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations to participate in the meeting should contact the City Clerk at (352) 543-5132 at least 48 hours in advance to request accommodations.

The Community Redevelopment Agency Meeting was called to order after the conclusion of the regular City Commission meeting.

- 1.) Call to Order at 7:06 by Chair, Jim Wortham.
- 2.) ACTION ITEM: Approval of April 17, 2025, and May 01, 2025, Meeting Minutes.

**Commissioner Sera Motioned to Approve the April 17, 2025, and May 01, 2025, Meeting Minutes. Seconded by Commissioner Beckham. Motion Carries Unanimously.**

- 3.) ACTION ITEM: Cedar Key CRA Business Recovery and Resiliency Grants Decisions on wordings highlighted. Approval or Disapproval of Program.

The Commission held an extensive discussion regarding the eligibility criteria for applicants and discussed updates to CRA grant eligibility rules to ensure consistency with code compliance and permitting standards, to revise the term “active code violation” throughout CRA documents to “open code violation” for clarity and consistency and to update CRA **Permit Fee Reimbursement Grant** guidelines to exclude applications where the subject property has any of the following:

- An **open code violation**
- An **active stop-work order**
- A **permitting violation** that resulted in **double permit fees**

**Commissioner Webb Motioned to Accept the Framework with the Changes. Seconded by Commissioner Beckham. Motion Carries Unanimously.**

- 4.) ACTION ITEM: Next CRA Meeting Date – Thursday, June 19, 2025.

Adjourned at 7:30 p.m.

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Commissioner Wortham/Chair

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Attest, Prepared by Heather Lang

DRAFT FOR DISCUSSION

**Cedar Key Redevelopment Agency  
Redevelopment Plan Budget  
FY 2024 – 2025/FY 2025-2026**

*Note 1: All CRA expenditures must be: 1) Consistent with the statute, 2) In the CRA Plan and 3) included in an approved annual budget*

*Note 2: Amendments to the annual budget must be submitted to the Board of County Commissioners within 10 days after the adoption date of the amended budget F.S. 163.387(6) & (6)(b).*

*Note 3: Any unallocated unspent funds must be returned to the taxing authorities. Allocated funds must be spent in the assigned budget category or reallocated to the same category in the following budget year.*

FY 2024-2025					FY 2025-2026	
		Proposed	Approved	Expended (as of 06/30/25)		Proposed
<b>Administration</b>					<b>Administration</b>	
Administration	<ul style="list-style-type: none"> <li>• CRA coordinator</li> <li>• CRA Fund Expenses</li> <li>• Internal Grants Administration</li> </ul>	\$ 75,000	\$20,000.00 \$60,250.52 \$5,000.00	\$10,000 \$45,093.95	Administration	
<b>Debt Service</b>					<b>Debt Service</b>	
Debt service on outstanding bond	<ul style="list-style-type: none"> <li>• Principal</li> <li>• Interest</li> <li>• Reserve for interest (Oct 2025)</li> </ul>		\$605,000.00 \$37,327.50 \$25,378.75	\$605,000.00 \$37,327.50 \$25,378.75	Debt Service	
<b>Subtotal</b>						
<b>Nature-Based Solutions: Shoreline Management &amp; Hydrologic Restoration</b>					<b>Nature-Based Solutions: Shoreline Management &amp; Hydrologic Restoration</b>	
Storm drain repair & enhancements			\$40,000.00	\$31,890.00		
Shoreline management / hydrologic restoration	Gulf Blvd Project	\$350,000				
<b>Subtotal</b>						
<b>Cultural and Recreational Facility Resilience</b>					<b>Cultural and Recreational Facility Resilience</b>	

Playground repairs/replacement	*does not include sand (beach/park)		\$180,000.00	\$183,146.00		
A-Street Parking			\$41,500.00			
Pocket-park improvements: Repair bulkheads and associated park infrastructure at 5 <sup>th</sup> , 6 <sup>th</sup> and H streets			\$200,000.00	\$74,320.00		
Replace/Add Benches along A Street and G Street			\$7,000.00			
Parking Space Bumpers			\$1,000.00			
2 <sup>nd</sup> Street Sidewalk Repairs/Replace			\$7,500.00			
Public Drinking Water Dispensers			\$6,000.00			
Bicycle Racks			\$1,000.00			
Trash Receptacle Replacement			\$8,750.00			
<b>Subtotal</b>						
<b>Private Sector Home &amp; Business (including aquaculture)</b>					<b>Private Sector Home &amp; Business (including aquaculture)</b>	
CRA Grant Program – commercial			\$400,000.00			
Conceptual planning for public housing						
<b>Subtotal</b>						
<b>Land Acquisition</b>					<b>Land Acquisition</b>	
<b>Subtotal</b>						
<b>TOTALS</b>	\$1,833,689.43 Available		\$1,645,707			

Note: Plan References with roman numerals refer to 2005 Civic Design Associates CRA plan, incorporated by reference into 2024 Amended CRA Plan. FIBER plan references refer to page numbers in FIBER Adaptation Plan, incorporated by reference in 2024 Amended CRA Plan.

