

*City of Live Oak  
Community Redevelopment  
Agency*



*Community Redevelopment Plan*  
**2039**

Prepared by:

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Respectfully submitted September 26, 2017



1995.....The Seed for Sustainable Growth.....2039

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*City of Live Oak*  
*Community Redevelopment Plan*

**2039**



**Original 2025 Plan**

**Prepared for:**

City of Live Oak  
City Council

**Prepared by:**

City of Live Oak  
Community Redevelopment Agency

**With Assistance from:**

North Florida Regional Planning Council

**2009 Plan Amendment – 2039 Plan**

**Prepared for:**

City of Live Oak  
City Council

**Prepared by:**

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**2017 Plan Amendment – 2039 Plan**

**Prepared for:**

City of Live Oak  
City Council

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Community Redevelopment Agency

**With Assistance from:**

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**Plan Ordinances**

Ordinance No. 894 / Plan 2025 Adopted / November 14, 1995  
Ordinance No. 1075 / Plan 2025 Amended / December 14, 2004  
Ordinance No. 1108 / Plan 2025 Amended / December 13, 2005  
Ordinance No. 1267 / Plan 2039 Adopted / November 10, 2009  
Ordinance No. 1413 / Plan 2039 Amended / November 14, 2017

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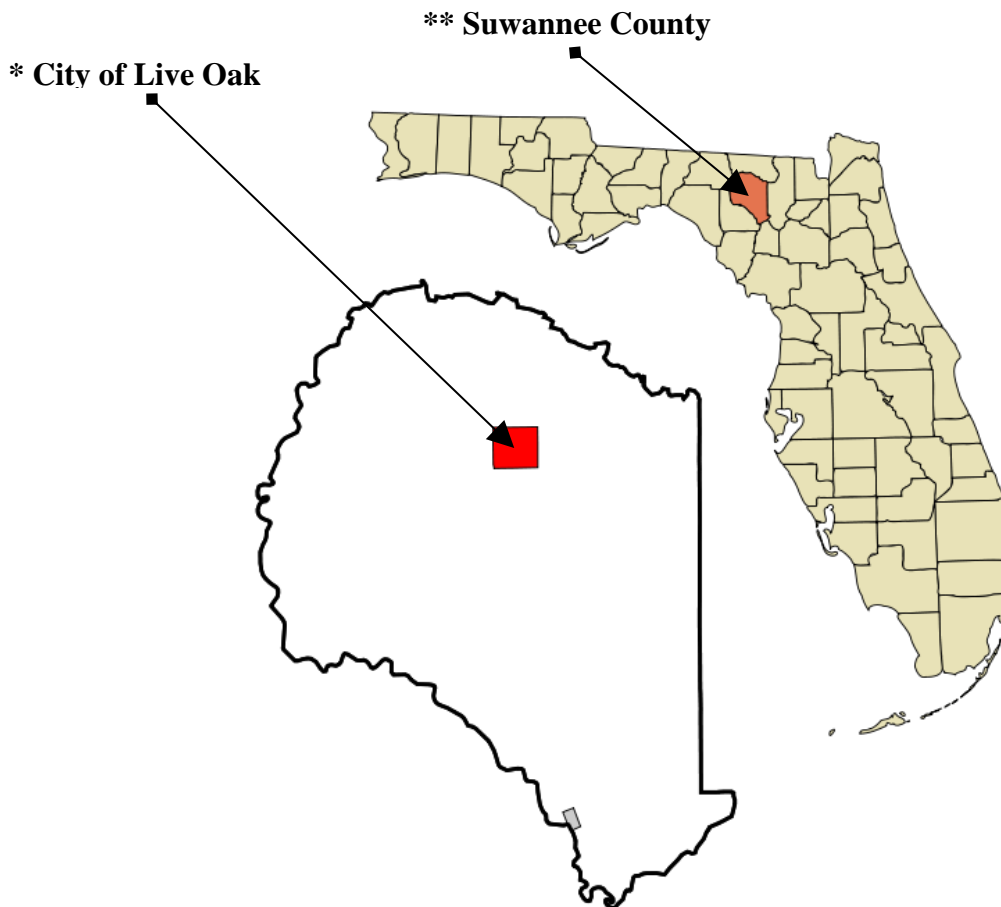
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## *Part I*

### *Introduction to the City*

On December 21, 1858, our county was identified with a new name. Suwannee County was added as a new county to the State of Florida and has remained with this name to this day. In 1858, there were only 200 families settled here. The 1860 census showed a total population of 2,303. The City of Live Oak, Florida, was named for a large Live Oak tree next to a deep, clear pond on the route of the Old Spanish Trail, which ran from the military post at Suwannee Springs to the Gulf of Mexico. In 1857, construction began on an east-west railroad across North Florida from Jacksonville to Tallahassee. It was completed by 1861. During the Civil War, when Union soldiers occupied parts of Jacksonville and Pensacola, a strategic railroad was constructed from DuPont, Georgia, south to intersect with the east-west railroad in North Florida. Near the junction of these railroads, where several trails converged, was the giant Live Oak tree where railroad crews ate their lunches, and settlers watered their horses and rested in the shade. When the railroad station was erected near that site, it seemed natural to call it Live Oak. The City was formally incorporated April 24, 1878.





Today, Live Oak serves as the county seat of Suwannee County and provides schools, government offices, shopping, recreation, and worship opportunities for residents and visitors to the city. It is centrally located a little more than an hour north of Gainesville, east of Tallahassee, west of Jacksonville, and south of Valdosta, Georgia – all major metropolitan centers along the Interstate Highway system that serves as a linkage between cities and towns. Live Oak and Suwannee County is not the typical Florida tourist destination seen on television or in travel brochures; it is, however, a slice of the real, natural Florida. Much of the County's land is agricultural or forest, and one-hundred miles of the County border fronts the historic Suwannee River. Additionally, the region contains the largest concentration of first magnitude freshwater springs in the world.

Pictures of the town in the late 1800s and early 1900s reveal a beautifully planned community; however, the lack of proper planning in the post-WWII era resulted in a haphazard, inconsistent development pattern. The original layout of the City was generally that of a square, dissected North/South and East/West by two major US Highways, US-129 and US-90. More recent extensions of the city limits were realized through annexations, mainly to the north growing towards the Interstate-10 (I-10) interchange.

While these original vehicular corridors serve to carry very large quantities of traffic, the fronting platted lots were very small, and in many cases historically served as residences. By the late 1960s, commercial zoning was expanded along US-129, south of the Downtown. While appropriately located on an arterial road network, there was little opportunity for expansion as the parallel streets to the east and west contained established residential areas. The result was a long, narrow strip of commercial development with little consistency or appealing nature. Poor planning and a lack of land development regulations, as well as a history of overall depressed economy of the area, has allowed these commercial corridors to deteriorate. The trend has continued over time, spreading into neighboring and adjacent areas.

The Downtown has and continues to serve as the focal point for many governmental entities, as well as local retail shops, restaurants, professional offices, and service-related businesses. At one time, it was so bustling that pedestrians had to exit the sidewalks and use the adjacent road to make headway. Suburban development outside the Downtown in the 80s and 90s had the now well-known effect of depleting the downtown as a viable commercial destination.

Overall, population and business growth had been slow to occur until four major hurricanes struck Central and South Florida in the mid 2000's. Many residents and business owners soon migrated from the ravaged and overcrowded south and central areas to our area. While the entire geographic area did see growth and land investment from 2004 to 2006, the nationwide economic downturn from 2008 to 2012 had caused many of the gains to be lost, and land values substantially declined. The overall economic climate during this timeframe led to major local job losses, closed businesses, and widespread vacant storefronts. Also missing was a lack of new investment to produce well-paying jobs to serve the residents of the community.

In the summer of 2012, a major rain event caused by Tropical Storm Debby flooded many areas in the region, as well as the City, exacerbating the local economic challenges. The Downtown was not only flooded, but was impacted by sinkholes, which caused the permanent loss of 8,000 s.f. of retail tenant spaces. Under the leadership and investment provided by the CRA, City, County, and local stakeholders, the five years since the flood have resulted in a resurgence of local growth and improvements in the Downtown and CRA District. There is now presently a shortage of viable affordable and market-rate housing in the City, and the CRA sees this as an opportunity to strengthen resolve and infuse investment through focused housing programs, projects and initiatives.

The future success of the CRA can only be made good by continuing the necessary steps to build upon our strengths, and right what once went wrong. The Community Redevelopment Agency is seen as a vital component in helping the City continue recovery, and be vibrant and productive for many generations to come.

## *Part II*

### *CRA Background and History*

#### **i. AUTHORITY TO UNDERTAKE REDEVELOPMENT**

This document has been prepared under the direction of the Live Oak Community Redevelopment Agency, in accordance with the Community Redevelopment Act of 1969, Florida Statutes, Chapter 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out “Community Redevelopment.” For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

*“Community Redevelopment” or “Redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area, for the elimination and preservations of (or from) the development or spread of slums and blights, or for the provision of affordable housing, whether for rent or for sale to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.*

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a “Finding of Necessity” by the governing body. This finding must demonstrate that:

- 1.) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
- 2.) The rehabilitation, conservation, or development, or a combination thereof, of such area or area, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

#### **ii. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY**

**Appendices A-1 through A-11** contain copies, for reference therein, of all Resolutions and Ordinances enacted or adopted by the City Council, which are required by the Florida Statutes to create or amend a Community Redevelopment Area, Plan, Trust Fund, or Agency.

Upon issuing a Finding of Necessity by the governing body, and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a “Community Redevelopment Agency,” herein to be referred to as the “Agency.”

The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by Florida Statutes, Chapter 163, Part III, shall be deemed and held to be the performance of an essential public function.

The City of Live Oak City Council established the Live Oak Redevelopment Agency on July 11, 1995, with the adoption of **Ordinance No. 861**. The organizational structure of the agency was also established at that time. It consists of a board of seven members, five of which are the City Council and two of which are appointed by the City Council. The term of office of the appointed board members is four years, and is concurrent for the regular term of office for regular elected council members. A vacancy occurring during a term is filled for the remainder of the unexpired term.

### **iii. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY**

As authorized by the Community Redevelopment Act, Section 163.370, Florida Statutes, a wide variety of powers, vested authority, and responsibility are available to the City of Live Oak to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Council, are as follows:

- 1.) The power to determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a Community Redevelopment Project, to hold any public hearings required with respect thereto, and to enact or adopt any Resolution or Ordinance necessary or required to carry out the Community Redevelopment Act requirements or provisions;
- 2.) The power to grant final approval to Community Redevelopment Plans and modifications thereof;
- 3.) Prior to the approval of the Community Redevelopment Plan or approval of any modifications of the Plan, the power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss;
- 4.) The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes;
- 5.) The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370 (3) and the power to assume the responsibility to bear loss as provided in Section 163.370 (3);
- 6.) To acquire by purchase, lease, option, gift, grant, bequest devise, or otherwise except in eminent domain, any real property, together with an improvements thereon;
- 7.) To hold, improve, clear, or prepare for the redevelopment any such property; and
- 8.) To mortgage, pledge, hypothecate, or otherwise encumber to dispose of any real property.

The powers, which are available to both the City Council and the Community Redevelopment Agency and Agency Chairman, on behalf of the Agency, include the following:

- 1.) The power to implement any project, program or activity delineated in Part VII, herein, which is not specifically referenced as a specific power vested with the City Council;
- 2.) The power to acquire property deemed necessary for community redevelopment;
- 3.) The power to hold, improve, clear, or prepare any acquired property for redevelopment;
- 4.) The power to dispose of property acquired within the community redevelopment are for uses in accordance with the Plan;
- 5.) The power to construct improvements necessary to carry out community redevelopment objectives;
- 6.) The power to carry out programs, policies, activities, or repair and rehabilitation which are herein made a part of the Plan;
- 7.) The power to create community redevelopment staff positions, or to compensate or reimburse the municipality or staff for time spent, for the specific purpose of facilitating the carrying out of the objectives of the Plan;
- 8.) The power to plan for and assist in the relocation of persons and/or businesses displaced by redevelopment activities, if in fact displacement were to occur;
- 9.) The power to receive and utilize tax increment revenues to fund development activities;
- 10.) The power to appropriate such funds and make such expenditures as are necessary to carry out the purposes of the Community Redevelopment Act of 1969;
- 11.) The power to make and execute contracts and other instruments necessary, effectuate or convenient to exercise the Agency's powers, in accordance with statutes;
- 12.) The power to disseminate redevelopment information;
- 13.) The power to undertake and carry out redevelopment projects and related activities within its area of operation;
- 14.) The power to insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance;
- 15.) To invest any Community Redevelopment Funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control; to redeem revenue bonds issued pursuant to this part at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled;
- 16.) To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government, the State, County, or other

public body, or from any sources, public or private, for the purposes of this part, and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government or with respect to a Community Redevelopment Project and unrelated activities such conditions imposed pursuant to federal laws as the county or municipality may deem reasonable and appropriate and which are not inconsistent with the purposes of this part; and

- 17.) Within its area of operation, to make or have all surveys and plans necessary to carry out the purposes of this part and, with the consent of the City Council, to contract with any person, public or private, in making and carrying out such plans, which plans may include, but not be limited to:
- a. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;
  - b. Appraisals, title searches, surveys, studies, design criteria, grant programs, planning and ordinance documents, and other plans and work necessary to prepare for the undertaking of Community Redevelopment Projects and related activities;
  - c. Plans, projects, programs and activities for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
  - d. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for prevention and the elimination of slums and urban blight and development and demonstrating new or improved means of providing housing for families and persons of low income;
  - e. To apply for, accept and utilize grants of funds from the Federal Government for such purposes;
  - f. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a Community Redevelopment Area, and to make relocation payment to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made including the make of such payments financed by the Federal Government;
  - g. To appropriate such funds and expenditures as may be necessary to carry out the purposes of this part;
  - h. To close, vacate, plan or re-plan streets, roads, sidewalks, or other places;
  - i. Within its area of operation, to organize, coordinate, and direct the administration of the provisions of this part, as they may apply to the city in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the city, and to establish such offices in order to carry out such purposes most effectively.

**iv. THE COMMUNITY REDEVELOPMENT AREA**

Pursuant to State Statutes, a Community Redevelopment must be a slum, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly.

A Finding of Necessity for the initial 806± Acre City of Live Oak Community Redevelopment Area was adopted by City Council **Resolution No. 95-8** on June 13, 1995. A Finding of Necessity for an additional 311± Acres, located to the southeast and including the remaining portions of the abandoned CSX Railroad right-of-way, was adopted into the Area by City Council **Resolution 08-06** on April 8, 2008, and the Community Redevelopment Area was thus increased to its current size.

The overall boundaries of the current Community Redevelopment Area are shown graphically in **Appendix A-12**. A copy of the Resolution for each Finding of Necessity for the Area is found in **Appendices A-1** and **A-3**.

These Redevelopment Area boundaries have been established to include: the north and south commercial gateway office parks and retail shopping centers, the downtown mixed-use core, commercial corridors which provide connection to the downtown, surrounding areas of residential, office and industrial uses, as well as open areas for public parks and passive and active recreation facilities. Within the Area are also found public uses, such as schools, libraries, and governmental offices.

Additionally, any public street right-of-way, which may front a parcel of record within the Area, shall also be deemed to be wholly included in the Area, so that appropriate right-of-way redevelopment projects may be undertaken to support the uses located on said fronting parcels.

The Agency shall maintain a master parcel list of parcels that fall within the Area boundaries, as well as maintaining master GID map data layers, which shall govern the eligibility for the expenditure of funds for redevelopment within the Area. Any existing or future parcels of record, in which only a portion of the parcel was or is located within the Area, shall be considered eligible for redevelopment under the Plan for the entire parcel, and thus described as such on the area boundary map.

To maintain accuracy, any errors discovered in the tax coding for any parcel shall be communicated to the Property Appraiser so that coding updates can be completed for project and funding purposes.

Parcels of record which may be subsequently subdivided, in compliance with the Land Development Regulations, into smaller parcels shall be evaluated by the Agency using standard survey and mapping methods in order to ascertain which newly created parcels fall within the adopted Area and which do not.

**v. THE COMMUNITY REDEVELOPMENT PLAN**

In accordance with Chapter 163.360, Florida Statutes, the Community Redevelopment Agency shall submit any Redevelopment Plan it recommends for approval, together with its written recommendations, to the governing body. The governing body shall hold a public hearing on the Redevelopment Plan after public notice by publication in a newspaper having general circulation in the area of operation of the county or municipality. The office shall describe the time, date, place, and purpose of the hearing; identify generally the Redevelopment Area covered by the Plan; and outline the general scope of the Redevelopment Plan under consideration. Following such a hearing, the governing body may approve and adopt, through enactment of an Ordinance, the Redevelopment Plan therefore if it finds that:

1. A feasible method exists for the location of families who may be displaced, if any such displacement occurs, from the Redevelopment Area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Redevelopment Plan conforms to the general or Comprehensive Plan of the municipality as a whole;
3. The Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and
4. The Redevelopment Plan will afford maximum opportunity consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the Redevelopment Area by private enterprise.

Upon approval by the City Council, the Redevelopment Plan shall be considered in full force and effect for the respective Redevelopment Area and the City may then cause the Community Redevelopment Agency to carry out implementation of such Plan.

The Redevelopment Plan may be modified, changed, or amended at any time by the City Council in accordance with the requirements of Florida Statutes, Section 163.361.

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with the Redevelopment Plan, which has been approved by the City Council. Similar to the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document that must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives.

In order to remain current, the Community Redevelopment Plan is amended when programs are changed or as new programs and projects that were not included in the original plan are proposed.

This 2017 Community Redevelopment Plan update has been prepared to update the established action priorities contained in the current Redevelopment Plan, and based upon a new set of priorities, programs, projects and initiatives.

This 2017 update remains under the Plan name “2039,” and the associated time certain for completion shall remain fixed until such a time that an overall amended plan is deemed necessary to extend the redevelopment program beyond the fiscal year 2038-2039, in accordance with Section 163.362 (10), 163.361 (1), and 163.387 (2)(1), Florida Statutes.

This 2017 Plan update was adopted by **Ordinance No. 1413**, which can be found in **Appendix A-11**, and herewith the recitals set forth in said Ordinance are considered incorporated as part of this Plan.

vi. **SOURCES OF REDEVELOPMENT FUNDING AND FINANCING**

The following section provides a general review of potential sources of funding for redevelopment programs, and a description of the funding sources applicable to each of the improvements or projects identified in the Plan. In general, a variety of financing options are presently available to the Community Redevelopment Agency and the City of Live Oak. Among these are the following:

**TAX INCREMENT REVENUES**

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. The value of the properties located in the Area are expected to increase over time, which increase is then termed the “Increment.” This increment, which is determined annually, is based on a comparison between the original “Base-Year” total dollar valuations of taxable properties in the Area, with the current year total dollar valuation of the same. The Live Oak CRA base year was established in 1995.

Both the City and County contribute annual funding into the CRA Trust Fund. Each year, the City and County adopt their own ad valorem millage rates for property tax purposes. One mill is equal to one dollar of tax for each thousand dollars of property value. Properties in the CRA do not pay more taxes than non-CRA properties. The taxable dollar value portion of each property, as recorded in 1995, continues to generate annual tax revenue to the City and County. The annual increment value of each property above the 1995 value also generates tax revenue, which otherwise without a CRA would have been retained by the City or County, but which is redirected into the CRA Trust Fund, from which the annual CRA budget is realized.

Each year, the Property Appraiser communicates to the CRA what the total Area valuation is, so that the annual increment can be calculated. Whatever millage rate is adopted by the City and County each year, is then applied to the total area increment value, to determine the revenue due. This revenue is then reduced by 5%, to cover City and County administrative costs. The remaining 95% is then considered annual CRA revenue, which is utilized for annual CRA budgeting.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions, both of which have been implemented:

1. The establishment of a redevelopment trust fund, as required by F.S. 163.387 as the repository for increment tax funds; and
2. The provision, by ordinance of the City, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.



### **REDEVELOPMENT REVENUE BONDS**

The provisions of F.S. 163.385 allow the City of Live Oak or Community Redevelopment Agency to issue “Revenue Bonds” to finance redevelopment actions, with the security for such bonds being based on the “anticipated assessed valuation of the completed community redevelopment.” In this way, the additional annual taxes generated within the Community Redevelopment Area – the “tax increment” – is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

### **GENERAL OBLIGATION BONDS**

For the purpose of financing redevelopment actions, the City of Live Oak may also issue General Obligation Bonds. These bonds are secured by debt service millage on the real property within the City and must receive voter approval.

### **SPECIAL ASSESSMENT DISTRICTS**

The City of Live Oak can also establish special assessment districts for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project. The cost of the improvements in these areas can be split between the City, the CRA and the property owners, who can be given a choice of paying a onetime assessment or making payments over a specific time period (subject to interest).

### **COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG)**

Each year there is the availability of CDBG grant funds directly from the Federal Government to improve an area identified as eligible or appropriate. These CDBG monies are committed to demolition of substandard housing units, housing rehab assistance, and home ownership assistance within these areas, which may include areas within the Community Redevelopment Area. These funds are for the benefit of very low, low, and moderate income residents, and assistance grants to community-based social service organizations.

### **INDUSTRIAL REVENUE BONDS (IRB)**

Industrial revenue bonds may be used to finance industrial and some commercial projects. The primary emphasis on such projects is the creation of jobs, and, as a consequence, speculative ventures are not normally financed by this means. Such bonds are typically issued by the County, with repayment pledged against the revenues of the private enterprise being funded. IRBs are tax exempt and consequently are typically three (3) percentage points below prevailing interest rates. Such financing has been used effectively in other areas of the State, but has not been utilized to date to fund improvement projects within the CRA district.

### **LAND, PROPERTY AND TENANT SPACE SALES/LEASES**

Acquisition of property and its preparation for development are powers available to the Community Redevelopment Agency under provision F.S. 163. The resale or leasing of such land to private developers can provide another source of income within the Community Redevelopment Area.

## CONTRIBUTIONS, GRANTS AND MISCELLANEOUS SOURCES

Voluntary contributions by private companies, foundations, governmental entities, and individuals are potential sources of income to the Community Redevelopment Agency. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits. Grants applied for and awarded from a variety of sources can also be an important revenue source, especially for projects which are of regional impact. Additional revenues can be acquired through various endeavors of the CRA, such as festival and event vendor fees, parking fees, and bank interest.

## DIRECT BORROWING FROM COMMERCIAL LENDERS OR GOVERNMENTAL AGENCIES

The CRA is also authorized to fund redevelopment programs and projects through direct borrowing of funds. Depending on the particular project(s) funding requirements, the CRA may utilize both short and long-term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the CRA will generally attempt to attain the lowest available interest rate.

### **vii. FIVE-YEAR AND TWENTY-TWO YEAR PROJECTION OF REVENUE**

The primary funding source for CRA activities is the Redevelopment Trust Fund. This fund is the depository all TIF revenues generated within the Community Redevelopment Area. Based on estimates of the current property valuations and the rate of new private construction, and targeted public-private partnerships to incentivize redevelopment, along with a modest 2% growth rate, it is estimated that the total tax increment revenue generated by the Redevelopment Area will be approximately **\$2.5 Million** over the next five-year period, and **\$15 Million** over the next twenty-two year timeframe, which is the current time-frame life of the Plan, through fiscal year 2038-2039.

### **viii. REDEVELOPMENT PLAN SAFEGUARDS AND PROVISIONS FOR RETENTION OF CONTROL**

All redevelopment work shall be carried out in accordance to the provisions set forth in this Plan.

This Redevelopment Plan is the guiding document for future development, redevelopment and ancillary programs, projects, initiatives and activities in and for the Redevelopment Area. In order to assure that redevelopment will take place in conformance with the projects, goals, and policies expressed in this Plan, the Redevelopment Agency will utilize the regulatory devices, instruments, and systems used by the City of Live Oak to permit development and redevelopment within its jurisdiction. These regulatory devices include but are not limited to: the Comprehensive Plan and Plan Map, the Land Development Regulations and Zoning Atlas Map, the City Code of Ordinances, the Florida Building and Fire Codes, International Property Maintenance Codes, adopted design guidelines, performance standards and City-authorized development review, permitting and approval processes, as well as the requirements of the Americans with Disabilities Act (ADA). The Redevelopment Plan sets forth proposed uses in the description of the concept plan and illustrates them on the accompanying maps; however, in accordance with the requirements of Section 163.362 (2)(b), Florida Statutes, the City's regulatory controls determine limitations on the type, size, height, number, and proposed use of buildings within the Area.

If any land is sold or leased for private use by the CRA, the sale or lease of such land may include restrictions or covenants running with for such periods of time and under such conditions as the CRA Board and/or City Council deems necessary to retain control of such land to effectuate the purposes of the Act and this Plan.

**ix. REPORTING REQUIREMENTS**

The Community Redevelopment Agency shall comply with the reporting requirements of Section 163.356 (3) (c), Florida Statutes. Additionally, the Agency shall comply with the auditing requirements, as set forth in Section 163.387 (8), Florida Statutes, which mandates an independent financial audit of the trust find each fiscal year and report of such audit. Any other statutory or administrative code, which provides required reporting requirements, shall also be adhered to.

**x. REDEVELOPMENT DURATION AND COMPLETION DATE**

The provisions of this Plan shall remain in effect and serve as a guide for the future redevelopment activities in the entire designated City of Live Oak Community Redevelopment Area through September 30, 2039, which includes the thirtieth fiscal year from the adoption of the 2039 CRA Plan Ordinance.

All tax increment revenues which are appropriated and delivered into the Community Redevelopment Trust Fund, in accordance with Ordinance No. 865 and Sections 163.353, 163.387, Florida Statutes, as amended, shall continue to fund said Trust Fund for the duration of the time certain period of this Community Redevelopment Plan.

All redevelopment financed by tax increment revenues shall be completed and expended within the time frames as provided for herein. Additionally, as provided for in Florida Statutes, each taxing authority shall appropriate to the trust fund for so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum that is no less than the increment as defined and determined accruing to such taxing authority.

This Plan may be amended or modified according to the Community Redevelopment Act of 1969, Florida Statutes, Chapter 163, Part III, as amended, and may be extended with required annual appropriations by each taxing authority as provided for in said statutes, to a time certain no later than 60 years after the fiscal year in which the Plan was initially approved or adopted. The City of Live Oak CRA Plan was initially approved and adopted in the 1995-1996 Fiscal Year, thus a future extension as provided for in Florida Statutes could be implemented through the Fiscal Year 2055-2056.

## *Part III*

### *Governing Documents and Maps*

The City of Live Oak has adopted a Comprehensive Plan, Future Land Use Plan Map, Land Development Regulations, and an Official Zoning Atlas, pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes. These documents and maps shall regulate all buildings, structures and proposed uses, and other criteria as applicable, on lands within the incorporated city limits of the City of Live Oak, including the Community Redevelopment Area.

#### **i. RELATIONSHIP TO THE CITY'S COMPREHENSIVE PLAN**

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. To maintain consistency with the City's Comprehensive Plan, all adopted Plans, and any proposed Plan amendment would first be reviewed by the Local Planning Agency for a determination of consistency with the City's Comprehensive Plan, and then forwarded to the City Council with recommendations.

This Plan or Plan amendment has been found to conform to the Live Oak Comprehensive Plan, as prepared by the Local Planning Agency under the Local Government Comprehensive Planning and Land Development Regulation Act.

All development and redevelopment within the Redevelopment Area shall be in conformance with the City's Comprehensive Plan, as amended. A codified copy of the City's Comprehensive Plan can be obtained from the Office of the Development Manager for the City.

#### **ii. COMPREHENSIVE PLAN FUTURE LAND USE PLAN MAP**

All development and redevelopment within the Redevelopment Area shall be in conformance with the City's Comprehensive Plan Future Land Use Plan Map, as amended. For reference, a copy of the current existing Future Land Use Plan Map of the Area is included in this document, as **Appendix A-13**. It should be noted that amendments to this map may take place on a regular basis, based on applications by the public, or actions by the City Council. At any time, a codified copy of the City's Comprehensive Plan Future Use Plan Map can be viewed and/or purchased from the Office of the Development Manager for the City.

#### **iii. CITY OF LIVE OAK DEVELOPMENT REGULATIONS**

Section 163.3202, Florida Statutes, requires the following:

1. Within one (1) year after submission of its revised plan for review pursuant to s.163.3167 (2), each county and each municipality shall adopt or amend and enforce land development regulations that are consistent with and implement their adopted comprehensive plan.
2. Local land development regulations shall contain specific and detailed provisions necessary or desirable to implement the adopted comprehensive plan and shall as a minimum:

- a. Regulate the subdivision of land;
  - b. Regulate the use of land and water for those land use categories included in the land use element and ensure the compatibility of adjacent uses and provide for open space;
  - c. Provide for protection of potable water well fields;
  - d. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
  - e. Ensure the protection of environmentally sensitive lands designated in the comprehensive plan;
  - f. Regulate signage;
  - g. Provide that public facilities and services meet or exceed the standards established in the capital improvements element required by s.163.3177 and are available when needed for the development, or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development;
    - *Not later than one (1) year after its due date established by the state land planning agency's rule for submission of local comprehensive plan pursuant to s.163.3167 (2), a local government shall not issue a development order or permit which results in a reduction in the level of services for the affected public facilities below the level of services provided in the comprehensive plan of the local government.*
  - h. Ensure safe and convenient onsite traffic flow, considering needed vehicle parking;
  - i. Maintain the existing density of residential properties or recreational vehicle parks if the properties are intended for residential use and are located in the unincorporated areas that have sufficient infrastructure, as determined by a local governing authority, and are not located within a coastal high-hazard area under s.163.3178.
3. This section shall be construed to encourage the use of innovative land development regulations, which include provisions such as transfer of development rights, incentive and inclusionary zoning, planned-unit development, impact fees, and performance zoning. These and all other such regulations shall be combined and compiled into a single land development code for the jurisdiction. A general zoning code shall not be required if a local government's adopted land development regulations meet the requirements of this section.
  4. The state land planning agency may require a local government to submit one or more land development regulations if it has reasonable grounds to believe that a local government has totally failed to adopt any one or more of the land development regulations required by this section. Once the state land planning agency determines after review and consultations with local government whether the local government has adopted regulations required by this section, the state land planning agency shall notify the local government in writing within 30 calendar days after receipt of the regulations from the local government. If the state land planning agency determines that the local government has failed to adopt regulations required by this section, it may institute an action in circuit court to require adoption of these regulations. This action shall not review compliance of adopted regulations with this section or consistency with locally adopted plans.
  5. The state land planning agency shall adopt rules for review and schedules for adoption of land development regulations.

All development and redevelopment within the Redevelopment Area shall be in conformance with the City's Land Development Regulations, as amended. A codified copy of the City's Land Development Regulations can be obtained from the Office of the Development Manager for the City.

**iv. LAND DEVELOPMENT REGULATION OFFICIAL ZONING ATLAS MAP**

All development and redevelopment within the Redevelopment Area shall be in conformance with the City's Official Zoning Atlas Map, as amended. For reference, a copy of the current existing Official Zoning Atlas Map of the Area is included in this document, at **Appendix A-14**. It should be noted that amendments to this map may take place on a regular basis, based on applications by property owners or designated representatives. At any time, a codified copy of the City's Official Zoning Atlas Map can be viewed and/or purchased from the Office of the Development Manager for the City.

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## *Part IV*

### *Description of Existing Conditions*

- **GENERAL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA**

The City of Live Oak Community Redevelopment Area generally consists of the older central commercial core of the city, expanding out north, south, east, and west along commercial zoning lines. This core area had become blighted, slum, and deteriorated due to age, obsolescence, and lack of investment. Additionally, several adjacent blighted, slum, and deteriorated areas of residential, lighter commercial, office, industrial and agricultural, which extended out from the commercial core, are included. These represent deteriorated homes and underutilized lands that can accommodate a mixture of site built homes, as well as manufactured homes, according to the various residential zoning districts in which they fall.

There are also areas of dilapidated and blighted lighter commercial, industrial, agricultural, and vacant uses, sites and zoning, as well as public uses within the Area. While parts of the Area have seen some revitalization as a result of community redevelopment efforts over the years, the vast majority of these areas still suffer from blighted conditions, some of which have worsened over the past few years rather than improving. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle of lack of private investment, which leads to blight, which further discourages new development, which severely limits the ability of private enterprise to successfully invest, which would result in a stop the spread of slum and blight without public assistance.

- **STREET LAYOUT AND TRAFFIC CIRCULATION**

The existing street layout is depicted on map **Appendix A-15**. The traffic circulation within the Area is mainly of a north-south and east-west nature along the major arterial highways, which crisscross the Area. These are US-129/Ohio Avenue, which runs north and south, and US-90/Howard Street, which runs roughly east and west. Collector roads found within the Area, which could support lighter-intensity commercial and also multi-family uses, include Houston Avenue, Walker Avenue, Helvenston Street, White Avenue, Railroad Avenue, and CR-136/Duval Street.

The CRA will continue to study and evaluate the existing street layout and traffic circulation to determine if any alterations to the road network are necessary to facilitate redevelopment according to this Plan.

- **OPEN SPACE**

Open space may refer to publically held undeveloped lands suitable for active or passive recreation or conservation uses. They may also be lands with are publically or privately held, which are vacant, which have the potential for redevelopment which would add value to the Area.

The CRA will continue to study and evaluate existing open spaces, and those which become cleared in the future, to determine what the highest and best use of said properties may be for the future.



- **EXISTING RESIDENTIAL USES AND RESIDENTIAL ZONING**

The residential uses in the Community Redevelopment Area comprise approximately 126 acres of land and 366 parcels. On these parcels is approximately 276 established dwelling units. 21% of the residential parcels are vacant and undeveloped. At least 70% of the existing residential structures and properties are in need of improvements or replacement housing to sustain long-term added value to the Area.

- **EXISTING NON-RESIDENTIAL ZONING AND USES**

The non-residential uses in the Community Redevelopment Area comprise approximately 799 acres of land and 448 parcels. 31% of the non-residential lands are vacant and undeveloped. 16% of the non-residential storefronts or buildings are vacant, and an additional 20% are in need of substantial improvements either to the facades or the property sites. There are also an additional 56 established residences in non-residential zoning, or mixed-use zoning areas.

- **EXISTING POPULATION**

The City population by the 2010 Census Data was 6,850. July 1, 2016 Census estimates shows a population of 6,931. Current household estimated for the City are 2,501, or 2.77 residents per household. Based on 332 dwelling units in the Area, the estimated CRA population is 920, or 13% of the overall City population.

- **EXISTING PUBLIC USES**

The CRA will continue to study and evaluate any future necessity for additional public uses, to determine what development or redevelopment for these uses would further this Plan.

- **DOWNTOWN PARKING**

The CRA will continue to study and evaluate any future necessity for downtown parking, to determine what development or redevelopment for these uses would further this Plan.

## *Part V*

### *Overall Area Analysis*

#### **i. OVERALL NEEDS OF THE AREA**

##### **1. REMOVAL OF SLUM AND BLIGHT**

The Community Redevelopment Area contains a substantial number of areas with deteriorated and deteriorating structures that are a detriment to the health, safety or welfare of area residents. The existence of these slum and blighted conditions contribute to the spread of disease and crime, decrease the tax base, and substantially impair or hinder sound growth.

The major charge of the Community Redevelopment Agency is the consistent removal of these conditions while subsequently preserving and enhancing the tax base of the Community Redevelopment Area.

##### **2. LAND USE**

The City of Live Oak consists of commercial corridors that split the city into quadrants of residential, office, intensive and light commercial, industrial and agricultural. Land Uses within the Community Redevelopment Area should be balanced so that the commercial, residential, recreational and public service needs of the City's residents can be conveniently provided within the community.

##### **3. ECONOMIC DEVELOPMENT**

The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects that increase the overall marketability of the city as a commercial, recreational, and residential area will ultimately increase the tax base.

Slum and blight have a negative impact on the tax base of the city and are self-propagating. Although there is often a tendency to focus on individual redevelopment projects at the expense of resolving underlying problems in order to set the stage for redevelopment, the existing and planned CRA projects and programs stress the importance of both. The success of this community redevelopment effort is largely dependent upon the economic vitality of the area. The CRA's programs aimed at the elimination of slum and blighted conditions and improving the standard of living of its residents are intended to be catalysts for the revitalization of the entire area.

Additional projects, aimed at increasing job growth and generating pedestrian activity in the downtown, complement the process by focusing on some of the underlying problems that originally resulted in slum and blighted conditions.

There is a need for support and facilitating redevelopment efforts in the Community Redevelopment Area aimed at increasing tourism. Certain locations within the Area have

great potential to not only draw populations from outside the City and County, but also to be a focal point for locals who currently do not venture out to participate in planned activities.

The attraction of visitors, customers, and patrons will help eliminate slum and blighted conditions by encouraging, promoting, and supporting the businesses in this area. As such, the CRA may include the funding of events, marketing, and promotions within appropriate locations within the Community Redevelopment Area.

Existing businesses in the Area will also remain a focus in order to help them remain successful and increase their operations as the market forces deem appropriate.

#### **4. INFRASTRUCTURE**

The provision of basic infrastructure is vital for commercial and residential uses to successfully locate or exist in the Community Redevelopment Area. The City has identified major needs regarding deficient and inadequate publicly owned infrastructure which were not known, scheduled, or planned for in the City budget(s). The CRA will continue to commit to fund part or all of any necessary capital improvement infrastructure projects which will serve to promote residential, industrial or commercial development and redevelopment.

#### **5. RECREATION AND CULTURAL FACILITIES**

The Community Redevelopment Area comprises some of the older historical areas within the City. Additionally, the Community Redevelopment Area includes some centrally placed areas which could serve a vital role in the redevelopment of the Area regarding recreation and cultural facilities. However, at present, these areas lack an identity and do not contain facilities or provisions which support recreation and cultural activities to the extent necessary to attract commercial and residential investment and patrons to support such uses while participating in recreation and cultural activities within the Community Redevelopment Area.

#### **6. Residential Uses**

There is currently a severe shortage of market-rate, as well as affordable housing for the City. The CRA, as part of this plan amendment, will fully implement programs, projects and initiatives which will facilitate a focus for ensuring the establishment of new residential dwelling units, as well as improving or replacing existing sub-standard dwelling units, and the neighborhoods in which they are located. When appropriate, the CRA will also seek opportunities to convert current non-residential areas into viable residential neighborhoods which can provide for additional redevelopment to meet the housing needs.

#### **7. Vacant and Underutilized Lands and Structures**

There are currently many locations in the CRA which are either vacant, undeveloped lands, or which have underutilized, deteriorated or abandoned structures. The CRA will assess these locations for the highest and best use possible, and take necessary actions to promote, facilitate and incentivize redevelopment in order to make them contributing assets to the Area, thus increasing value to the district, removing blighted conditions and promoting jobs.

## *Part VI*

### *Geographic Sub-Area District Identification, Analysis and Maps*

#### **i. INTRODUCTION TO SUB-AREA DISTRICTS**

Within the Community Redevelopment Area, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions. In order to develop an effective plan which is cognizant of these variations, the CRA has been divided into twenty-one (21) distinct geographic sub-area districts, each having the potential to benefit from a different redevelopment strategy. Each sub-area district includes Aerial Photograph Maps showing the outline of associated parcels within each sub-area, as well as Future Land Use Classifications and Zoning Districts of the related parcels.

In addition to addressing underlying problems and capitalizing on area opportunities, associated redevelopment strategies and budgeted programs, projects, initiatives and activities will focus on maintaining and enhancing major assets, which provide positive contributions to the redevelopment effort.

Physical features, (e.g. landmarks, barriers, activity centers, etc.), within each sub-area are also considered, since they have a significant influence upon specific urban design decisions which may impact overall redevelopment strategy.

Within each sub-area, various parcels are enumerated according to their size, use, type and zoning. With this data and analysis, an effective redevelopment strategy can be formulized on a year-to-year basis, as focus areas are decided on, and budgeted funds allocated.

Also shown is data on street rights-of-ways, which helps to guide and direct staff and elected and appointed officials to properly plan and implement redevelopment projects on and under publically controlled streets.

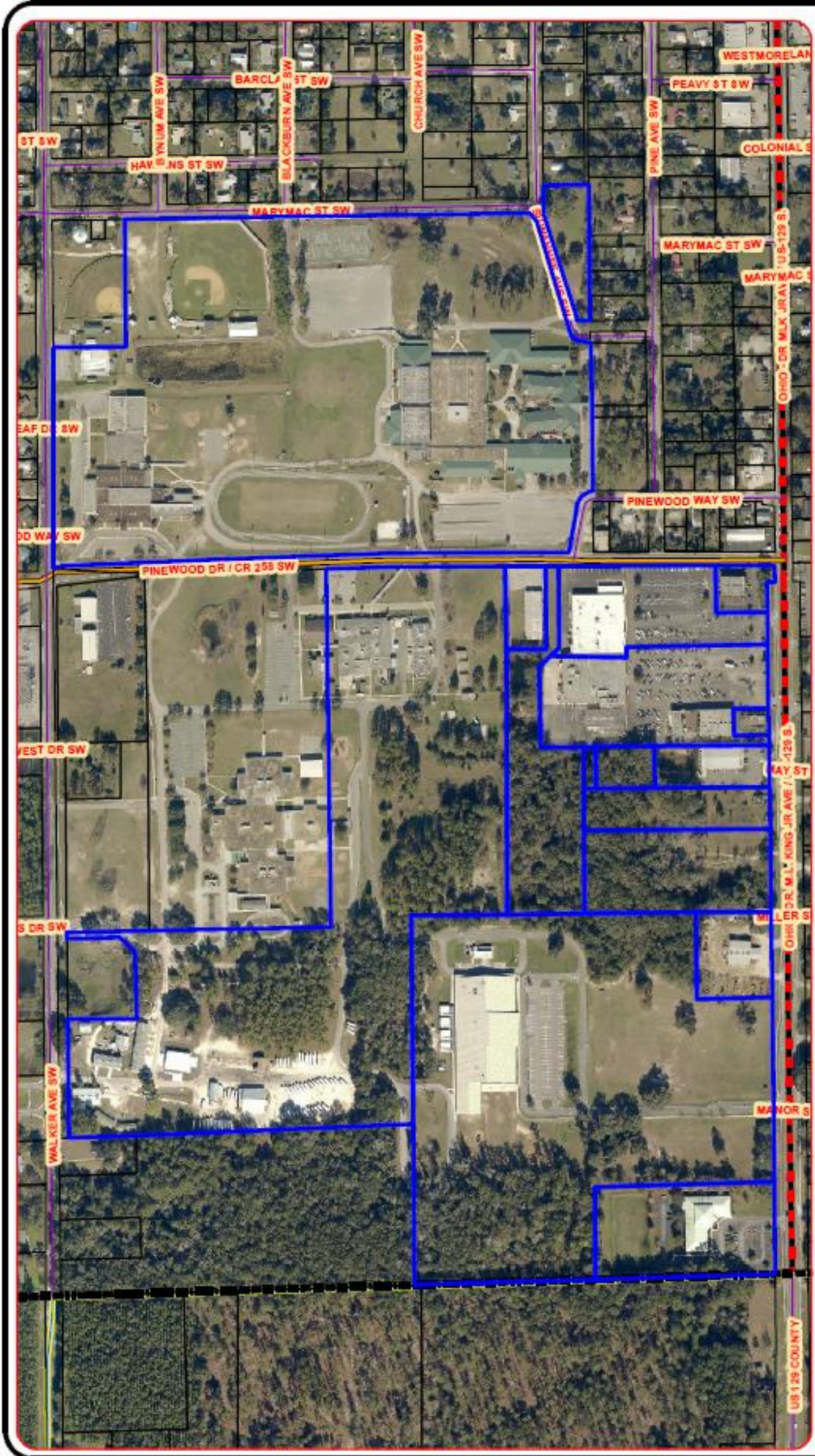
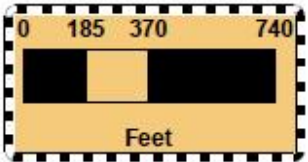
When budgeting is conducted on an annual basis, for the October through September Fiscal Years, sub-area districts shall be specifically identified, when programs, projects, initiatives and activities are supported and funded which will target eligible properties within said sub-areas. Any qualifying property which falls within the boundary of said identified sub-area shall be eligible for consideration of participation, as applications and proposals are brought before the Agency in advertised regular meetings.

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1. West of US-129 S., and south and northwest of Pinewood Drive SW.  
This area is comprised of 15 parcels totaling 158.6 acres.

