

**City of Cedar Key Commission Workshop**  
**“Mixed-Use Zoning in Traditional Cedar Key Neighborhoods”**  
**February 4, 2025 – 5:00 p.m. City Hall**

**TABLE # \_\_\_\_\_ WORKSHOP PACKET**

**WE APPRECIATE YOU:**

*The City Commissioners and staff are very, very appreciative of your willingness to participate and help us as we all work together to bring Cedar Key back to thriving. Your input is critical to the process, and together we are better and stronger. **THANK YOU!***

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**DUPLICATE INFORMATION FROM THE DECK PRESENTATION BELOW FOR QUICK REFERENCE IF NEEDED DURING WORKSHOP:**

**THE NEED TO FOCUS ON:** Make Cedar Key’s essential services and businesses (“ESB’S”) immune from or less vulnerable to storm surge damage which results in temporary or permanent closures negatively impacting our community and economy.

**THE GOAL OF THE WORKSHOP:** Obtain community input on whether, and/or how to best implement Mixed-use zoning in our traditional neighborhoods.

**ASSUMPTIONS:**

- 1) Cedar Key will suffer significant storm surges in the future that will flood ESB’s if not moved.
- 2) ESB’s would want to move to higher ground and will be able to purchase property on higher ground.
- 3) For Phase 2 only – all or parts of areas in the traditional neighborhoods will change to Mixed-use zoning for ESB’s.

**ESB’S** = Essential Services and Businesses of Cedar Key (both public and private)

**Guidelines for Brainstorming:**

- All ideas are welcome.
- No comments or evaluation during the brainstorm.
- The more ideas the better.
- Don't worry about duplicate ideas at this point.

**Additional Discussion Guidelines:**

- Stay on topic.
- Be patient and respectful allowing everyone time to give input.
- Nominate one person from your table to serve as the **spokesperson** (will present ideas to entire group), and one as the **notetaker** (document discussion to hand in).

TABLE #: \_\_\_\_\_

**TABLE PARTICIPANTS**

**Please print the name of participants at your table:**

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**Phase 1, Task 1 - The ESB's**

TIME: 10 minutes (7.5 minutes each part)

A. Identify the ESB's of Cedar Key.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. Rank your top 5 ESB's according to importance (1 being most important in terms of not being shut down by a storm)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Phase 1, Task 2 – Pros and Cons**

TIME: 15 minutes (7.5 minutes each part)

- A. Brainstorm the Pros and Cons of moving ESB’s and/or other businesses to higher ground in neighborhoods (I.E. land use change to mixed-use).

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- B. Rank your top 5 pros and top 5 cons (1 most important):

PROS:

CONS:

- |          |          |
|----------|----------|
| 1. _____ | 1. _____ |
| 2. _____ | 2. _____ |
| 3. _____ | 3. _____ |
| 4. _____ | 4. _____ |
| 5. _____ | 5. _____ |

**Phase 2, Task 3 – Recommendation**

TIME: 10 minutes

Weigh/evaluate the Pros and Cons you identified to make a recommendation for whether or not zoning should be changed to mixed-use in traditional neighborhoods.

Recommendation:

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**Phase 2, Task 4 – Locations**

TIME: 12 minutes

A. Brainstorm locations where mixed-use zoning would be preferred and or undesirable.

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B. List Top 3 desirable locations for mixed-use zoning (1 most desirable):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

C. List Top 3 undesirable locations for mixed-use zoning (1 most undesirable):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Phase 2, Task 5 – Additional Limitations**

TIME: 12 minutes

- A. Brainstorm additional limitations you would like placed on the mixed-use zoning to minimize your cons identified and maximize your pros:

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- D. Rank Top 3 additional limitations for mixed-use zoning (1 most important):

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_