Community Asset	CRA Projects, Original and Amended Plan	Statutory Allowance	Included in CRA Plan	Status
<b>Police, Fire &amp; Other Administrative Building Resiliency</b>				
City Hall	Relocation			Completed
Post office	Relocation			
Police Department	Relocation			Completed
Fire Department	Relocation			
	Improvement of public safety facilities including providing low power FM station for emergency safety			
Fire Department	Elevate utilities existing buildings (if uses are not relocated, dry floodproof not possible)			Completed
	Purchase of a fire rescue boat			Completed
Fire Department	Dry floodproof existing buildings (if uses are not relocated)			
<b>Transportation Resiliency (road elevation/relocation, drainage improvements)</b>				
Road Repairs	Road repairs/repaving across island			
Additional Parking	Develop A-street diagonal parking spaces (4 spaces)			Ongoing
Street network	Elevate 2nd St.			
Street network	Road re-structure Andrews Cir. (temporary detour flood days)			
	Improvement of parking facilities, especially in the marina area			Ongoing
	Improvement of streets throughout the Redevelopment Area, including safety enhancements at Whiddon Avenue			Ongoing
Street network	Elevate Watson Cir. segment Anna St. - Susan St.			
Street network	Elevate Whiddon Ave. at east side Elementary School			
Street network	Elevate, protect erosion Airport Rd. Gulf Blvd. bridge			Completed
Street network	Bridge Gulf Blvd. at Cemetery			Ongoing
Street network	Road elevation Gulf Blvd. intersection Hodges Ave.			
Street network	Bridge Rye Key Dr.			
Street network	Elevate Margery St.			
Street network	Bridge Hodgson Ave. segment Margery St. - Jernigan Ave.			
<b>Water, Wastewater &amp; Electrical System Resiliency</b>				
Lift stations	Elevate Lift Stations' Electrical Panel L2, L3, L4, L5 ,L6			Completed
<b>Nature-Based Solutions: Shoreline Management &amp; Hydrologic Restoration</b>				
Shorelines	Living shoreline G St.			Partially Completed
Shorelines	Shoreline restoration 3rd St.			
Stormwater Manag.	Construction and expansion of stormwater facilities			Ongoing
Stormwater Management	Replace Storm water Valves (x3)			Completed
Shorelines	Reconnect hydrology at Whiddon Avenue			
Gulf Blvd. at Cemetery	Reconnect hydrology			Ongoing
Rye Key at Rye Key Dr.	Reconnect hydrology			

## Private Sector Home & Business Resiliency (including aquaculture)

Hazardous waste locations	Elevate hazardous waste container (west coast auto center)			
CK Business Grants Program	Implement a business recovery, resiliency, and redevelopment grant program			Ongoing
Conceptual Plan for Public Housing Projects	Development of Conceptual Plan for Better Utilization of Current NCFRHA Properties			
Adjacent areas Gulf Blvd. (Canal - Indiana Ave.), Andrews Cir. and adjacent area SW 120th Pl.	Housing elevation and floodproof measures			
	Provision and rehabilitation of affordable housing development			
Homes both sides FL State Rd. 24	Housing elevation and floodproof measures			
Homes on both sides of State Rd. 24	Housing elevation and floodproof measures			
Housing along D St. (1st - 4th St.), surroundings intersection 5th - E St., Canal Whiddon Ave. - Palmetto Dr.	Housing elevation and floodproof measures			
Aquaculture facilities along D St., Commerce 2nd St. and Dock St.	Dry / Wetfloodproof / Elevate utility systems			
Aquaculture facilities	Reinforce structure boarding docks			
Food pantry	Relocation			
<b>Churches and Cemetery Resiliency</b>				
United Methodist Church	Dry / Wetfloodproof / Elevate utility systems			
Cedar Key Cemetery	Improve drainage, relocation grave areas high exposure			
Bishop Point Cemetery	Improve drainage, relocation grave areas high exposure			
Hearn Family Cemetery	Improve drainage, relocation grave areas high exposure			
<b>Cultural and Recreational Facility Resiliency</b>				
Boardwalk Cemetery Point Park	Reinforce structure			Completed

Park Playground and Basketball Goals	Repair/Replace playground and basketball equipment			Completed
Repair bulkheads and pocket parks at 5th, 6th, and H streets	Construction of Conforming Bulkhead			Ongoing
	Maintenance and creation of pocket parks			
Library	Elevator Repairs			Completed
Library	Upstairs Renovation (to allow for books to be housed on 2nd floor)			
	Funding of an arts school program and Future Farmers of America program focused on commercial fishing and aquaculture			Completed
	Provision of WiFi to the downtown area			
G-Street sunset watching area beautification/repair	Benches, Bicycle Racks, Allowance for Parking			Ongoing
Replace/Add Benches along A Street	Replace/Add Benches along A Street			Ongoing
Lil Shark Park	Improve drainage Lil Shark Park			
Business Kiosks	Build out business kiosks and provide power infrastructure for the business kiosks on the inside marina (4 wooden kiosks wooden and removable)			Completed
Festivals and Events	Coordinate with CK Chamber of Commerce for many small regular events that draw tourism to the City.			Ongoing
Trash Receptacle Replacement	Trash Receptacle Replacement			Ongoing
Public drinking water dispensers	Replace damaged public drinking water dispensers			Ongoing
Bike parking stands	Add/Replace public bicycle racks			Ongoing
Improve Sidewalks	Improve sidewalks along 2nd street as part of an overall side improvement effort. Ensure new sidewalks contribute to overall ADA compliance of the City.			Ongoing
Cedar Key Historical Society Museum	Dry / Wetfloodproof / Elevate utility systems			
2nd Street Benches	Add benches along 2nd Street, Consider artists decoration of benches			Ongoing
Cedar Key Public Library	Dry / Wetfloodproof / Elevate utility systems			Completed
Lil Shark Park	Anchor elements, urban furniture			
Street Lighting	Add/replacelighting with more historic look along 2nd street			
Historic buildings	Dry / Wetfloodproof / Elevate utility systems			



<b>Maritime Infrastructure Resiliency</b>				
Boat ramp	Construct and Reinforce structure boarding dock boat ramps at Shell Pile			
	Maintaining and improving docking facilities and other waterfront sites for commercial fishing, aquaculture, and recreational activities			Ongoing
Parking Space Bumpers	Repair/Replace Bumpers in Marina Parking Lots			Ongoing