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	3	125.0	Public Schools	Non-Taxable
	1	5.0	Public Library	Non-Taxable
	2	10.9	South Oaks Shopping Center 13 Established Businesses / 1 Vacant Tenant Space	CSC
	4	4.5	4 Established Businesses	CSC & C-I
	1	5.3	Vacant Property	Residential – Multi-Family
	4	7.9	Vacant Property (*)	C-I
			(*) 1 Nonconforming Residence	
<b>Totals</b>	<b>15</b>	<b>158.6</b>	<b>17 Businesses 1 Residence</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129 S.	2,590	DOT – State Highway	
	Pinewood Dr. SW	2,685	County – Collector	
	Walker Ave. SW	835	City – Local	
	Marymac St. SW	1,496	City – Local	
	Suwannee Ave. SW	840	City – Local	
<b>Totals</b>		<b>County - 2,685 City - 3,171</b>		

**CRA  
Sub-Area  
#1**



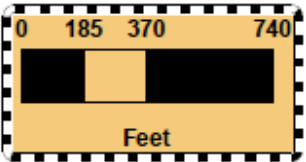
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 2-Lane
- New Conceptual Road

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

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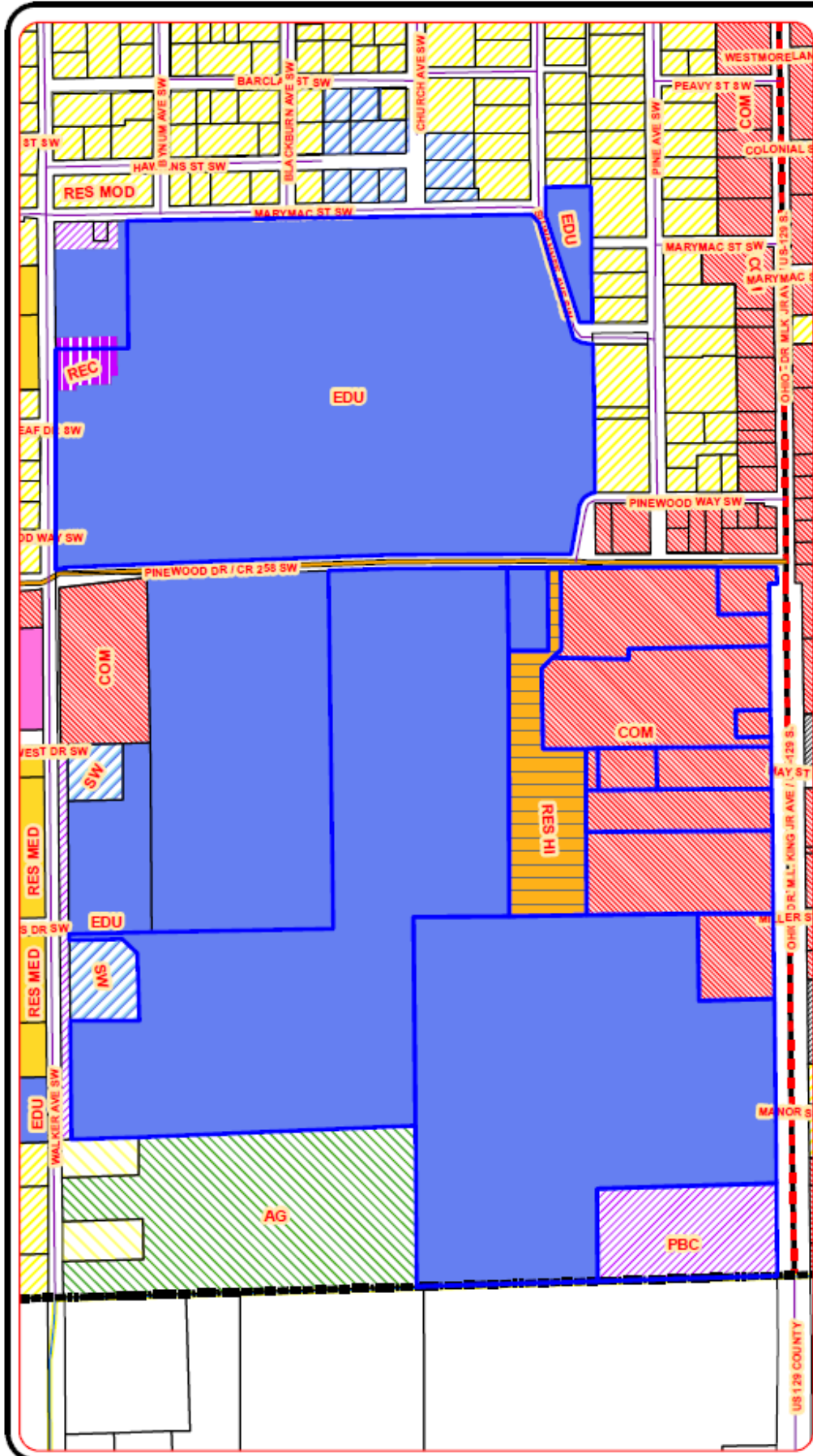
**CRA  
Sub-Area  
#1**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Aterial, Principal, 2-Lane
- New Conceptual Road
- FutureLandUse**
- City or County Future Land Use**
- Com - Mixed
- Stormwater
- Educational
- AG (<= 1d.u./5 acres)
- Commercial (COM)
- Industrial
- Public
- Recreation & Open Space
- RES V-Low (<= 1 d.u./acre)
- RES Mod (<= 4.358 d.u./acre)
- RES Med (<= 8 d.u./acre)
- RES Hi (<= 20 d.u./acre)

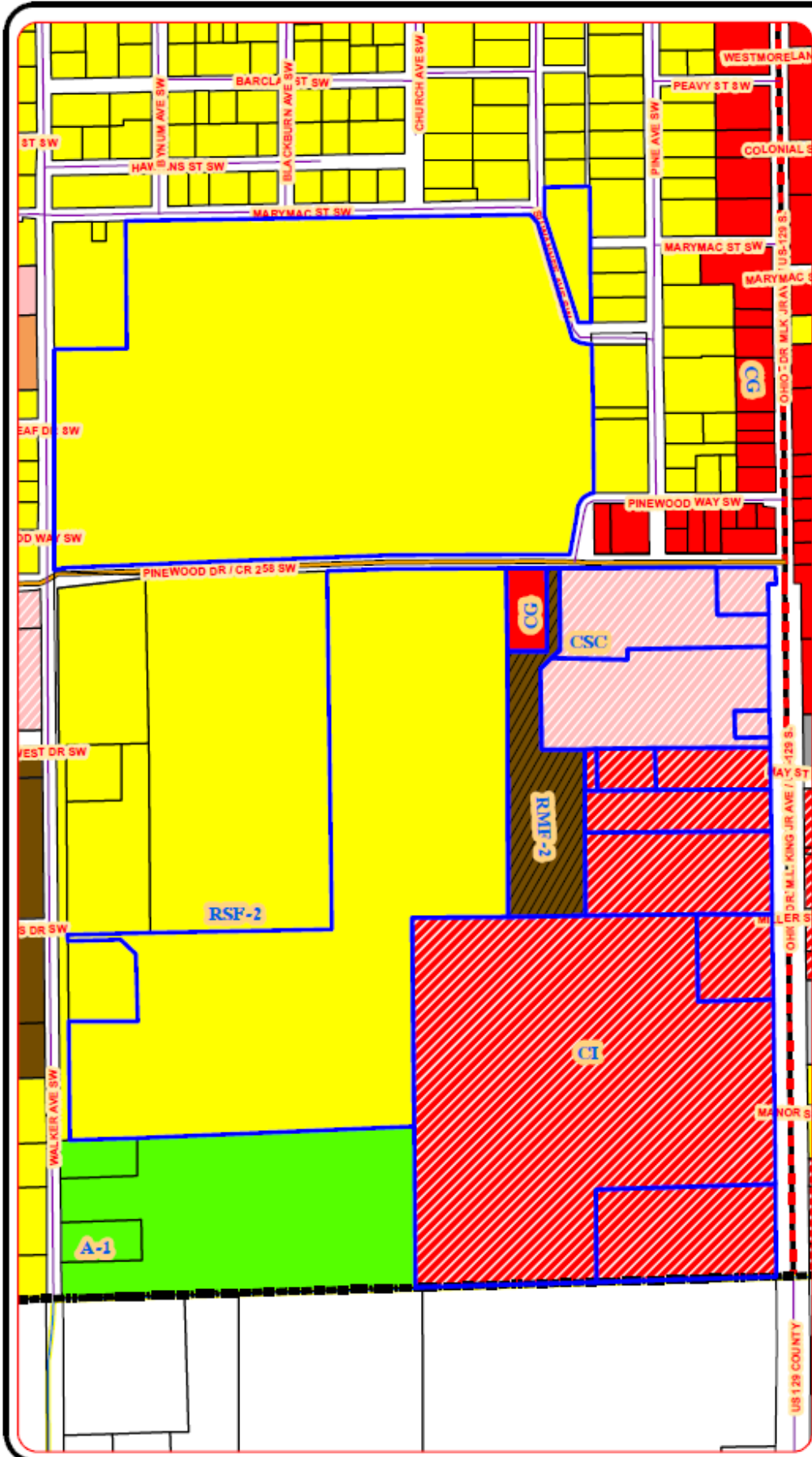
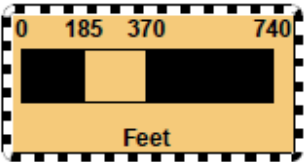
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George Curtis



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**CRA  
Sub-Area  
#1**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Aerial, Principal, 2-Lane
- New Conceptual Road
- Zoning**
- Zoning District**
- Agricult. - A-1
- RSF-2 Single Family
- Res. Multiple-Family - 1
- Res. Multiple-Family - 2
- Residential - Office - R-O
- Commercial - Neighborhood C-N
- Commercial - General C-G
- Commercial - Intensive C-I
- Commercial Shopping Center CSC
- Industrial, Light and Warehousing ILW
- Industrial - I

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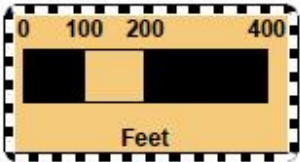
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2. East of US-129 S., and south of Pinewood Drive SW.  
This area is comprised of 36 parcels totaling 47.8 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.2	City – Stormwater Pond	Non-Taxable
	13	9.0	14 Established Residences	Residential
	5	4.2	Vacant Property	Residential
<b>Totals</b>	<b>19</b>	<b>13.4</b>	<b>14 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Manor St. SE	660	City – Local	
	Long Ave. SE	1,653	City - Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City - 2,313</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	4.1	City – Stormwater Pond	Non-Taxable
	1	8.8	Old K-Mart Shopping Center 8 Established Businesses / 3 Vacant Tenant Space	C-G / CSC
	6	13.8	7 Established Businesses	C-G / CSC / I / ILW / C-I
	6	3.8	Vacant Property	C-I
	3	3.9	3 Nonconforming Residences	C-G / C-I
<b>Totals</b>	<b>17</b>	<b>34.4</b>	<b>15 Businesses 3 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
(*)	Miller St. SE	964	City - Collector	
(*)	May St. SE	1,190	City - Local	
<b>Totals</b>		<b>City – 2,154</b>		

**CRA  
Sub-Area  
#2**



**Legend**

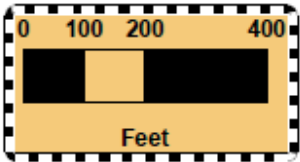
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Aterial, Principal, 2-Lane
- New Conceptual Road

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George Curtis



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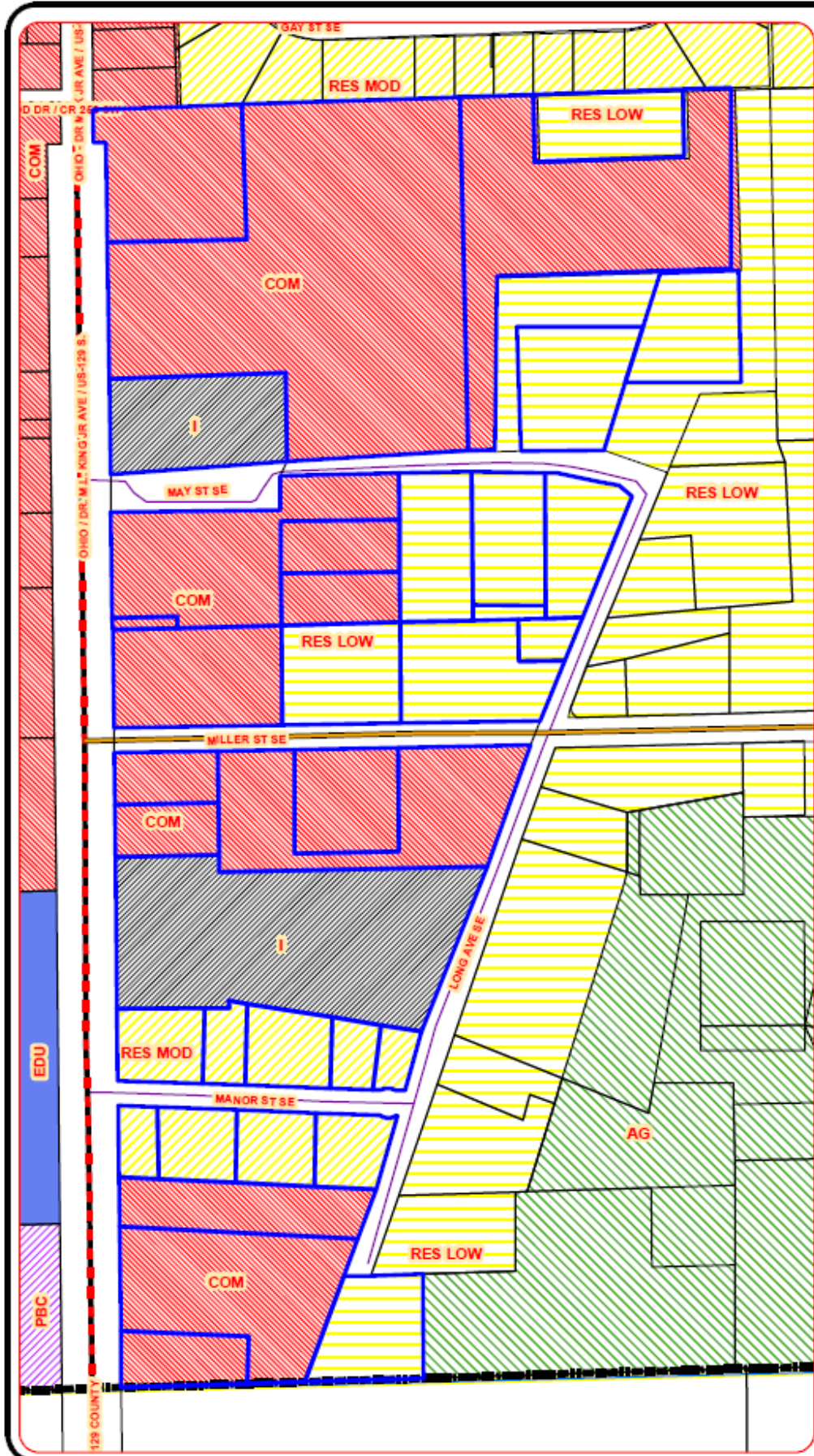
**CRA  
Sub-Area  
#2**



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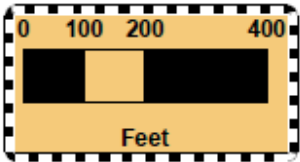
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 2-Lane
- New Conceptual Road
- Future Land Use**
- City or County Future Land Use**
- Educational
- AG (<= 1d.u./5 acres)
- Commercial (COM)
- Industrial
- Public
- RES Low (<= 2.178 d.u./acre)
- RES Mod (<= 4.356 d.u./acre)

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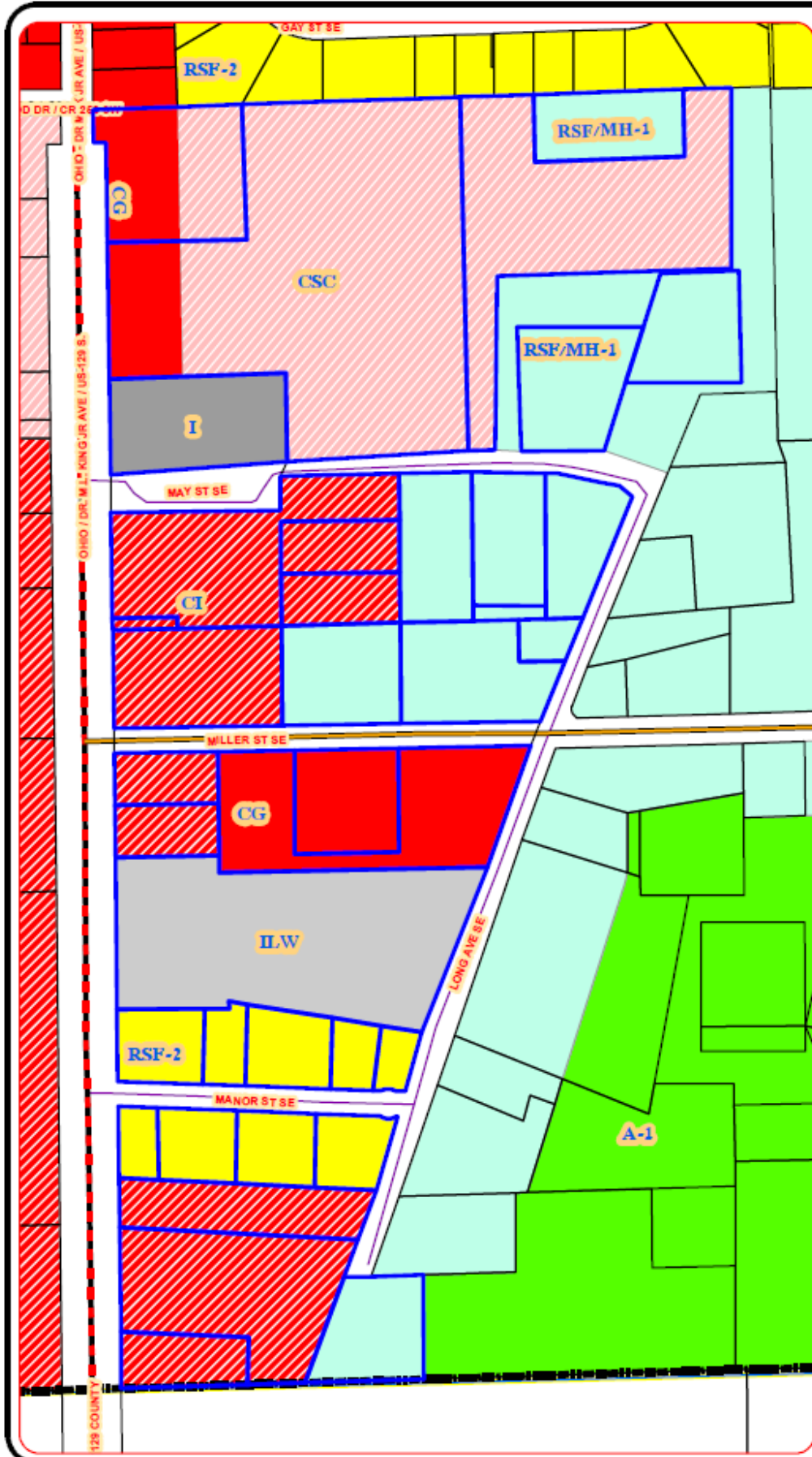
**CRA  
Sub-Area  
#2**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 2-Lane
- New Conceptual Road
- Zoning**
- Zoning District**
- Agricult. - A-1
- RSF-2 Single Family
- RSF/MH-1 S.F./Manuf. Home
- Commercial - General C-G
- Commercial - Intensive C-I
- Commercial Shopping Center CSC
- Industrial, Light and Warehousing ILW
- Industrial - I

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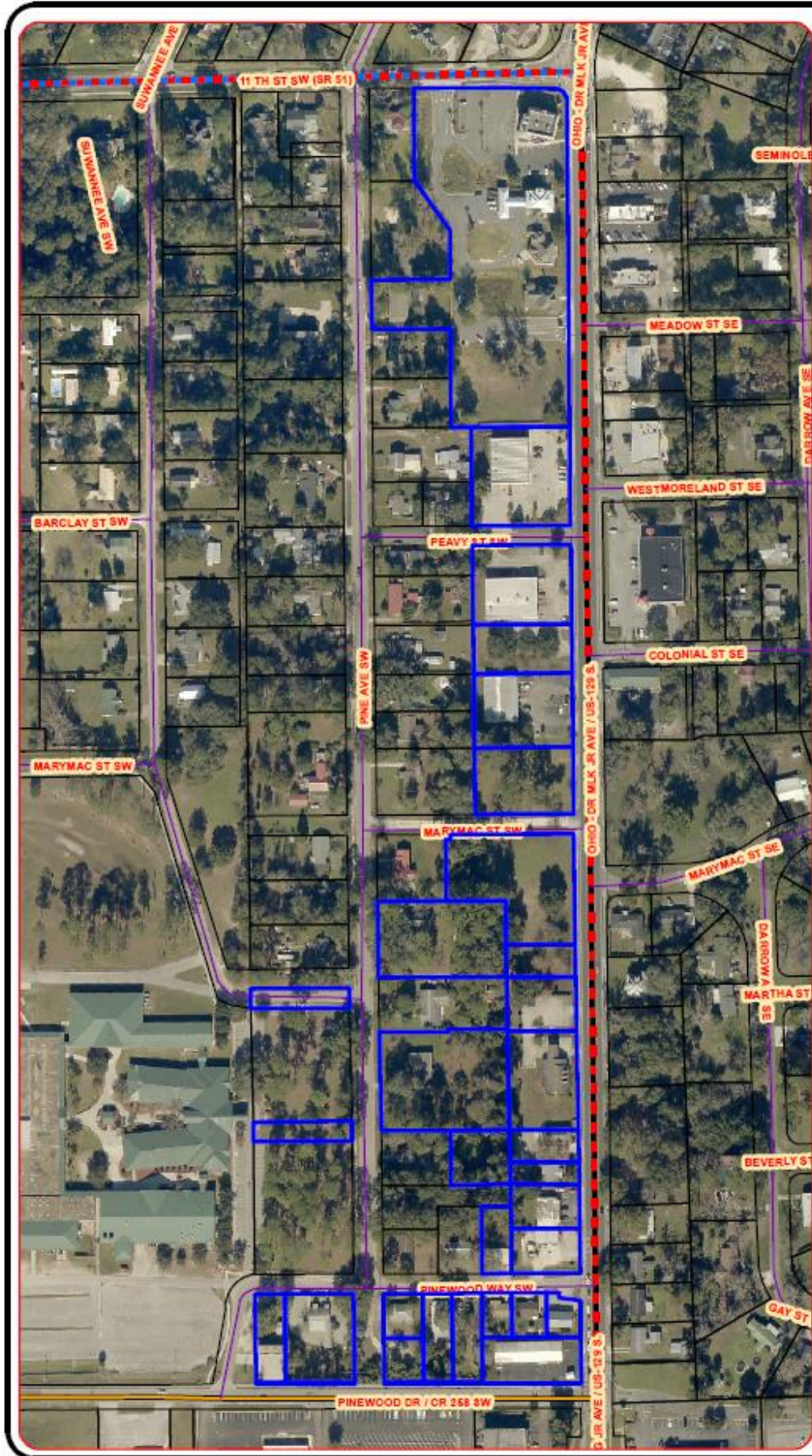
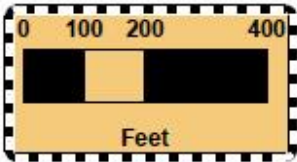
3. West of US-129 S., between Pinewood Dr. SW and 11<sup>th</sup> St. SW (SR-51).

This area is comprised of 30 parcels totaling 16.8 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.4	City – Surplus Property	Non-Taxable
	3	2.7	4 Established Residences	Residential
	1	0.3	Vacant Property	Residential
<b>Totals</b>	<b>5</b>	<b>3.4</b>	<b>4 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Pine Ave. SW (separated segments)	560	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City - 560</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	17	10.7	10 Established Businesses	C-G
	4	2.0	Vacant Property	C-G
	4	0.7	4 Nonconforming Residences	C-G
<b>Totals</b>	<b>25</b>	<b>13.4</b>	<b>10 Businesses 4 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129 S.	2,687	DOT – State Highway	
	11 <sup>th</sup> St. SW (SR-51)	339	DOT – State Highway	
	Marymac St. SW	294	City – Local	
	Peavy St. SW	232	City - Local	
(*)	Pinewood Way SW	934	City – Local	
<b>Totals</b>		<b>City – 1,460</b>		

**CRA  
Sub-Area  
#3**



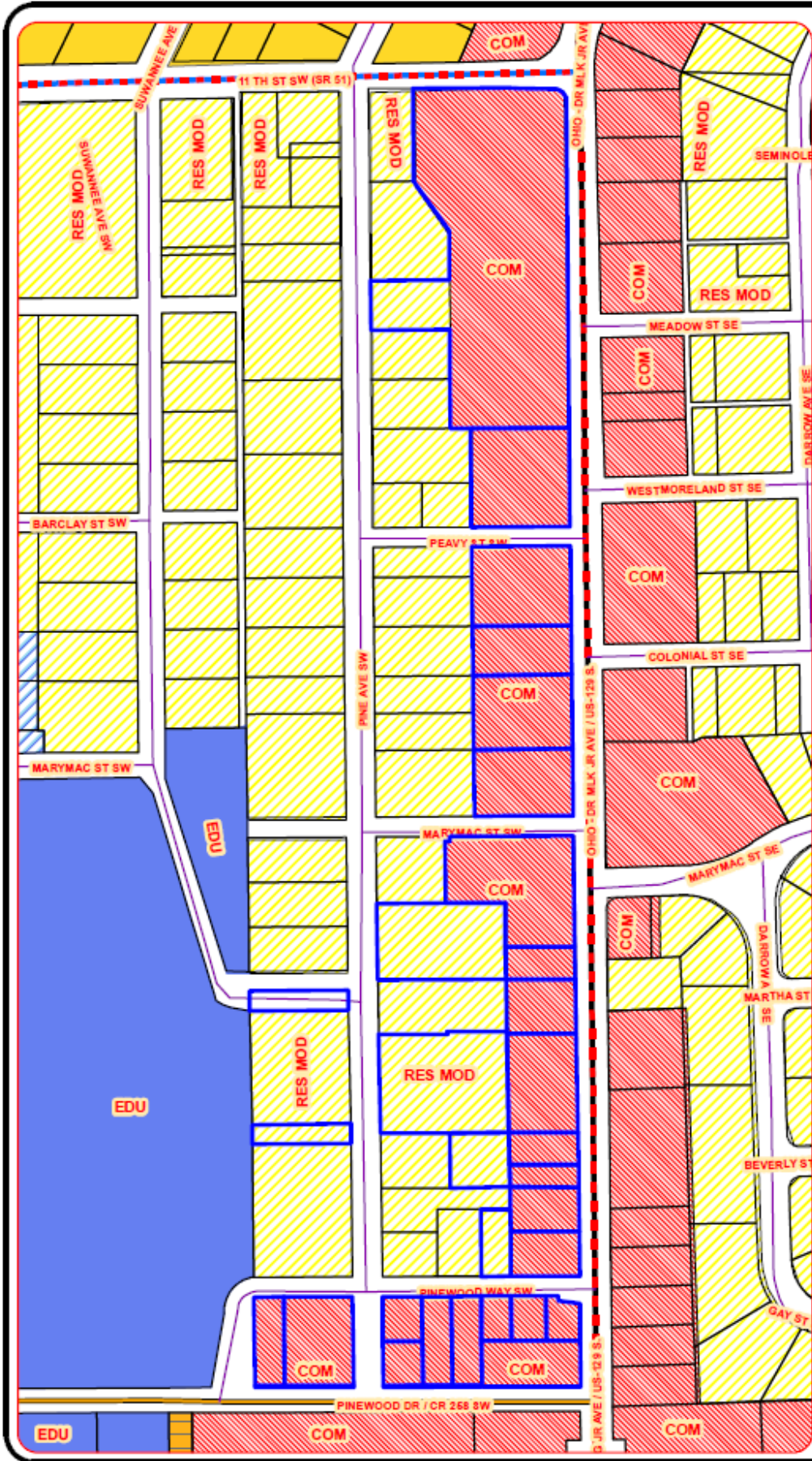
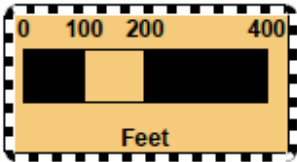
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

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**CRA  
Sub-Area  
#3**



**Legend**

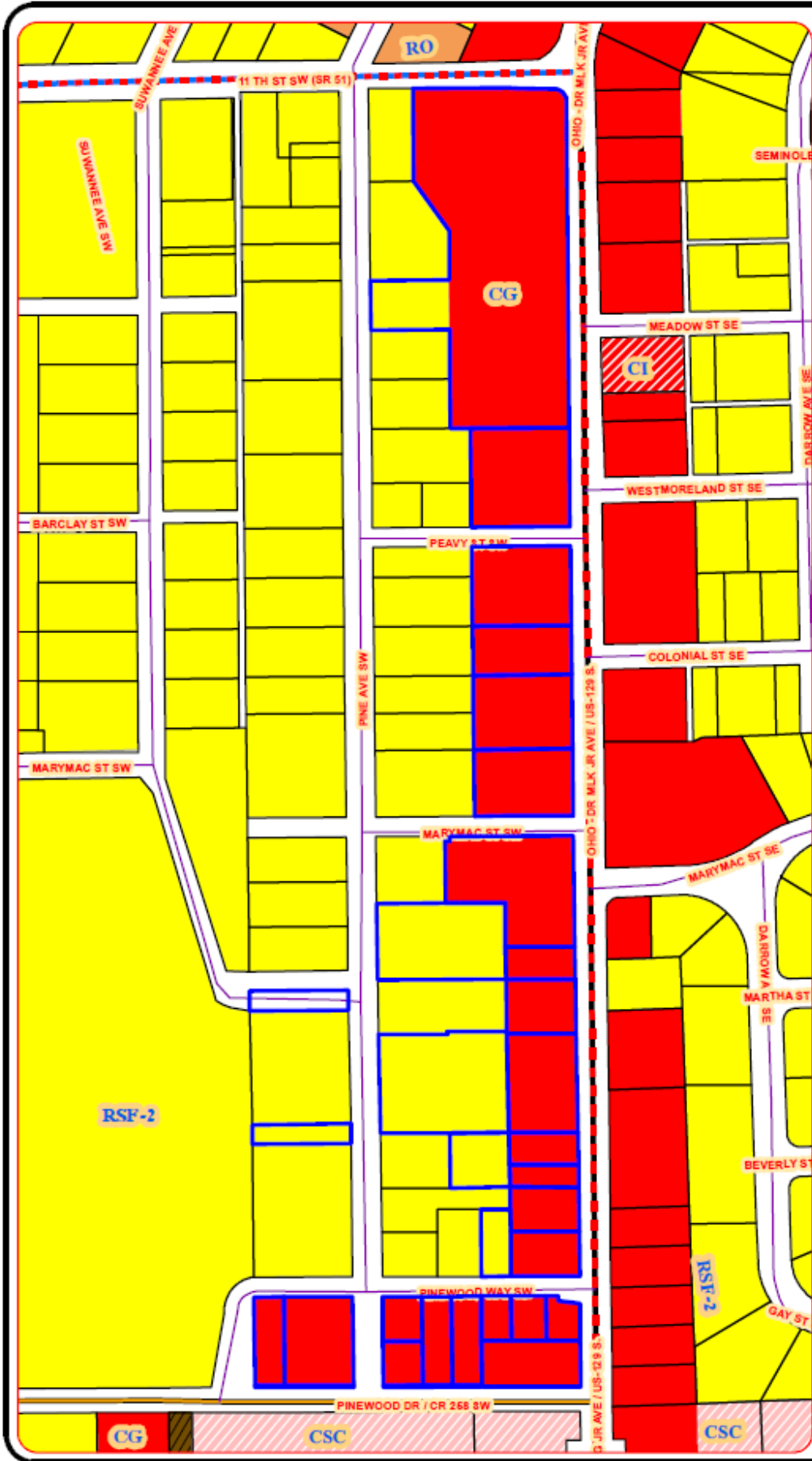
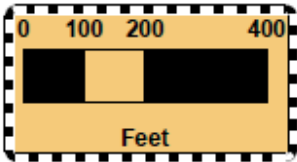
- CityBoundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - Collector
  - Arterial, Minor, 2-Lane
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- FutureLandUse**
  - Stormwater
  - Educational
  - Commercial (COM)
  - RES Mod (<= 4.358 d.u./acre)
  - RES Med (<= 8 d.u./acre)
  - RES Hi (<= 20 d.u./acre)

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**CRA  
Sub-Area  
#3**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- RSF-2 Single Family
- Res. Multiple-Family - 2
- Residential - Office - R-O
- Commercial - General C-G
- Commercial - Intensive C-I
- Commercial Shopping Center CSC

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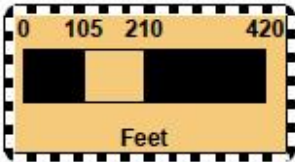
4. East of US-129 S., between Pinewood Dr. SW and 11<sup>th</sup> St. SW (SR-51).

This area is comprised of 32 parcels totaling 17 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	11	6.2	12 Established Residences	Residential
	2	.5	Vacant Property	Residential
<b>Totals</b>	<b>13</b>	<b>6.7</b>	<b>12 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Darrow Ave. SE (separated segments)	1,305	City – Local	
	Marymac St. SE	435	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 1,740</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	1.8	DOT – Stormwater Pond	Non-Taxable
	1	0.3	Walgreens Driveway	C-G
	8	4.4	8 Established Businesses	C-G / C-I
	4	2.2	Vacant Property	C-G
	5	1.6	5 Nonconforming Residences	C-G
<b>Totals</b>	<b>19</b>	<b>10.3</b>	<b>8 Businesses 5 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
(*)	Colonial St. SE	279	City – Local	
(*)	Westmoreland St. SE	327	City – Local	
(*)	Meadow St. SE	421	City – Local	
<b>Totals</b>		<b>City – 1,027</b>		

**CRA  
Sub-Area  
#4**



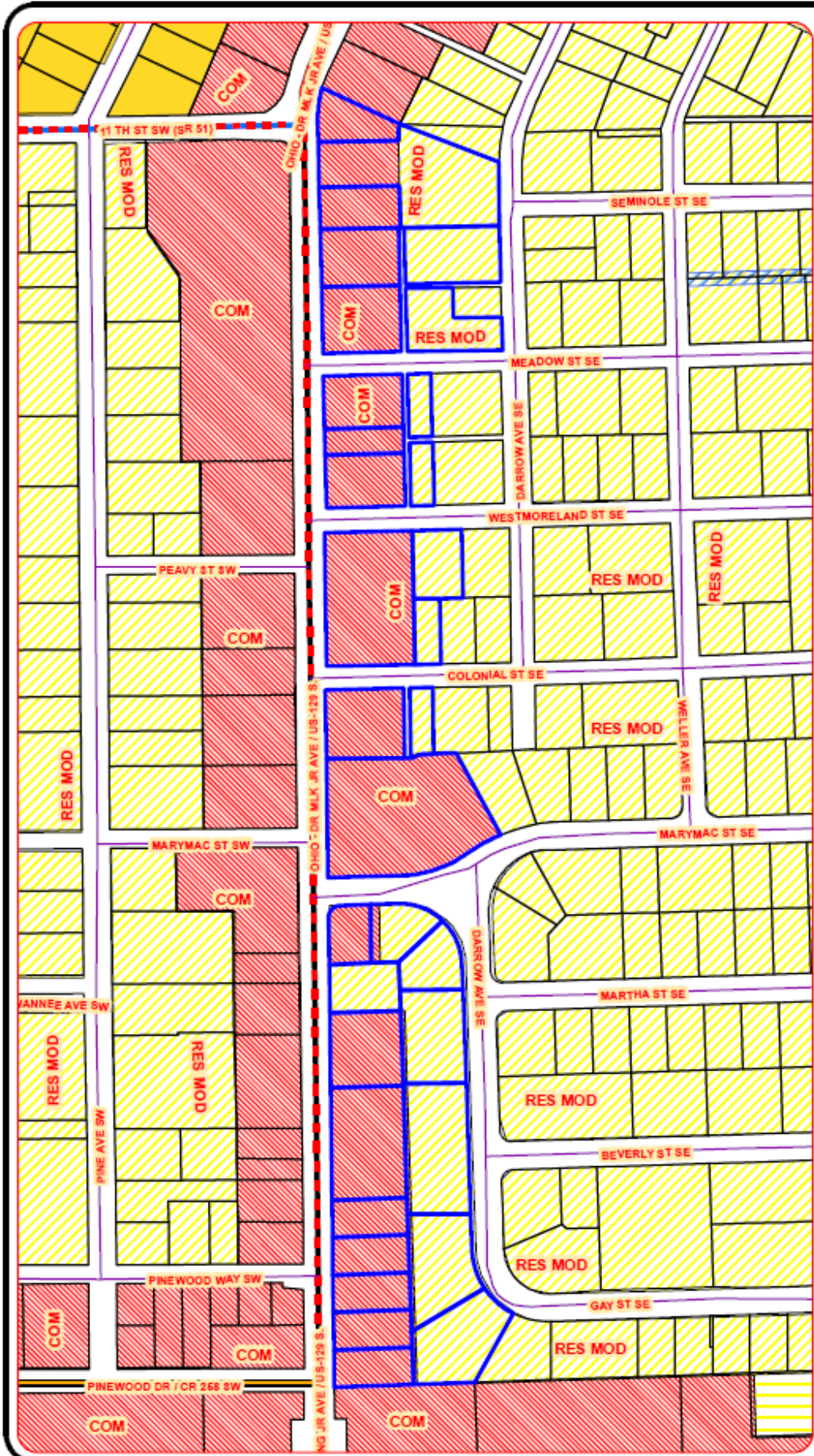
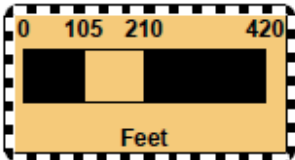
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

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**CRA  
Sub-Area  
#4**



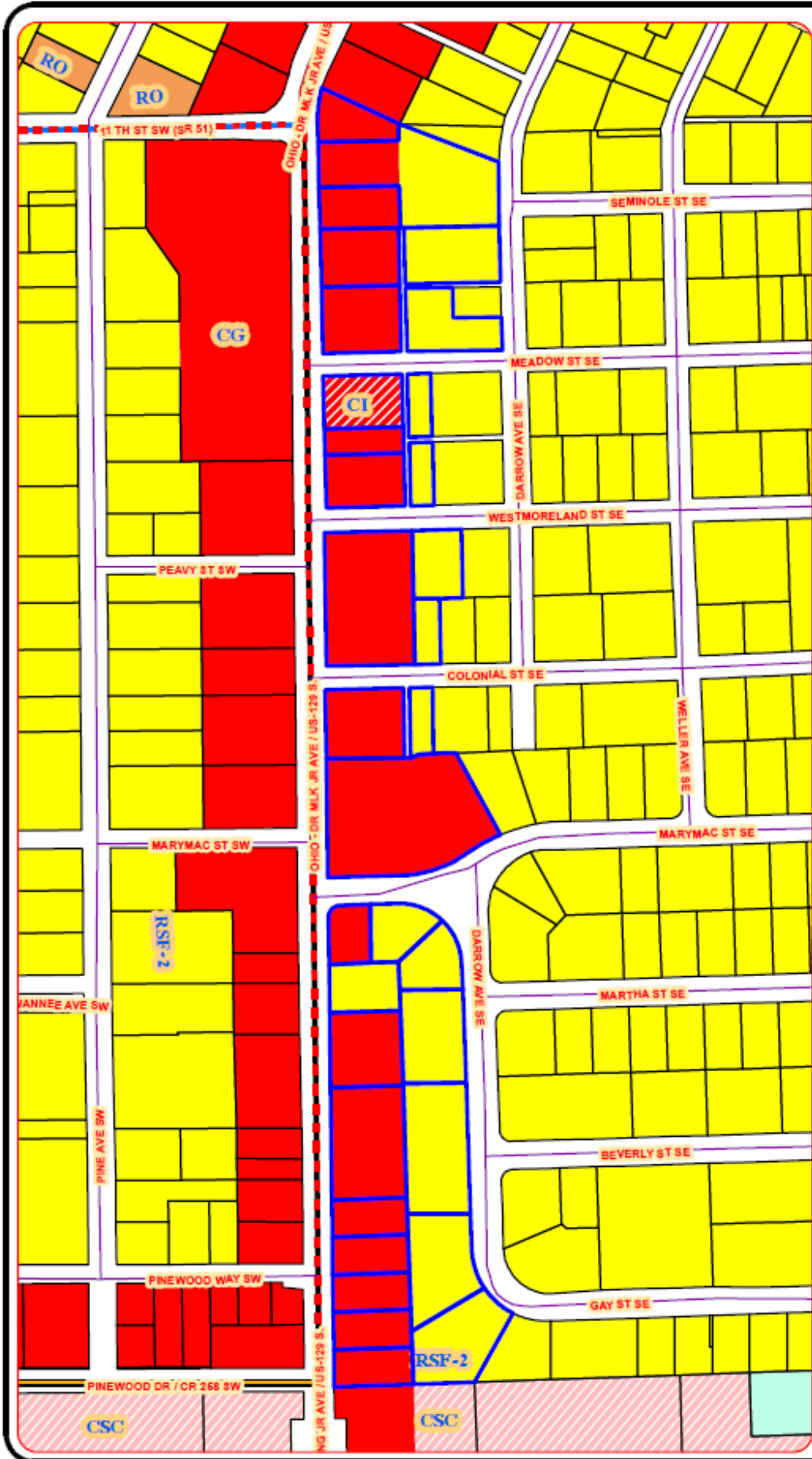
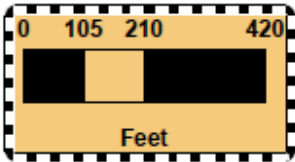
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
- Stormwater
- Commercial (COM)
- RES Low ( $\leq 2.178$  d.u./acre)
- RES Mod ( $\leq 4.356$  d.u./acre)
- RES Med ( $\leq 8$  d.u./acre)

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George Curtis

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**CRA  
Sub-Area  
#4**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- RSF-2 Single Family
- RSF/MH-1 S.F./Manuf. Home
- Residential - Office - R-O
- Commercial - General C-G
- Commercial - Intensive C-I
- Commercial Shopping Center CSC

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
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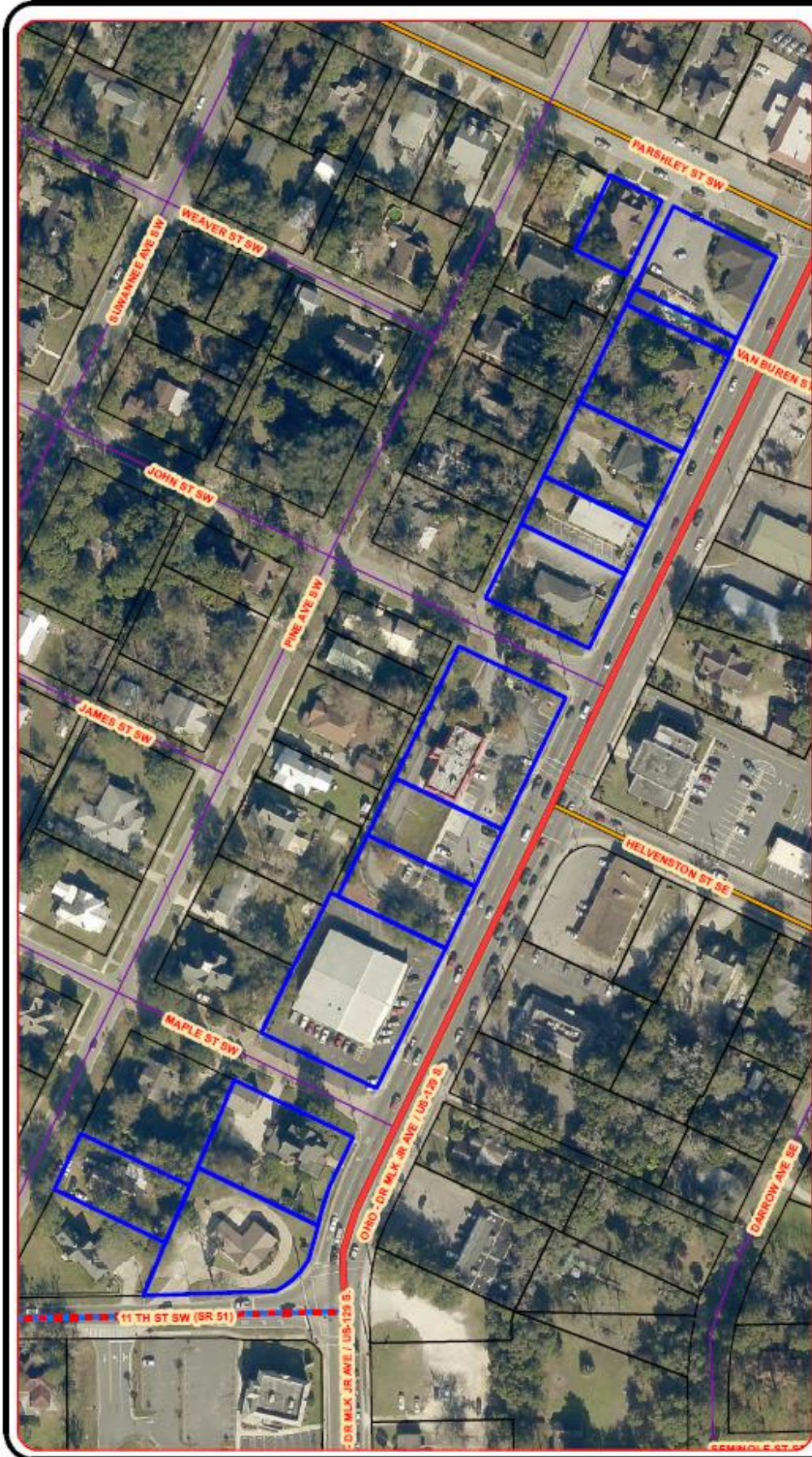
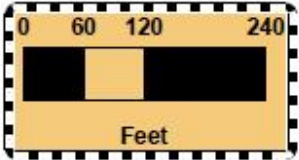
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5. West of US-129 S., between 11<sup>th</sup> St. SW (SR-51) and Parshley St. SW.  
This area is comprised of 13 parcels totaling 4.8 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	2	0.4	2 Established Residences	Residential
<b>Totals</b>	<b>2</b>	<b>0.4</b>	<b>2 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Pine Ave. SW	75	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 75</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	9	3.5	12 Established Businesses	C-G
	2	0.9	2 Nonconforming Residences	C-G
<b>Totals</b>	<b>11</b>	<b>4.4</b>	<b>12 Businesses 2 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129 S.	1,442	DOT – State Highway	
	Maple St. SW	198	City - Local	
	John St. SW	195	City – Local	
<b>Totals</b>		<b>City – 393</b>		

CRA  
Sub-Area  
#5



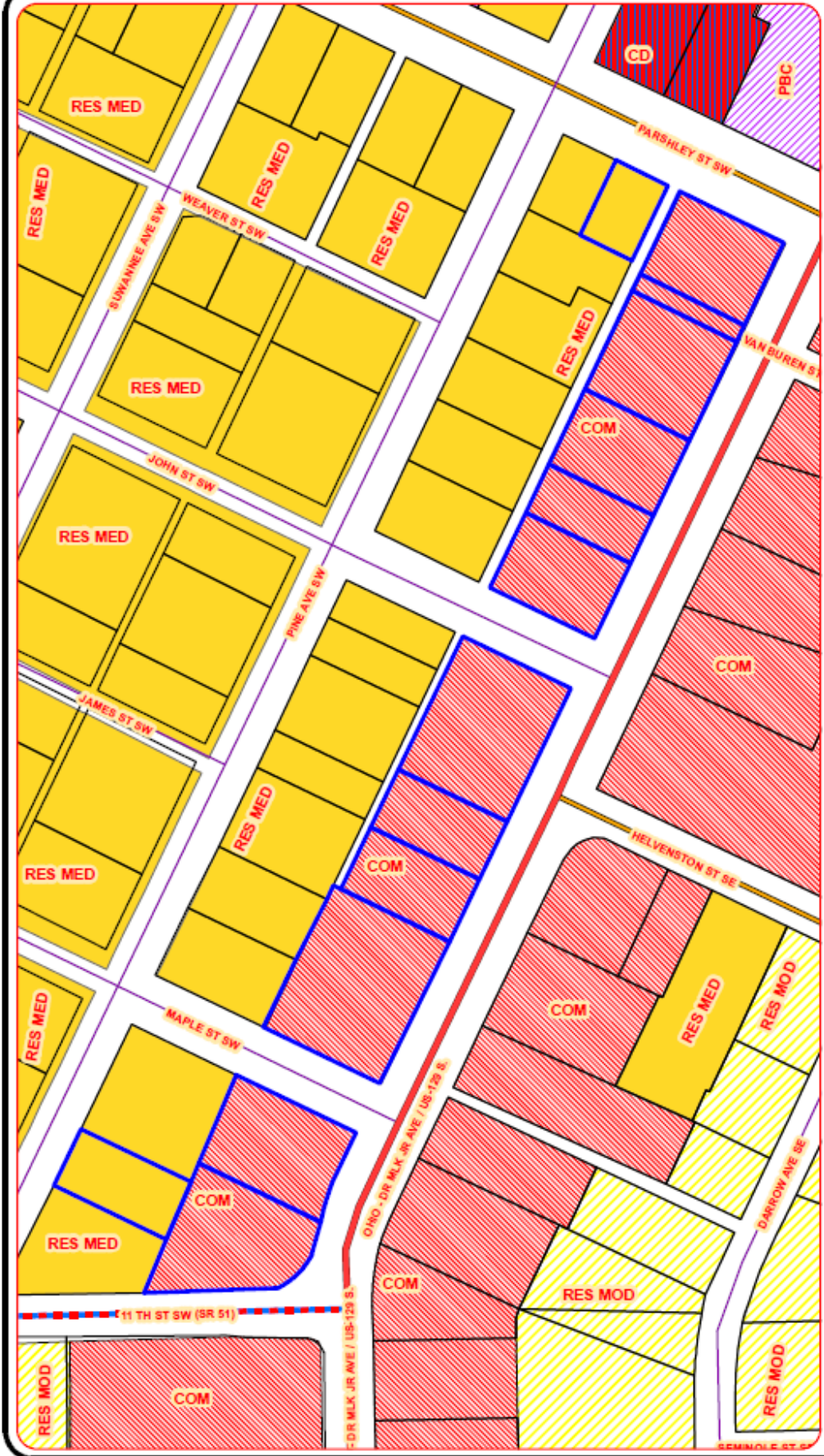
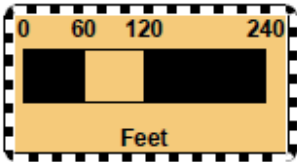
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

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**CRA  
Sub-Area  
#5**



**Legend**

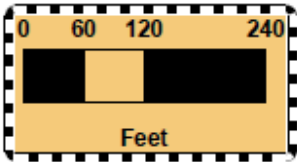
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
- Central Downtown
- Commercial (COM)
- Public
- RES Mod (<= 4.356 d.u./acre)
- RES Med (<= 8 d.u./acre)

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

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**CRA  
Sub-Area  
#5**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- RSF-2 Single Family
- Residential - Office - R-O
- Commercial - General C-G
- Commercial - Intensive C-I
- Central - Downtown C-D

City of Live Oak - Planning & Zoning  
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George Curtis

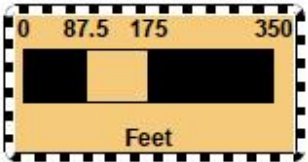
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6. East of US-129 S., between 11<sup>th</sup> St. SW (SR-51) and Van Buren St. SE.  
This area is comprised of 15 parcels totaling 8.6 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.1	Residential Driveway	Residential
	2	2.6	2 Established Residences	Residential
	1	0.3	Vacant Property	Residential
<b>Totals</b>	<b>4</b>	<b>3.0</b>	<b>2 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Darrow Ave. SE	183	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 183</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.5	1 Established Business / 1 Established Residence	C-G
	6	3.5	6 Established Businesses	C-G
	1	0.5	Adjacent Business Parking Lot	C-G
	2	0.9	2 Vacant Commercial Buildings	C-G
	1	0.2	Vacant Property	C-G
<b>Totals</b>	<b>11</b>	<b>5.6</b>	<b>7 Businesses 1 Residence</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
(*)	Helvenston St. SE	475	City – Collector	
<b>Totals</b>		<b>City – 475</b>		

**CRA  
Sub-Area  
#6**



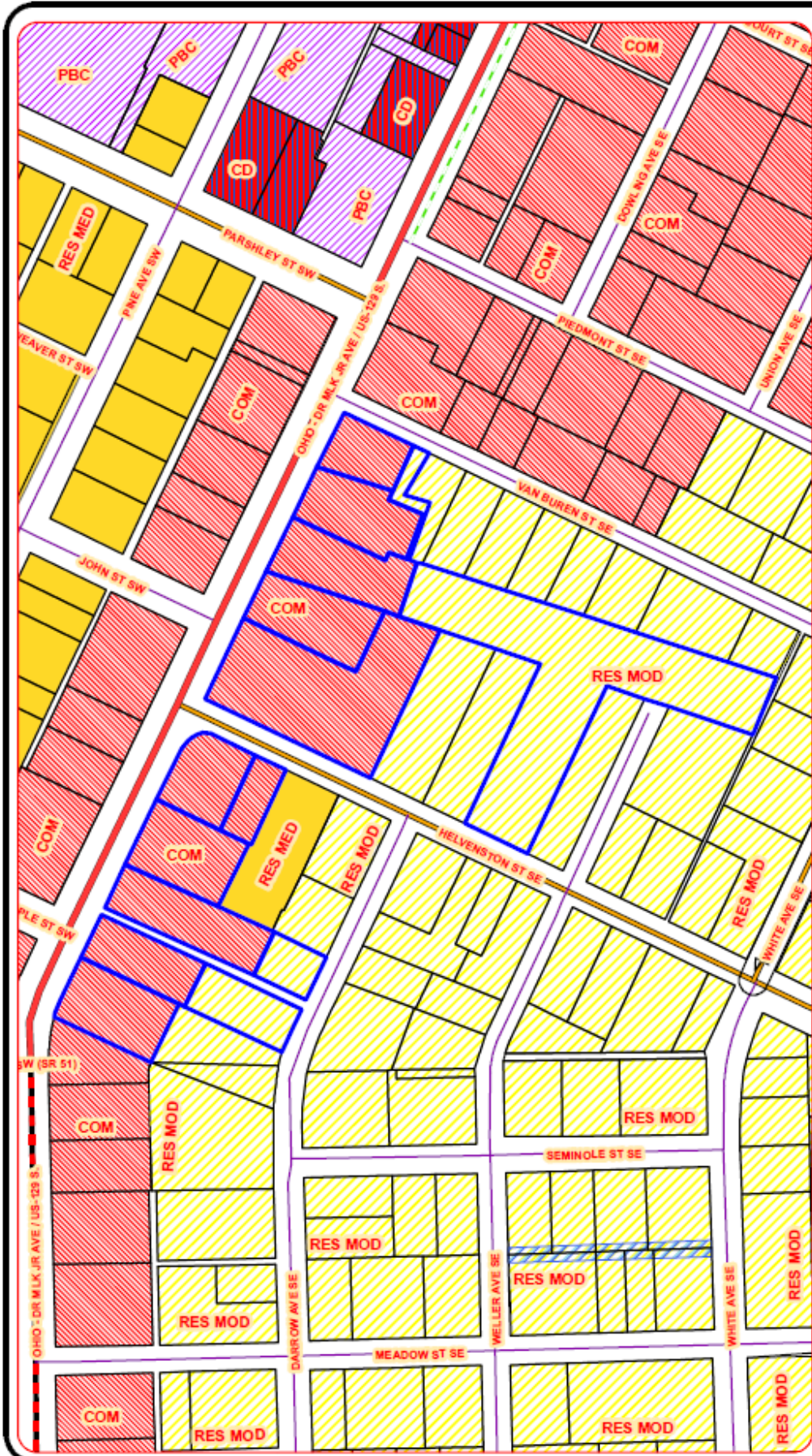
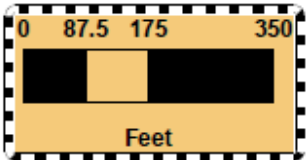
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

City of Live Oak - Planning & Zoning  
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George Curtis

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**CRA  
Sub-Area  
#6**



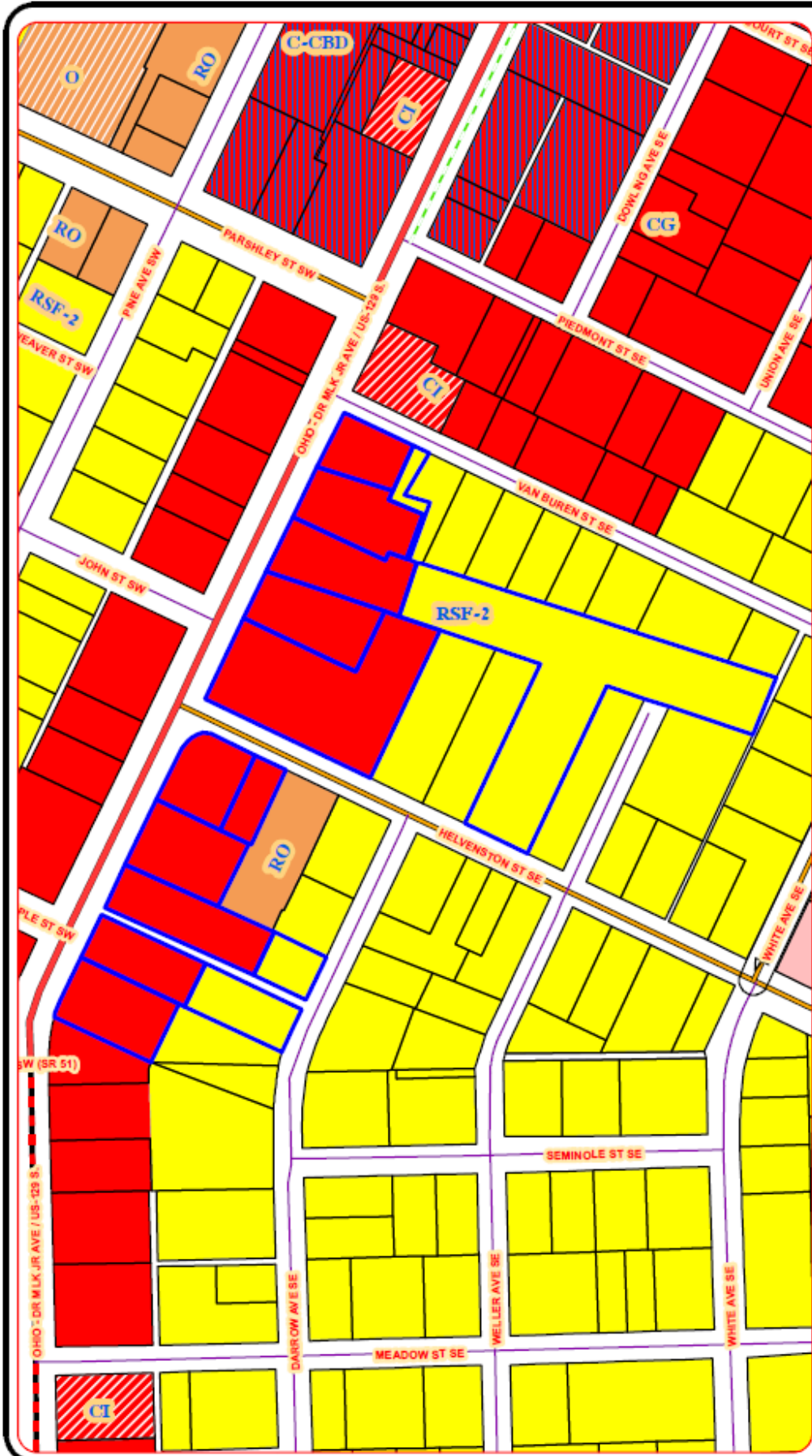
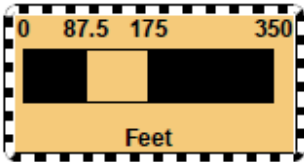
**Legend**

- City Boundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Collector
  - Arterial, Minor, 2-Lane
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
  - Stormwater
  - Central Downtown
  - Commercial (COM)
  - Public
  - RES Mod (<= 4.356 d.u./acre)
  - RES Med (<= 8 d.u./acre)

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**CRA  
Sub-Area  
#6**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- RSF-2 Single Family
- Residential - Office - R-O
- Office - Institutional - O-I
- Commercial - Neighborhood C-N
- Commercial - General C-G
- Commercial - Intensive C-I
- Central - Downtown C-D

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George Curtis

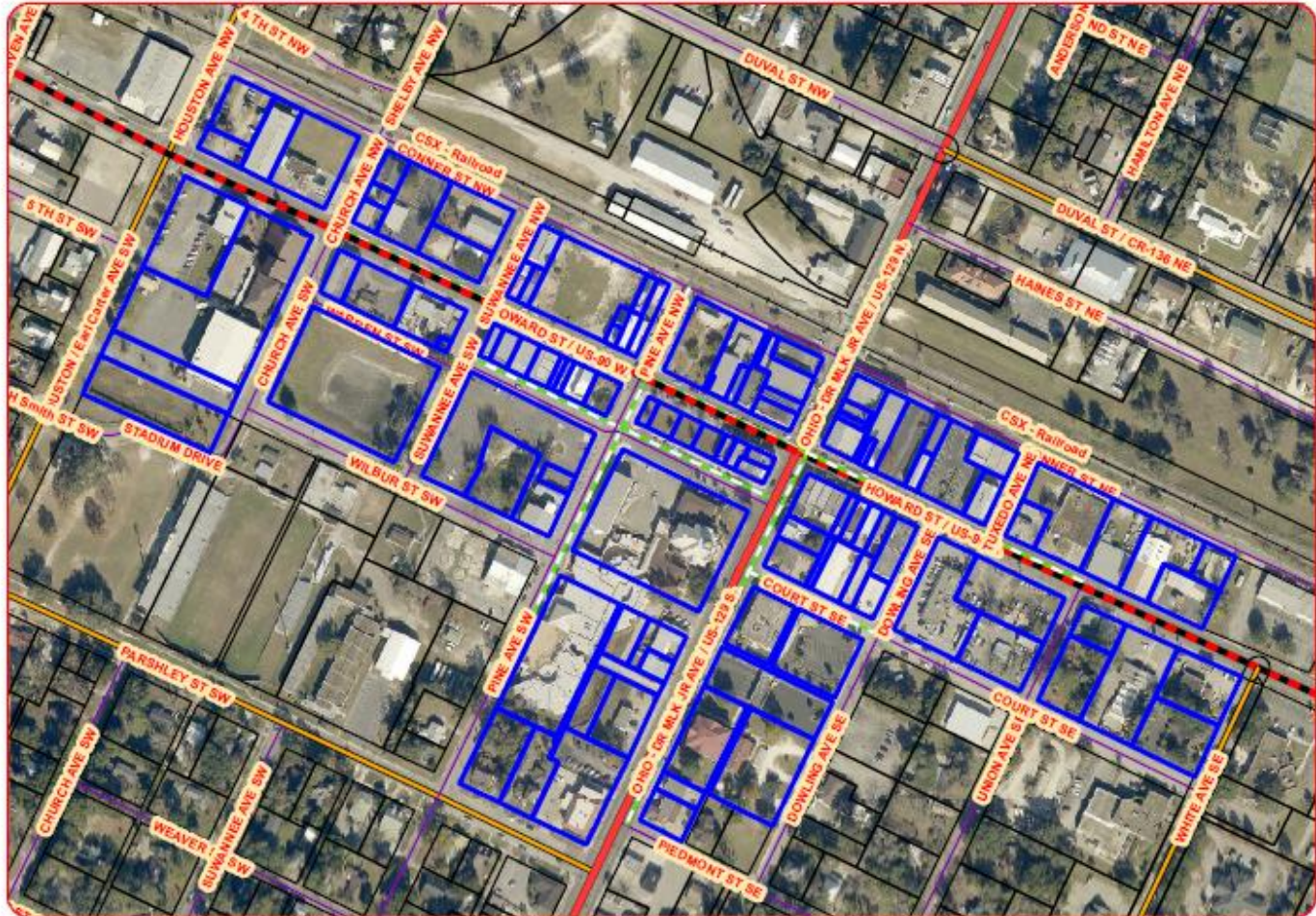
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7. Parcels which are zoned for Central – Downtown, Mixed-Use District.  
This area is comprised of 109 parcels totaling 28.9 acres.

<b>Mixed-Use</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	4	4.8	Churches	Non-Taxable
	1	0.1	1 Non-Profit Organization	Non-Taxable
	2	1.9	City / County Stormwater Ponds	Non-Taxable
	7	4.4	County Offices, Courthouse, Jail	Non-Taxable
	6	0.7	3 City Parks	Non-Taxable
	1	0.4	City Public Parking Lot	Non-Taxable
	1	0.7	U.S. Post Office	Non-Taxable
	62	10.0	76 Established Businesses	C-D (1 C-I)
	2	0.4	Adjacent Business Parking Lots	C-D
	5	1.2	9 Established Businesses	C-D
			4 Vacant Commercial Tenant Spaces	C-D
			5 Established Residences	C-D
	8	1.3	8 Vacant Commercial Buildings	C-D
	4	1.2	Vacant Property	C-D
	2	1.3	1 Established Business – Ameris Bank (*)	C-D
(*)	Worknest 10,000+ s.f. of vacant office space has potential for multiple tenants - TBD			C-D
	3	0.5	3 Established Single-Family Residences	C-D
<b>Totals</b>	<b>108</b>	<b>28.9</b>	<b>86 Businesses</b> <b>8 Residences</b>	

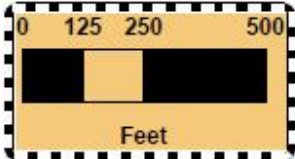
<b>FRONTING STREET ROW's</b>			
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>
	US-129 N/S	1,262 (Parshley to RR Tracks)	DOT – State Highway
	US-90	2,578 (Houston to White)	DOT – State Highway
	Parshley St. SW	369 (US-129 to Pine)	City – Collector
	Wilbur St. SW	728	City – Local
	Warren St. SW	1,098	City – Local
	Conner St. NW/NE	2,430 (Houston to District End)	City - Local
	Court St. SE	1,098	City – Local
	Church Ave. SW/NW	686	City – Local
	Suwannee Ave. SW/NW	645	City – Local
	Pine Ave. SW/NW	1,262	City – Local
	Dowling Ave. SE	883	City – Local
	Tuxedo Ave. NE	218	City – Local
	Union Ave. SE	284 (Court to US-90)	City – Local
<b>Totals</b>		<b>City – 9,701</b>	

CRA  
Sub-Area  
#7



**Legend**

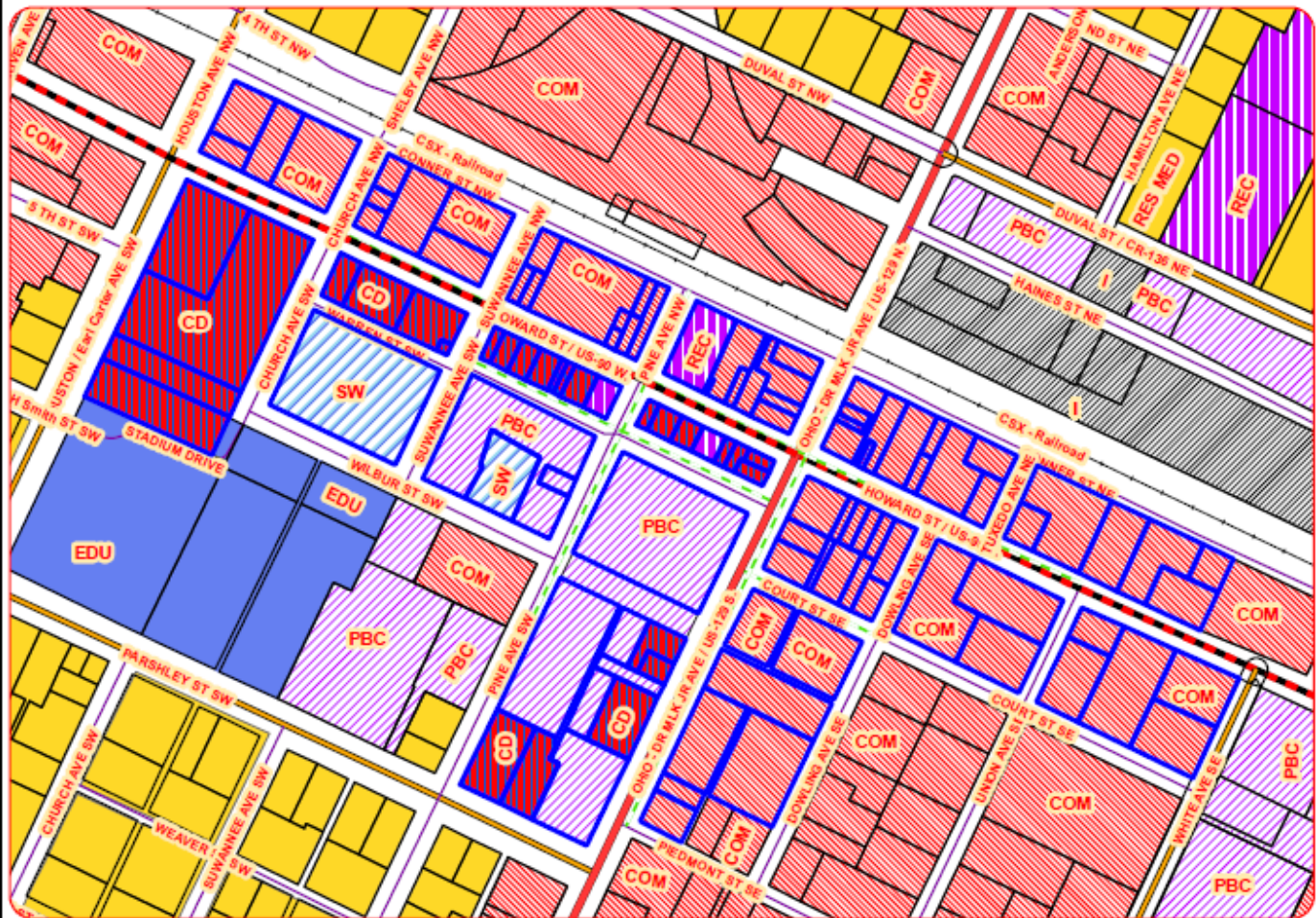
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided



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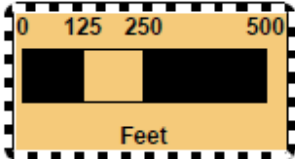
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**CRA  
Sub-Area  
#7**



**Legend**

- ▭ Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
  - ▭ Stormwater
  - ▭ Central Downtown
  - ▭ Educational
  - ▭ Commercial (COM)
  - ▭ Industrial
  - ▭ Public
  - ▭ Recreation & Open Space
  - ▭ RES Med (← 8 d.u./acre)

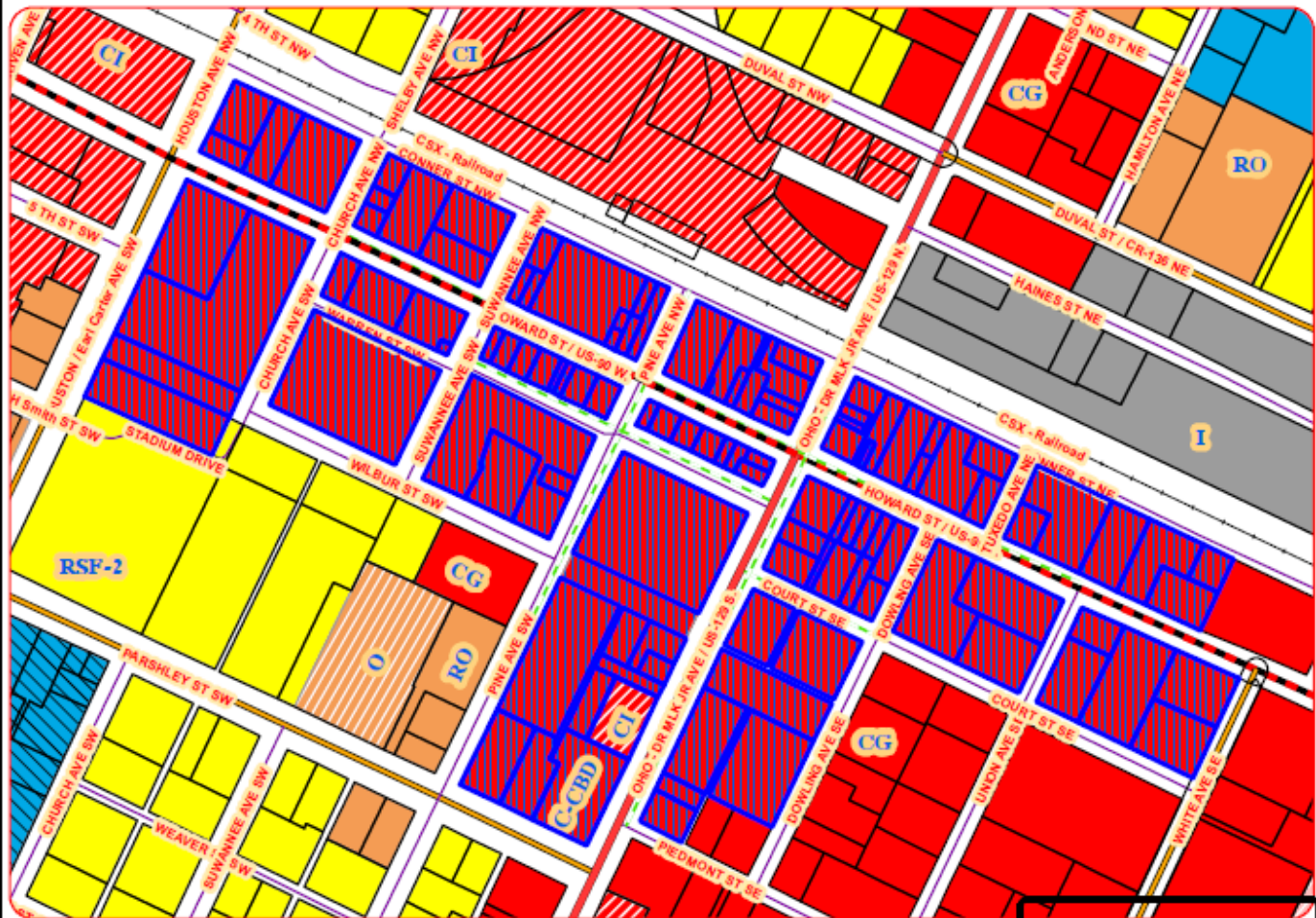


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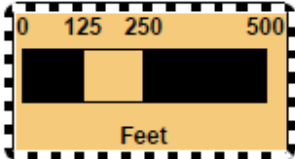


**CRA  
Sub-Area  
#7**



**Legend**

- ▭ Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
  - ▭ RSF-2 Single Family
  - ▭ RSF/MH-2 S.F./Manuf. Home
  - ▭ RSF/MH-3 S.F./Manuf. Home
  - ▭ Residential - Office - R-O
  - ▭ Office - Institutional - O-I
  - ▭ Commercial - General C-G
  - ▭ Commercial - Intensive C-I
  - ▭ Central - Downtown C-D
  - ▭ Commercial Shopping Center CSC
  - ▭ Industrial - I



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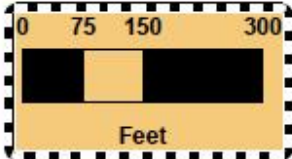
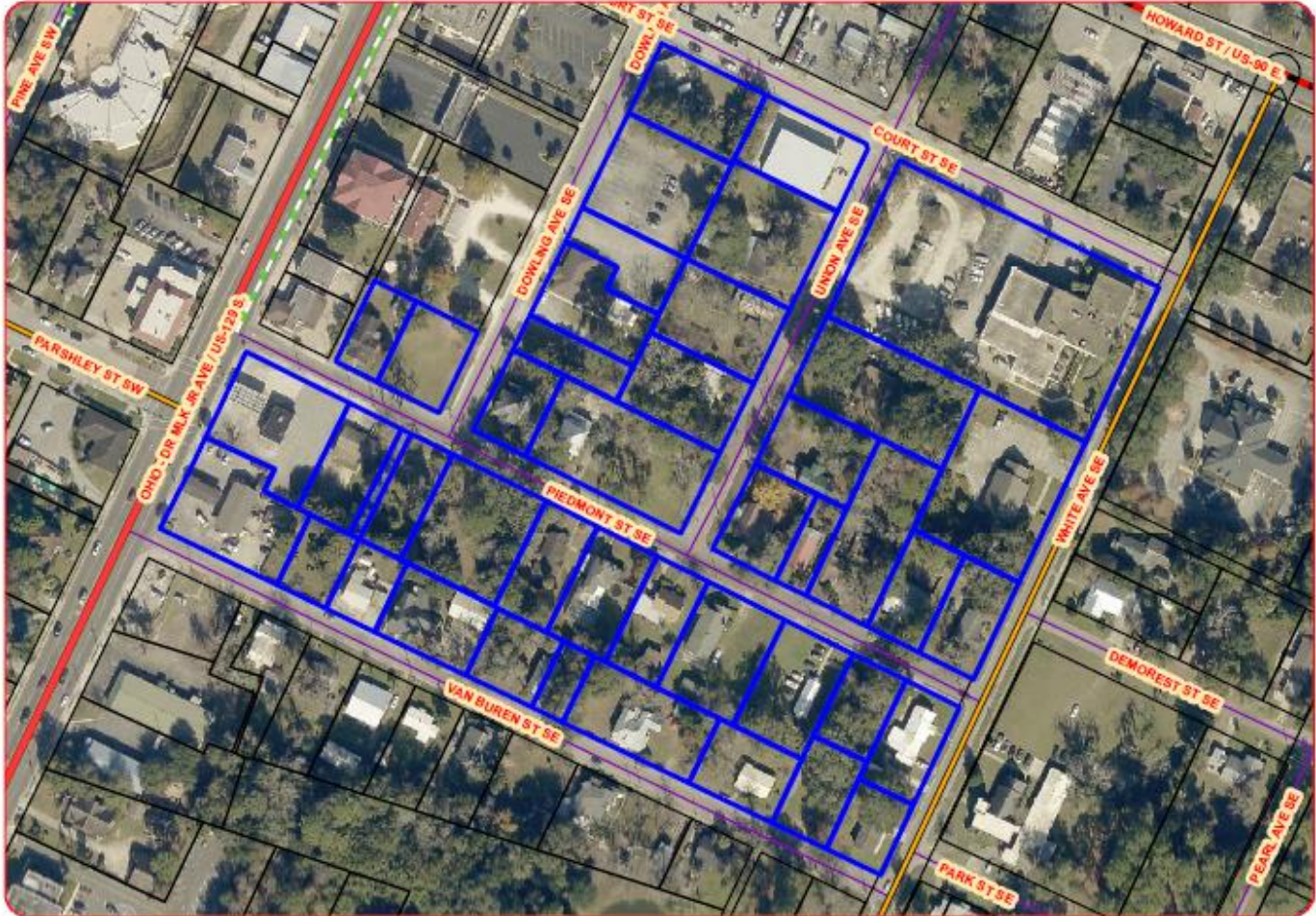
8. North of Van Buren St. SE, South of Court St. SE, East of US-129, and West of White Ave. SE, excluding any parcels within the Central-Downtown District.

This area is comprised of 44 parcels totaling 14.9 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.3	Church	Non-Taxable
	1	0.2	Church Parsonage	Non-Taxable
	6	1.8	6 Established Residences	Residential
	1	0.2	Vacant Property	Residential
<b>Totals</b>	<b>9</b>	<b>2.5</b>	<b>6 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>0</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.2	Vacant Lot – Church Owned	Non-Taxable
	1	0.3	1 Established Business	Non-Taxable
	7	4.7	7 Established Businesses	C-G / C-I
	1	0.3	1 Established Business	C-G
			1 Vacant Tenant Space	C-G
	3	0.9	Adjacent Business Parking Lots	C-G
	1	0.4	1 Vacant Commercial Buildings	C-G
	6	1.1	Vacant Property	C-G
	15	4.5	17 Nonconforming Residences	C-G
<b>Totals</b>	<b>35</b>	<b>12.4</b>	<b>11 Businesses</b> <b>17 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
(*)	Van Buren St. SE	1,100	City – Local	
(*)	Piedmont St. SE	1,100	City – Local	
(*)	Union Ave. SE	606 (Court to Piedmont)	City - Local	
<b>Totals</b>		<b>City – 2,806</b>		

**CRA  
Sub-Area  
#8**



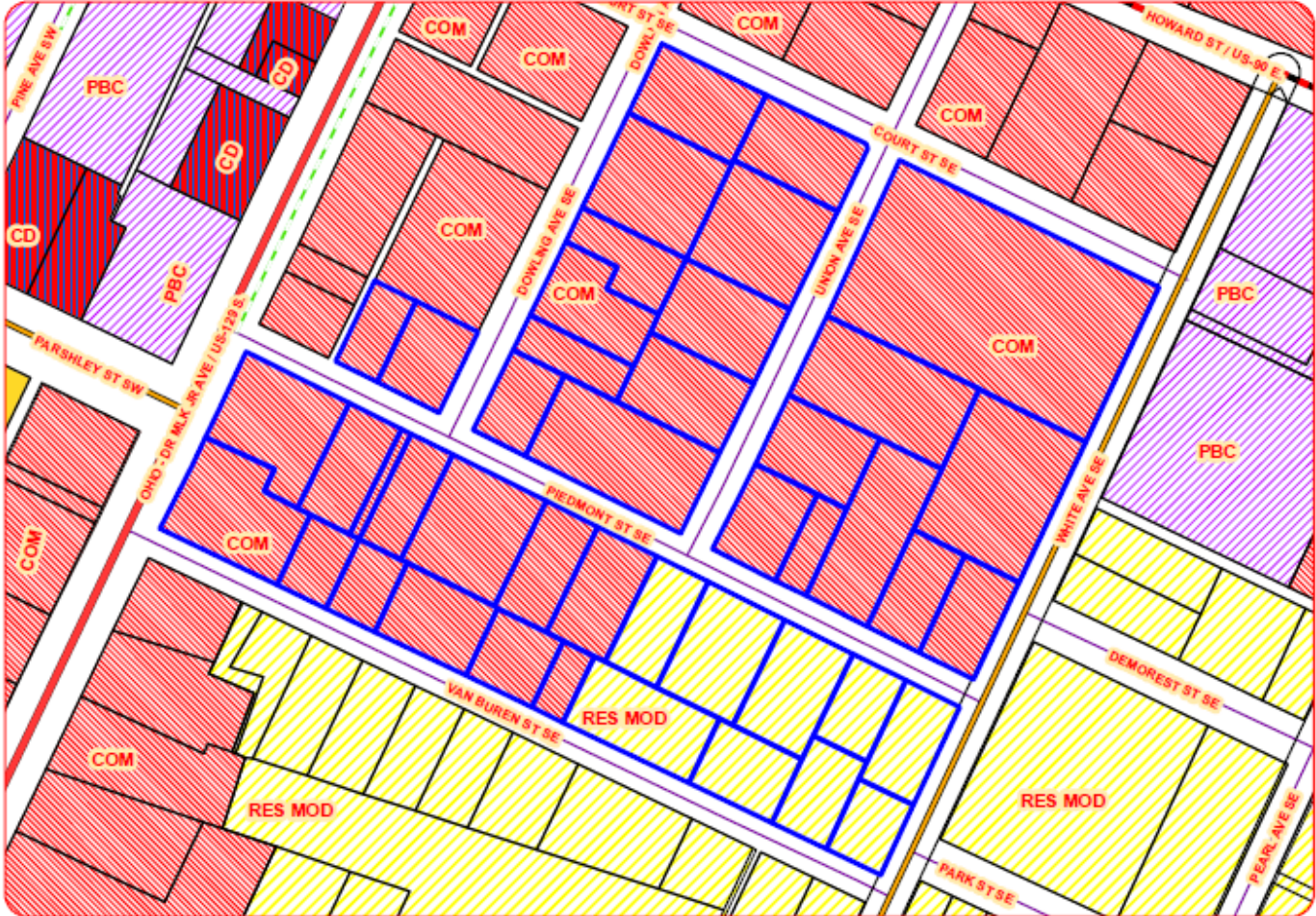
City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

**Legend**

- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

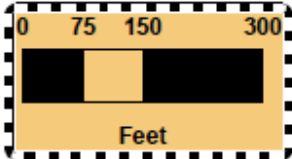
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**CRA  
Sub-Area  
#8**



**Legend**

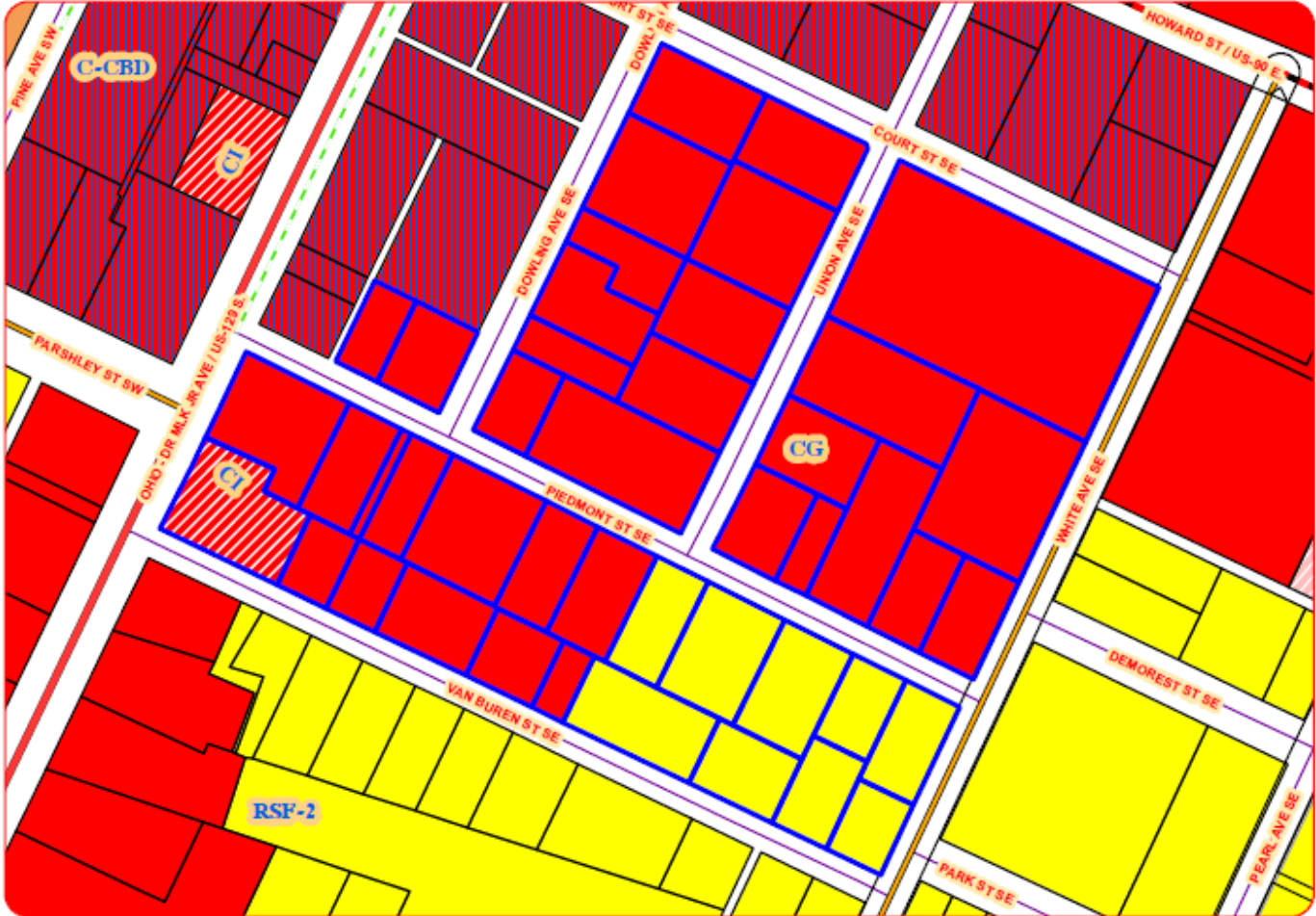
- ▭ Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- FutureLandUse**
- City or County Future Land Use**
- ▭ Central Downtown
- ▭ Commercial (COM)
- ▭ Public
- ▭ RES Mod (← 4.356 d.u./acre)
- ▭ RES Med (← 8 d.u./acre)



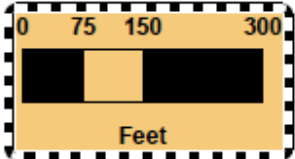
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George Curtis

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CRA  
Sub-Area  
#8



- Legend**
- ▭ Parcels
  - Streets**
    - Local Streets
  - Street Designation**
    - 2 Hour Parking Zones
    - Collector
    - Arterial, Principal, 2-Lane
    - Arterial, Principal, 4-Lane Divided
  - Zoning**
  - Zoning District**
    - RSF-2 Single Family
    - Residential - Office - R-O
    - Commercial - General C-G
    - Commercial - Intensive C-I
    - Central - Downtown C-D
    - Commercial Shopping Center CSC



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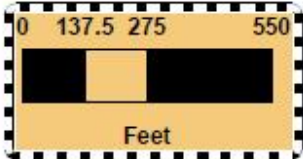
9. North of Park St. SE, South of CSX Railroad Tracks, East of White Ave. SE, and West of Heritage Trail, excluding any parcels within the Central-Downtown District.

This area is comprised of 48 parcels totaling 33.7 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	1.6	Church	Non-Taxable
	23	9.2	25 Established Residences	Residential
	1	0.6	Vacant Property – Wet Area	Residential
	2	0.9	Vacant Property	Residential
<b>Totals</b>	<b>27</b>	<b>12.3</b>	<b>25 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Park St. SE	1,509	City – Local	
	Mill St. SE	272	City – Local	
	Nabor Ave. SE	365	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 2,146</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	5	3.5	City – Administration & PD	Non-Taxable
	1	0.4	City – Future Stormwater	Non-Taxable
	1	0.9	Non-Profit Organization	Non-Taxable
	2	6.5	Live Oak Shopping Plaza 5 Established Businesses / 8 Vacant Tenant Spaces	CSC
	4	3.1	5 Established Businesses	C-G / CSC
	1	3.4	FPL Infrastructure	C-I
	4	1.8	4 Vacant Commercial Buildings	C-G / C-I / R-O
	3	1.8	Vacant Property	C-I / R-O
<b>Totals</b>	<b>21</b>	<b>21.4</b>	<b>10 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-90	1,186	DOT – State Highway	
(*)	White Ave. SE	1,202	City – Collector	
(*)	Railroad Ave. SE	1,405	City – Collector	
(*)	Pearl Ave. SE	538	City – Local	
(*)	Demorest St. SE	1,083	City – Local	
(*)	Waterman Ave. SE	866	City – Local	
(*)	Cooper / Trailhead	935	City – Local	
(*)	Conner St. NE	1,086 (US-90 to District End)	City – Local	
<b>Totals</b>		<b>City – 7,115</b>		

**CRA  
Sub-Area  
#9**



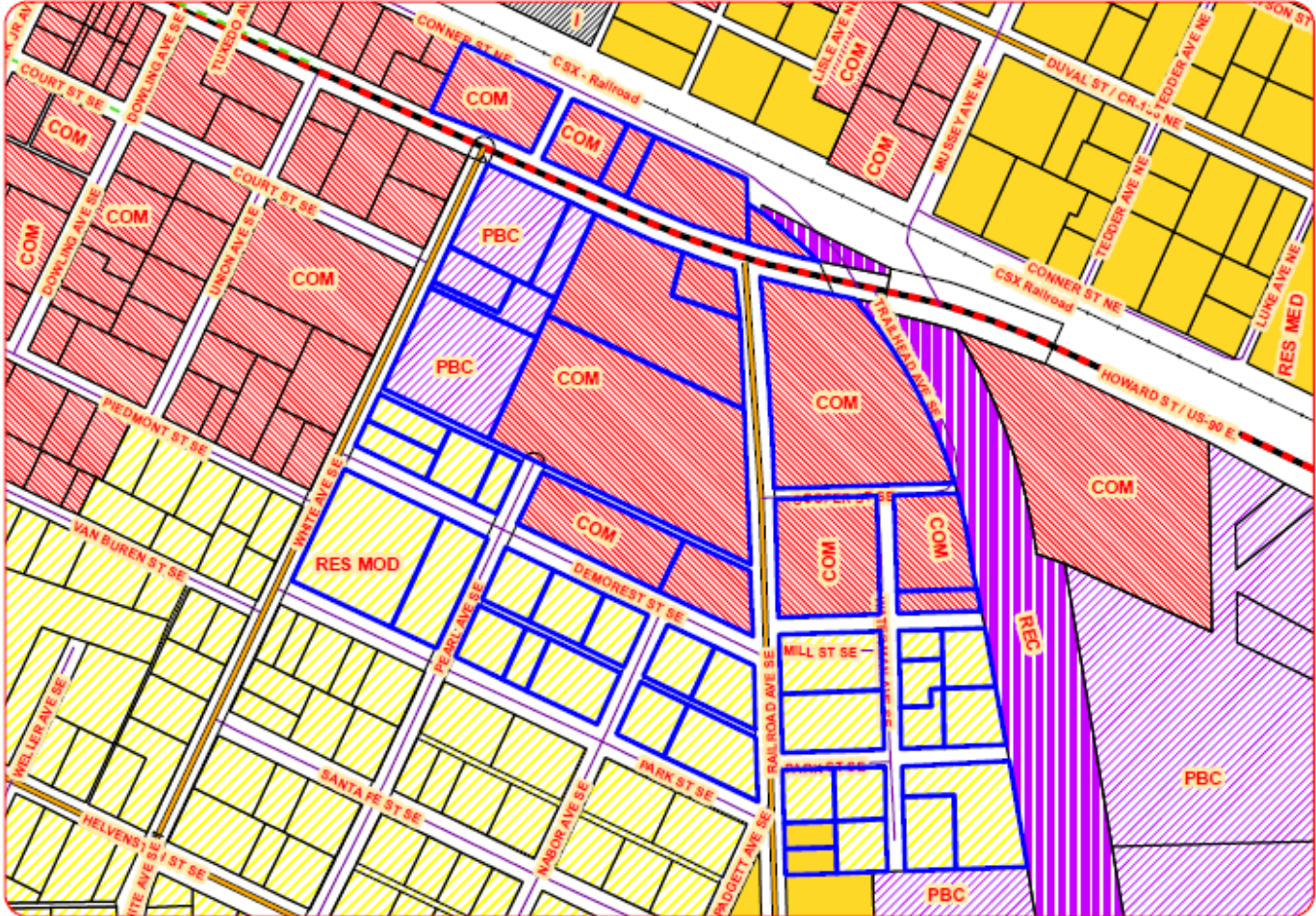
City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

**Legend**

- ▭ Parcels
- Streets**
- Local Streets
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

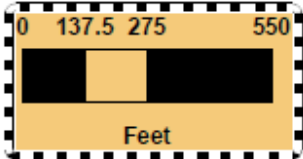
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**CRA  
Sub-Area  
#9**



**Legend**

- ▭ Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
- ▨ Commercial (COM)
- ▨ Industrial
- ▨ Public
- ▨ Recreation & Open Space
- ▨ RES Mod (← 4.356 d.u./acre)
- ▨ RES Med (← 8 d.u./acre)

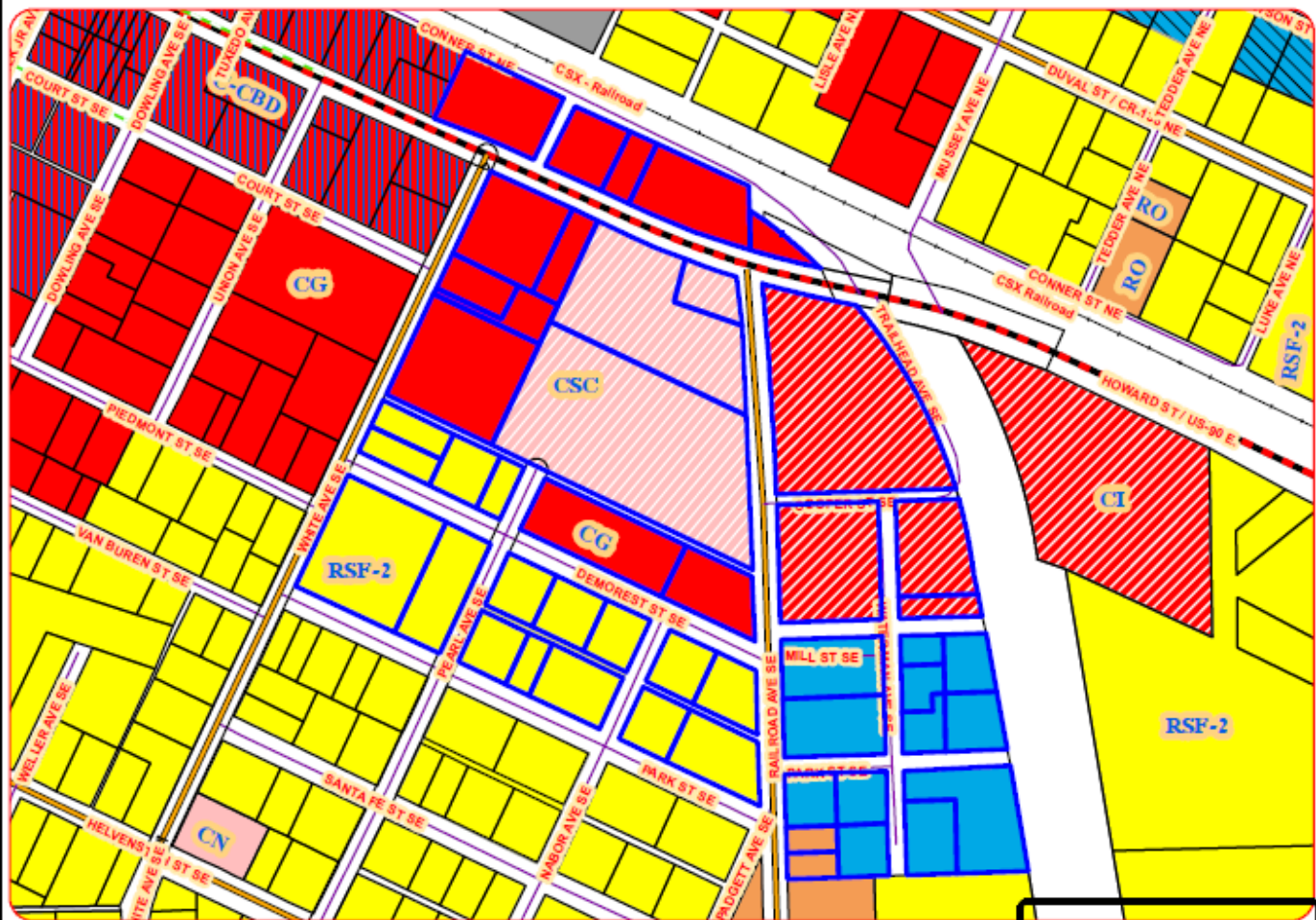


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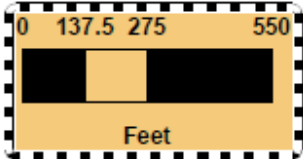


**CRA  
Sub-Area  
#9**



**Legend**

- ▭ Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
  - ▭ RSF-2 Single Family
  - ▭ RSF/MH-2 S.F./Manuf. Home
  - ▭ RSF/MH-3 S.F./Manuf. Home
  - ▭ Residential - Office - R-O
  - ▭ Commercial - Neighborhood C-N
  - ▭ Commercial - General C-G
  - ▭ Commercial - Intensive C-I
  - ▭ Central - Downtown C-D
  - ▭ Commercial Shopping Center CSC
  - ▭ Industrial - I



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**10. Heritage Trail Railroad ROW, and areas East of Railroad Ave. SE and South of Helvenston St. SE.**

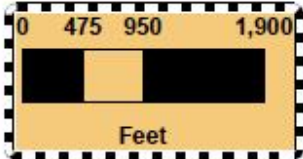
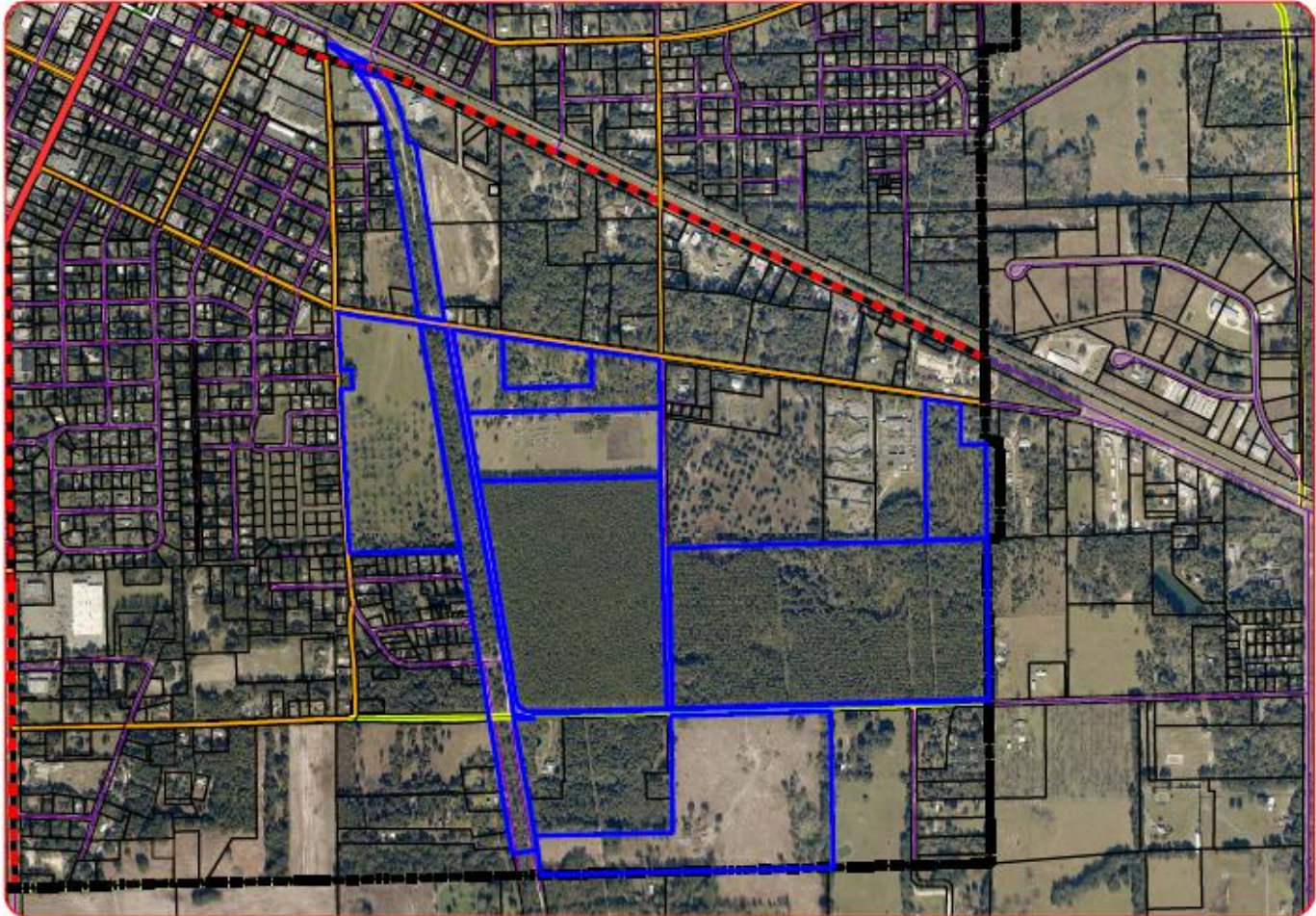
This area is comprised of 10 parcels totaling 297.6 acres.

<b>Various Uses</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	4	73.6	Heritage Park & Gardens	Non-Taxable
	1	29	Heritage Trail	Non-Taxable
	1	1.0	Ichetucknee Rd. ROW	Non-Taxable
	1	11.2	Vacant Property	RMF / C-N
	3	182.8	Vacant Property	A-1 Agricultural
<b>Totals</b>	<b>10</b>	<b>297.6</b>		

<b>FRONTING STREET ROW's</b>			
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>
	Railroad Ave. SE	1,802	City – Collector
	Helvenston St. SE	2,985	City – Collector
	Lee Ave. SE	2,895	City – Local
	Ichetucknee Rd. SE	4,088	City – Local
	Jenkins Ave. SE	1,767	City – Local
	109 <sup>th</sup> Ave. SE	1,313	City – Local
	Cross Ave. SE	3,234	City – Local
	Ada St. SE	211	City – Local
<b>Totals</b>		<b>City – 18,295</b>	

**CRA  
Sub-Area  
#10**



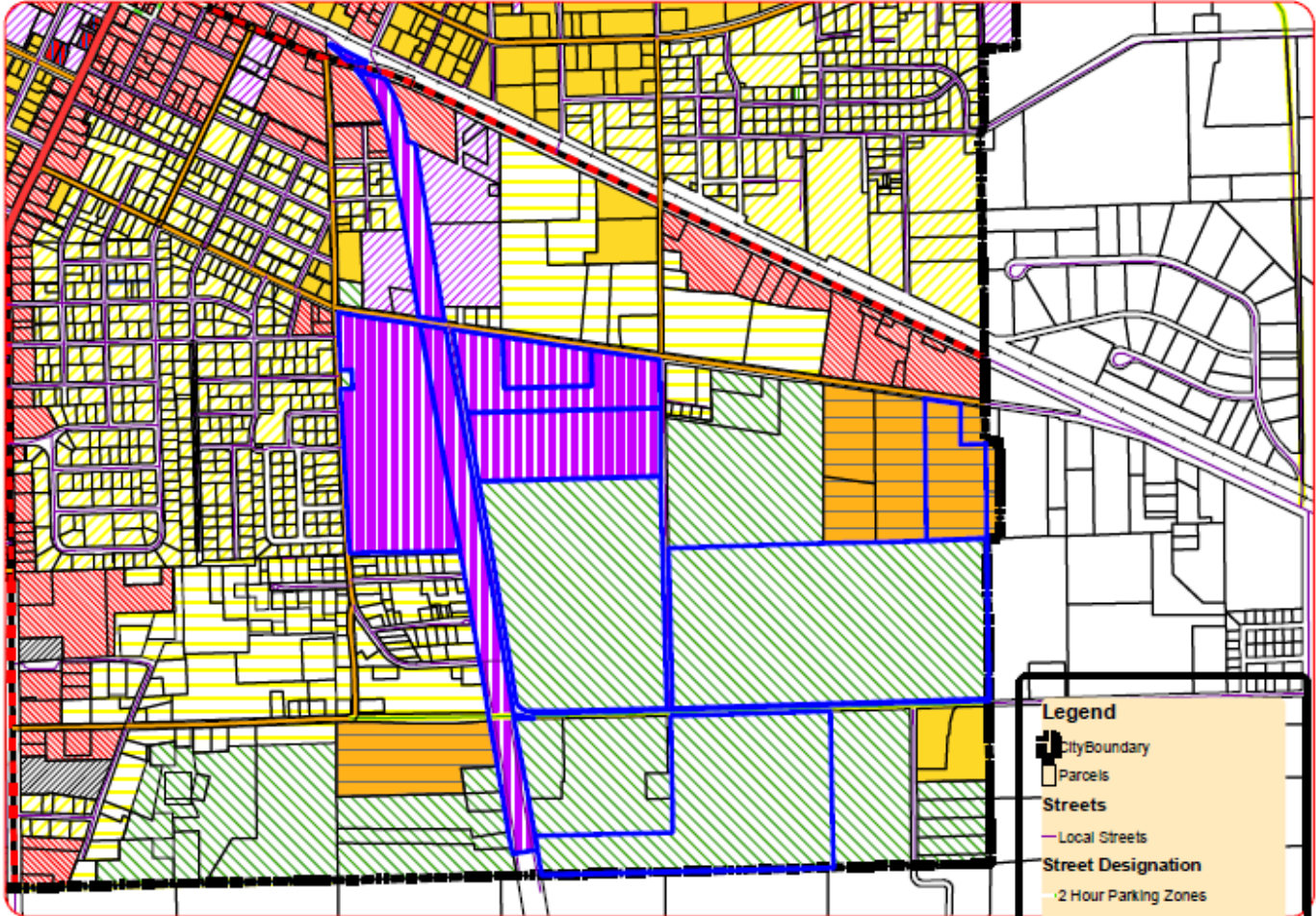
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George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Minor, 2-Lane
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- New Funded Road
- New Conceptual Road

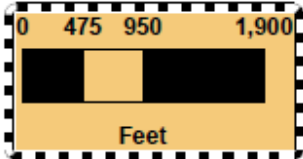
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**CRA  
Sub-Area  
#10**



**Legend**

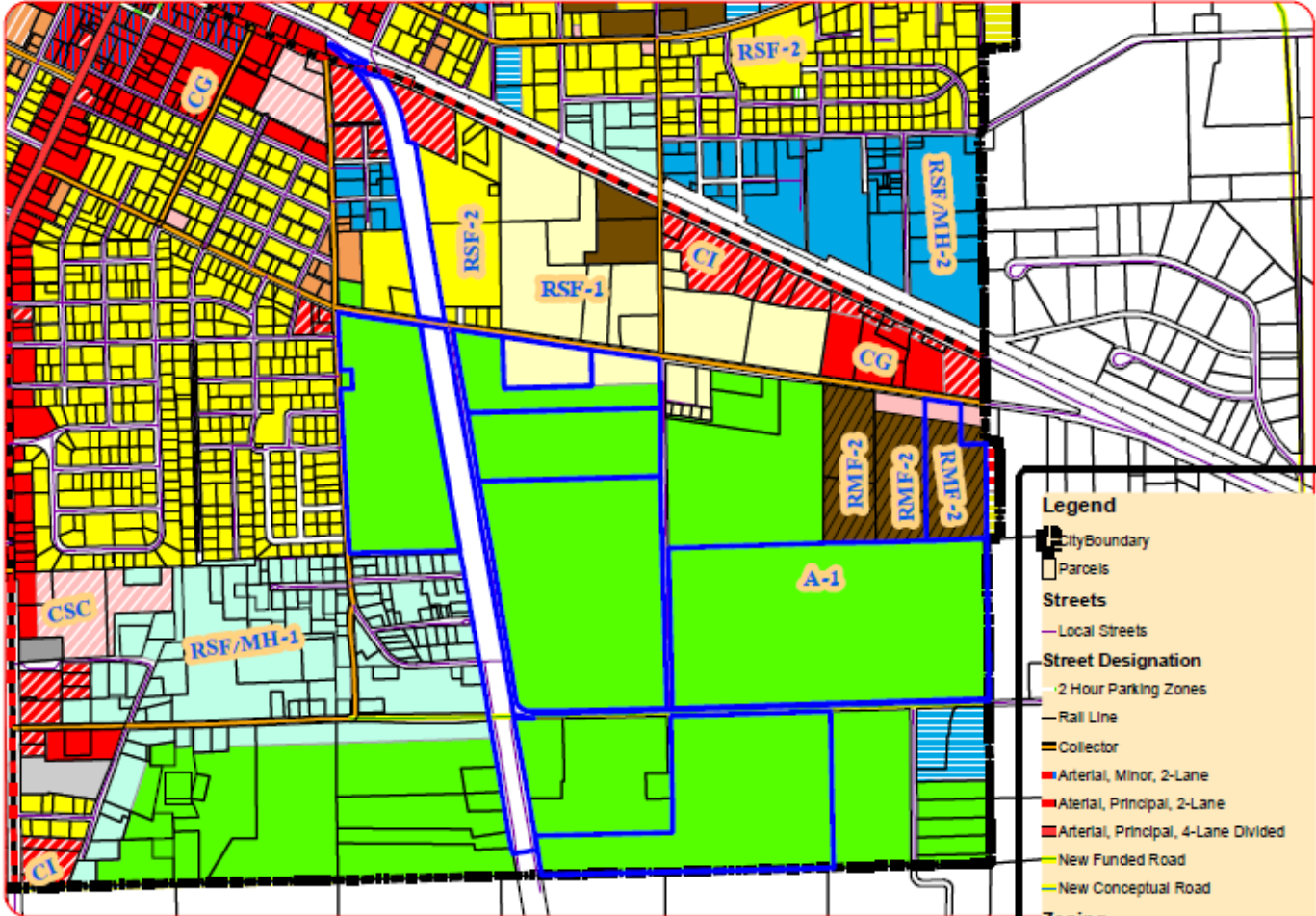
- City Boundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Minor, 2-Lane
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
  - New Funded Road
  - New Conceptual Road
- Future Land Use**
- City or County Future Land Use**
  - Stormwater
  - Central Downtown
  - Educational
  - AG (<= 1 d.u./5 acres)
  - Commercial (COM)
  - Conservation
  - Industrial
  - Public
  - Recreation & Open Space
  - RES Low (<= 2.178 d.u./acre)
  - RES Mod (<= 4.356 d.u./acre)
  - RES Med (<= 8 d.u./acre)
  - RES HI (<= 20 d.u./acre)



City of Live Oak - Planning & Zoning  
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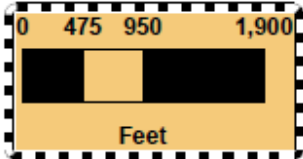
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**CRA  
Sub-Area  
#10**



**Legend**

- City Boundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Minor, 2-Lane
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
  - New Funded Road
  - New Conceptual Road
- Zoning**
- Zoning District**
  - C-1 - Sw. County
  - RSF-1 - Sw. County
  - Conserv. - CSV
  - Agricult. - A-1
  - RSF-1 Single Family
  - RSF-2 Single Family
  - RSF/MH-1 S.F./Manuf. Home
  - RSF/MH-2 S.F./Manuf. Home
  - RSF/MH-3 S.F./Manuf. Home
  - Res. Manuf. Home Park
  - Res. Multiple-Family - 1
  - Res. Multiple-Family - 2
  - Residential - Office - R-O
  - Office - Institutional - O-I
  - Commercial - Neighborhood C-N
  - Commercial - General C-G
  - Commercial - Intensive C-I
  - Central - Downtown C-D
  - Commercial Shopping Center CSC
  - Industrial, Light and Warehousing ILW
  - Industrial - I



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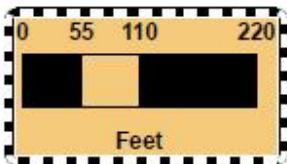
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11. North of Parshley St. SW, South of Wilbur Street SW, East of Houston Ave. SW and West of Pine Ave. SW.

This area is comprised of 9 parcels totaling 11 acres.

Various Uses				
	Parcel Count	Parcel Acreage	Parcel Use	Parcel Type or Zoning
	1	1.9	County – Judicial Annex	Non-Taxable
	1	0.7	County – State Attorney’s Office	Non-Taxable
	2	0.3	County – Adjacent Parking	Non-Taxable
	1	0.8	County – Misc. / Storage	Non-Taxable
	1	0.4	Genealogy Society	Non-Taxable
	3	6.9	School Board – Stadium Area	Non-Taxable
<b>Totals</b>	<b>9</b>	<b>11.0</b>		
FRONTING STREET ROW’s				
	Street Name	Segment Length (feet)	Status	
	Parshley St. SW	1,114 (Pine to Houston)	City – Collector	
<b>Totals</b>		<b>City – 1,114</b>		

**CRA  
Sub-Area  
#11**



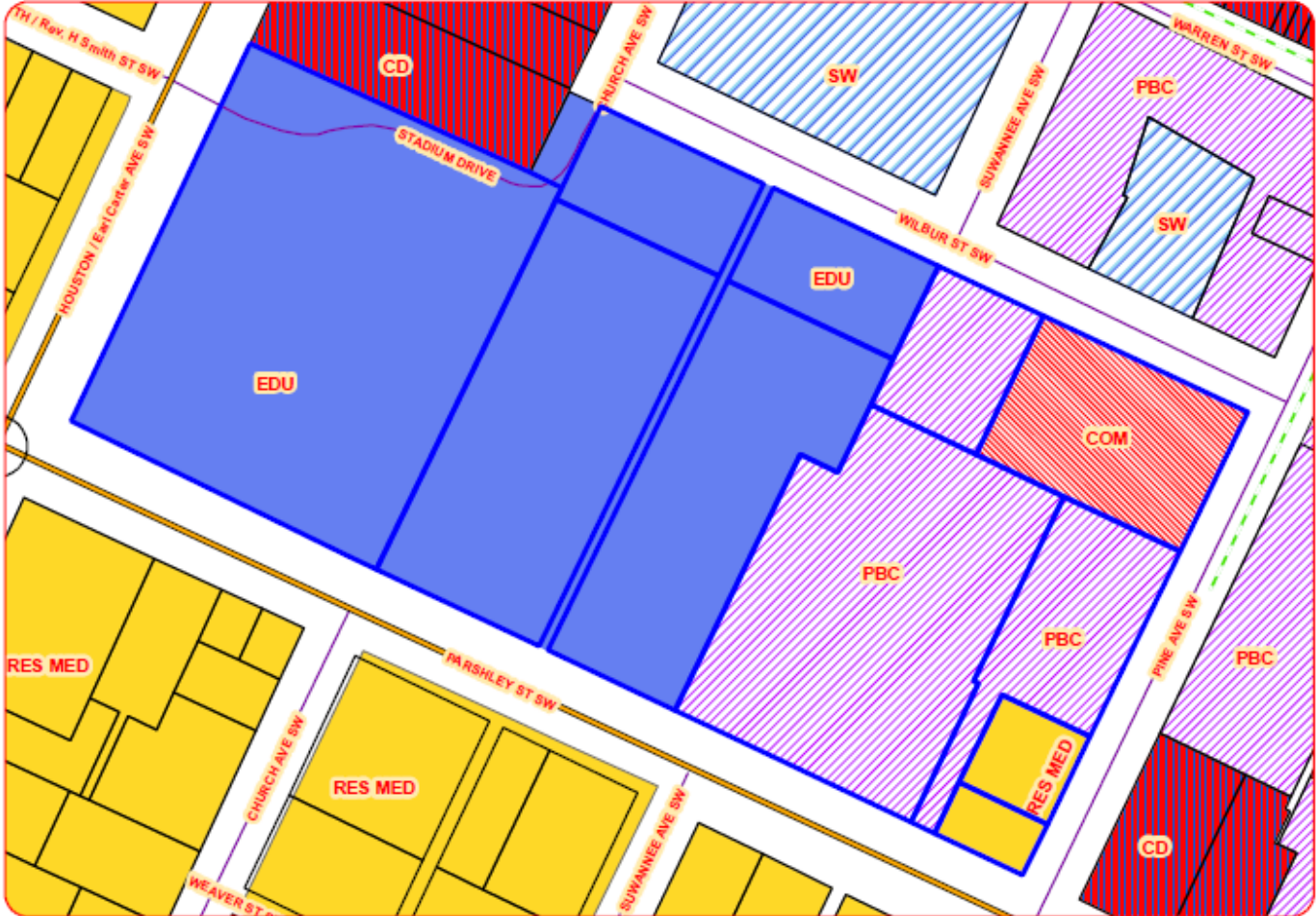
City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Collector

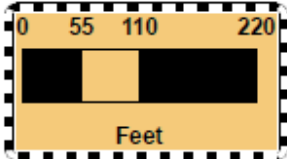
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**CRA  
Sub-Area  
#11**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Collector
- Future Land Use**
- City or County Future Land Use**
- Stormwater
- Central Downtown
- Educational
- Commercial (COM)
- Public
- RES Med (← 8 d.u./acre)

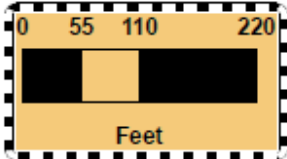
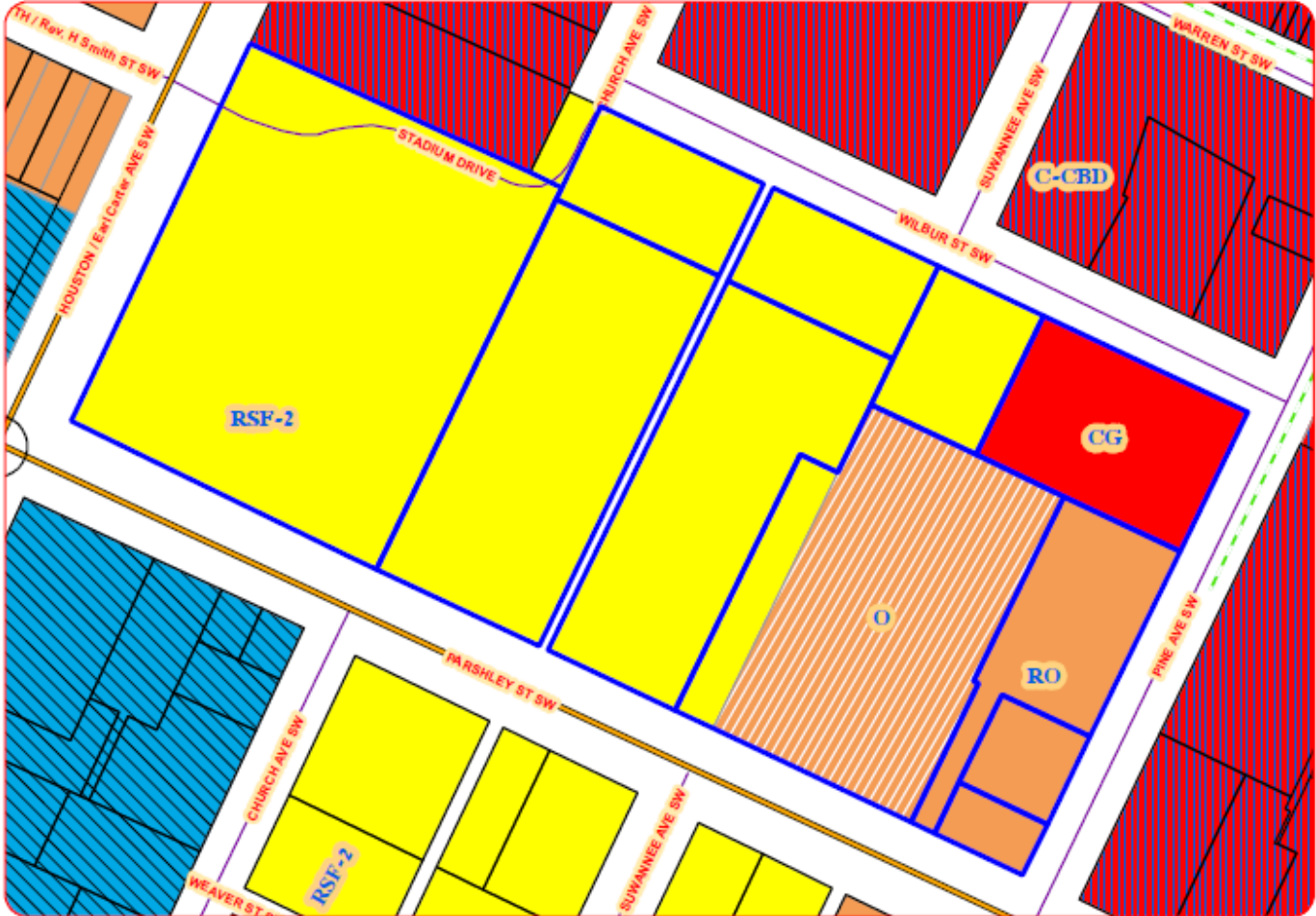


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CRA  
Sub-Area  
#11



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**Legend**

- CityBoundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Collector
- Zoning**
- Zoning District**
  - RSF-2 Single Family
  - RSF/MH-3 S.F./Manuf. Home
  - Residential - Office - R-O
  - Office - Institutional - O-I
  - Commercial - General C-G
  - Central - Downtown C-D

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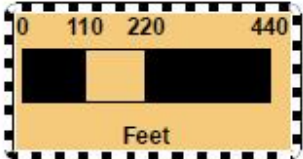
12. North of 7<sup>th</sup> St. SW, South of CSX Railroad Tracks, East of Walker Ave. SW/NW, and West of Houston Ave. SW/NW.

This area is comprised of 74 parcels totaling 21.8 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.6	City – Park	Non-Taxable
	2	0.6	Church Property	Non-Taxable
	2	0.4	Educational / Child Care	Non-Taxable
	3	0.6	1 Established Business (see above)	Residential
	25	6.3	24 Established Residences	Residential
	1	0.076	Unbuildable Lot	Residential
	19	3.1	Vacant Property	Residential
<b>Totals</b>	<b>53</b>	<b>11.7</b>	<b>1 Business 24 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	7 <sup>th</sup> St. SW	1,206	City – Local	
	6 <sup>th</sup> St. SW	1,660	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 2,866</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	3	1.4	Church Property	Non-Taxable
	13	6.5	18 Established Businesses	C-I / C-G / R-O
	3	1.7	3 Vacant Commercial Buildings	C-I / C-G
	2	0.5	Vacant Property	C-I / C-G
<b>Totals</b>	<b>21</b>	<b>10.1</b>	<b>18 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-90	1,206 (Walker to Houston)	DOT – State Highway	
	Irvin Ave. SW/NW	475	City – Local	
(*)	5 <sup>th</sup> St. SW	1,206	City – Local	
(*)	Scriven Ave. SW/NW	1,250	City – Local	
(*)	Walker Ave. SW/NW	1,300 (7 <sup>th</sup> to Railroad Tracks)	City – Collector	
(*)	Houston Ave. SW/NW	1,300 (7 <sup>th</sup> to Railroad Tracks)	City – Collector	
<b>Totals</b>		<b>City – 5,531</b>		

**CRA  
Sub-Area  
#12**



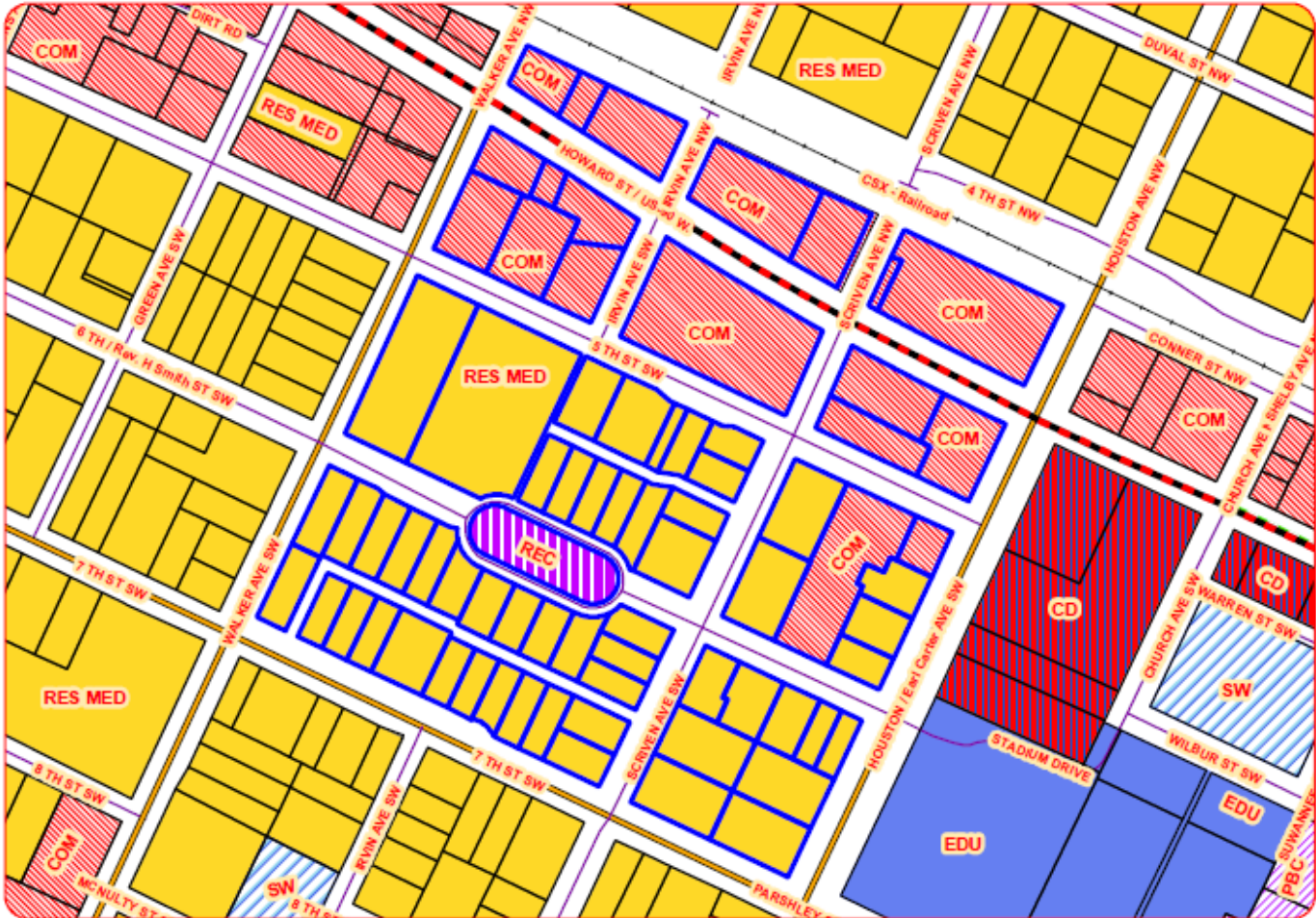
City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane

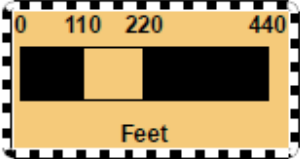
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**CRA  
Sub-Area  
#12**



**Legend**

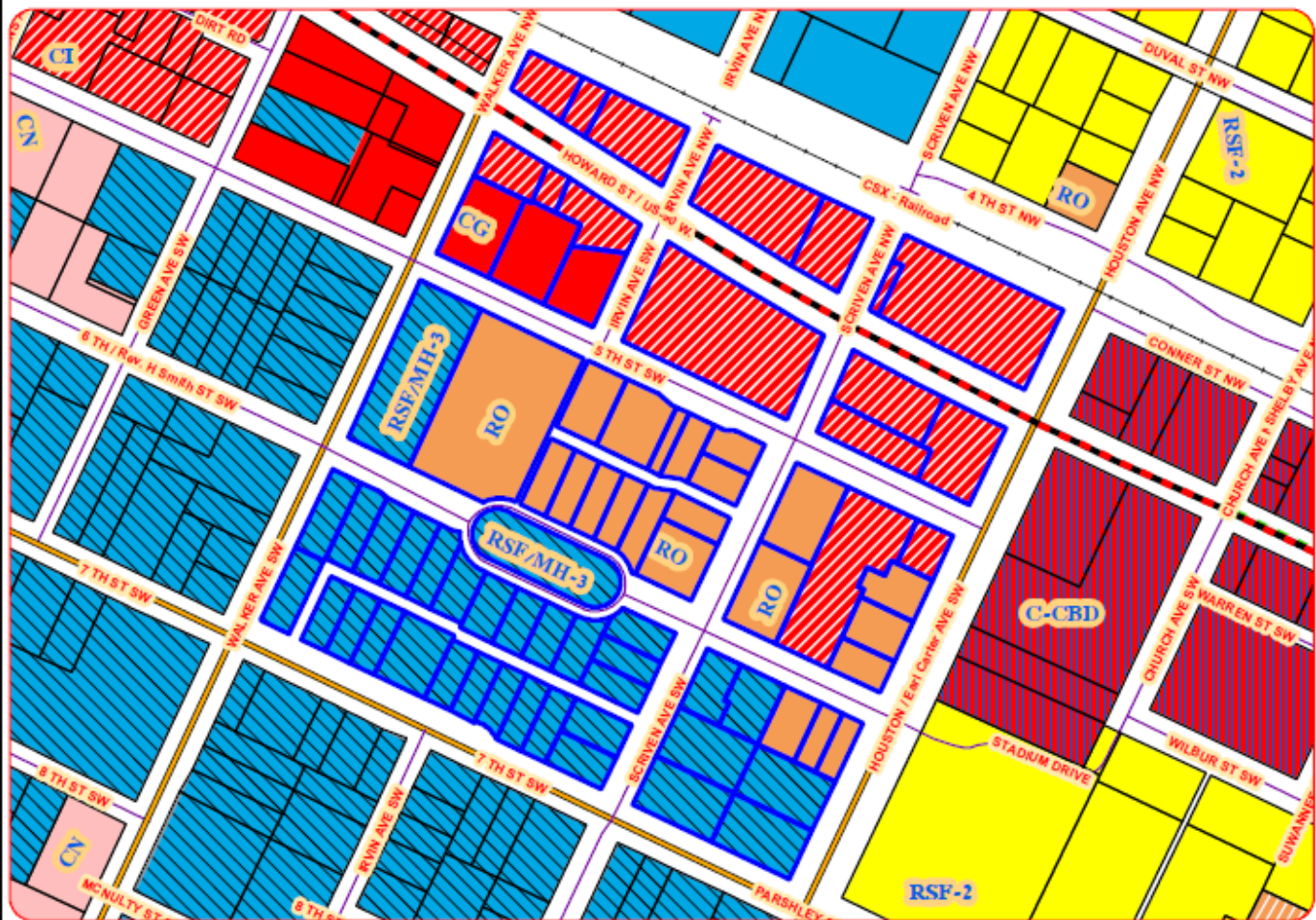
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Aerial, Principal, 2-Lane
- FutureLandUse**
- City or County Future Land Use**
- Stormwater
- Central Downtown
- Educational
- Commercial (COM)
- Public
- Recreation & Open Space
- RES Med (← 8 d.u./acre)



City of Live Oak - Planning & Zoning  
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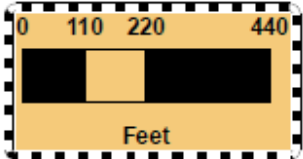
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**CRA  
Sub-Area  
#12**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Aerial, Principal, 2-Lane
- Zoning**
- Zoning District**
- RSF-2 Single Family
- RSF/MH-2 S.F./Manuf. Home
- RSF/MH-3 S.F./Manuf. Home
- Residential - Office - R-O
- Office - Institutional - O-I
- Commercial - Neighborhood C-N
- Commercial - General C-G
- Commercial - Intensive C-I
- Central - Downtown C-D



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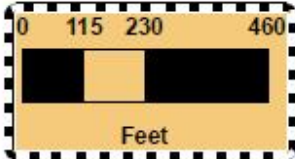
13. North of the CSX Railroad Tracks, South of 2<sup>nd</sup> Street NW, East of western boundary of Area, and west of the abandoned N/S CSX Railroad ROW.

This area is comprised of 68 parcels totaling 26.2 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.8	City – Stormwater Pond	Non-Taxable
	1	0.9	Church Property	Non-Taxable
	62	22.8	68 Established Residences	Residential / C-G
	1	0.8	Vacant Property	Residential
<b>Totals</b>	<b>65</b>	<b>25.3</b>	<b>68 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Irvin Ave. NW	790 (RR to 2 <sup>nd</sup> )	City – Local	
	Scriven Ave. NW	790 (RR to 2 <sup>nd</sup> )	City – Local	
	Shelby Ave. NW	790 (RR to 2 <sup>nd</sup> )	City – Local	
	4 <sup>th</sup> St. NW	800 (Scriven to Shelby)	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 3,170</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	3	0.9	3 Established Businesses	R-O / RSF
<b>Totals</b>	<b>3</b>	<b>0.9</b>	<b>3 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
(*)	Duval St. NW	1,925 (District Boundary to Shelby)	City – Local	
(*)	Walker Ave. NW	790 (RR to 2 <sup>nd</sup> )	City – Collector	
(*)	Houston Ave. NW	790 (RR to 2 <sup>nd</sup> )	City – Collector	
<b>Totals</b>		<b>City – 3,505</b>		

**CRA  
Sub-Area  
#13**



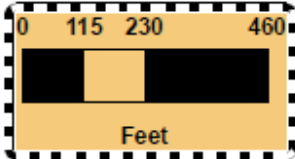
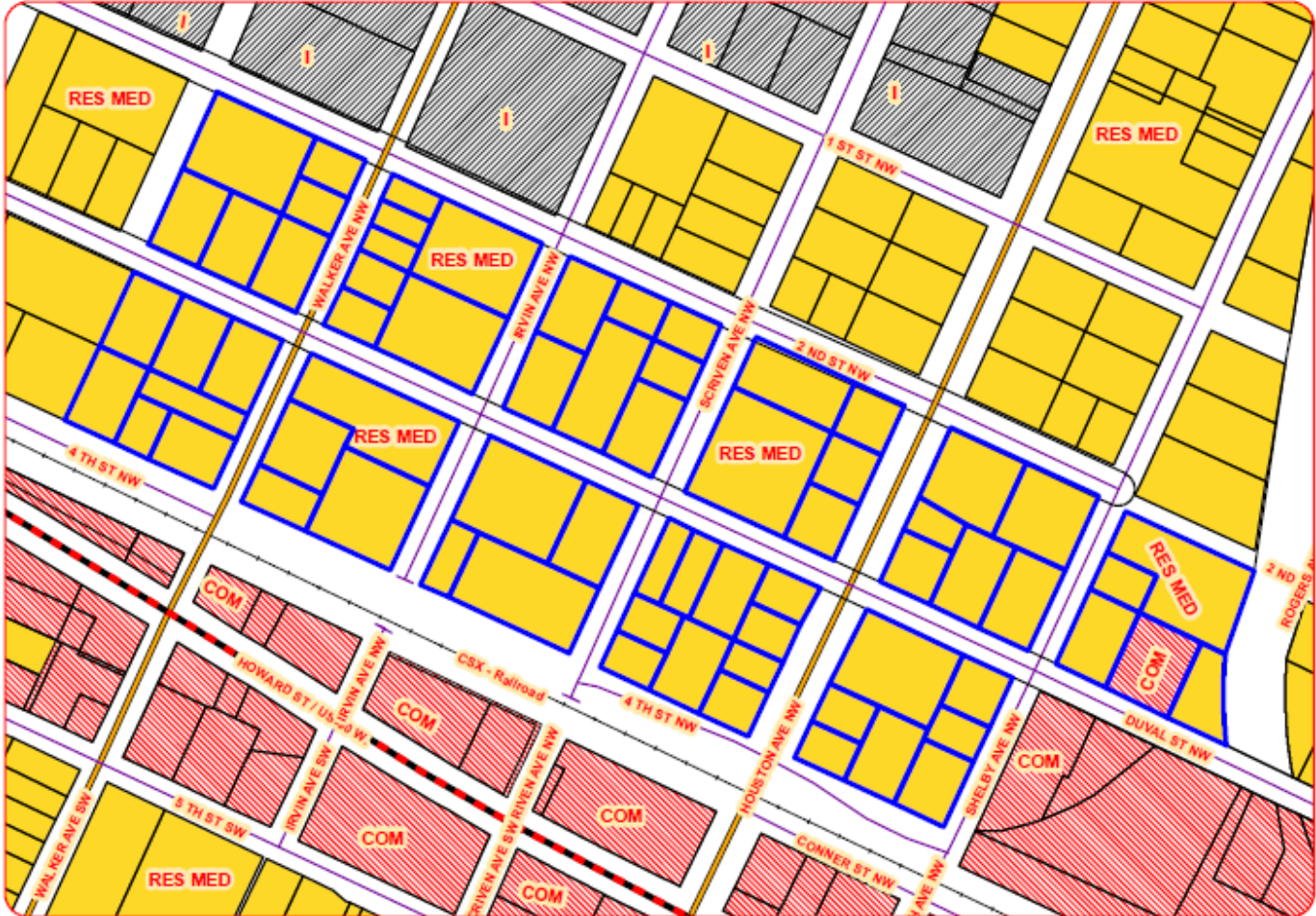
City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Rail Line
- Collector
- Arterial, Principal, 2-Lane

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**CRA  
Sub-Area  
#13**



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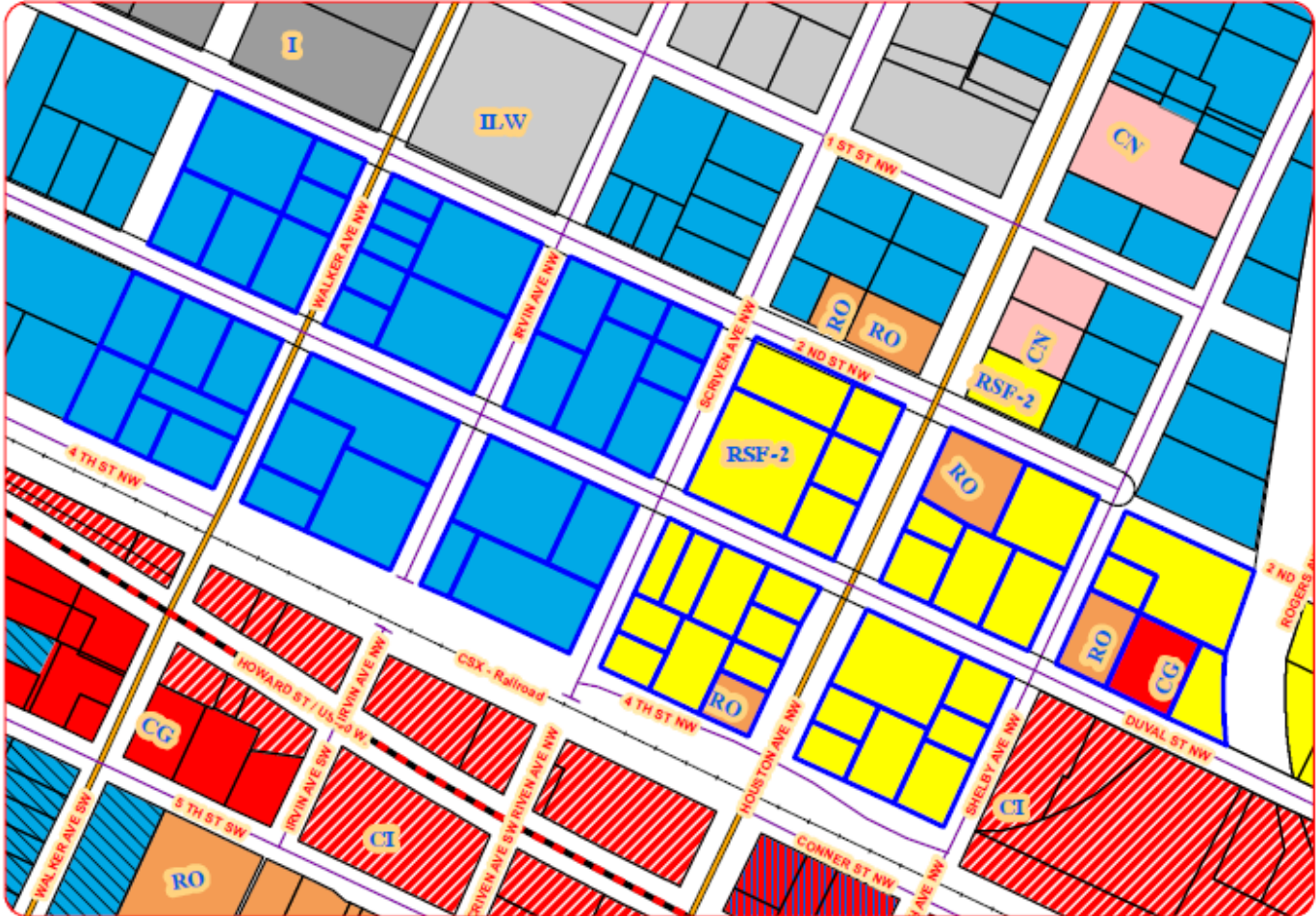
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Rail Line
- Collector
- Alerial, Principal, 2-Lane
- Future Land Use**
- City or County Future Land Use**
- Commercial (COM)
- Industrial
- RES Med (← 8 d.u./acre)

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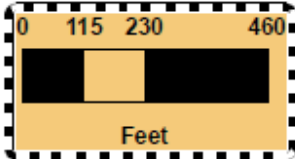


**CRA  
Sub-Area  
#13**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Rail Line
- Collector
- Aerial, Principal, 2-Lane
- Zoning**
- Zoning District**
- RSF-2 Single Family
- RSF/MH-2 S.F./Manuf. Home
- RSF/MH-3 S.F./Manuf. Home
- Residential - Office - R-O
- Commercial - Neighborhood C-N
- Commercial - General C-G
- Commercial - Intensive C-I
- Central - Downtown C-D
- Industrial, Light and Warehousing ILW
- Industrial - I



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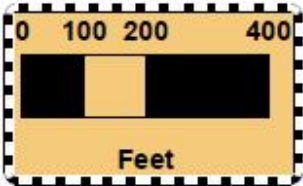
14. North of 2<sup>nd</sup> Street NW, South of King St. NW, East of Irvin Ave. NW, and west of the abandoned N/S CSX Railroad ROW – *excluding* Industrial Parcels.

This area is comprised of 49 ½ parcels totaling 16.3 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	39	12.4	38 Established Residences	Residential
	1	0.038	Unbuildable Lot	Residential
	8 ½	2.7	Vacant Property	Residential
<b>Totals</b>	<b>48 ½</b>	<b>15.1</b>	<b>38 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Irvin Ave. NW	390 (2 <sup>nd</sup> to 1 <sup>st</sup> )	City – Local	
	Scriven Ave. NW	390 (2 <sup>nd</sup> to 1 <sup>st</sup> )	City – Local	
	Shelby Ave. NW	1,080 (2 <sup>nd</sup> to King)	City – Local	
	King St. NW	783 (Shelby to Scriven)		
	2 <sup>nd</sup> St. NW	1,195 (Irvin to Shelby)	City – Local	
	1 <sup>st</sup> St. NW	1,195 (Irvin to Shelby)		
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 5,033</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	1.2	2 Established Businesses	C-N
<b>Totals</b>	<b>1</b>	<b>1.2</b>	<b>2 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
(*)	Houston Ave. NW	1,094 (2 <sup>nd</sup> to King)	City – Collector	
<b>Totals</b>		<b>City – 1,094</b>		

**CRA  
Sub-Area  
#14**



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**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector

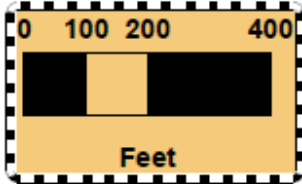
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**CRA  
Sub-Area  
#14**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Future Land Use**
- City or County Future Land Use**
- Commercial (COM)
- Industrial
- RES Mod (<= 4.356 d.u./acre)
- RES Med (<= 8 d.u./acre)



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George Curtis

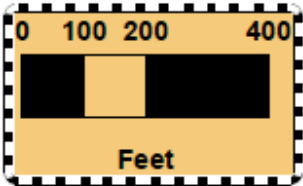
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**CRA  
Sub-Area  
#14**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Zoning**
- Zoning District**
- RSF-2 Single Family
- RSF/MH-2 S.F./Manuf. Home
- RSF/MH-3 S.F./Manuf. Home
- Residential - Office - R-O
- Commercial - Neighborhood C-N
- Commercial - Intensive C-I
- Industrial, Light and Warehousing ILW
- Industrial - I



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**15. Industrial and Commercial Parcels: North of 2<sup>nd</sup> Street NW, South and East of Area Boundary, and west of the abandoned N/S CSX Railroad ROW.**

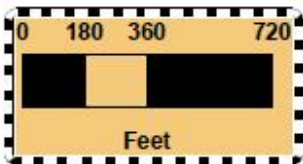
This area is comprised of 26 ½ parcels totaling 35 acres.

<b>Industrial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	1.3	School Board Offices	Non-Taxable
	6	16.2	5 Established Businesses	Industrial & ILW
	3	0.4	Unbuildable Lots	ILW
	1	2.4	Vacant & Storage Building	Industrial
	1	0.2	Vacant Commercial Building	ILW
	7 ½	11.7	Vacant Property	Industrial & ILW
	1	0.4	Nonconforming Residential Shed	ILW
	2	0.8	Nonconforming Residences	
<b>Totals</b>	<b>22 ½</b>	<b>33.4</b>	<b>5 Businesses 2 Residences</b>	

<b>FRONTING STREET ROW's</b>			
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>
	Walker Ave. NW	1,431	City – Collector
	Winderweedle St. NW	1,433 (Walker to Abandoned CSX ROW)	City – Collector
	Irvin Ave. NW	850 (1 <sup>st</sup> to Winderweedle)	City – Local
	Scriven Ave. NW	707 (1 <sup>st</sup> to King)	City – Local
	King St. NW	382 (Scriven to Irvin)	City – Local
	2 <sup>nd</sup> St. NW	733 (Irvin to District Boundary)	City – Local
	1 <sup>st</sup> St. NW	377 (Irvin to Walker)	City – Local
<b>Totals</b>		<b>City – 5,913</b>	

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	3	1.4	5 Established Businesses	C-I
	1	0.2	Vacant Property	C-I
<b>Totals</b>	<b>4</b>	<b>1.6</b>	<b>5 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Houston Ave. NW	1,938 (District Boundary to King)	City – Collector	
<b>Totals</b>		<b>City – 1,938</b>		

**CRA  
Sub-Area  
#15**



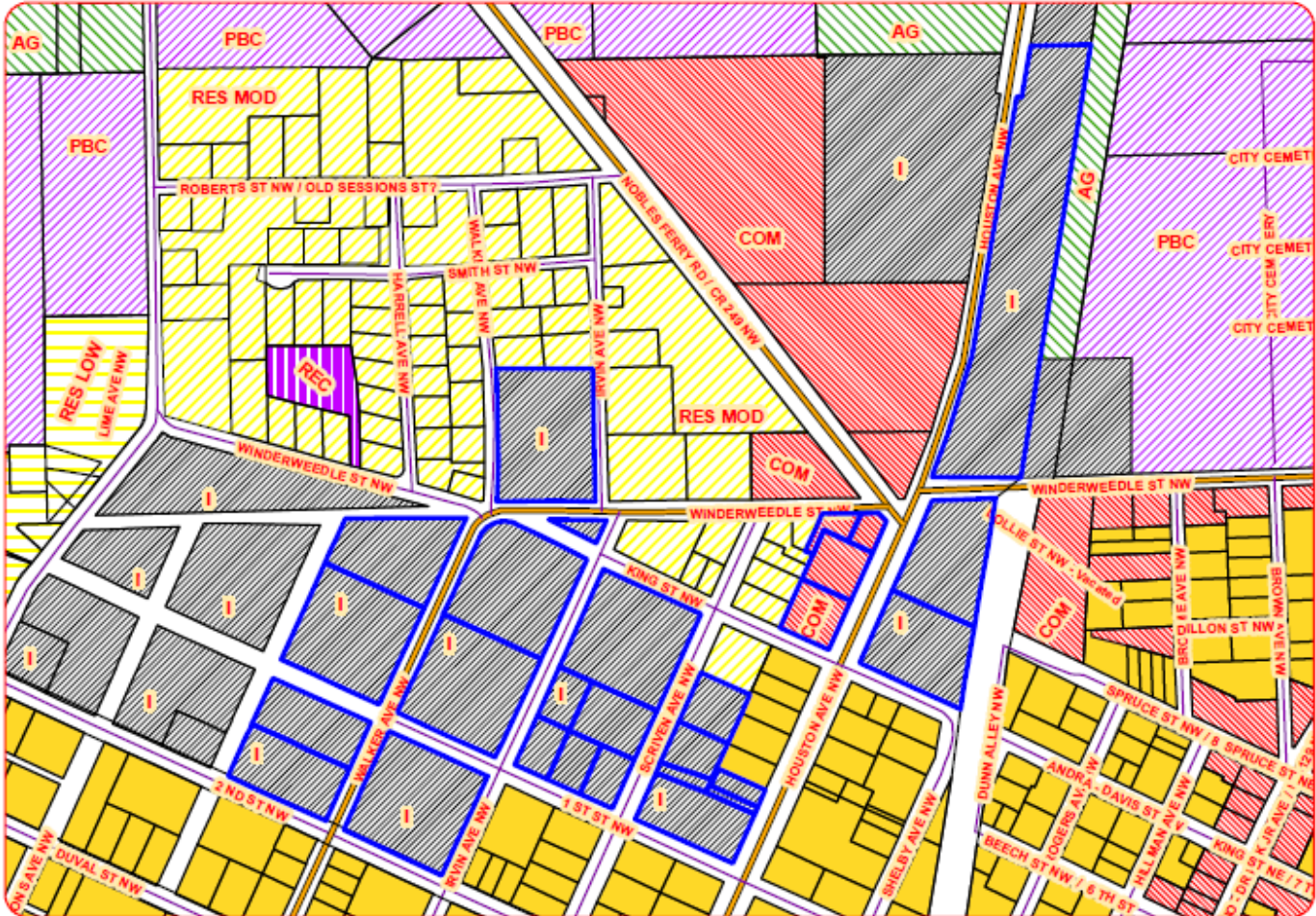
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GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided

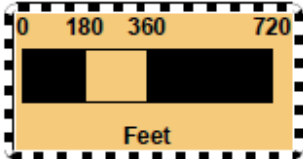
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**CRA  
Sub-Area  
#15**



**Legend**

- City Boundary
- Parcels
- Streets**
  - Local Streets
  - Collector
  - Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
  - AG (<= 1 d.u./5 acres)
  - Commercial (COM)
  - Industrial
  - Public
  - Recreation & Open Space
  - RES Low (<= 2.178 d.u./acre)
  - RES Mod (<= 4.356 d.u./acre)
  - RES Med (<= 8 d.u./acre)

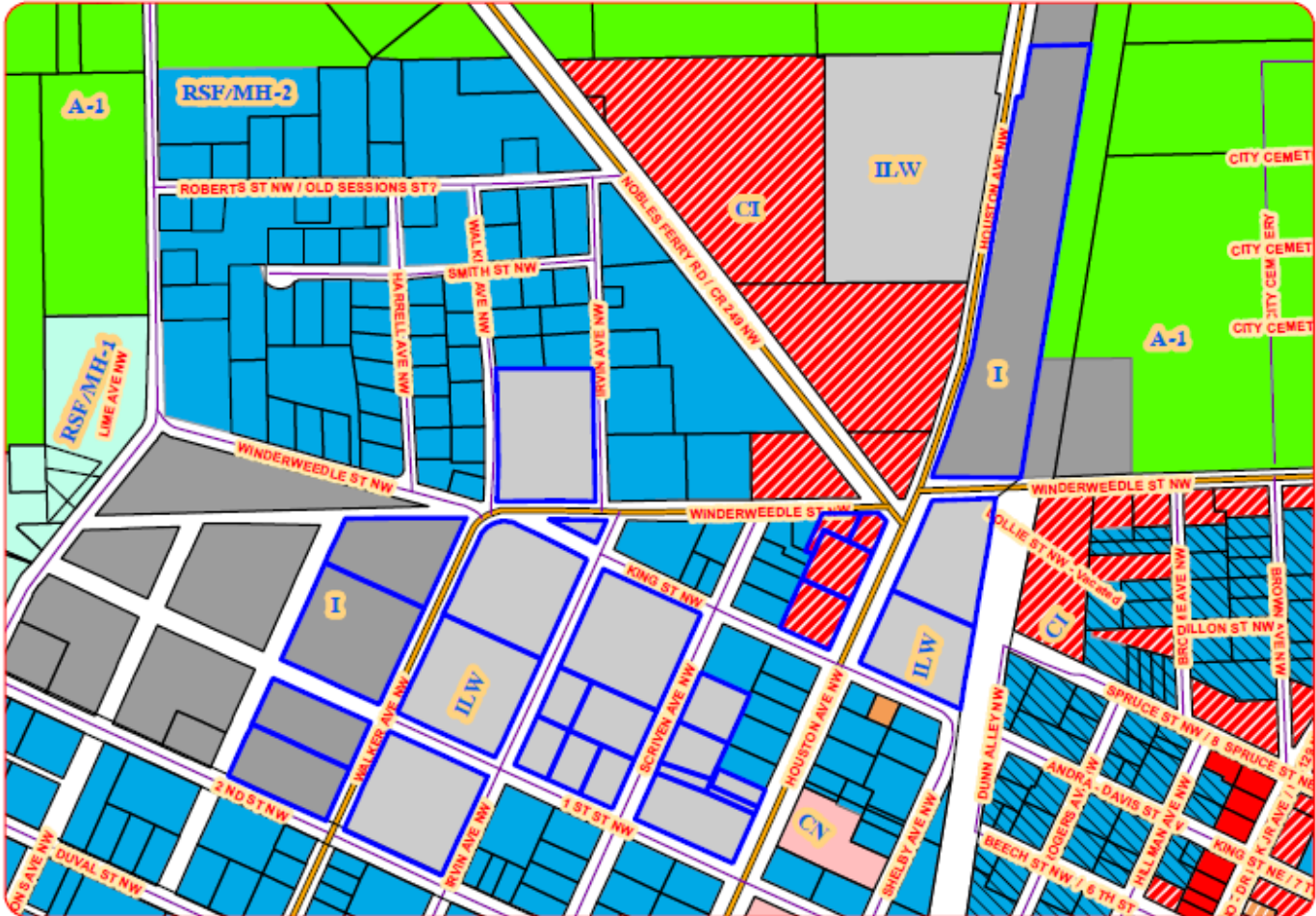


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George Curtis

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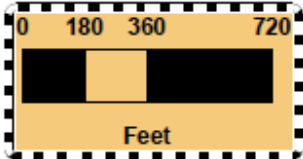


**CRA  
Sub-Area  
#15**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- Agricult. - A-1
- RSE/MH-1 S.F./Manuf. Home
- RSE/MH-2 S.F./Manuf. Home
- RSE/MH-3 S.F./Manuf. Home
- Residential - Office - R-O
- Office - Institutional - O-I
- Commercial - Neighborhood C-N
- Commercial - General C-G
- Commercial - Intensive C-I
- Industrial, Light and Warehousing ILW
- Industrial - I



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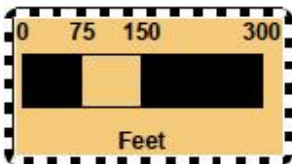
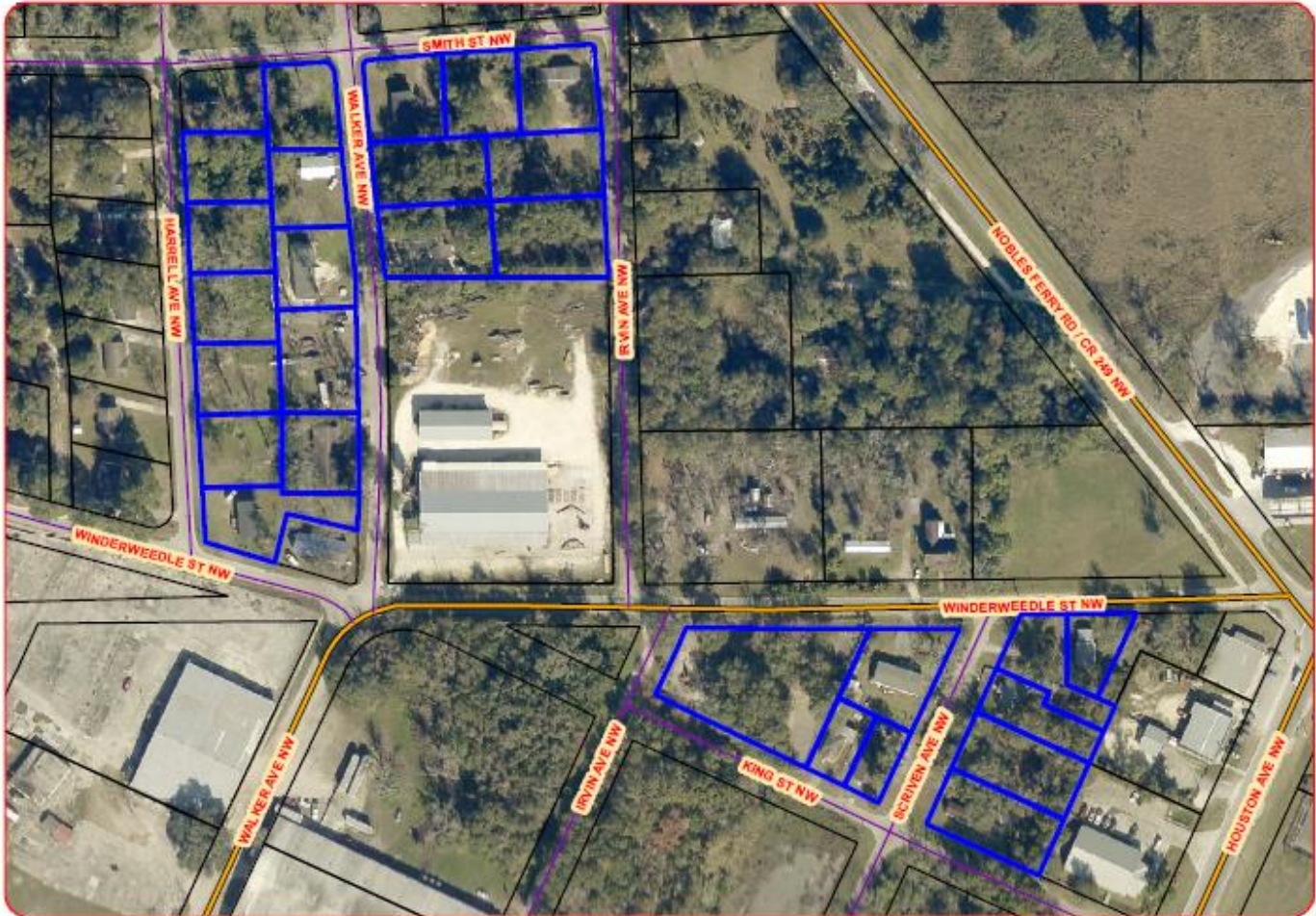
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**16. Residential Parcels: North of King St. NW, South of Smith St. NW, East of Harrell Ave. NW, and West of Houston Ave NW.**

This area is comprised of 26 parcels totaling 7.1 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	13	3.7	15 Established Residences	Residential
	13	3.4	Vacant Property	Residential
<b>Totals</b>	<b>26</b>	<b>7.1</b>	<b>15 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Irvin Ave. NW	775 (Winderweedle to Smith)	City – Local	
	Scriven Ave. NW	372 (King to Winderweedle)	City – Local	
	Smith St. NW	456 (Irvin to District Boundary)	City – Local	
	Walker Ave. NW	752 (Smith to Winderweedle)	City – Local	
	Harrell Ave NW	559 (District Boundary to Winderweedle)	City – Local	
	Winderweedle St. NW	162 (Harrell to Walker)	City – Local	
<b>Totals</b>		<b>City – 3,076</b>		

**CRA  
Sub-Area  
#16**



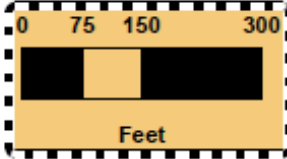
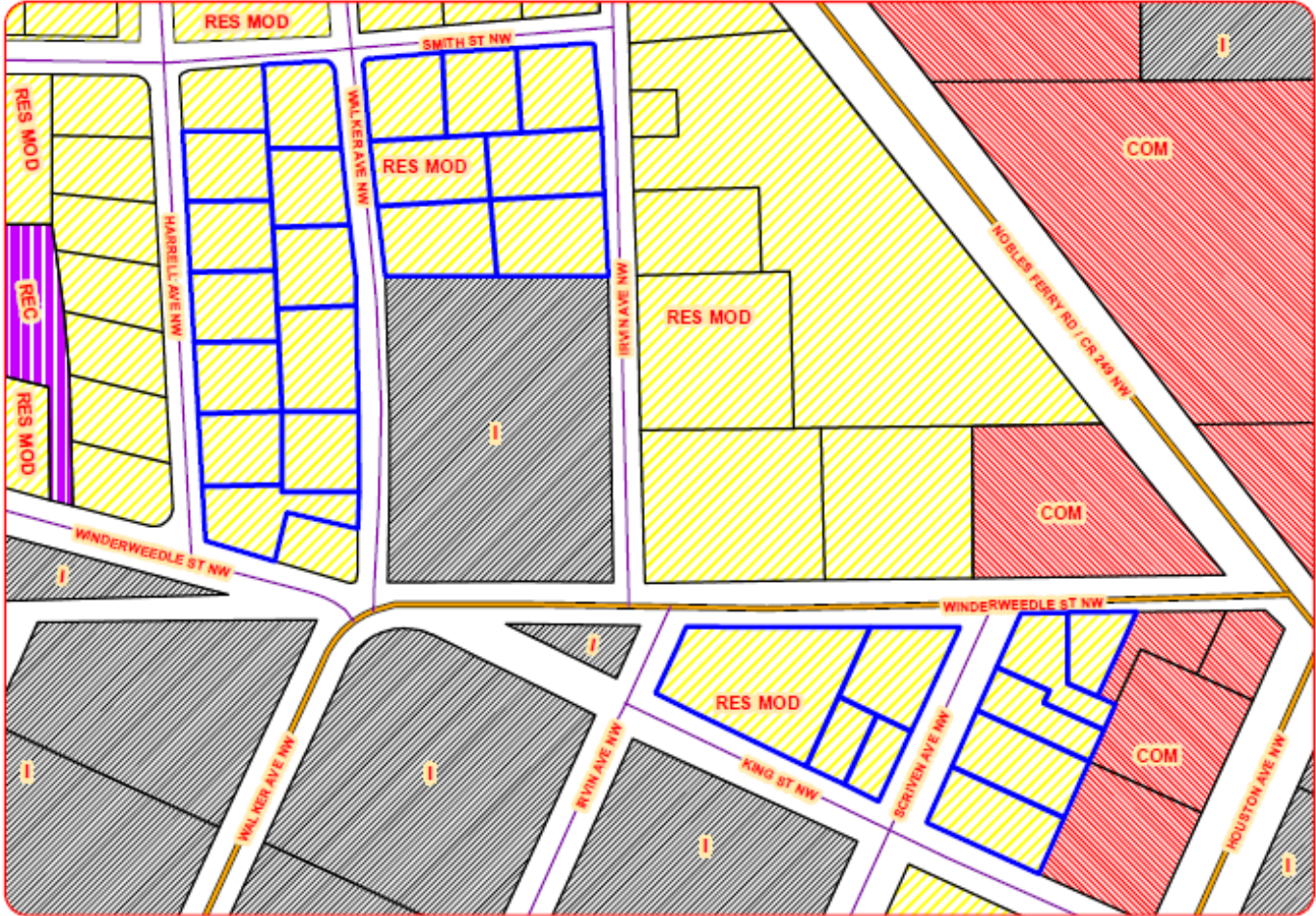
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**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector

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**CRA  
Sub-Area  
#16**



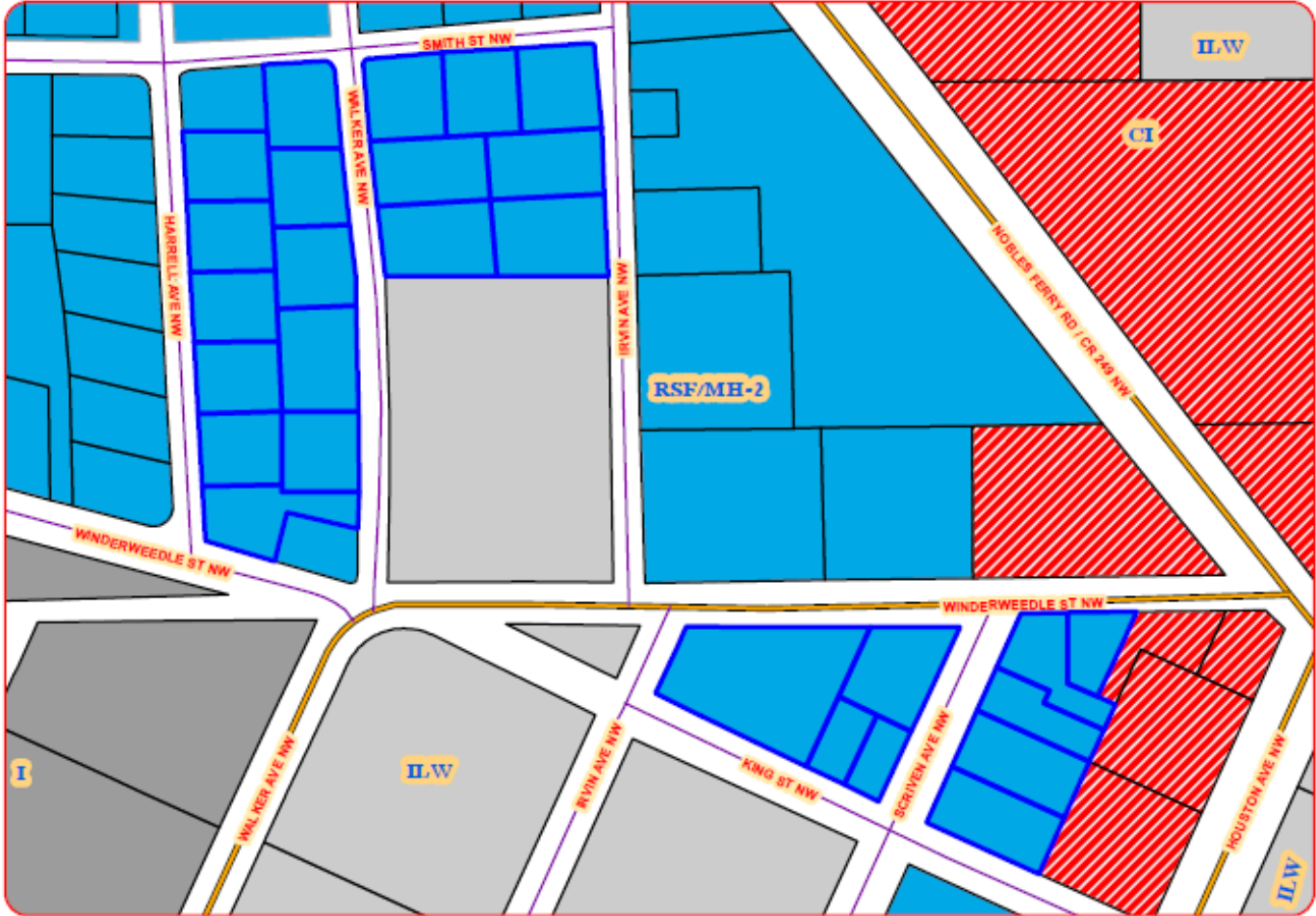
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**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Future Land Use**
- City or County Future Land Use**
- Commercial (COM)
- Industrial
- Recreation & Open Space
- RES Mod (<= 4.356 d.u./acre)
- RES Med (<= 8 d.u./acre)

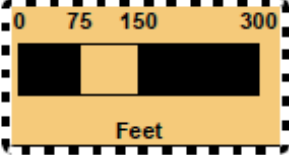
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**CRA  
Sub-Area  
#16**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Zoning**
- Zoning District**
- RSF/MH-2 D.F./Manuf. Home
- Commercial - Intensive C-1
- Industrial, Light and Warehousing ILW
- Industrial - I



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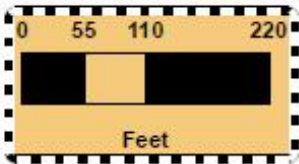
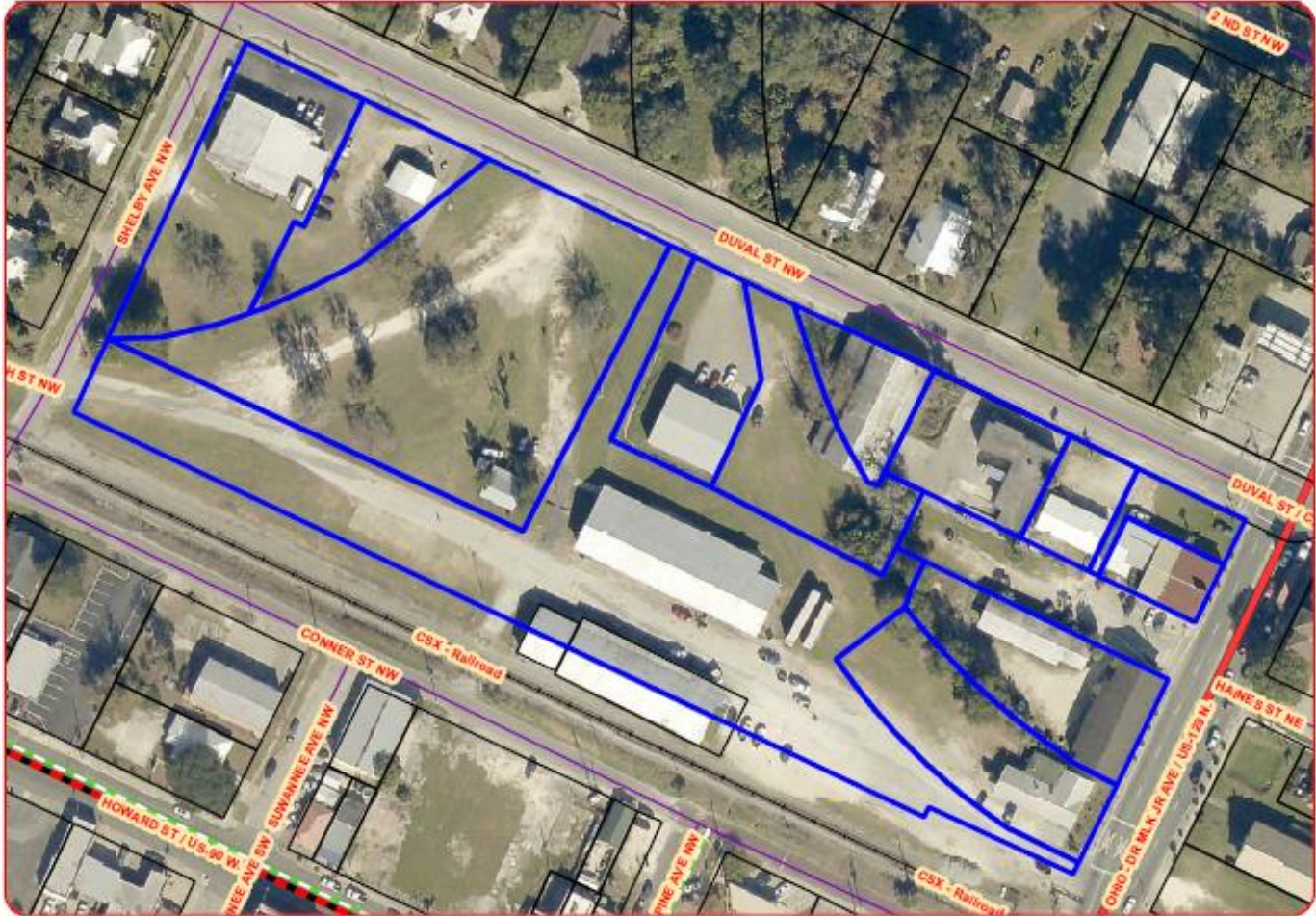
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17. Commercial Parcels: North of CSX Railroad Tracks, South of Duval St. NW, East of Shelby Ave. NW, and West of US-129.

This area is comprised of 13 parcels totaling 8.4 acres.

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	7	4.0	7 Established Businesses	C-I
	4	3.8	4 Vacant Commercial Buildings	C-I / C-G
	2	0.6	Vacant Property	C-I
<b>Totals</b>	<b>13</b>	<b>8.4</b>	<b>7 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129	454 (RR to Duval)	DOT – State Highway	
	Duval St. NW	1,092	City – Local	
<b>Totals</b>		<b>City – 1,092</b>		

**CRA  
Sub-Area  
#17**



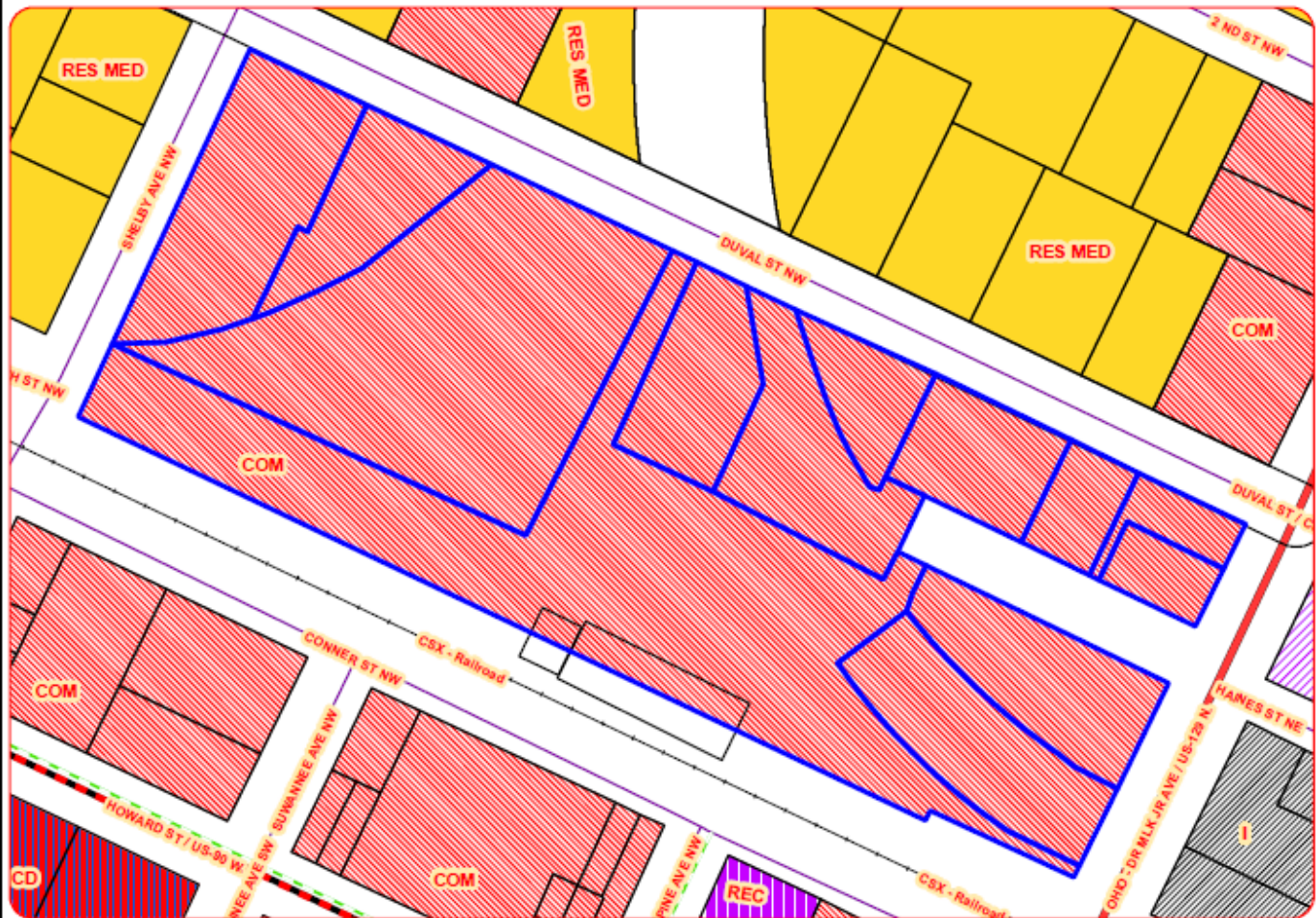
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GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

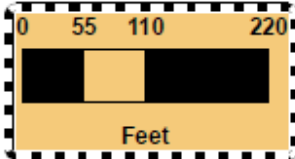
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**CRA  
Sub-Area  
#17**



**Legend**

- City Boundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
  - Central Downtown
  - Commercial (COM)
  - Industrial
  - Public
  - Recreation & Open Space
  - RES Med (<= 8 d.u./acre)

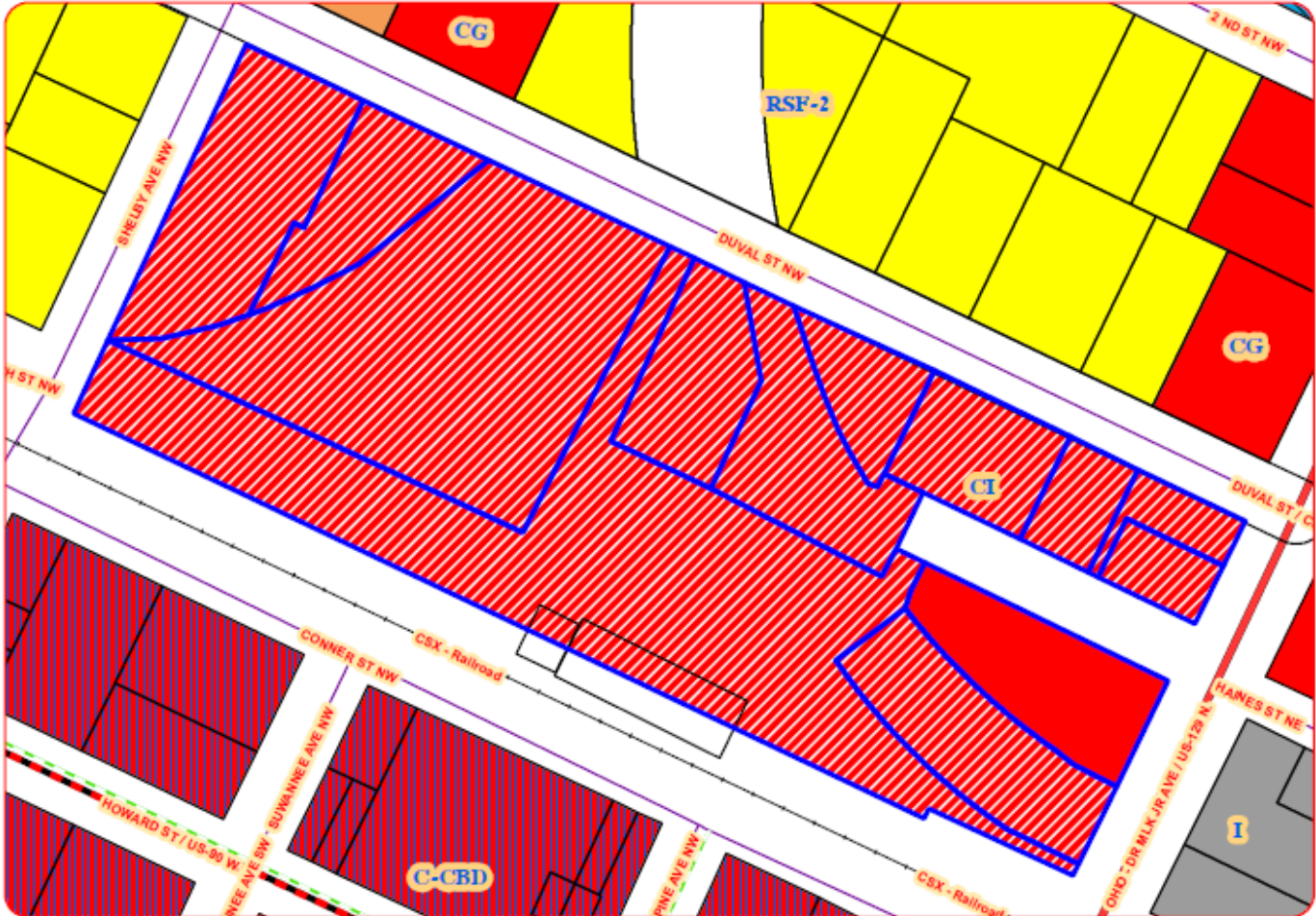


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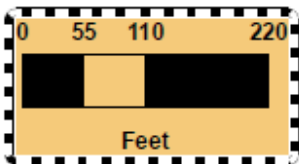


**CRA  
Sub-Area  
#17**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- RSF-2 Single Family
- RSF/MH-3 S.F./Manuf. Home
- Residential - Office - R-O
- Commercial - General C-G
- Commercial - Intensive C-I
- Central - Downtown C-D
- Industrial - I



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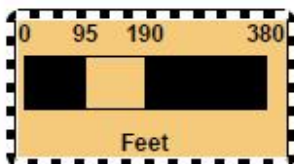
**18. Heritage Square: North of CSX Railroad Tracks, South of Duval St. NW, East of US-129, and West of Mussey Ave NE.**

This area is comprised of 24 parcels totaling 15 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.6	Private Owned – Stormwater Pond	Residential
	3	1.1	3 Established Residences	Residential
	1	0.6	Vacant Property	Residential
<b>Totals</b>	<b>5</b>	<b>2.3</b>	<b>3 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 0</b>		

<b>Commercial</b>			<b>Industrial</b>	
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	3.7	CRA – Vacant Property	Non-Taxable
	1	0.2	County – Passenger Depot	Non-Taxable
	1	0.9	County – Historical Museum	Non-Taxable
	3	1.3	City – Old City Hall & FD	Non-Taxable
	2	1.4	City – PWD Buildings/Water Works	Non-Taxable
	3	1.6	3 Established Businesses	Industrial / C-G
	1	0.8	1 Business / 1 Residence	C-G
	2	1.1	2 Vacant Commercial Buildings	Industrial / C-G
	2	0.4	Vacant Property	Industrial / C-G
	3	1.3	3 Nonconforming Residences	C-G / RSF
<b>Totals</b>	<b>19</b>	<b>12.7</b>	<b>4 Businesses</b> <b>4 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Haines St. NE	1,202 (US-129 to Georgia)	City – Local	
(*)	Duval St. NE	2,037 (US-129 to Mussey)	County – Collector	
(*)	Mussey Ave. NE	683 (US-90 to Duval)	City – Local	
(*)	Georgia Ave. NE	416 (RR to Duval)	City – Local	
(*)	Lisle Ave. NE	235	City – Local	
<b>Totals</b>		<b>County – 2,037</b> <b>City – 2,536</b>		

**CRA  
Sub-Area  
#18**



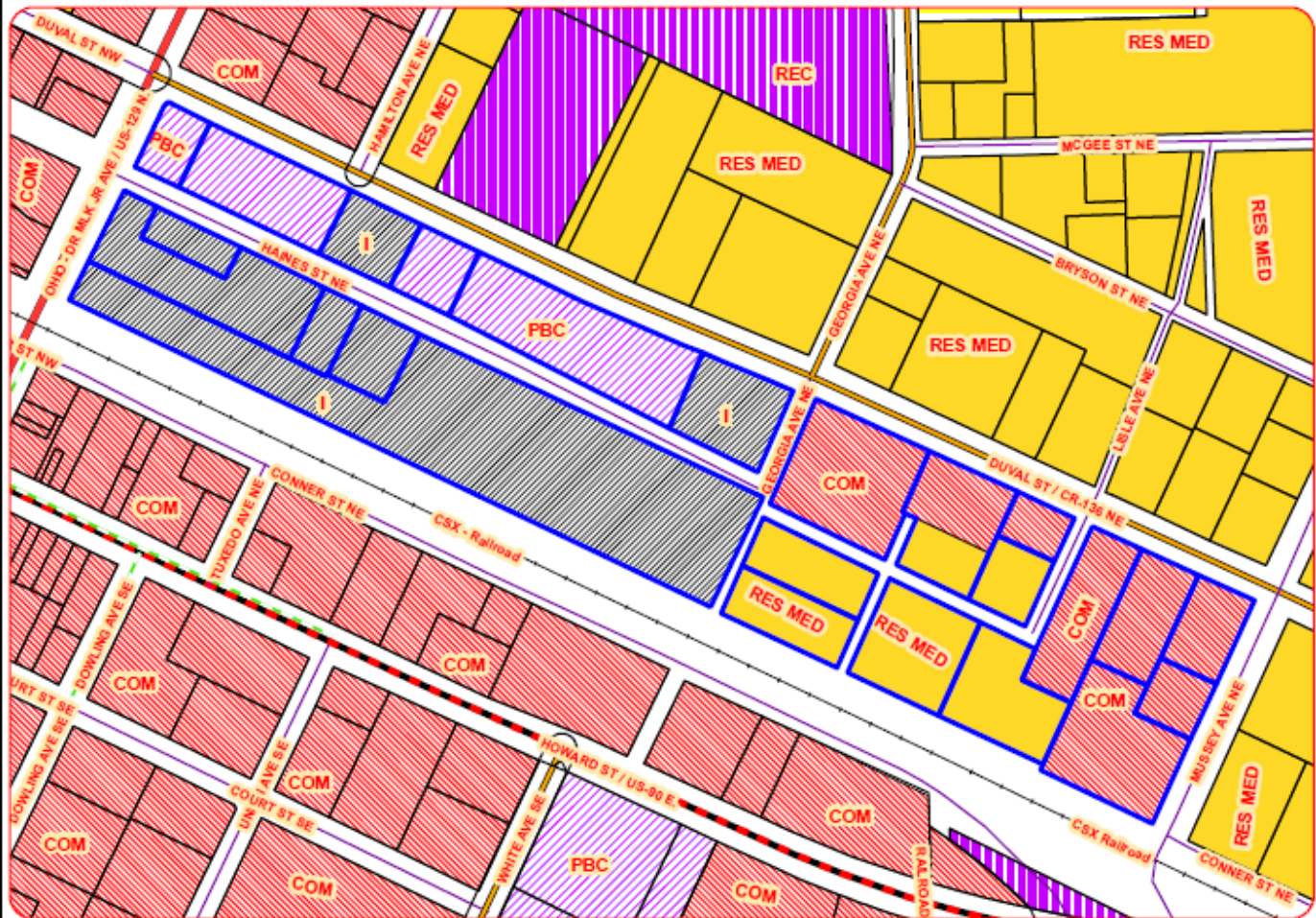
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GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 2-Lane
- Arterial, Principal, 4-Lane Divided

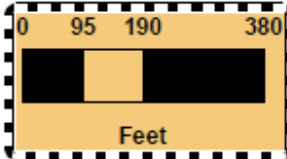
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**CRA  
Sub-Area  
#18**



**Legend**

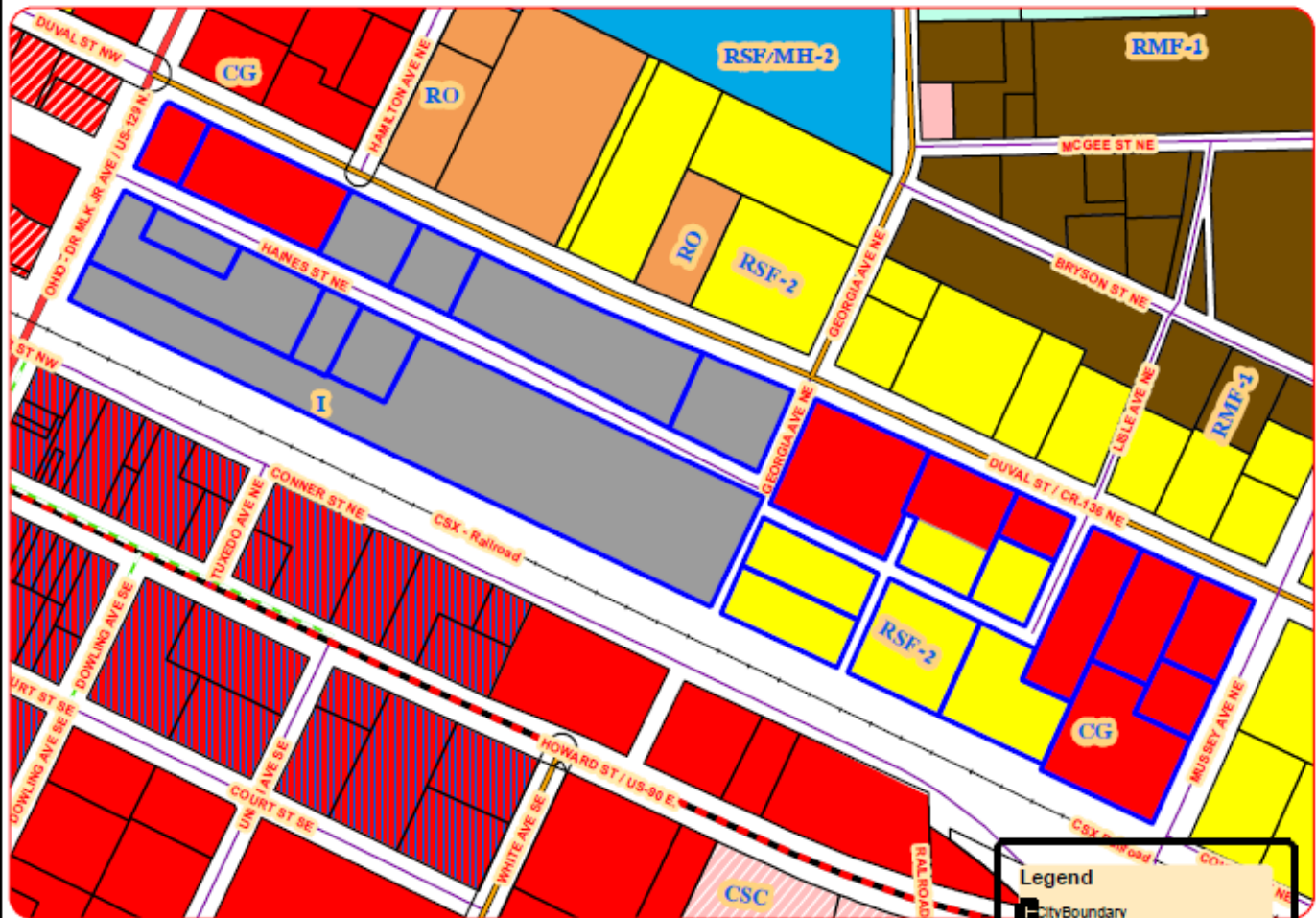
- City Boundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
  - Commercial (COM)
  - Industrial
  - Public
  - Recreation & Open Space
  - RES Low ( $\leq 2.178$  d.u./acre)
  - RES Med ( $\leq 8$  d.u./acre)



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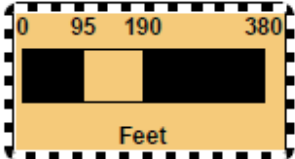
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**CRA  
Sub-Area  
#18**



**Legend**

- City Boundary
- Parcels
- Streets**
  - Local Streets
- Street Designation**
  - 2 Hour Parking Zones
  - Rail Line
  - Collector
  - Arterial, Principal, 2-Lane
  - Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
  - RSF-2 Single Family
  - RSF/MH-1 S.F./Manuf. Home
  - RSF/MH-2 S.F./Manuf. Home
  - Res. Multiple-Family - 1
  - Residential - Office - R-O
  - Commercial - Neighborhood C-N
  - Commercial - General C-G
  - Commercial - Intensive C-I
  - Central - Downtown C-D
  - Commercial Shopping Center CSC
  - Industrial - I



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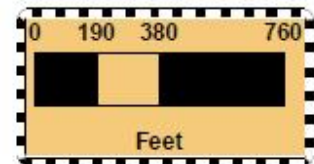
19. North of Duval St. NW, South of Spruce St. NW, including and East of abandoned N/S CSX Railroad ROW, and West of Anderson Ave. NE.

This area is comprised of 101 parcels totaling 36.7 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.6	City – Lift Station / PWD	Non-Taxable
	2	0.9	City – Stormwater Ponds	Non-Taxable
	4	1.0	Church Properties	Non-Taxable
	2	0.3	1 Business / Adjacent Parking	Residential
	37	9.4	44 Established Residences	Residential
	17	4.2	Vacant Property	Residential
<b>Totals</b>	<b>63</b>	<b>16.4</b>	<b>1 Business 44 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Rogers Ave. NW	1,382	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 1,382</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	11.5	CSX – Abandoned RR ROW	ROW Area
	1	0.075	City – Surplus Property	Non-Taxable
	2	0.7	State – Stormwater Ponds	Non-Taxable
	1	0.8	3 Businesses / 4 Vacant Tenant Spaces	C-G
	14	3.8	19 Established Businesses	C-I / C-G
	2	0.2	Adjacent Business Parking Lots	C-G
	2	0.5	2 Vacant Commercial Buildings	C-G
	10	1.6	Vacant Property	C-I / C-G / O-I
	5	1.1	5 Nonconforming Residences	C-G
<b>Totals</b>	<b>38</b>	<b>20.3</b>	<b>22 Businesses 5 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129 N	1,776 (Duval to Spruce)	DOT – State Highway	
	Spruce St. NW/NE	1,190	City – Local	
	Andra Davis / King St.	1,110	City – Local	
	Beech St. NW/NE	1,040	City – Local	
	Fir St. NE	222	City – Local	
	Elm St. NW/NE	830	City – Local	
	2 <sup>nd</sup> St. NW/NE	1,076	City – Local	
	Hillman Ave. NW	1,381	City – Local	
	Brown Ave. NW	272	City – Local	
	Anderson Ave. NW	1,380	City – Local	
	Hamilton Ave. NE	385	City – Local	
<b>Totals</b>		<b>City – 8,886</b>		

**CRA  
Sub-Area  
#19**



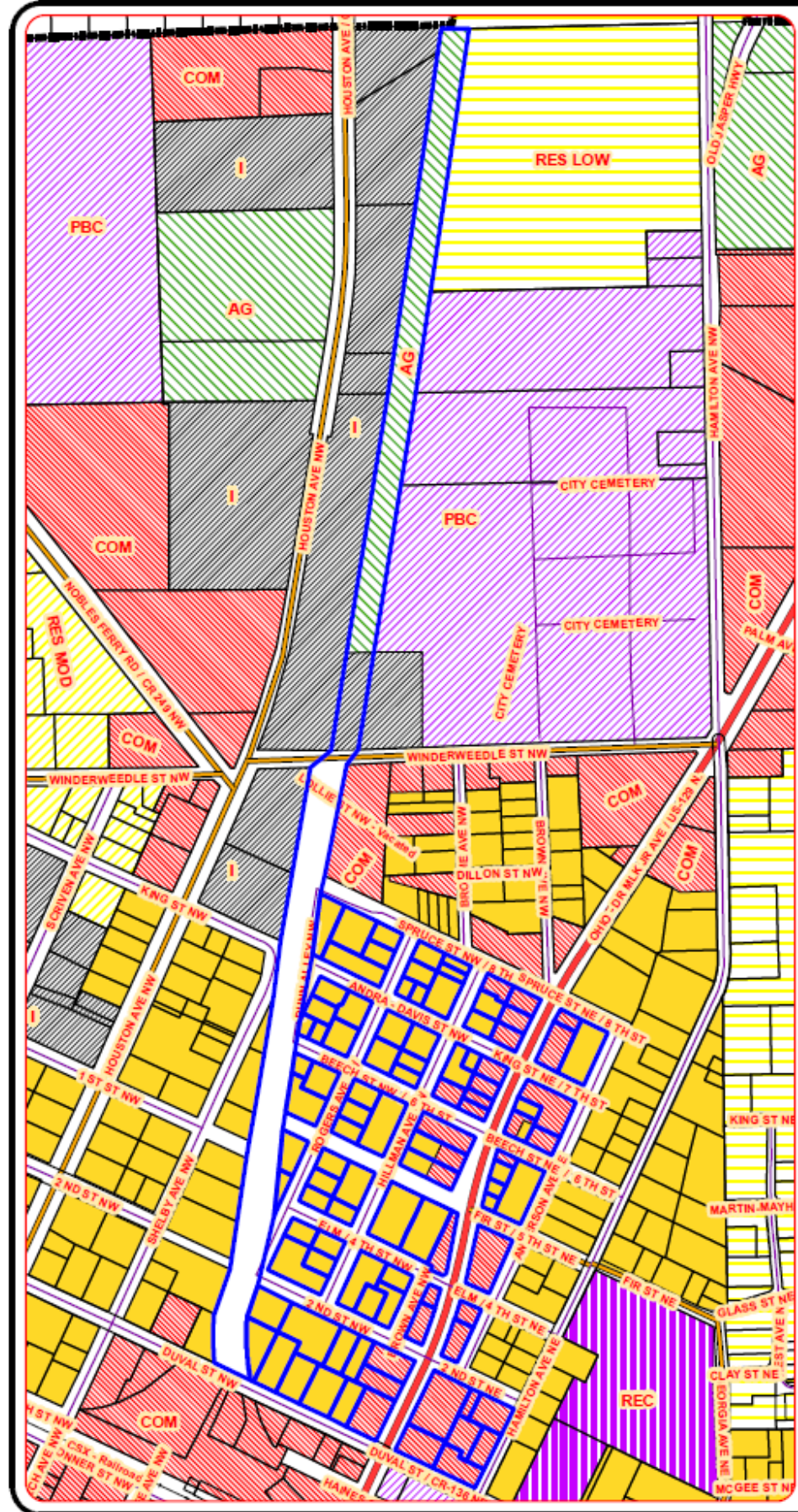
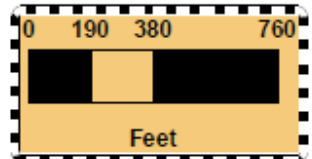
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 4-Lane Divided

City of Live Oak - Planning & Zoning  
GIS Mapping - Development Manager  
George Curtis

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**CRA  
Sub-Area  
#19**



**Legend**

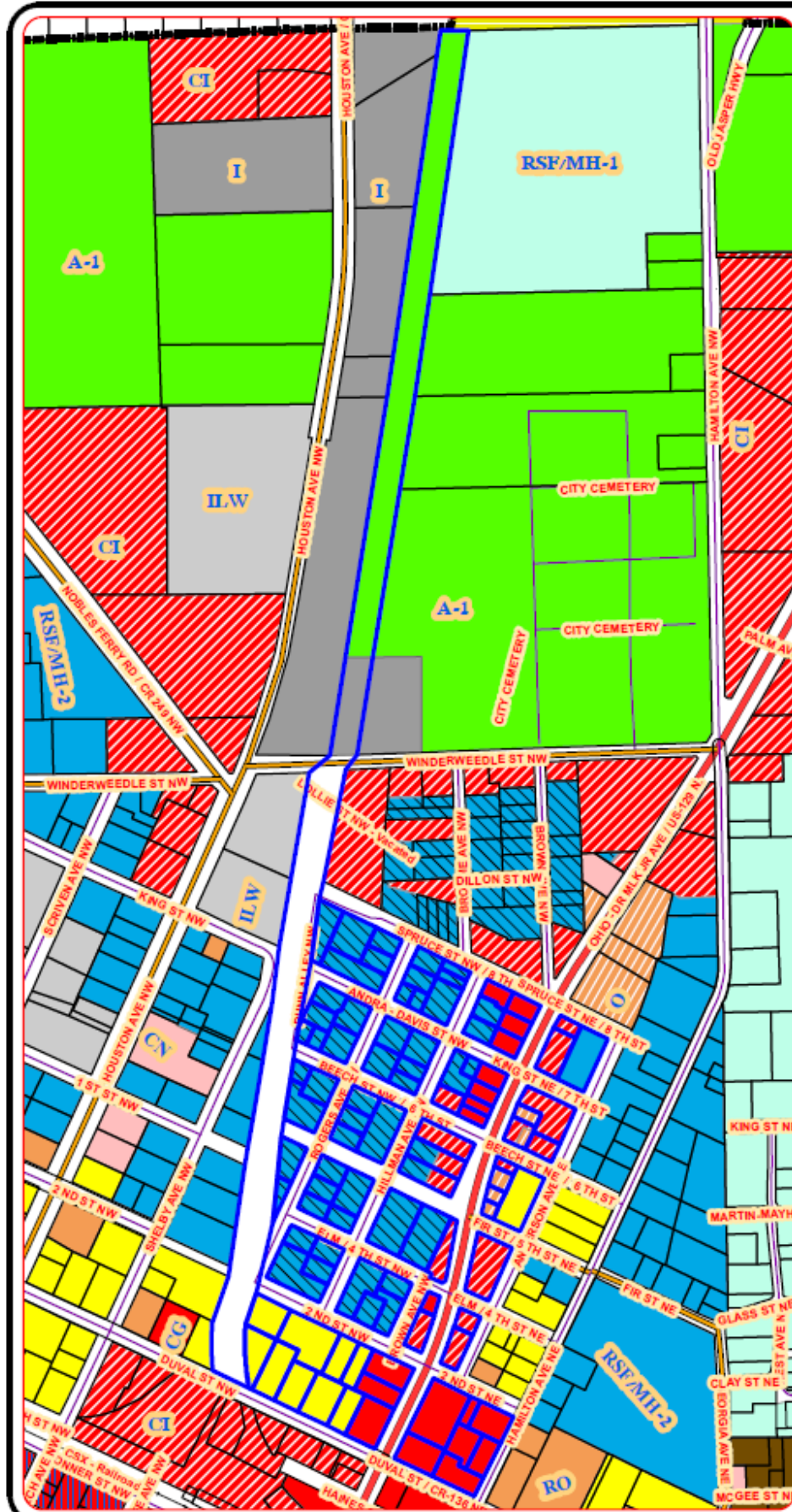
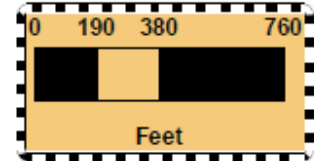
- City Boundary
- Parcels
- Streets**
  - Local Streets
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  - AG (<- 1d.u./5 acres)
  - Commercial (COM)
  - Industrial
  - Public
  - Recreation & Open Space
  - RES Low (<- 2.178 d.u./acre)
  - RES Mod (<- 4.356 d.u./acre)
  - RES Med (<- 8 d.u./acre)

City of Live Oak - Planning & Zoning  
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**CRA  
Sub-Area  
#19**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- 2 Hour Parking Zones
- Rail Line
- Collector
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- RSF-1 - Suw. County
- Agricult. - A-1
- RSF-1 Single Family
- RSF-2 Single Family
- RSF/MH-1 S.F./Manuf. Home
- RSF/MH-2 S.F./Manuf. Home
- RSF/MH-3 S.F./Manuf. Home
- Res. Multiple-Family - 1
- Residential - Office - R-O
- Office - Institutional - O-I
- Commercial - Neighborhood C-N
- Commercial - General C-G
- Commercial - Intensive C-I
- Central - Downtown C-D
- Industrial, Light and Warehousing ILW
- Industrial - I

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George Curtis

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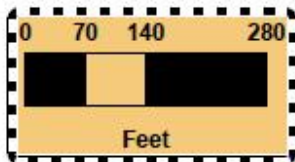
20. North of Spruce St. NW, South of Winderweedle St. NW, East of abandoned N/S CSX Railroad ROW, and West of Hamilton Ave. NE.

This area is comprised of 46 parcels totaling 19.4 acres.

<b>Residential</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	0.2	City – Surplus Property	Non-Taxable
	20	5.4	19 Established Residences	Residential
	1	0.1	Residential Accessory Shed	Residential
	4	0.7	Vacant Property	Residential
<b>Totals</b>	<b>26</b>	<b>6.4</b>	<b>19 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	Rogers Ave. NW	1,382	City – Local	
	(*) Roads shared between Residential and Commercial – see next block			
<b>Totals</b>		<b>City – 1,382</b>		

<b>Commercial</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	1.0	County – Offices	Non-Taxable
	8	6.2	10 Established Businesses	C-I / O-I / RSF/MH
	1	0.1	1 Business / 1 Vacant Tenant Space	C-I / RSF/MH
	1	0.7	1 Business / 1 Residence	C-I
	5	3.6	Vacant Property	C-I / RSF/MH
	4	1.4	4 Nonconforming Residences	C-I / RSF/MH
<b>Totals</b>	<b>20</b>	<b>13.0</b>	<b>12 Businesses 4 Residences</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129 N	1,088 (Spruce to Winderweedle)	DOT – State Highway	
	Winderweedle St. NW	1,442 (CSX ROW to US-129)	City – Collector	
	Dillon St. NW	300		
	Broome Ave. NW	721	City – Local	
	Brown Ave. NW	884	City – Local	
	Hamilton Ave. NE	886	City – Local	
<b>Totals</b>		<b>City – 4,233</b>		

**CRA  
Sub-Area  
#20**



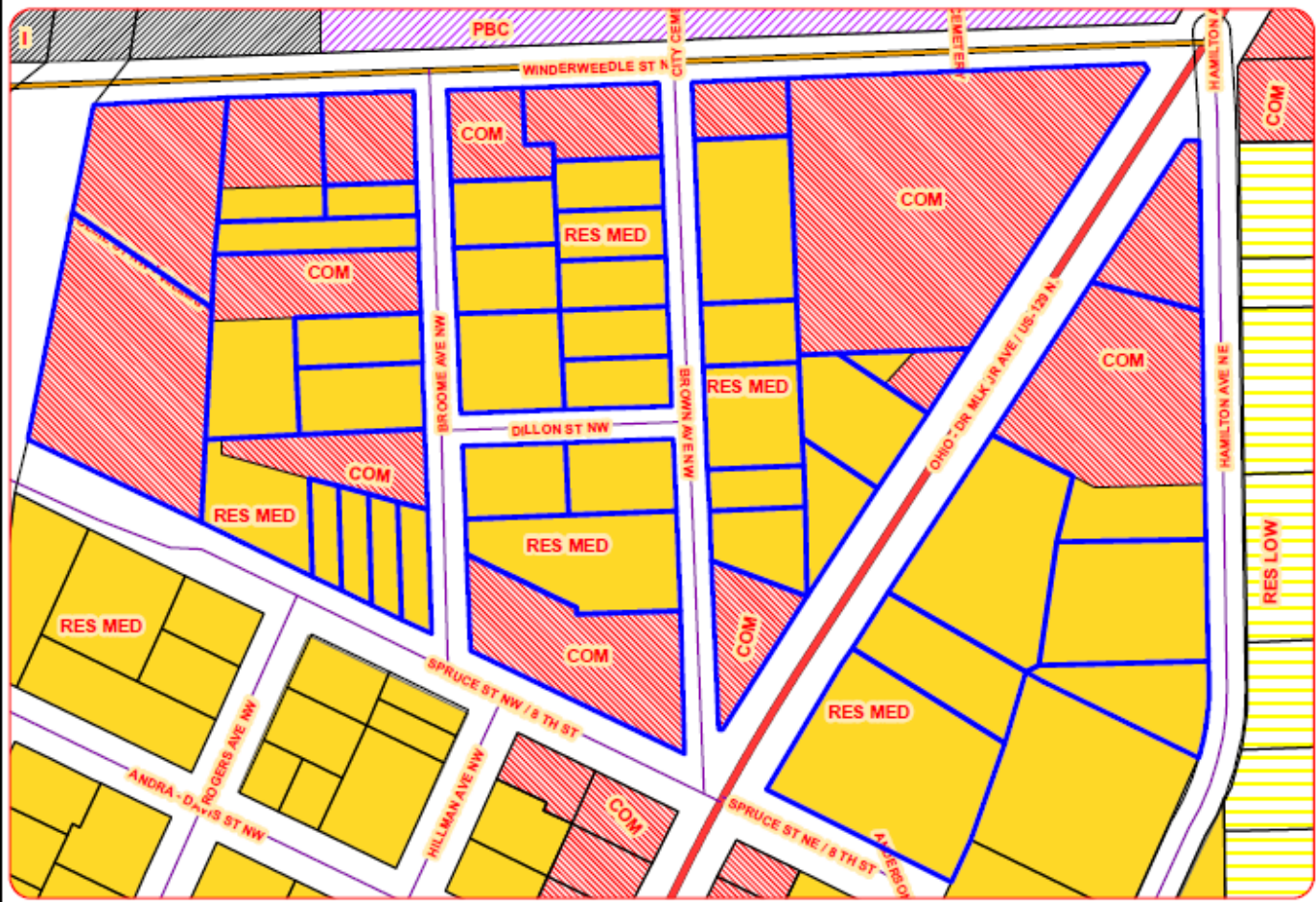
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GIS Mapping - Development Manager  
George Curtis

**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided

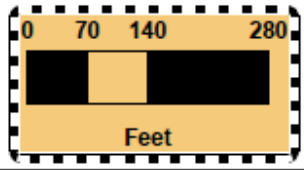
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**CRA  
Sub-Area  
#20**



**Legend**

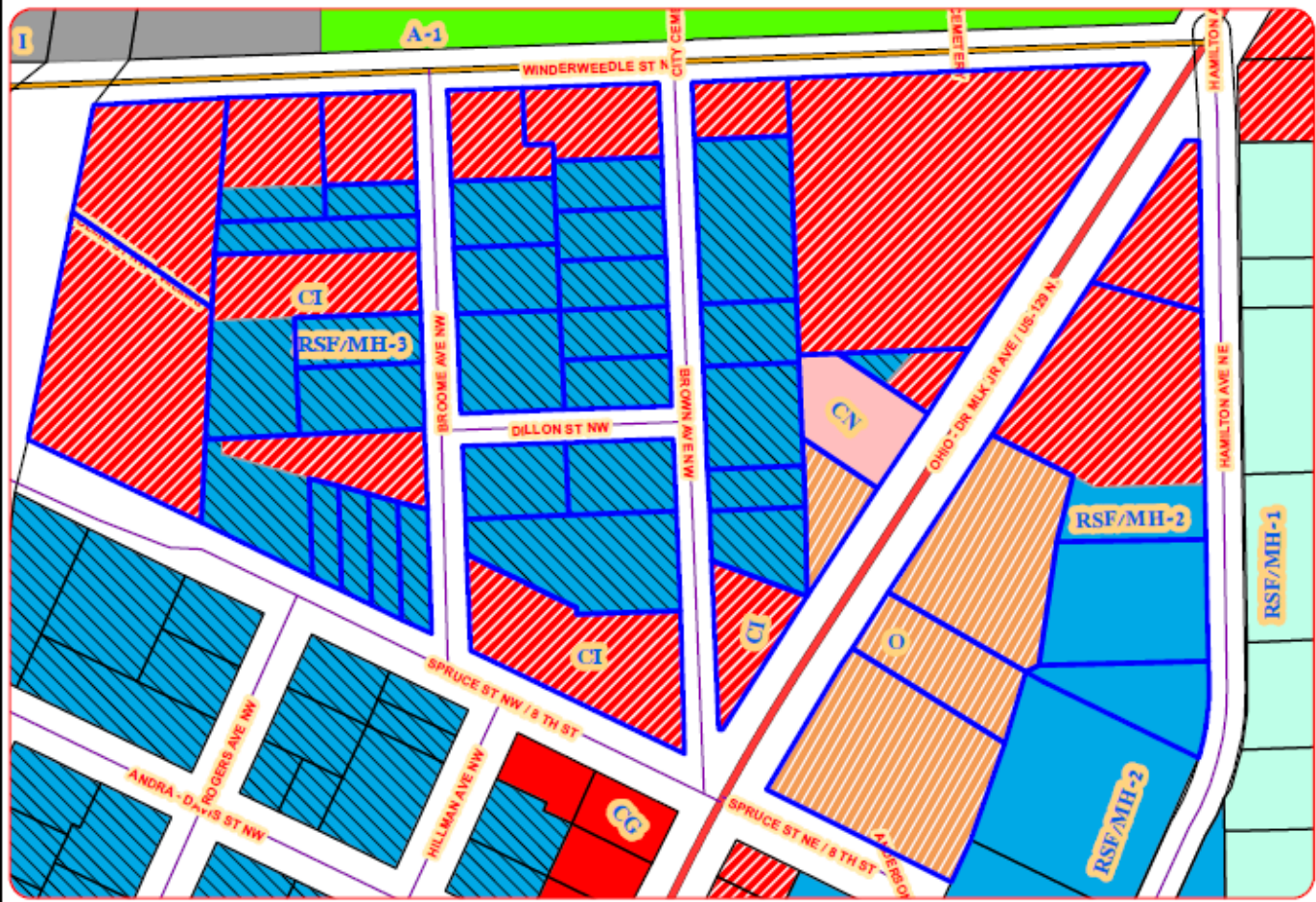
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
- Commercial (COM)
- Industrial
- Public
- RES Low (<= 2.178 d.u./acre)
- RES Med (<= 8 d.u./acre)



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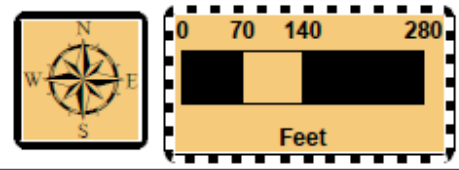
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**CRA  
Sub-Area  
#20**



**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided
- Zoning**
- Zoning District**
- Agricult. - A-1
- RSF/MH-1 S.F./Manuf. Home
- RSF/MH-2 S.F./Manuf. Home
- RSF/MH-3 S.F./Manuf. Home
- Office - Institutional - O-I
- Commercial - Neighborhood - C-N
- Commercial - General - C-G
- Commercial - Intensive - C-I
- Industrial - I



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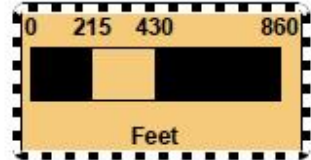
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21. North of Winderweedle St. NW up to the Area Boundary, East of Hamilton Ave. NW up to the Area Boundary.

This area is comprised of 25 parcels totaling 99.2 acres.

<b>Various Uses</b>				
	<b>Parcel Count</b>	<b>Parcel Acreage</b>	<b>Parcel Use</b>	<b>Parcel Type or Zoning</b>
	1	2.1	Church Property	Non-Taxable
	1	26.0	City – Maintenance Barn / Cemetery	Non-Taxable
	14	50.3	16 Established Businesses	C-I / I / A-1
	1	4.6	Old Food Lion Shopping Center 8 Established Businesses	C-I
	2	6.4	2 Vacant Commercial Buildings	C-I / I
	6	9.8	Vacant Property	C-I
<b>Totals</b>	<b>25</b>	<b>99.2</b>	<b>24 Businesses</b>	
<b>FRONTING STREET ROW's</b>				
	<b>Street Name</b>	<b>Segment Length (feet)</b>	<b>Status</b>	
	US-129 N	3,078 (Winderweedle to North)	DOT – State Highway	
	Hamilton Ave. NW	2,081 (US-129 to North)	City – Local	
	Old Jasper Hwy.	355	City – Local	
	Palm Ave. NE	1,055	City – Local	
	Grand St. NE	416	City – Local	
<b>Totals</b>		<b>City – 3,907</b>		

**CRA  
Sub-Area  
#21**



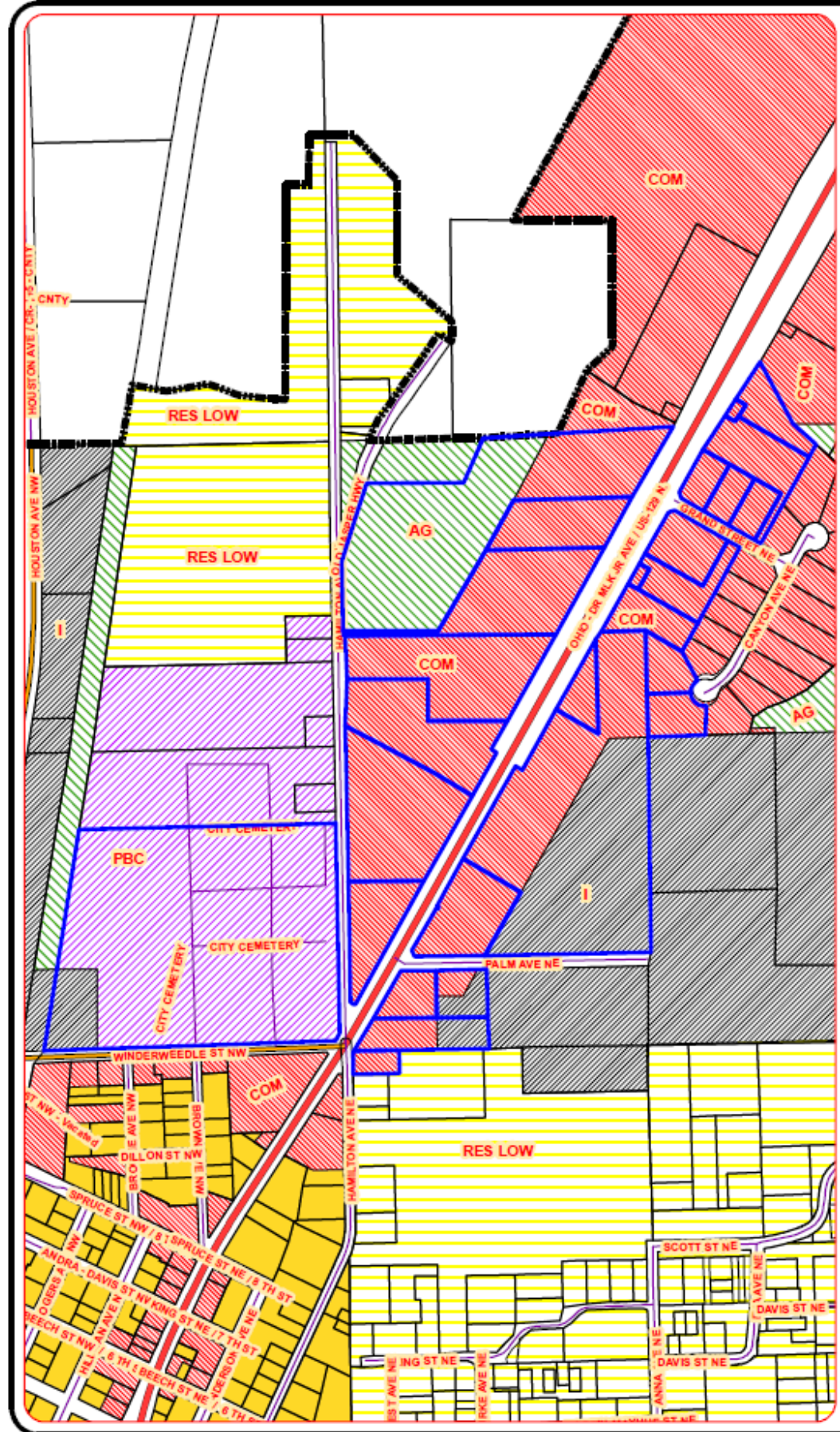
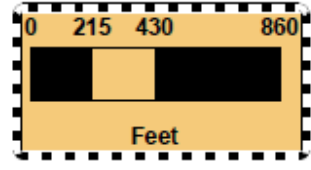
**Legend**

- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided

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**CRA  
Sub-Area  
#21**



**Legend**

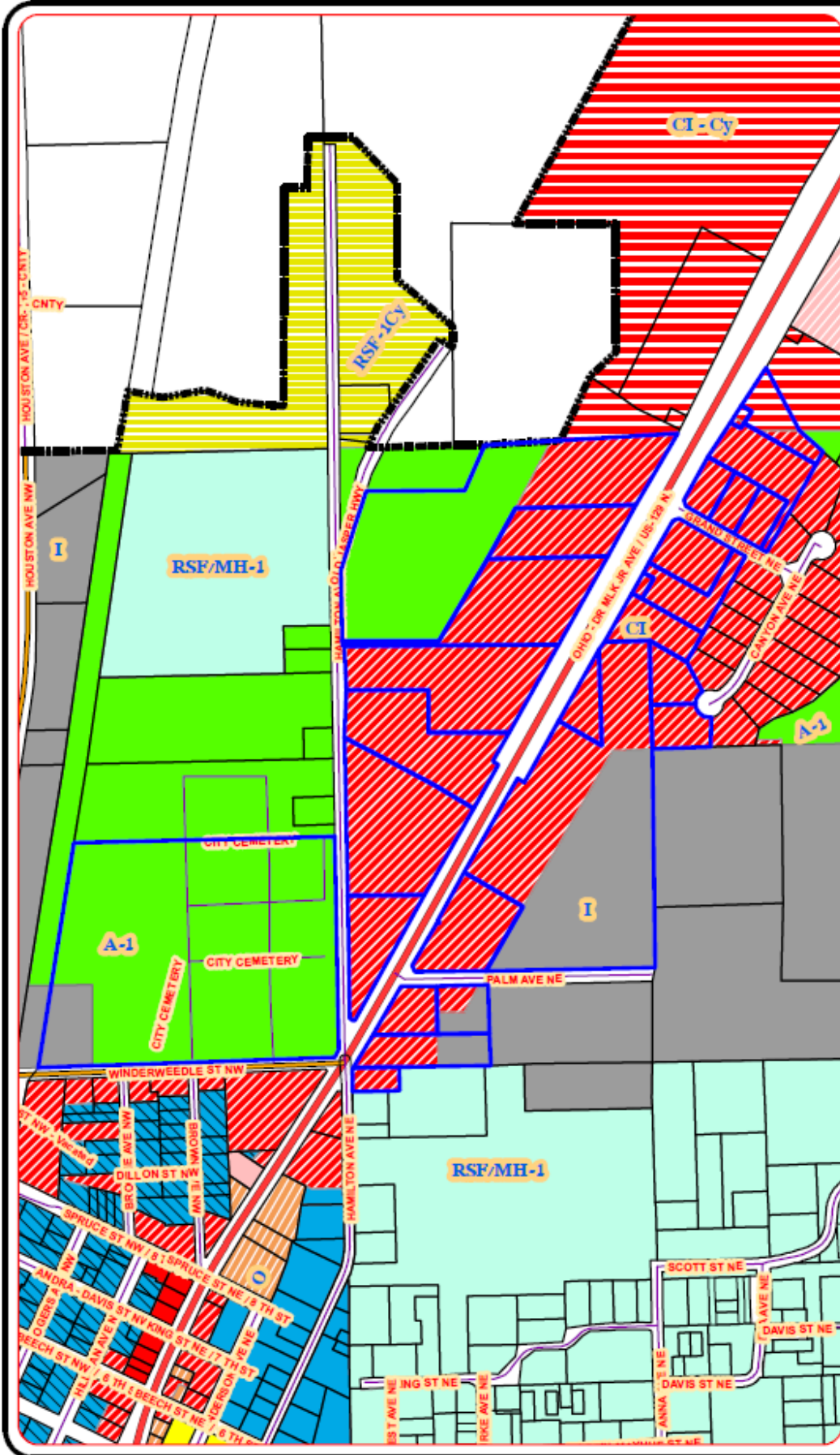
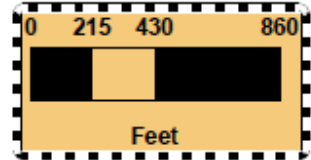
- City Boundary
- Parcels
- Streets**
- Local Streets
- Street Designation**
- Collector
- Arterial, Principal, 4-Lane Divided
- Future Land Use**
- City or County Future Land Use**
- AG (<= 1 d.u./5 acres)
- Commercial (COM)
- Industrial
- Public
- RES Low (<= 2.178 d.u./acre)
- RES Med (<= 8 d.u./acre)

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**CRA  
Sub-Area  
#21**



- Legend**
- City Boundary
  - Parcels
  - Streets**
  - Local Streets
  - Street Designation**
  - Collector
  - Arterial, Principal, 4-Lane Divided
  - Zoning**
  - Zoning District**
  - C-1 - Suw. County
  - RSF-1 - Suw. County
  - Agricuilt. - A-1
  - RSF-1 Single Family
  - RSF-2 Single Family
  - RSF/MH-1 S.F./Manuf. Home
  - RSF/MH-2 S.F./Manuf. Home
  - RSF/MH-3 S.F./Manuf. Home
  - Office - Institutional - O-I
  - Commercial - Neighborhood C-N
  - Commercial - General C-G
  - Commercial - Intensive C-I
  - Commercial Shopping Center CSC
  - Industrial - I

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## ii. AREA-WIDE SUMMARY

This analysis was completed in June of 2017. Data analysis is ongoing. As property subdivisions are created, parcels combined, zoning amendments adopted, or other data is discovered, the data is subject to change and update over time.

The total **Community Redevelopment Area**, also referred to as the Area or District Boundary, is comprised of a total of **1,117 acres** of land. This includes all parcels of record, as well as all street right-of-ways (ROW).

**Parcels** total **924.8 acres** (82.8% of the Area), and number at **813**.

**ROW** areas total **192.2 acres** (17.2% of the Area).

Area wide, there are **332 established residences**, and **277 established businesses**.

To provide a simple viable summary of the preceding charts, the following data is offered:

### 1. RESIDENTIAL ZONING

- a. **126 Residential Acres** of total property, representing 11% of the total Area, and 14% of total parcels;
- b. **365.5** parcels, representing **45%** of the total parcels;
- c. There are **20 non-taxable parcels**, totaling **8.7 acres**;
- d. There are **276 established residences**;
- e. There are **76.5 vacant parcels**, totaling **22.5 acres**; and
- f. There are **2 established businesses**.

### 2. NON-RESIDENTIAL ZONING (ALL OTHERS COMBINED)

In total, non-residential-zoned properties (commercial, industrial, etc.) make up approximately 798.8 acres of the area, and is broken down as follows:

- a. **798.8 Non-Residential Acres** of total property, representing 72% of the total Area, and 86% of total parcels;
- b. **447.5** parcels, representing **55%** of the total parcels;
- c. There are **70 non-taxable parcels**, totaling **308.9 acres**;
- d. There are **275 established businesses**;
- e. There are **72.5 vacant parcels**, totaling **247.9 acres**;
- f. There are **22 vacant tenant spaces**;
- g. There are **30 vacant commercial buildings**; and
- h. There are **56 established residences**.

### 3. FRONTING STREET RIGHT-OF-WAYS

**03.7** miles of ROW are DOT State Highway.

**00.9** miles of ROW are considered County maintained.

**20.9** miles of ROW in the Area are City Local Streets, and thus can be targeted for viable redevelopment projects.

**Sub-Area Districts Numbers**

	Residential			
	# Non-Taxable Properties	# Established Residences	# Vacant Properties	# Established Businesses
Sub-Area District 1	0	0	0	0
Sub-Area District 2	1	14	3	0
Sub-Area District 3	1	4	1	0
Sub-Area District 4	0	12	2	0
Sub-Area District 5	0	2	0	0
Sub-Area District 6	0	2	1	0
Sub-Area District 7	0	0	0	0
Sub-Area District 8	2	6	1	0
Sub-Area District 9	1	25	3	0
Sub-Area District 10	0	0	0	0
Sub-Area District 11	0	0	0	0
Sub-Area District 12	3	24	19	1
Sub-Area District 13	2	68	1	0
Sub-Area District 14	0	38	9	0
Sub-Area District 15	0	0	0	0
Sub-Area District 16	0	15	13	0
Sub-Area District 17	0	0	0	0
Sub-Area District 18	0	3	1	0
Sub-Area District 19	7	44	17	1
Sub-Area District 20	1	19	4	0
Sub-Area District 21	0	0	0	0
<b>Grand Totals</b>	<b>20</b>	<b>276</b>	<b>76.5</b>	<b>2</b>

**Non-Residential**

	# Non-Taxable Properties	# Established Businesses	# Vacant Properties	# Vacant Tenant Spaces	# Vacant Buildings	# Established Residences
	Sub-Area District 1	4	17	3	1	0
Sub-Area District 2	1	15	6	3	0	3
Sub-Area District 3	0	10	4	0	0	4
Sub-Area District 4	1	8	4	0	0	3
Sub-Area District 5	0	12	0	0	0	2
Sub-Area District 6	0	7	1	0	2	1
Sub-Area District 7	22	86	4	4	8	8
Sub-Area District 8	2	8	6	1	1	17
Sub-Area District 9	7	10	3	8	4	0
Sub-Area District 10	6	0	4	0	0	0
Sub-Area District 11	9	0	0	0	0	0
Sub-Area District 12	3	18	2	0	3	0
Sub-Area District 13	0	3	0	0	0	0
Sub-Area District 14	0	2	0	0	0	0
Sub-Area District 15	1	10	9	0	2	2
Sub-Area District 16	0	0	0	0	0	0
Sub-Area District 17	0	7	2	0	4	0
Sub-Area District 18	8	4	2	0	2	3
Sub-Area District 19	3	22	10	4	2	5
Sub-Area District 20	1	12	3	1	0	3
Sub-Area District 21	2	24	6	0	2	0
<b>Grand Totals</b>	<b>70</b>	<b>275</b>	<b>72.5</b>	<b>22</b>	<b>30</b>	<b>56</b>

**Fronting Street ROWs**

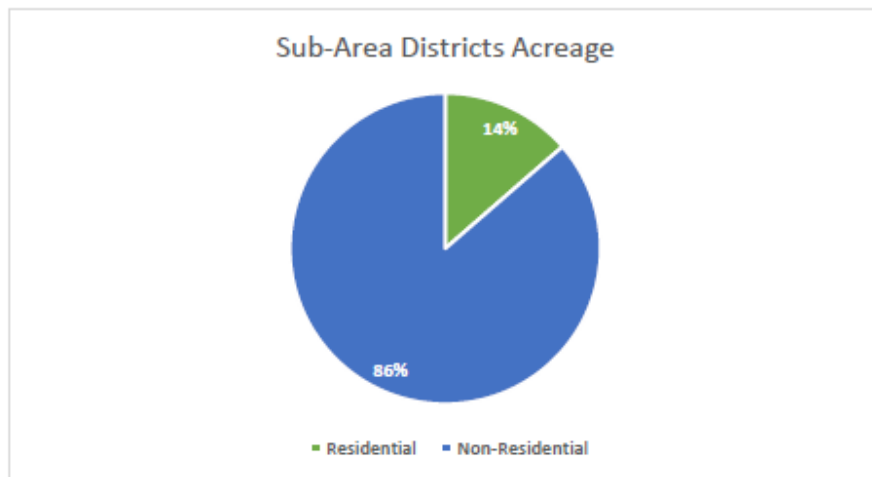
	Residential		Commercial	
	Total (ft)	Total (mi.)	Total (ft.)	Commercial Total (mi)
Sub-Area District 1	0	0.00000000	3171	0.60056837
Sub-Area District 2	2313	0.438068322	2154	0.40795468
Sub-Area District 3	560	0.106060640	1460	0.27651524
Sub-Area District 4	1740	0.329545560	1027	0.19450764
Sub-Area District 5	75	0.014204550	393	0.07443184
Sub-Area District 6	183	0.034659102	475	0.08996215
Sub-Area District 7	0	0.00000000	9701	1.83731119
Sub-Area District 8	0	0.00000000	2806	0.53143956
Sub-Area District 9	2146	0.406439524	7113	1.34753831
Sub-Area District 10	0	0.00000000	18295	3.46496323
Sub-Area District 11	0	0.00000000	1114	0.21098492
Sub-Area District 12	2866	0.542803204	5531	1.04753821
Sub-Area District 13	3170	0.600378980	3505	0.66382597
Sub-Area District 14	5033	0.953220002	1094	0.20719704
Sub-Area District 15	0	0.00000000	7851	1.48693229
Sub-Area District 16	3076	0.582575944	0	0.00000000
Sub-Area District 17	0	0.00000000	1092	0.20681825
Sub-Area District 18	0	0.00000000	2536	0.48030318
Sub-Area District 19	1382	0.261742508	8886	1.68295508
Sub-Area District 20	1382	0.261742508	4233	0.80170480
Sub-Area District 21	0	0.00000000	3907	0.73996236
<b>Grand Totals</b>	<b>23926</b>	<b>4.531440844</b>	<b>86346</b>	<b>16.35341432</b>

### Sub-Area Districts Acreage

	Residential			Non-Residential		
	Non-Taxable Properties	Vacant Properties	Total Residential	Non-Taxable Properties	Vacant Properties	Total Non-Residential
Sub-Area District 1	0.0	0.0	0.0	130.0	13.2	158.6
Sub-Area District 2	0.2	4.2	13.4	4.1	3.8	34.4
Sub-Area District 3	0.4	0.3	3.4	0.0	2.0	13.4
Sub-Area District 4	0.0	0.5	6.7	1.8	2.2	10.3
Sub-Area District 5	0.0	0.0	0.4	0.0	0.0	4.4
Sub-Area District 6	0.0	0.3	3.0	0.0	0.2	5.6
Sub-Area District 7	0.0	0.0	0.0	13.0	1.2	28.9
Sub-Area District 8	0.5	0.2	2.5	0.5	1.1	12.4
Sub-Area District 9	1.6	1.5	12.3	4.8	1.8	21.4
Sub-Area District 10	0.0	0.0	0.0	103.6	194.0	297.6
Sub-Area District 11	0.0	0.0	0.0	11.0	0.0	11.0
Sub-Area District 12	1.6	3.1	11.7	1.4	0.5	10.1
Sub-Area District 13	1.7	0.8	25.3	0.0	0.0	0.9
Sub-Area District 14	0.0	2.7	15.1	0.0	0.0	1.2
Sub-Area District 15	0.0	0.0	0.0	1.3	11.9	35.0
Sub-Area District 16	0.0	3.4	7.1	0.0	0.0	0.0
Sub-Area District 17	0.0	0.0	0.0	0.0	0.6	8.4
Sub-Area District 18	0.0	0.6	2.3	7.5	0.4	12.7
Sub-Area District 19	2.5	4.2	16.4	0.8	1.6	20.3
Sub-Area District 20	0.2	0.7	6.4	1.0	3.6	13.0
Sub-Area District 21	0.0	0.0	0.0	28.1	9.8	99.2
<b>Grand Totals</b>	<b>8.7</b>	<b>22.5</b>	<b>126.014</b>	<b>308.875</b>	<b>247.9</b>	<b>798.775</b>

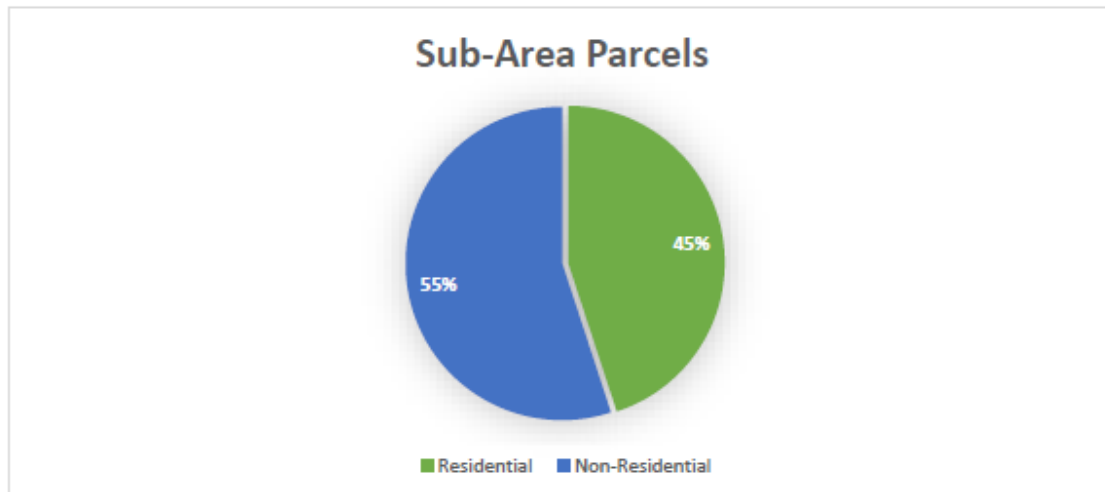
**Grand Total Area**      **924.789**

Residential                      126.014  
 Non-Residential                798.775



### Sub-Area Districts Parcels

	Residential	Non-Residential
Sub-Area District 1	0	15
Sub-Area District 2	19	17
Sub-Area District 3	5	25
Sub-Area District 4	13	19
Sub-Area District 5	2	11
Sub-Area District 6	4	11
Sub-Area District 7	0	108
Sub-Area District 8	9	35
Sub-Area District 9	27	21
Sub-Area District 10	0	10
Sub-Area District 11	0	9
Sub-Area District 12	53	21
Sub-Area District 13	65	3
Sub-Area District 14	48.5	1
Sub-Area District 15	0	26.5
Sub-Area District 16	26	0
Sub-Area District 17	0	13
Sub-Area District 18	5	19
Sub-Area District 19	63	38
Sub-Area District 20	26	20
Sub-Area District 21	0	25
<b>Grand Totals</b>	<b>365.5</b>	<b>447.5</b>
<b>Combined Total</b>	<b>813</b>	



## *Part VII*

### *Redevelopment Policies*

#### **i. STAFF AUTHORITY AND INTERACTION**

Any CRA staff responsible to administer the CRA Program are to ultimately answer to the City Manager. Additionally, as part of day-to-day operations, CRA Staff shall collaborate with the following City Department Staff, whose duties and responsibilities are impacted by any CRA activity or expenditure: Finance Director and Department, Development Manager and Planning Department, Public Works Director and Department, Purchasing Agent, Building Official and Code Officer and Departments, and as applicable, any staff or contracted City Engineer and firm. CRA staff are also encouraged to reach out to any Economic Development staff – on a local, regional or state level, as well as any other governmental entity with local jurisdiction, pertaining to projects and activities which would benefit from, or have an impact on their respective areas of authority.

#### **ii. LAND AND PROPERTY ACQUISITION POLICY**

All aspects of land and property acquisition are to be conducted in a manner consistent with the CRA Board adopted policy which pertains to such.

#### **iii. NEIGHBORHOOD IMPACT**

Necessary steps will be taken to ensure that redevelopment within the Redevelopment Area will not negatively impact the residents of the Redevelopment Area and surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, school population, or any other factors affecting the physical and social quality of the neighborhood(s).

#### **iv. REPLACEMENT HOUSING AND RELOCATION POLICY FOR RELOCATED PERSONS**

If funds are budgeted for replacement housing which would necessitate the temporary or permanent displacement of persons from housing facilities located within the Redevelopment Area necessary to complete the redevelopment of the Redevelopment Area, the Agency will ensure that such endeavors are undertaken in a manner which will be of the most benefit for the impacted resident, as well as following any Federal or State Statutes which must be adhered to.

#### **v. RESIDENTIAL USE**

The Agency may undertake actions to identify and repurpose areas where are currently residential, which have a higher and better use as non-residential, as well as identifying and repurposing areas which are currently non-residential which have a higher and better use as residential.

The Agency will work with all associated property owners, and within the required legal framework to accomplish such actions, such that the goals to eliminate blights are accomplished within the Area.

Housing is identified as a clear need for the Area, as well as the City as a whole. The Agency will take actions to promote and facilitate housing – both market rate, as well as affordable.

**vi. EFFECT ON SCHOOL POPULATION**

The Agency will work with the local School Board Office to ensure that housing programs do not significantly affect school populations.

**vii. ENVIRONMENTAL QUALITY**

The redevelopment actions proposed in the Plan are not expected to negatively impact the environmental quality within the Community Redevelopment Area. Some of the projects that the CRA may undertake in the coming years could involve sites that may have environmental issues which would benefit from redevelopment. The Agency will utilize available tools, as well as grants to properly assess and where possible, remediate environmental issues in the Area.

**viii. TRAFFIC CIRCULATION POLICY**

The major redevelopment projects contained within this Plan are generally adjacent to major transportation corridors and not anticipated to degrade traffic circulation within the residential areas of the Community Redevelopment Area.

## *Part VIII*

### *Redevelopment Programs, Projects, Initiatives & Activities*

#### **REDEVELOPMENT STRATEGIES, GOALS, AND OBJECTIVES**

The programs, projects, initiatives and activities described herein of the Live Oak Community Redevelopment Agency are designed to address and resolve underlying problems which continue to have a slum or blighted influence on the Community Redevelopment Area, and in order to satisfy basic needs of the populace or to take advantage of opportunities for economic, social, or aesthetic improvements.

Overall, redevelopment strategies of both the CRA and the City are embodied within these programs and projects undertaken by the CRA. This portion of the Plan is the heart of the Community Redevelopment Program.

When considering redevelopment strategies, it is important to note that the CRA cannot possibly fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents, businesses and investors within the Community Redevelopment Area, and to leverage investment by private enterprise.

With limited resources available for redevelopment efforts, the Agency must be careful not to spread itself too thin by attempting to do too much at any one time. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures. Since the implementation of a few strategically placed, well-funded programs may have a much greater impact to the overall Area than many inadequately funded ones, programs must be evaluated in the context of the Agency's overall goals, and implemented accordingly.

All programs, projects, initiatives and activities will be undertaken in compliance with all applicable Goals, Objectives and Policies as found within the adopted City of Live Oak Comprehensive Plan, as well as applicable requirements in the Land Development Regulations, and other applicable statutes and codes, including standard accounting, purchasing and procurement policies. The foundations of these strategies are articulated in greater detail in other portions of the Plan.

The following are hereby found to serve the objectives of this Plan to lessen, correct, eradicate, or eliminate slum and blight in the Community Redevelopment Area, and shall be publically funded through the Community Redevelopment Agency, unless otherwise provided for, by and through the Community Redevelopment Trust Fund, adopted by **Ordinance No. 865**. The Agency will approve all program policies, guidelines and criteria prior to implementation.

The programs, projects, initiatives and activities to be publically funded through the Community Redevelopment Agency are divided up into four main categories:

- Agency Functions;
- Public Property;
- Private – Residential Property; and
- Private – Non-Residential Property.



## **i. AGENCY FUNCTIONS**

The Live Oak Community Redevelopment Agency functions on many levels, both day-to-day, and on a broader sense, annually with reporting and budgeting. Functions listed which may be carried out on various locations, may be applied to any property, whether public or private.

All listed criteria shall be as provided for and supported by applicable sections of Florida Statutes. The following programs, projects, initiatives and activities are hereby authorized to take place and be facilitated, undertaken and/or funded:

1. Administration and operational expenditures.
2. Create and/or fund: community redevelopment staff positions, enter into agreements or contracts with design or planning professionals, consultants and consultant services, or universities, and similar organizations and firms, for expenses of work performed or reimbursement for materials utilized, for general contributions and participation or on a specific project-by-project or plan-by-plan basis, and/or compensate or reimburse the City of Live Oak for the salaries and wages of City employees who work on any community redevelopment undertaking described in the Community Redevelopment Plan, as amended.

*For City Employees, the City shall create and maintain records of the extent of each employee's time spent on such work and remittance, reimbursement or payments to the Employee or City by the CRA shall be based upon such records. For non-City employees, a written agreement for services will be secured and approved prior to funds being expended.*

3. Memberships with redevelopment organizations.
4. Facilitate and fund travel and conference expenses to Florida Redevelopment Association's or other redevelopment related entity's trainings, meetings or conferences, for the purposes of knowledge acquisition for individuals who contribute to the creation, management, or implementation of CRA funded projects, programs, policies or activities.
5. Social media promotions, management and outreach with a variety of internet based sources.
6. Promotional items, advertising, posters, and other similar outreach programs and initiatives.
7. Outreaches, booths, visioning, charrettes, and similar endeavors to promote, inform, or receive community feedback pertaining to redevelopment plans and initiatives.
8. Partnering with the Chamber of Commerce and other community organizations.
9. Consulting, planning, engineering, architectural and similar services.
10. Issue Requests for Proposals (RFPs) and Requests for Qualifications (RFQs), as needed for a variety of purposes, including but not limited to: for visioning and master-planning; to market certain identified properties redevelopment purposes; for public projects; or pertaining to new commercial, industrial and residential opportunities in the district.
11. Acquisition, redevelopment, leasing or disposal of real property, including improvements thereon, including all necessary due diligence assessments and activities, document preparation and closing/recording functions.

12. Assist, support and fund subdivision platting, Land Use Plan Map and Official Zoning Atlas Map amendment actions; and also street or alley vacations, and other public hearing applications and meetings which are determined by the Board to support or promote viable business and redevelopment activities within the Area.
13. Assist, support and fund amendments to the Comprehensive Plan, Land Development Regulations and other Codes.
14. To prepare applications in-house or enlist consultants for the same, to apply for any available grant funding which would further this redevelopment Plan.
15. To carry out and administer or enlist consultants for the same, for awarded grants.
16. Assist, support and provide funding, in the form of required matching funds, for grants which the City or CRA were or are awarded or qualified for, by application of the City or CRA, or designated agent of the City.
17. Evaluate opportunities for, and fund, land acquisition, demolition and removal of structures, redevelopment, various improvements and rehabilitation of blighted properties, and to assemble and market properties for redevelopment purposes, and/or otherwise retain and manage such properties for a variety of contributing uses.
18. Create and adopt overlay, sub-area, district and neighborhood plans to facilitate and reinforce the attraction of foot traffic, patrons, and/or the attraction of various businesses and services in appropriate areas of redevelopment focus, and/or in close proximity to neighboring residential areas. Similar plans may be funded for mixed-use, recreational or various uses.
19. Community policing initiatives, programs and support for the Area, and CRA related events held therein.
20. Plans, projects, programs, and activities for the enforcement of state and local laws, codes and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements, including initiatives facilitated thru, but not limited to, Code Enforcement and Animal Control, with an emphasis on those which eliminate blight and/or address or improve the public health, safety, morals, or welfare of the residents of the City.
21. Funding, facilitating and/or overseeing a public transportation program to service the CRA Area.
22. Funding, facilitating and/or overseeing multi-modal transportation stops within the Area, including future train connectivity and amenities.
23. Funding, facilitating, overseeing or partnering with entities to promote, sponsor or facilitate local events which generate activity and support businesses within the CRA Area.
24. Funding, facilitating, and/or overseeing a program which promotes businesses which are located in the CRA Area, including but not limited to partial or full reimbursement of vendor fees for said businesses to participate in local area events when participation in such would drive customers to continue to support their CRA Area bricks and mortar location.

## ii. PUBLIC PROPERTY

Public property is considered any real property owned or controlled by the CRA, or real property otherwise owned by a public entity, for which the CRA has obtained approval to conduct a project on. It also includes all public street right-of-ways, and areas above or beneath streets, for infrastructure, identity, branding and beautification purposes. Also included is any facilities, projects or activities which may be wholly or partly sponsored by the CRA, which take place or are utilized on public property. All of which are found to be within the CRA District Area Boundary.

All listed criteria shall be as provided for and supported by applicable sections of Florida Statutes. The following programs, projects, initiatives and activities are hereby authorized to take place and be facilitated, undertaken and/or funded:

1. Acquisition, development, redevelopment, marketing, leasing or disposal of real property, including funding improvements thereon.
2. Acquisition, construction and/or renovation of certain governmental or public buildings.
3. Facilitate and fund projects, programs, activities, operations, and maintenance, which will provide for, improve, expand, maintain from degradation, or enhance parks, open-space and/or recreational facilities, with a special emphasis on those which provide for the elimination of blight, economic stimulation, and interconnectivity between park areas, as well serving areas surrounding residential neighborhoods, and with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Area covered by the Plan.
4. Sidewalks, trails, bikeways, multi-use paths, and other multi-modal transportation areas and corridors.
5. Right of way acquisition and improvements, further described herein.
6. Right of way construction, extensions and redevelopment, including resurfacing, on-street parking, bulb-outs, road-diets, and similar roadway redevelopment initiatives.
7. Paved approaches on City ROWs to serve various uses.
8. Streetscape construction, redevelopment and improvements, further described herein.
9. Facilitate and fund the creation and/or installation of gateway features, including but not limited to signage and other gateway amenities, either at points of entering the City Limits, or at points of entering notable sub-area or historical district boundaries.
10. Street and sidewalk beautification, including but not limited to: pavers, bricks, terrazzo, mosaic, and other improvements; artistic manhole covers and utility meter covers, bronze inserts, and similar artistic details; landscaping; various lighting (pedestrian scale and roadway scale) upgrades or installation; lamppost upgrades; monuments; sculptures; fountains; outdoor art; permanent identification plaques for notable structures and locations; paintings and murals; quilt-trail and similar public art features; artistic or upgraded: benches and other seating furniture, tree grates, bicycle racks, bollards with or without internal lighting, railings, fencing, trash and recycling receptacles; signage (street or pole banners, wayfinding, identity and welcome signage, public parking signage, enhanced street name signage and decorative sign posts); improved or relocated utility poles or lines to include

underground relocation where feasible; architectural historic details; and similar beautification efforts.

11. Upgraded street lights and other traffic control devices, including traffic calming measures, devices and implements.
12. Utility and other infrastructure rehab, upgrades, construction and extensions, further described herein.
13. Stormwater and surface water projects and improvements, further described herein.
14. Improvement, installation, construction, reconstruction, repair, or alteration of publically owned capital systems, improvements, projects, structures, or buildings, when such projects were not scheduled for, pursuant to an approved public capital improvement or project schedule or plan of the governing body, within the prior three (3) years of the approval or amendment of this Plan or any annual budget consistent with the Plan which may be considered for adoption to fund such, and when such would serve to help eliminate blight and stimulate the economy by making provisions for development and redevelopment to commence or occur within the Area.

Said building and infrastructure improvements are to include, but not limited to: repair, rehabilitation, extensions and/or construction within the Area. This may include: planning, ROW purchase, design, engineering, rehabilitation, correction, expansion or construction to include, but not limited to, projects and improvements to the: sanitary sewer system, potable water system, natural gas system, surface water, storm-water and drainage system, publically owned parcels and structures thereon, streets and the traffic circulation system, pedestrian and bicycle safety or convenience enhancements, sidewalks (including repair for ADA compliance), street and streetscape projects, and the provision for parking.

Other infrastructure improvements may be used by the CRA as incentives to secure private sector redevelopment.

15. Redevelopment and construction of centralized parking facilities. Parking lots constructed with CRA funding may be municipal lots entirely for public use, may be sold or leased to private entities, or may be a combination of both.
16. Community centers and similar facilities.
17. Environmental assessments and remediation.
18. Facilitate and fund beautification, screening, amenity and similar improvements and projects to: stormwater retention and detention ponds and areas, maintenance centers, and any above-ground utility stations, boxes, poles, towers infrastructure facilities, and other unsightly facilities.
19. Facilitate and fund programs and/or grants of repair, remodeling and improvements, which serve to increase the energy efficiency of buildings and structures.
20. Blighted properties acquired by the City by means of Code Enforcement actions, or when donated to the City or CRA may be funded for demolition, cleanup, beautification or adaptive redevelopment, after said properties have been fully foreclosed on and/or deeded to the City or CRA.

21. Facilitate and fund tourism, cultural, teaching and training, and historical: facilities, programs, projects, or activities in the Area, with a special emphasis on those which promote the elimination of blight or result in activity generation, and especially those which are cultural, historical, heritage or nature based.
22. Facilitate, fund and carry out community activities implementation or sponsorship, including: festivals, events, children play areas and inflatable apparatus, music and bands, drama, movies, and similar productions, appropriate decorations and lighting, event decorations and banners (Downtown, Seasonal/Special Event), as well as expenses incurred for marketing and promotion of events or businesses within the Community Redevelopment Area, when said festivals, events, decorations, lighting, marketing and promotions, etc., will impact positively the economics of the businesses and properties in those areas, thus serving to eliminate blight in those areas.
23. Restroom facilities, including portable restroom trailers which will serve various businesses, visitors, residents and events.
24. Community gardens, farmer's markets, and similar programs including required improvements.
25. Replacements, upgrades, upkeep, and maintenance from degradation any project, facility, program, activity, or operation, which was funded or implemented by the CRA within this sub-section.

### iii. PRIVATE – RESIDENTIAL PROPERTY

Private – residential property is all real property which is consistent with and provides for various residential or mixed/various-uses within the CRA District Boundary.

All listed criteria shall be as provided for and supported by applicable sections of Florida Statutes. The following programs, projects, initiatives and activities are hereby authorized to take place and be facilitated, undertaken and/or funded:

1. Acquisition, development, redevelopment, marketing, leasing or disposal of real property, including funding improvements thereon.
2. Acquisition of blighted properties, regardless of past or current use, in order to demolish, cleanup, improve, make shovel-ready, market, and/or enter into development agreements with private entities for single or multi-family residential type redevelopment.
3. Assist, support and fund a Grant Administration program, which will provide funding for the opportunity for residential grants to be awarded for Board approved redevelopment projects. Included in the available funding may be a variety of programs, which may provide reimbursement of a percentage of expended project funds to cover: engineering, architectural and surveying services, as well as demolition, removal, clearing, site work, materials and labor for construction, reconstruction, alterations, and improvements, including building façade and curb-appeal improvements, as well as site improvements, to residential properties within the CRA Area.

Participating properties, as part of the project work, must eliminate code and maintenance deficiencies, as well as bring the property into compliance with current standards, and the elimination of other identified non-conforming situations.

The Agency may coordinate with City Staff and/or enlist specialized consulting services, with appropriate funding, to assist with the creation and management of these grant programs.

4. In Zoning Districts which permit such, mixed-use building renovations and improvements.
5. Facilitate and fund programs and/or grants for the repair, remodeling and improvements, which serve to increase the energy efficiency of buildings and structures.
6. Facilitate and fund neighborhood clean-up efforts, programs and events.
7. Evaluate and study any approved sites which may have environmental issues and implement policies or programs to assess, inspect, test, alleviate, remedy, or assist with the elimination of environmental issues which have a negative impact on the redevelopment of the Area.
8. Residential infill programs to incentivize new residential construction for: single-family conventional site-built and/or modular home on engineered, permanent foundations, including but not limited to: driveway approaches, parking areas, landscaping, surveying, engineering, plan review and permit fees, utility connection tap and impact fees, and other incentives or funding to promote the establishment of residences on identified vacant lots.
9. Programs to incentivize the replacement of mobile and manufactured homes with conventional or modular homes.

10. Programs to incentivize acquisition, demolition, and assembly of parcels for small or large scale joint-planned (between the CRA Board, Staff and Developer) residential single and multi-family development.
11. Exterior painting incentives, grants and programs to improve the appearance of existing homes.
12. Programs to fund or incentivize blighted home demolition and site clean-up and prep.
13. Programs to fund or incentivize repairs or improvements to exterior portions of conventional site-built homes – especially those of historical significance.
14. Programs to fund or incentivize tree planting, and/or dead tree and stump removal and replacement, especially with Live Oak species trees.

#### iv. PRIVATE – NON-RESIDENTIAL PROPERTY

Private – non-residential property is all real property which is consistent with and provides for various commercial, industrial, or mixed/various-uses within the CRA District Boundary.

All listed criteria shall be as provided for and supported by applicable sections of Florida Statutes. The following programs, projects, initiatives and activities are hereby authorized to take place and be facilitated, undertaken and/or funded:

1. Acquisition, development, redevelopment, marketing, leasing or disposal of real property, including funding improvements thereon.
2. Funds to assist expansion of existing business as well as the establishment of new businesses.
3. Incentives related to construction, development, redevelopment and businesses, including job creation, establishment, expansion and other capital investment.
4. Financial incentives to facilitate and encourage upgrades, façade, building and site improvements, rehabilitation, development and redevelopment; as well as for demolition and removal of blighted and deteriorated structures, to existing sites, properties and structures in the Area, including those which may be the subject of Code Enforcement actions, or those identified with code deficiencies or non-conforming situations.

Included in this may be the following programs: a subsidized loan program, a subsidized interest program by property owners who borrowed money from local financial institutions, direct assistance programs and grant assistance and reimbursement programs.

5. Assist, support and fund a Grant Administration program, which will provide funding for the opportunity for commercial, industrial and similar sites to be awarded for Board approved redevelopment projects. Included in the available funding may be a variety of programs, which may provide reimbursement of a percentage of expended project funds to cover: engineering, architectural and surveying services, as well as demolition, removal, clearing, site work, materials and labor for construction, reconstruction, alterations, and improvements, including building façade and curb-appeal improvements, as well as site improvements.

Included also may be programs which target existing buildings and sites, which are identified as having been vacant for certain time periods, which have identified barriers to viable occupancy. Additional prerequisites for consideration of such for CRA funding shall include but not be limited to: a business type which is determined to be a contributing asset to the Area, job creation, capital investment, and other measurables.

Participating properties, as part of the project work, must eliminate code and maintenance deficiencies, as well as bring the property into compliance with current standards, including signage, required landscaping and the elimination of other identified non-conforming situations.

The Agency may coordinate with City Staff and/or enlist specialized consulting services, with appropriate funding, to assist with the creation and management of these grant programs.



6. Facilitate and fund programs and/or grants for the repair, remodeling and improvements, which serve to increase the energy efficiency of buildings and structures.
7. Financial incentive programs and grants that encourage small businesses start-up and development, provide capital for job creation and training, and make funds available for: land use and zoning changes, starting, renovating or expanding Downtown, Commercial Corridor and neighborhood businesses; as well as monthly or quarterly assistance programs for up to the first year of rent for multi-year leases, and/or direct payment or rebates for a portion of monthly City utility bills, for newly established businesses. Qualifying criteria shall include the applicant coordinating with services available for small business consulting, providing a full business plan, and monthly or quarterly reporting back to the CRA as to status of the business endeavor.
8. Evaluate and study any approved sites which may have environmental issues and implement policies or programs to assess, inspect, test, alleviate, remedy, or assist with the elimination of environmental issues which have a negative impact on the redevelopment of the Area.
9. Facilitate and offer incentives to commercial or industrial sites to provide screening, buffering, fencing, and beautification of unsightly uses, or to facilitate redevelopment of these areas into more appropriate uses.
10. In Zoning Districts which permit such, mixed-use building renovations and improvements.

## *Part IX*

### *Program Budget and Projected Costs*

#### **i. PROGRAM BUDGET**

Based on the TIF funding that the Community Redevelopment Agency currently annually receives, in addition to the current 2016-2017 CRA Budget, it is estimated that the CRA will have approximately \$15 Million in revenue funds to expend over the next 22 year term of the Plan, through the 2038-2039 Fiscal Year Budget.

#### **ii. PROJECTED REDEVELOPMENT COST BREAKDOWNS**

The programs, projects, initiatives and activities, as identified above, depending on the extent to which redevelopment can be undertaken, are projected to cost a total of \$25 Million. These improvements will be funded with tax increment revenues generated within the Redevelopment Area, with the anticipated \$15 Million in TIF monies, and other sources as available, to include state and federal grants. Effective leveraging of CRA funds to the greatest extent possible can result in a multiplier effect on the available revenue, helping to boost the TIF revenue.

Public-Private Partnerships is another viable method to extending the effectiveness of the CRA to eliminate slum and blight in the Area. For example, CRA improvement grants implemented in 2009, which reimburse a percentage of project funds, have resulted in private investment into properties which in many cases have been many times over that committed by the CRA. There are many success stories to point to, as well as opportunities which exist to continue this and similar efforts.

The CRA will evaluate and study the best method of distribution of funding on a priority basis established by the Agency, in conjunction with further evaluation and implementation of various endeavors, as provided for in future fiscal year budgets.

*Appendices, Illustrations & Maps*

RESOLUTION – FINDING OF NECESSITY FOR “AREA”

RESOLUTION NO. 95-8

**RESOLUTION OF THE CITY OF LIVE OAK, FLORIDA, FINDING OF  
NECESSITY FOR A COMMUNITY REDEVELOPMENT AREA IN  
ACCORDANCE WITH THE COMMUNITY REDEVELOPMENT ACT,  
SECTION 163.355, FLORIDA STATUTES**

WHEREAS, the City Council has deemed it necessary and desirable to designate a Community Redevelopment Area, pursuant to the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, for the purpose of facilitating improvements and redevelopment within the downtown area of the City; and

WHEREAS, this action is being taken based upon the finding as set forth hereinafter and as required by Chapter 163.355, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, as follows:

The City Council does hereby find that:

(a) An area lying within Sections 13 and 14, Township 2 South, Range 13 East and Sections 23, 24 and 26, Township 2 South, Range 13 East, City of Live Oak, Suwannee County, Florida. Being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of said Section 13, Township 2 South, Range 13 East; thence run East along the half section line of said section, also being the northern corporate limits line of the City of Live Oak as of June 3, 1995, approximately 1,000 feet to a point being approximately 500 feet West of the westerly right-of-way line of U.S. Highway 129 (State Road No. 51) for a Point of Beginning; thence continue East along said half section line of said section approximately 850 feet to a point being approximately 300 feet East of the easterly right-of-way line of U.S. Highway 129 (State Road No. 51); thence run Southwesterly approximately 1,150 feet along a line being approximately 250 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run South approximately 300 feet to a point; thence run West approximately 150 feet to a point being approximately 350 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51); thence run Southwesterly approximately 1,050 feet along a line being approximately 300 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run West approximately 150 feet to a point being approximately 200 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51); thence run South approximately 400 feet to a point; thence run West approximately 200 feet to a point being approximately 200 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51); thence run South approximately 150 feet to a point; thence run West approximately 200 feet to the east right-of-way line of Hamilton Avenue; thence run South along said east right-of-way line of Hamilton

Avenue approximately 400 feet to a point; thence run West approximately 150 feet to a point; thence run South approximately 150 feet to a point; thence run Southwesterly approximately 300 feet along a line being approximately 250 feet Southeast and parallel to the easterly right-of-way of U.S. Highway 129 (State Road No. 51) to a point being the Northeasterly corner of the intersection of Spruce Street and Anderson Avenue; thence run Northwest along the northerly right-of-way line of Spruce Street approximately 150 feet to a point being approximately 150 feet Southeast of the easterly right-of-way line of U.S. Highway 129 (State Road No. 51); thence run Southwesterly approximately 1,100 feet along a line being approximately 50 feet Northwest and parallel to the westerly right-of-way line of Anderson Avenue to the southerly right-of-way line of Elm Street; thence run Southeast along the southerly right-of-way line of Elm street approximately 50 feet to the southwesterly corner of the intersection of Elm Street and Anderson Avenue; thence run Southwest approximately 100 feet along the westerly right-of-way line of Anderson Avenue to a point; thence run Southeast approximately 50 feet to the easterly right-of-way line of Anderson Avenue to a point; thence run Southwest approximately 100 feet to the northeasterly corner of the intersection of Anderson Avenue and Bryson Street; thence run Southeast approximately 200 feet along the northerly right-of-way line of Bryson Street to the northwesterly corner of the intersection of Bryson Street and Hamilton Avenue; thence run Southwest approximately 450 feet along the westerly right-of-way line of Hamilton Avenue to the southwesterly corner of the intersection of Hamilton Avenue and Duval Street; thence run Southeast approximately 1,600 feet along the southerly right-of-way line of Duval Street to the southwesterly corner of the intersection of Duval Street and Mussy Street; thence run Southwest approximately 350 feet along the westerly right-of-way line of Mussy Street to the northerly right-of-way line of the CSX Railroad right-of-way; thence run Southeast approximately 300 feet along the northerly right-of-way line of the CSX Railroad right-of-way to a point; thence run Southwest approximately 200 feet to the southwesterly intersection of U.S. Highway 90 ( State Road No. 10) and the easterly right-of-way of the abandoned ACL Railroad right-of-way; thence run Southeast approximately 1,200 feet along said easterly right-of-way line of the abandoned ACL Railroad right-of-way to a point; thence run West approximately 700 feet along a line to the east right-of-way line of Railroad Avenue; thence run Northwest approximately 1,250 feet along the southerly right-of-way line of Park Street to the easterly right-of-way line of White Avenue; thence run Southwest approximately 50 feet along the easterly right-of-way line of White Avenue to a point; thence run Northwest approximately 900 feet along the southerly right-of-way line of Van Buren Street to a point; thence run South approximately 100 feet along a line being approximately 150 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No 51) to a point; thence run Southeast approximately 50 feet along a line being approximately 50 feet Southwest and parallel to the southerly right-of-way line of Van Buren Street to a point; thence run Southwest approximately 100 feet along a line being approximately 200 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run Southeast approximately 100 feet along a line being approximately 150 feet Southwest and parallel to the southerly right-of-way line of Van Buren Street to a point; thence run Southwest approximately 350 feet along

a line being approximately 300 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to the northerly right-of-way line of Helvenston Street; thence run Northwest approximately 150 feet along the northerly right-of-way line of Helvenston Street to a point; thence run approximately 300 feet Southwest along a line being approximately 150 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run Southeast approximately 100 feet along a line being approximately 250 feet Southwest and parallel to the southerly right-of-way line of Helvenston Street to a point; thence run Southwest approximately 100 feet along a line being approximately 250 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run Northwest approximately 50 feet along a line being approximately 350 feet Southwest and parallel to the southerly right-of-way line of Helvenston Street to a point; thence run Southwest approximately 100 feet along a line being approximately 200 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run Northwest approximately 50 feet along a line being approximately 450 feet Southwest and parallel to the southerly right-of-way line of Helvenston Street to a point; thence run Southwest approximately 150 feet along a line being approximately 150 feet Southeast and parallel to the easterly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run South approximately 100 feet along a line being approximately 150 feet East and parallel to the east right-of-way line of U.S. Highway 129 (State Road No. 249) to a point; thence run East approximately 50 feet to a point; thence run South approximately 2,550 feet along a line being approximately 200 feet East and parallel to the east right-of-way line of U.S. Highway 129 (State Road No. 249) to a point; thence run East approximately 1,000 feet to a point; thence run South approximately 400 feet to the easterly right-of-way line of Long Street; thence run Southwest approximately 2,100 feet along the easterly right-of-way line of Long Street to the South section line of Section 26, Township 2 South, Range 13 East, also being the southern corporate limits of the City of Live Oak as of June 13, 1995; thence run West along said section line approximately 1,850 feet to a point; thence run North approximately 1,200 feet along a line being approximately 1,400 feet West and parallel to the west right-of-way line of U.S. Highway 129 (State Road No. 249) to a point; thence run East approximately 450 feet to a point; thence run North approximately 1,200 feet along a line being approximately 950 feet West and parallel to the west right-of-way line of U.S. Highway 129 (State Road No. 249) to the south right-of-way line of Pinewood Street; thence run East approximately 300 feet along said south right-of-way line of Pinewood Street to the Southwest corner of the intersection of Pinewood Street and Pinewood Drive; thence run North approximately 250 feet along the west right-of-way line of Pinewood Drive to a point being approximately 650 feet West of the west right-of-way line of U.S. Highway 129 (State Road No. 249); thence run East approximately 500 feet along the north right-of-way of Pinewood Drive to a point being approximately 150 feet West of the west right-of-way line of U.S. Highway 129 (State Road No. 249); thence run North approximately 2,500 feet along a line being approximately 150 feet West and parallel to the west of right-of-way line of U.S. Highway 129 (State Road No. 249); to the northerly right-of-way line of Eleventh Street (State Road No. 51); thence run Northeast approximately 300 feet to the

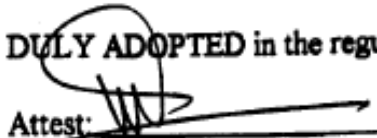
southerly right-of-way line of Maple Street; thence run Southeast approximately 50 feet along the southerly right-of-way line of Maple Street to a point being approximately 150 feet Northwest and parallel to the westerly right-of-way line of U.S. Highway 129 (State Road No. 51); thence run Northeast approximately 1,100 feet along a line being approximately 150 feet Northwest of the westerly right-of-way line of U.S. Highway 129 (State Road No. 51) to the southerly right-of-way line of Seventh Street (Parshley Street); thence run Northwest approximately 2,400 feet along the southerly right-of-way line of Seventh Street (Parshley Street) to the southwesterly corner of the intersection of Seventh Street (Parshley Street) and Walker Avenue; thence run Northeast approximately 3,100 feet along the westerly right-of-way line of Walker Avenue to the southwesterly corner of the intersection of Walker Avenue and King Street; thence run Southeast approximately 50 feet to the southeasterly corner of the intersection of Walker Avenue and King Street; thence run North approximately 200 feet to a point; thence run West approximately 150 feet to a point being approximately 50 feet East of the east right-of-way line of Harrell Avenue; thence run North approximately 200 feet along a line being approximately 50 feet East and parallel to the east right-of-way line of Harrell Avenue to a point; thence run East approximately 450 feet to the west right-of-way line of Irvin Avenue; thence run South approximately 350 feet along the west right-of-way line of Irvin Avenue to the north right-of-way line of Winderweedle Street; thence run East approximately 900 feet along the north right-of-way line of Winderweedle Street to the westerly right-of-way line of County Road 795 (Boys Ranch Road); thence run Northeast approximately 600 feet along the westerly right-of-way line of County Road 795 (Boys Ranch Road) to a point; thence run East approximately 500 feet to a point being approximately 1,000 feet West of the west right-of-way line of Hamilton Avenue; thence run South approximately 550 feet along a line being approximately 1,000 feet West and parallel to the west right-of-way line of Hamilton Avenue to the north right-of-way of Winderweedle Street; thence run East approximately 1,000 feet along the north right-of-way line of Winderweedle Street to the Northwest corner of the intersection of Winderweedle Street, Hamilton Avenue and U.S. Highway 129 (State Road No. 51); thence run North approximately 1,050 feet along the west right-of-way line of Hamilton Avenue to a point; thence run East approximately 350 feet to a point; thence run Northeast approximately 150 feet along a line being approximately 250 feet Northwest and parallel to the westerly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run Southeast approximately 100 feet to a point; thence run Northeast approximately 100 feet along a line being approximately 150 feet Northwest and parallel to the westerly right-of-way line of U.S. Highway 129 (State Road No. 51) to a point; thence run North approximately 500 feet to a point; thence run Northeast approximately 1,000 feet along a line being approximately 400 feet Northwest and parallel to the westerly right-of-way line of U.S. Highway 129 (State Road No. 51) to the Point of Beginning being a point on the half section line of Section 13, Township 2 South, Range 13 East, also being the northern corporate limits line of the City of Live Oak as of June 3, 1995, is a slum or blighted area.


(b) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

RESOLVED, FURTHER, that this Resolution shall become effective immediately upon adoption.

DULY ADOPTED in the regular session this 13th day of June, 1995.

Attest:

  
William J. McCullers  
City Clerk

  
A.P. Nott  
Mayor

RESOLUTION – FINDING OF NECESSITY FOR “AGENCY”

RESOLUTION NO. 95-9

**A RESOLUTION OF THE CITY OF LIVE OAK,  
FLORIDA, FINDING OF NECESSITY FOR A  
COMMUNITY REDEVELOPMENT AGENCY  
IN ACCORDANCE WITH THE COMMUNITY  
REDEVELOPMENT ACT, CHAPTER 163.356,  
FLORIDA STATUTES**

WHEREAS, the City Council finds there is a need for a Community Redevelopment Agency, pursuant to the Community Redevelopment Act, Chapter 163.356, Florida Statutes, to function in the City to carry out the community redevelopment purposes of the Community Redevelopment Act, Chapter 163.330 through 163.450, Florida Statutes; and

WHEREAS, this action is being taken based upon the finding as set forth in the resolution previously adopted by the City pursuant to Chapter 163.355, Florida Statutes, finding a necessity for a community redevelopment area and as required by Chapter 163.356, Florida Statutes.

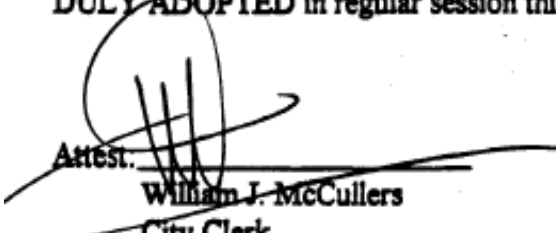
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL of the CITY OF LIVE OAK, FLORIDA, as follows:


The City Council of the City of Live Oak, Florida does hereby find that there is a need for a Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes of the Community Redevelopment Act, Chapter 163.330 through 163.450, Florida statutes; and

RESOLVED, FURTHER, that this Resolution shall become effective immediately upon adoption.

DULY ADOPTED in regular session this 13<sup>th</sup> day of June, 1995.

Attest.

  
William J. McCullers  
City Clerk

  
A.P. Nott  
Mayor



**RESOLUTION – FINDING OF NECESSITY FOR “EXPANDING THE AREA”**

**RESOLUTION NO. 08 - 06**

**RESOLUTION OF THE CITY OF LIVE OAK, FLORIDA, FINDING OF NECESSITY FOR EXPANDING THE CITY'S COMMUNITY REDEVELOPMENT AREA'S BOUNDARIES IN ACORDANCE WITH FLORIDA'S COMMUNITY REDEVELOPMENT ACT, SECTION 163.355, F.S.; to be utilized in coordination with a 2008 Florida Communities Trust (FCT) Grant Application.**

**WHEREAS**, the City Council adopted a Community Development District On June 3, 1995 pursuant to Florida Statue 163, Part III for the purpose of facilitating improvements and redevelopment within the City's downtown area; and

**WHEREAS**, the City Council has deemed it necessary to expand the Community Redevelopment Area(s) boundaries for the good of the community to facilitate public investment to improve the redevelopment of 284.78 acres of land located at the southeastern edge of the district; and

**WHEREAS**, THIS ACTION IS BEING TAKEN BASED UPON THE Findings of Necessity as set forth herein as required by Chapter 163, Part III, Florida Statues.

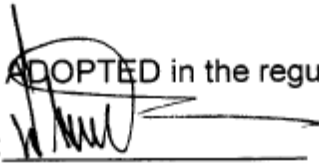
**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK FLORIDA, AS FOLLOWS:**


The City does hereby find that:

- (a) A 284.78 acre area composed of 9 generally large, undeveloped rural orientated parcels of land lying within Section 25, Township 2S, Range 13E. in the southeastern portion of the City, south of Helvenston Street as indicated on Resolution 08-06 CRA Addition Boundary Map, attached, is a slum or blighted area as provided for in Florida Statue 163, Part III., and
- (b) The rehabilitation, conservation, redevelopment or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of Live Oak: and

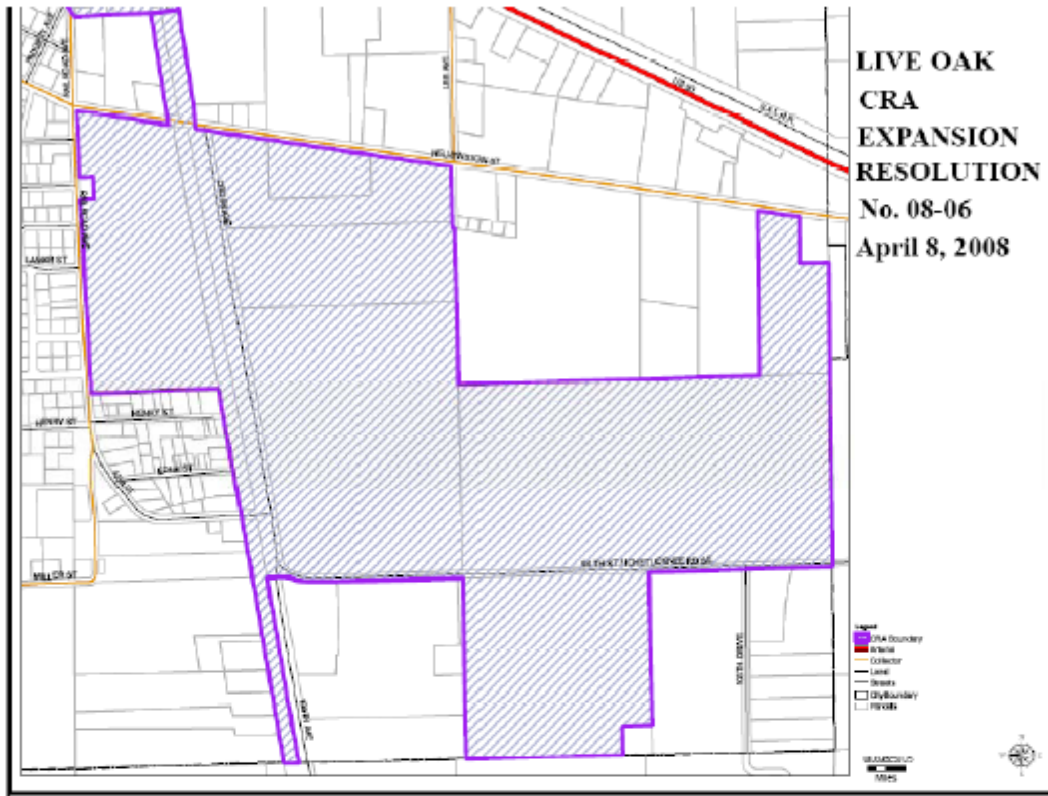
RESOLVED, FURTHER, that this Resolution shall become effective immediately upon adoption. The City Engineer shall prepare and substitute the addition to the CRA's actual legal boundaries of the 08-06 CRA Addition Boundary Map within 60 days after the Resolution's effective date.

DULY ADOPTED in the regular session this 8th day of April, 2008

Attest:   
William J. McCullers  
City Clerk

  
Garth R. Nobles Jr.  
Mayor

**Resolution 08-06**  
**CRA ADDITION BOUNDARY MAP**



Parcels indicated are identified as follows:

- 25-02S-13E-0739600.1000
- 25-02S-13E-0739800.1000
- 25-02S-13E-0739800.0000
- 25-02S-13E-0739900.0000
- 25-02S-13E-0744400.0001
- 25-02S-13E-0739600.0000
- 25-02S-13E-0738800.0000
- 25-02S-13E-0738000.0000
- 25-02S-13E-0736400.1000

ORDINANCE – ESTABLISHING AN “AGENCY”

ORDINANCE NO. 861

AN ORDINANCE ESTABLISHING THE CITY OF LIVE OAK COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES; ESTABLISHING THE AGENCY'S ORGANIZATION; PROVIDING FOR THE AGENCY'S RULES AND PROCEDURES; ESTABLISHING THE AGENCY'S POWERS; PROVIDING FOR SEVERABILITY OF ANY PORTION DECLARED INVALID; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes authorizes the City to exercise certain functions and powers related to redevelopment of slum and blighted areas; and

WHEREAS, pursuant to the Community Redevelopment Act, Section 163.355, the City Council, on June 13, 1995, adopted a resolution finding that a slum or blighted area exists within the City and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area as is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act, Section 163.356, the City Council on June 13, 1995, adopted a resolution finding that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of said Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, as follows:

Section 1. That the City of Live Oak Community Redevelopment Agency, hereinafter referred to as the Agency, is hereby established as a public body corporate and politic in accordance with the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes.

**Section 2.** The Agency shall consist of the five (5) members of the City Council and two (2) additional members to be appointed by the City Council.

Any person may be appointed as one (1) of the two (2) additional members if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or business entity so engaged, within the area of operation of the Agency, which shall be coterminous with the corporate limits of the City and is otherwise eligible for such appointment under the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, however, provided that no member of the Agency shall be a paid employee of the City. The terms of office of the members of the City Council serving on the Agency shall run concurrent with their respective terms of office as members of the City Council.

The terms of office of the two (2) additional members shall be for four (4) years, provided, however, that of the two (2) members first appointed to the Agency at the effective date of this Ordinance one (1) shall be appointed for two (2) years and one (1) shall be appointed for four (4) years and that all appointments thereafter shall be for four (4) years. A vacancy occurring during a term of one (1) of the two (2) additional members shall be filled for the remainder of the unexpired term.

The members of the City Council shall constitute the head of a legal entity, separate, distinct and independent from the City Council.

The two (2) additional members appointed by the City Council shall be subject to all provisions of the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes relating to appointed members of a community redevelopment agency.

Members of the Agency shall receive no compensation for their services, but are entitled to the necessary expenses, including travel expenses, incurred in the discharge of their duties.

The City Council may remove a member appointed by the City Council for inefficiency, neglect of duty, or misconduct in office only after a hearing and only if he or she has been given a copy of the charges at least ten (10) days prior to such hearing and had an opportunity to be heard in person or by counsel.

The officers, members and employees of the Agency shall be subject to the code of ethics provisions and requirements of Part III of Chapter 112, Florida Statutes.

Section 3. The Mayor shall serve as Chairman of the Agency and the Vice-Mayor shall serve as Vice-Chairman of the Agency. The City Administrator or his or her designate shall serve as Secretary to the Agency.

Four (4) members of the Agency shall constitute a quorum. Action may be taken by the Agency upon the vote of a majority of the members present.

The Agency shall meet at the call of the Chairman or at the written request of four (4) or more members.

All meetings of the Agency shall be open to the public. A record of all its motions, recommendations and transactions shall be made, which record shall be a public record on file in the office of the City Administrator.

Unless otherwise provided by the Community Development Act, Sections 163.330 through 163.450, Florida Statutes or this Ordinance, Roberts Rules of Order shall be the governing procedures of the Agency.

Section 4. The Agency shall be vested with all of the powers and subject to all of the obligations and responsibilities as contained in the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes.

All employees of the City shall, upon request and within reasonable time, furnish to the Agency or its agents such available records or information as may be required in its work. The Agency, or its agents, may in the performance of official duties enter upon lands and make examinations or surveys in the same manner as other authorized agents or employees of the City and shall have such other powers as are required for the performance of official functions in carrying out the purposes of the Agency.

Section 5. That if any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not effect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application and to this end the provisions of this Ordinance are declared severable.

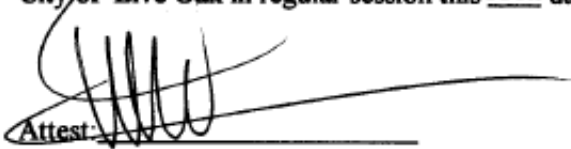
Section 6. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 7. This Ordinance shall become effective immediately upon passage.

First reading on the 13th day of June 1995.

The second and final reading on the 11th day of June 1995.

PASSED AND DULY ADOPTED, with a quorum present and voting by the City Council of the City of Live Oak in regular session this 11th day of June 1995.  
July

  
Attest: \_\_\_\_\_  
William J. McCullers  
City Clerk

  
\_\_\_\_\_  
A.P. Nott  
Mayor

Approved As To Form:

\_\_\_\_\_  
Ernest A. Sellers  
City Attorney

lofy96\163\ordinanc

ORDINANCE – ADOPTING THE ORIGINAL CRA “PLAN”

ORDINANCE NO. 864

AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA, ADOPTING A COMMUNITY REDEVELOPMENT PLAN FOR THE CITY OF LIVE OAK, FLORIDA, IN ACCORDANCE WITH THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, empowers the City to prepare, amend and implement a Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, authorizes the City to exercise certain functions and powers related to redevelopment of slum and blighted areas;

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, the City Council, on June 13, 1995, adopted Resolution No. 95-8 finding that a slum or blighted area exists within the City and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.356, Florida Statutes, the City Council on June 13, 1995, adopted Resolution No. 95-9 finding that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, the City Council on July 11, 1995, adopted Ordinance No. 861 establishing the City Council and two additional members as the Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, the Community Redevelopment Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, prepared a Community Redevelopment Plan for said slum and blighted area identified in Resolution No. 95-8; and

WHEREAS, the Local Planning Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, held a public hearing with public notice having been provided, to review said Community Redevelopment Plan for conformity with the City's Comprehensive Plan and found said Community Redevelopment Plan to conform to the City's Comprehensive Plan; and

WHEREAS, the Community Redevelopment Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, held a public hearing with public notice having been provided, to review said Community Redevelopment Plan and recommended the Community Redevelopment Plan to the City Council for approval; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that since no persons will be displaced from the Community Redevelopment Area; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan conforms to the City's Comprehensive Plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan affords maximum opportunity, consistent with the social needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise; and

WHEREAS, the City Council, pursuant to Section 166.041, Florida Statutes, held two readings, with public notice having been provided for the second reading and enactment, of this Ordinance for the adoption of said Community Redevelopment Plan; and

WHEREAS, the City Council, in the exercise of its authority determines it necessary and desirable to adopt said Community Redevelopment Plan for the conservation and rehabilitation of said previously referenced slum and blighted area;



NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, as follows:

**Section 1. Purpose and Intent.**

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Redevelopment Act of 1969, Sections 163.330 to 163.450, Florida Statutes, and Section 166.021, Florida Statutes.

**Section 2. Title of Community Redevelopment Plan.**

The community redevelopment plan for the City shall be entitled "City of Live Oak Community Redevelopment Plan 2025."

**Section 3. Community Redevelopment Plan.**

The City's Community Redevelopment Plan, dated July 28, 1995, is hereby adopted.

**Section 4. Applicability and Effect.**

The applicability and effect of the Community Redevelopment Plan shall be as provided by the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, and this Ordinance.

**Section 5. Severability.**

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 6. Conflict.**

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 7. Effective Date.**

This Ordinance shall become effective upon final hearing and approval by the City Council.

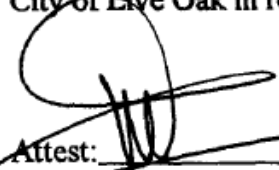
Section 8. Authority.

This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, and the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes.

First reading on the 10th day of October 1995.

The second and final reading on the 14th day of November 1995.

PASSED AND DULY ADOPTED, with a quorum present and voting by the City Council of the City of Live Oak in regular session this 14th day of November 1995.

Attest:   
\_\_\_\_\_  
William J. McCullers  
City Clerk

  
\_\_\_\_\_  
A.P. Nott  
Mayor

**ORDINANCE – ESTABLISHING A “TRUST FUND”**ORDINANCE NO. 865

AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA, ESTABLISHING A REDEVELOPMENT TRUST FUND FOR THE CITY OF LIVE OAK, FLORIDA, IN ACCORDANCE WITH THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, empowers the City to prepare, amend and implement a Community Redevelopment Plan; and

WHEREAS, the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, authorizes the City to exercise certain functions and powers related to redevelopment of slum and blighted areas;

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, the City Council, on June 13, 1995, adopted a Resolution No. 95-8 finding that a slum or blighted area exists within the City and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.356, Florida Statutes, the City Council on June 13, 1995, adopted Resolution No. 95-9 finding that there is a need for a community redevelopment agency to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, the City Council on July 11, 1995, adopted Ordinance No. 861 establishing the City Council and two additional members as the Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council on November 14, 1995, previously adopted Ordinance No. \_\_ adopting a Community Redevelopment Plan for said slum and blighted area identified in Resolution No. 95-8; and

WHEREAS, the City Council, pursuant to Chapter 166.041, Florida Statutes, held two readings, with public notice having been provided for the second reading and enactment, of this Ordinance for the establishment of a Redevelopment Trust Fund; and

WHEREAS, the City Council, in the exercise of its authority determines it necessary and desirable to establish said Redevelopment Trust Fund and to use funds allocated to and deposited into said Fund to finance or refinance any community redevelopment undertaken pursuant to the adopted Community Redevelopment Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, as follows:

Section 1. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Redevelopment Act of 1969, Sections 163.330 to 163.450, Florida Statutes, and Section 166.021, Florida Statutes.

Section 2. Redevelopment Trust Fund.

There is hereby established, in accordance with the provisions of the Community Redevelopment Act of 1969, Section 163.387, Florida Statutes, a trust fund, to be separately administered and accounted for, to be known as the "Community Redevelopment Trust Fund." Said Fund shall be used for the deposit of all tax increment funds to finance or refinance community redevelopment projects within the Community Redevelopment Area and all such funds shall be used to carry out redevelopment activities included in the Community Redevelopment Plan. The City Administrator is hereby authorized and directed to maintain and administer said Fund in accordance with the provisions of the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, and all other applicable laws, ordinances, resolutions, and the directives of the Community Redevelopment Agency. The monies allocated to and deposited into the said Fund are hereby appropriated to and may only be used by the Community Redevelopment Agency.

There shall be annually paid into the Fund an amount not less than that increment in the income, proceeds, revenues and funds derived from or held in connection with its undertaking and carrying out of community redevelopment. Such increment shall be determined annually and shall be that amount equal to ninety-five percent (95%) of the difference between:

- (a) The amount of ad valorem taxes levied each year by each taxing authority as defined by the Community Redevelopment Act of 1969, Section 163.340(2), Florida Statutes, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Community Redevelopment Area; and

(b) The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each said taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by each said taxing authority prior to the effective date of this Ordinance.

Section 3. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4. Conflict.

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 5. Effective Date.

This Ordinance shall become effective upon final hearing and approval by the City Council.

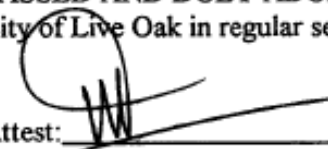
Section 6. Authority.

This Ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, and the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes.

First reading on the 10th day of October 1995.

The second and final reading on the 14th day of November 1995.

PASSED AND DULY ADOPTED, with a quorum present and voting by the City Council of the City of Live Oak in regular session this 14th day of November 1995.

Attest:   
William J. McCullers  
City Clerk

  
A.P. Nott  
Mayor

lofy93/163/trust.ord

ORDINANCE – AMENDING THE CRA “PLAN”ORDINANCE NO. 1075

AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY OF LIVE OAK COMMUNITY REDEVELOPMENT PLAN ADDING COMMERCIAL BUILDING FACADE IMPROVEMENTS, ACQUIRE, BUILD AND/OR RENOVATE GOVERNMENTAL BUILDINGS, PARKS AND RECREATIONAL FACILITIES, EXTEND UTILITIES INFRASTRUCTURE, ACQUIRE AND REDEVELOP BLIGHTED PROPERTIES, ACQUIRE RIGHT-OF-WAY TO CONSTRUCT AND RESURFACE STREETS AND CREATE TRAILS AND BIKEWAYS, INSTALL STREET LIGHTS, TRAFFIC CONTROL DEVICES AND GATEWAY FEATURES, PROVIDE FUNDS TO ASSIST NEW BUSINESSES, TO CREATE AND ADMINISTER AFFORDABLE HOUSING PROGRAMS AND TO FUND ENGINEERING AND CONSTRUCTION SERVICES FOR SURFACE WATER PROJECTS AS PUBLICLY FUNDED CAPITAL PROJECTS, IN ACCORDANCE WITH THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES, AS AMENDED; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Sections 163.330 through 163.450, Florida Statutes, empowers the City to prepare, adopt, amend and implement a Community Redevelopment Plan;

WHEREAS, the City Council of the City of Live Oak, hereinafter referred to as the City Council, adopted Ordinance 864 on October 10, 1995, adopting the City of Live Oak Community Redevelopment Plan, hereinafter referred to as the Community Redevelopment Plan;

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, as amended, the City Council on April 1, 2002, adopted Ordinance 861 designating the City Council to perform the functions of the Community Redevelopment Agency in the City to carry out the community redevelopment purposes of said Act;

WHEREAS, the City Council, serving as the Community Redevelopment Agency, has proposed an amendment, as described below, to said Community Redevelopment Plan, pursuant to the Community Redevelopment Act of 1969, Section 163.361, Florida Statutes, as amended;

WHEREAS, the City Council, serving as the Local Planning Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, as amended, held a public hearing with public notice having been provided, to review said amendment to the Community Redevelopment Plan for conformity with the Comprehensive Plan, and considered all comments received during said public hearing concerning said amendment as described below, to the Community Redevelopment Plan, and found that said amendment, as described below, to the Community Redevelopment Plan, conforms to the Comprehensive Plan;

WHEREAS, the City Council, serving as the Community Redevelopment Agency, held a public hearing, with public notice having been provided, under the procedure established in Section 163.360, Florida Statutes, as amended, on said amendment, as described below, to the Community Redevelopment Plan and at said public hearing, the City Council, serving as the Community Redevelopment Agency, reviewed and considered all comments received during said public hearing and recommended to the City Council approval of said amendment, as described below, to the Community Redevelopment Plan; and

WHEREAS, the City Council, pursuant to Section 166.041, Florida Statutes, as amended, held two readings, with public notice having been provided for the second reading and enactment of this ordinance for the adoption of said amendment, as described below, to the Community Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an amendment by the City Council, serving as the Community Redevelopment Agency, to the Community Redevelopment Plan adding commercial building facade improvements, acquire, build and/or renovate governmental buildings, parks and recreational facilities, extend utilities infrastructure, acquire and redevelop blighted properties, acquire right-of-way to construct and resurface streets and create trails and bikeways, install street lights, traffic control devices and gateway features, provide funds to assist new businesses, to create and administer affordable housing programs and to fund engineering and construction services for surface water projects as publicly funded capital projects, dated November 2004, which is herewith made a part of this ordinance by reference, is hereby adopted.

Section 2. If any provision or portions of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

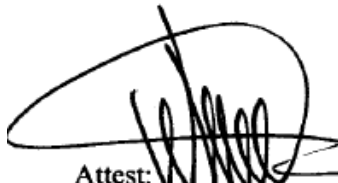
Section 3. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. This ordinance shall become effective upon adoption.

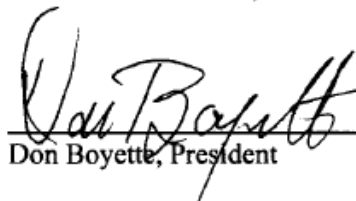
Section 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, as amended.

PASSED ON FIRST READING, this 9th day of November 2004.

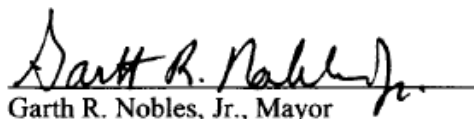
PASSED AND DULY ADOPTED, in regular session, with a quorum present and voting, by the City Council on final reading this 14th day of December 2004.

Attest:   
William J. McCullers, City Clerk

CITY COUNCIL OF THE  
CITY OF LIVE OAK, FLORIDA

  
Don Boyette, President

READ AND APPROVED by me this 14th day of December, 2004.

  
Garth R. Nobles, Jr., Mayor

## ORDINANCE – AMENDING THE CRA “PLAN”

ORDINANCE NO. 1108

AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA, ADOPTING AN AMENDMENT TO THE CITY OF LIVE OAK COMMUNITY REDEVELOPMENT PLAN ADDING COMMUNITY POLICING AS A PUBLICLY FUNDED PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES, AS AMENDED; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Sections 163.330 through 163.450, Florida Statutes, empowers the City to prepare, adopt, amend and implement a Community Redevelopment Plan;

WHEREAS, the City Council of the City of Live Oak, hereinafter referred to as the City Council, adopted Ordinance 864 on October 10, 1995, adopting the City of Live Oak Community Redevelopment Plan, hereinafter referred to as the Community Redevelopment Plan;

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, as amended, the City Council on April 1, 2002, adopted Ordinance 861 established a Community Redevelopment Agency to carry out the community redevelopment purposes of said Act;

WHEREAS, the Community Redevelopment Agency, has proposed an amendment, as described below, to said Community Redevelopment Plan, pursuant to the Community Redevelopment Act of 1969, Section 163.361, Florida Statutes, as amended;

WHEREAS, the City Council, serving as the Local Planning Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, as amended, held a public hearing with public notice having been provided, to review said amendment to the Community Redevelopment Plan for conformity with the Comprehensive Plan, and considered all comments received during said public hearing concerning said amendment as described below, to the Community Redevelopment Plan, and found that said amendment, as described below, to the Community Redevelopment Plan, conforms to the Comprehensive Plan;

WHEREAS, the Community Redevelopment Agency, held a public hearing, with public notice having been provided, under the procedure established in Section 163.360, Florida Statutes, as amended, on said amendment, as described below, to the Community Redevelopment Plan and at said public hearing, the Community Redevelopment Agency, reviewed and considered all comments received during said public hearing and recommended to the City Council approval of said amendment, as described below, to the Community Redevelopment Plan; and

WHEREAS, the City Council, pursuant to Section 166.041, Florida Statutes, as amended, held two readings, with public notice having been provided for the second reading and enactment of this ordinance for the adoption of said amendment, as described below, to the Community Redevelopment Plan.



NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an amendment by the Community Redevelopment Agency, to the Community Redevelopment Plan adding community policing as a publicly funded project, dated November 2005, which is herewith made a part of this ordinance by reference, is hereby adopted.

Section 2. If any provision or portions of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

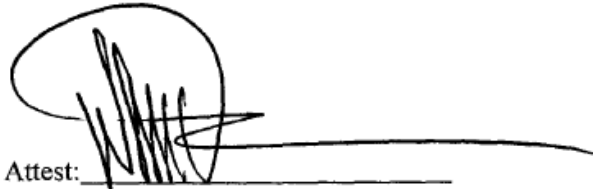
Section 4. This ordinance shall become effective upon adoption.

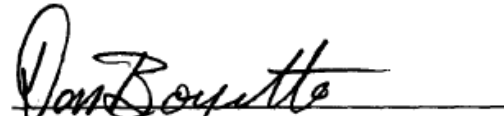
Section 5. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, as amended.

PASSED ON FIRST READING, this 8th day of November 2005.

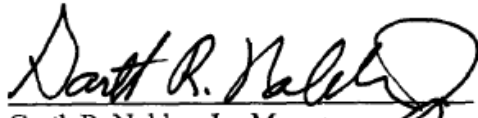
PASSED AND DULY ADOPTED, in regular session, with a quorum present and voting, by the City Council on final reading this 13th day of December 2005.

CITY COUNCIL OF THE  
CITY OF LIVE OAK, FLORIDA

Attest:   
William J. McCullers, City Clerk

  
Don Boyette, President

READ AND APPROVED by me this 13th day of December, 2005.

  
Garth R. Nobles, Jr., Mayor

**ORDINANCE – AMENDING THE CRA “PLAN” TO BE THE “PLAN 2039”**

**ORDINANCE NO. 1267**

**AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA PERTAINING TO THE EXISTING COMMUNITY REDEVELOPMENT AREA; MAKING FINDINGS: AFFIRMING RESOLUTION NO. 95-8 AND 08-06, FINDING OF NECESSITY FOR A COMMUNITY REDEVELOPMENT AREA AND EXPANSION OF SAID AREA, FINDING EXISTENCE OF CERTAIN CONDITIONS IN THE CITY; ADOPTING AN AMENDMENT TO THE EXISTING CITY OF LIVE OAK COMMUNITY REDEVELOPMENT PLAN 2025, AS AMENDED, ADOPTED BY ORDINANCE NO. 864 AND AMENDED BY ORDINANCE NOS. 1075 AND 1108; PROVIDING FOR AN AMENDMENT TO THE PLAN CONSISTING OF NEW, UPDATED OR RECONFIGURED: TEXT, ORGANIZATION, SECTIONS, SUBSECTIONS, GIS MAPS, OVERLAY DISTRICTS, PROGRAMS, POLICIES AND ACTIVITIES; AND PROVIDING FOR AN AMENDED TITLE; IN ACCORDANCE WITH THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES, AS AMENDED; PROVIDING APPLICABILITY AND EFFECT; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, Sections 163.330 through 163.450, Florida Statutes, empowers the governing authority of the municipality, known as the City Council of the City of Live Oak, Florida, hereinafter referred to as the City Council, to prepare, adopt, amend and implement a Community Redevelopment Plan; and

WHEREAS, Sections 163.330 through 163.450, Florida Statutes, empowers the governing authority of the municipality, known as the City Council, to exercise certain functions and powers related to redevelopment of slum and blighted areas; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, the City Council on June 13, 1995, adopted Resolution No. 95-8 finding that a slum or blighted area exists within the City of Live Oak, Florida, hereinafter referred to as the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.356, Florida Statutes, the City Council on June 13, 1995, adopted Resolution No. 95-9 finding that there is a need for a Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, the City Council on July 11, 1995, adopted Ordinance No. 861 establishing the City Council and two additional appointed members as the City of Live Oak Community Redevelopment Agency, hereinafter referred to as the CRA, to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council on November 14, 1995, adopted Ordinance 864, adopting and

approving the "City of Live Oak Community Redevelopment Plan 2025", hereinafter referred to as the Plan, for the rehabilitation, conservation, and redevelopment of the areas found in Resolution 95-8 to be in need of such rehabilitation, conservation, and redevelopment and contained the contents required by Section 163.362, Florida Statutes; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, the City Council on April 8, 2008, adopted Resolution No. 08-06 finding that an expansion of the boundary of the Community Redevelopment Area was a necessity to address a slum or blighted area that existed within the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such expanded area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, the CRA has determined there is a need to review and update the Plan, and as such, has authorized the preparation of a proposed amendment, hereinafter an amendment as described below, to the Plan, pursuant to the Community Redevelopment Act of 1969, Section 163.361, Florida Statutes, to the existing Plan, to address the need for new, updated or reconfigured: text, organization, sections, subsections, GIS maps, overlay districts, programs, policies and activities, and to address certain conditions in the Community Redevelopment Area, and to authorize actions to eradicate or minimize those conditions, and to provide for the funding thereof from the community redevelopment trust fund; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.346, prior to the governing body adopting any resolution or enacting any ordinance amending a community redevelopment plan; the governing body provided, at least 15 days before such proposed action, mail by registered mail, notice of said Plan amendment to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area; and

WHEREAS, the CRA, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, held a public hearing with public notice having been provided, and has reviewed and considered said Plan amendment, and all comments received during said public hearing, and has approved and recommended such Plan amendment to be forwarded to the City Council with the CRA's recommendation to adopt such amendment; and

WHEREAS, the Local Planning Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, held a public hearing with public notice having been provided, to review and consider said Plan amendment for conformity with the City's Comprehensive Plan, and reviewed and considered all comments received during said public hearing, concerning said Plan amendment, and has approved and recommended such Plan amendment to be forwarded to the City Council with the findings that said Plan amendment, conforms to the City's Comprehensive Plan; and

WHEREAS, the City Council has received and reviewed the recommendation from the CRA concerning the proposed amendment to the Plan; and

WHEREAS, the City Council has received and considered information from City officials and comments from the public concerning the proposed amendment; and

WHEREAS, the City Council, at said public hearings, with public notice having been provided as required under the procedure established in Section 163.360, Florida Statutes, reviewed and considered said Plan amendment, and reviewed and considered all comments received during said public hearing, including the recommendation of the CRA, and the City Council, serving as the Local Planning Agency, concerning said Plan amendment; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that no persons will be displaced from the Community Redevelopment Area; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan Amendment conforms to the City's Comprehensive Plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan Amendment gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan affords maximum opportunity, consistent with the social needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise, and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.362 (10), Florida Statutes, the Plan shall provide for a time certain for completing all redevelopment financed by increment revenues, which shall occur no later than 30 years after the fiscal year in which the plan is amended pursuant to Section 163.361(1), Florida Statutes; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.387(2)(a), Florida Statutes, if the Community Redevelopment Plan is amended or modified pursuant to Section 163.361(1), Florida Statutes, each such taxing authority shall make the annual appropriation for a period not to exceed 30 years after the date the governing body amends the plan but no later than 60 years after the fiscal year in which the plan was initially approved or adopted; and

WHEREAS, the City Council, pursuant to Section 166.041, Florida Statutes, held two readings, with public notice having been provided for the second reading and enactment of the ordinance for the adoption of said Plan amendment; and

WHEREAS, the City Council, in the exercise of its authority determines it necessary and desirable to adopt said Community Redevelopment Plan amendment, for the continued effective conservation and rehabilitation of said previously referenced slum and blighted areas;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, as follows:

Section 1. Purpose and Intent.

This Ordinance to amend the Plan is enacted to carry out the purpose and intent of, and exercise the authority provided by, and set out in, and enacted pursuant to the Community Redevelopment Act of 1969, Sections 163.330 to 163.450, Florida Statutes, and Section 166.021, Florida Statutes, as amended.

Section 2. Findings.

The City Council does hereby make the following findings based upon evidence in the record or presented to it at a noticed public meeting of the City Council:

- (a) The City Council does hereby affirm the findings in Resolution Nos. 95-8 and 08-06.
- (b) The recitals set forth above in the WHEREAS clauses are hereby adopted and incorporated herein as findings by the City Council.
- (c) The notices required by s. 163.346, Florida Statutes, were timely and properly published or mailed as required by that statute.
- (d) The City Council received presentations from City officials and others to support the finding of conditions set forth in Section 3.
- (e) The City Council received and considered the recommendation of the Community Redevelopment Agency that the amendment to the community redevelopment plan set forth in this resolution be adopted and incorporated into the plan.
- (f) The amended version of the Plan is based on a reorganization of the existing Plan, as previously amended; to remove or update outdated, inapplicable, or erroneous sections; to include new or updated sections; subsections; GIS maps; programs, policies and activities consistent with the original Plan, as amended; with the addition of: promotions and marketing, geographic overlay sub-area districts; amended: commercial, industrial, recreation and residential development and redevelopment plans, policies, programs and activities for the Redevelopment Area, and other methods to improve, address or eliminate blighted and slum conditions within the area; and the utilization of funds, when warranted, for payment or reimbursement to individuals enlisted to provide services on behalf of the Community Redevelopment Area and/or Agency, regarding the planning and implementation of research, preparation, compilation and institution of programs or policies to carry out the objectives of the Plan.

Section 3. Title of the Community Redevelopment Plan.

The Community Redevelopment Plan shall be amended to be entitled "City of Live Oak Community Redevelopment Plan 2039".

Section 4. Community Redevelopment Plan Amendment

The City's Community Redevelopment Plan 2039, dated "Amended November 10<sup>th</sup>, 2009", which is herewith made a part of this ordinance by reference, is hereby adopted.

Section 5. Applicability and Effect.

The applicability and effect of the Community Redevelopment Plan shall be as provided for by the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, and this Ordinance.

Section 6. Severability.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 7. Conflict.

All ordinances or portions of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 8. Effective Date.

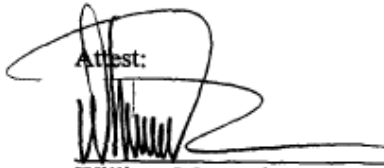
This ordinance shall become effective upon adoption.

PASSED UPON FIRST READING on the 26 th day of October, 2009.

PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum present and voting, by the City Council this 10 th day of November, 2009.

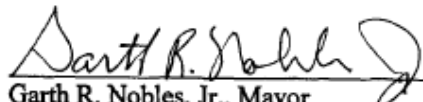
CITY COUNCIL OF THE  
CITY OF LIVE OAK, FLORIDA

Attest:

  
\_\_\_\_\_  
William J. McCullers, City Clerk

  
\_\_\_\_\_  
Marquis B. "Mark" Stewart, President

READ AND APPROVED by me this 10th day of November 2009.

  
\_\_\_\_\_  
Garth R. Nobles, Jr., Mayor

**ORDINANCE – AMENDING NO. 861, PERTAINING TO THE “AGENCY”**

Ordinance No. 1294

**ORDINANCE NO. 1294**

AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA, AMENDING ORDINANCE NO. 861, PERTAINING TO THE ESTABLISHMENT OF THE CITY OF LIVE OAK COMMUNITY REDEVELOPMENT AGENCY, PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE AGENCY’S CONTINUED ESTABLISHMENT; PROVIDING FOR THE AGENCY’S ORGANIZATION; PROVIDING FOR THE AGENCY’S RULES AND PROCEDURES; PROVIDING FOR THE AGENCY’S POWERS; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, as amended, authorizes and empowers the governing authority of the municipality of the City of Live Oak, Florida, hereinafter referred to as the City Council, to exercise certain functions and powers related to redevelopment of slum and blighted areas; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, as amended, the City Council on June 13, 1995, adopted Resolution No. 95-8 finding that a slum or blighted area exists within the City of Live Oak, Florida, hereinafter referred to as the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such designated Community Redevelopment Area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.356, Florida Statutes, as amended, the City Council on June 13, 1995, adopted Resolution No. 95-9 finding that there is a need for a Community Redevelopment Agency, hereinafter referred to as the Agency, to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, as amended, the City Council on April 8, 2008, adopted Resolution No. 08-06 finding that an expansion of the boundary of the Community Redevelopment Area was a necessity to address a slum or blighted area that existed within the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such expanded area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, as amended, the City Council on July 11, 1995, adopted Ordinance No. 861 establishing the City Council and two additional appointed members as the City of Live Oak Community Redevelopment Agency, hereinafter referred to as the Agency, to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, the Agency has determined there is a need to review and update said Ordinance No. 861, with the amended language contained herein; and

WHEREAS, the Agency, held a public hearing with public notice having been provided, and has reviewed and considered said amendment, and all comments received during said public

hearing, and has approved and recommended such amendment to be forwarded to the City Council with the Agency's recommendation to adopt such amendment; and

WHEREAS, the City Council, pursuant to Section 166.041, Florida Statutes, held two readings, with public notice having been provided for the second reading and enactment of the ordinance for the adoption of said amendment; and

WHEREAS, the City Council, at said public hearings, reviewed and considered said amendment, and reviewed and considered all comments received during said public hearing, including the recommendation of the Agency, and all information provided by City Officials and comments from the public concerning the proposed amendment; and

WHEREAS, the City Council, in the exercise of its authority determines it necessary and desirable to adopt said amendment, for the continued effective conservation and rehabilitation of said previously referenced slum and blighted areas;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, as follows:

Section 1. Agency Establishment

That the City of Live Oak Community Redevelopment Agency, hereinafter referred to as the Agency, continues to be established as a public body corporate and politic, the head of a legal entity, separate, distinct, and independent from the governing body of the municipality, in accordance with the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, as amended.

Section 2. Agency Organization - Agency Members

The Agency board of commissioners shall consist of seven (7) board members, to include: the five (5) members of the City Council for the City of Live Oak, Florida, duly elected and actively serving a term of office, and two (2) additional members, to be appointed by the City Council.

Any person may be appointed, identified as filling seat numbers six (6) and seven (7), as one (1) of the two (2) additional members, if he or she resides or is engaged in business, which means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged, within the Area of operation of the Agency, which shall be coterminous with the Area of operation of the municipality, and is otherwise eligible for such appointment under the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, as amended, however, provided that no member of the Agency shall be a paid employee of the City, or one as identified in 163.367(3) Florida Statutes, as amended, or Article II, Section 5(a), Florida Constitution.

The two (2) additional members appointed by the City Council shall be subject to all provisions of the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, as amended, relating to appointed members of a Community Redevelopment Agency.

Section 3. Agency Organization - Terms of Office

The terms of office of the members of the City Council serving on the Agency shall run concurrent with their respective terms of office as members of the City Council.



Ordinance No. 1294

The terms of office of the two (2) additional members serving on the Agency shall be for four (4) years, provided however, that of the two (2) members first appointed to the Agency at the effective date of Ordinance No. 861; one (1), filling seat number six (6), shall be appointed for two (2) years, and one (1), filling seat number seven (7), shall be appointed for four (4) years, and that all appointments thereafter shall be for four (4) years. A vacancy occurring during a term of one (1) of the two (2) additional members shall be filled for the remainder of the unexpired term.

#### Section 4. Agency Rules and Procedures

Members of the Agency shall receive no compensation for services, but are entitled to necessary expenses, including travel expenses, incurred in the discharge of duties. Each commissioner shall hold office until his or her successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner shall be filed with the clerk of the county or municipality, and such certificate is conclusive evidence of the due and proper appointment of such commissioner.

The City Council may remove a member appointed by the City Council for inefficiency, neglect or duty, or misconduct in office, only after a hearing, and only if he or she has been given a copy of the charges at least ten (10) days prior to such hearing and had an opportunity to be heard in person or by counsel.

The officers, members and employees of the Agency shall be subject to the Code of Ethics provisions and requirements of Part III of Chapter, 112, Florida Statutes, as amended.

The City Council authorizes the Agency to annually designate the Agency Chairman and Agency Vice-Chairman, to be assigned no later than the second Tuesday of September, and to be effective October 1 of each calendar year through September 30 of the following year.

The City Clerk shall serve as Secretary to the Agency, and shall, as part of his or her duties, be responsible for all scheduling, recording minutes, and public hearing notices of and for Agency meetings.

The Agency shall meet at the call of the Chairman or at the written request of four (4) or more members.

All meetings of the Agency shall be open to the public. A record of all its motions, recommendations and transactions shall be made, which record shall be a public record on file in the office of the City Clerk.

#### Section 5. Agency Powers

The Agency shall be vested with all the powers and subject to all of the obligations and responsibilities as contained in the Community Redevelopment Act, Sections 163.330 through 163.450, Florida Statutes, as amended.

The powers of a community redevelopment agency shall be exercised by the commissioners thereof. A majority of the commissioners constitutes a quorum for the purpose of conducting business and exercising the powers of the agency and for all other purposes. Action may be taken by the agency upon a vote of a majority of the commissioners present, unless in any case the bylaws require a larger number.

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All employees of the City shall, upon the request, and within reasonable time, furnish to the Agency or its agents, such available records or information as may be required in its work. The Agency, or its agents, may in the performance of official duties, enter upon lands and make examinations or surveys in the same manner as other authorized agents or employees of the City, and shall have such other powers as are required for the performance of official functions in carrying out the purposes of the Agency.

Section 5. Severability.

If any provision or portion of this Ordinance or application thereof to any person or circumstance is held invalid, or is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7. Conflict.

All Ordinances or portions of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 8. Effective Date.

This ordinance shall become effective immediately upon adoption.

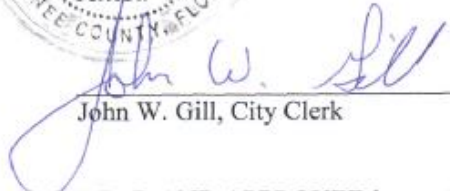
PASSED UPON FIRST READING on the 8<sup>TH</sup> day of March, 2011.

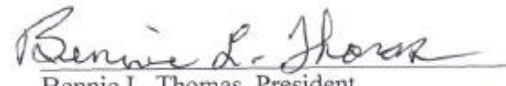
PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session with a quorum present and voting, by the City Council this 12<sup>TH</sup> day of

April, 2011.

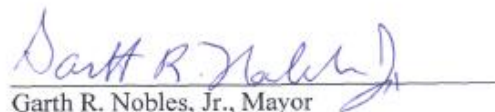


CITY COUNCIL OF THE  
CITY OF LIVE OAK, FLORIDA

  
John W. Gill, City Clerk

  
Bennie L. Thomas, President

READ AND APPROVED by me this 12<sup>th</sup> day of April, 2011.

  
Garth R. Nobles, Jr., Mayor

**ORDINANCE – 2017 UPDATE TO “2039 PLAN”**

# 1413

**ORDINANCE NO. 1413**

AN ORDINANCE OF THE CITY OF LIVE OAK, FLORIDA, PERTAINING TO THE EXISTING COMMUNITY REDEVELOPMENT AREA AND PLAN; WHOLLY AMENDING AND REPLACING THE EXISTING CITY OF LIVE OAK COMMUNITY REDEVELOPMENT PLAN 2039, AS AMENDED, ADOPTED BY ORDINANCE NO. 864 AND AMENDED BY ORDINANCE NOS. 1075, 1108 AND 1267; IN ACCORDANCE WITH THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969, SECTIONS 163.330 THROUGH 163.450, FLORIDA STATUTES, AS AMENDED; PROVIDING: PURPOSE AND INTENT, FINDINGS, TITLE OF THE COMMUNITY REDEVELOPMENT PLAN, COMMUNITY REDEVELOPMENT PLAN AMENDMENT, APPLICABILITY AND EFFECT, AND SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Sections 163.330 through 163.450, Florida Statutes, empowers the governing authority of the municipality, known as the City Council of the City of Live Oak, Florida, hereinafter referred to as the City Council, to prepare, adopt, amend and implement a Community Redevelopment Plan; and

WHEREAS, Sections 163.330 through 163.450, Florida Statutes, empowers the governing authority of the municipality, known as the City Council, to exercise certain functions and powers related to the redevelopment of slum and blighted areas; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, the City Council on June 13, 1995, adopted Resolution No. 95-8, finding that a slum or blighted area exists within the City of Live Oak, Florida, hereinafter referred to as the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.356, Florida Statutes, the City Council on June 13, 1995, adopted Resolution No. 95-9, finding that there is a need for a Community Redevelopment Agency to function in the City to carry out the community redevelopment purposes of said Act; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.357, Florida Statutes, the City Council on July 11, 1995, adopted Ordinance No. 861, establishing the City Council and two additional appointed members as the City of Live Oak Community Redevelopment Agency, hereinafter referred to as the CRA, to function in the City to carry out the community redevelopment purposes of said Act; and

Whereas, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council on November 14, 1995, adopted Ordinance No. 864, adopting and approving the: “City of Live Oak Community Redevelopment Plan 2025”, hereinafter referred to as the Plan, for rehabilitation, conservation and redevelopment of the areas found in Resolution 95-8 to be in need of such rehabilitation, conservation and redevelopment, and contained the contents required by Section 163.362, Florida Statutes; and

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WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.355, Florida Statutes, the City Council on April 8, 2008, adopted Resolution No. 08-06, finding that an expansion of the boundary of the Community Redevelopment Area was a necessity to address a slum or blighted area that existed within the City, and that the rehabilitation, conservation or redevelopment, or combination thereof, of such expanded area is necessary in the interest of the public health, safety, morals or welfare of the residents of the City; and

WHEREAS, the City Council enacted Ordinance 1075, amending the Community Redevelopment Plan, on December 14, 2004, adding various projects and programs for the conservation and rehabilitation of said previously referenced slum and blighted area; and

WHEREAS, the City Council enacted Ordinance 1108, amending the Community Redevelopment Plan, on December 13, 2005, adding Community Policing for the conservation and rehabilitation of said previously referenced slum and blighted areas; and

WHEREAS, the City Council enacted Ordinance 1267, amending and adopting a new Community Redevelopment Plan "2039", on November 10, 2009, said Plan for the continued effective conservation and rehabilitation of said previously and newly referenced slum and blighted areas; and

WHEREAS, the Community Redevelopment Agency, herein after referred to as the "CRA" has determined that it is necessary and appropriate to amend and update said CRA Plan 2039 in order to further, specify, and expand on the projects, programs, goals, objectives and policies to carry out redevelopment and eliminate slum and blight; and

WHEREAS, the CRA has identified housing, including but not limited to affordable housing projects, initiatives, incentives and programs to be an appropriate and necessary component to be included in said CRA Plan amendment; and

WHEREAS, the CRA has authorized the preparation of the proposed amendment, hereinafter an amendment as described below, to the Plan, pursuant to the Community Redevelopment Act of 1969, Section 163.361, Florida Statutes, to the existing Plan, to address the need for new, updated or reconfigured: text, organization, sections, subsections, GIS maps, programs, policies, and activities; to identify housing, including but not limited to affordable housing projects, initiatives, and programs; and to address certain conditions of the Community Redevelopment Area, and to authorize action to eradicate or minimize those conditions, and to provide the funding thereof from the community development trust fund; and

WHEREAS, the Local Planning Agency, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, held a public hearing with public notice having been provided, to review and consider said Plan amendment for conformity with the City's Comprehensive Plan, and reviewed and considered all comments received during said public hearing, concerning said Plan amendment, and has approved and recommended such Plan amendment to be forwarded to the City Council with the findings that said Plan amendment conforms to the City's Comprehensive Plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the CRA finds that the Community Redevelopment Plan Amendment gives due consideration to the provision of housing projects, initiatives, incentives and programs, as

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deemed to be an appropriate and necessary component to be included in said CRA Plan amendment; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the CRA finds that said Community Redevelopment Plan affords maximum opportunity, consistent with the social needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise; and

WHEREAS, the CRA, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, held a public hearing with public notice having been provided, and at said public hearing has reviewed and considered said Plan amendment, and all comments received during said public hearing concerning said Plan amendment, and has approved and recommended such Plan amendment to be forwarded to the City Council with the CRA's recommendation to adopt such amendment; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.346, prior to the governing body adopting any resolution or enacting any ordinance amending a community redevelopment plan; the governing body provided, at least 15 days before such proposed action, mail by registered mail, notice of said Plan amendment to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment area; and

WHEREAS, the City Council, at said public hearings, with public notice having been provided as required under the procedure established in Section 163.360, Florida Statutes, reviewed and considered said Plan amendment, and reviewed and considered all written or public information and comments received during said public hearing, including the recommendation of the Local Planning Agency and the CRA, concerning said Plan amendment; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that no persons will be displaced from the Community Redevelopment Area; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan Amendment conforms to the City's Comprehensive Plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan Amendment gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the site covered by the plan; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.360, Florida Statutes, the City Council finds that said Community Redevelopment Plan affords maximum opportunity, consistent with the social needs of the City as a whole, for the rehabilitation or redevelopment of the Community Redevelopment Area by private enterprise, and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.362 (10), Florida Statutes, the Plan shall provide for a time certain for completing all redevelopment

financed by increment revenues, which shall occur no later than 30 years after the fiscal year in which the plan is amended pursuant to Section 163.361 (1), Florida Statutes; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969, Section 163.387 (2)(a), Florida Statutes, if the Community Redevelopment Plan is amended or modified pursuant to Section 163.361 (1), Florida Statutes, each such taxing authority shall make the annual appropriation for a period not to exceed 30 years after the date the governing body amends the plan but no later than 60 years after the fiscal year in which the plan was initially approved or adopted.

WHEREAS, the City Council, pursuant to Section 166.041, Florida Statutes, held two readings, with public notice having been provided for the second reading and enactment of the ordinance for the adoption of said Plan amendment; and

WHEREAS, the City Council, in the exercise of its authority determines it necessary and desirable to adopt said Community Redevelopment Plan amendment, for the continued effective conservation and rehabilitation of said previously referenced slum and blighted areas;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LIVE OAK, FLORIDA, AS FOLLOWS:

**Section 1. Purpose and Intent.**

This Ordinance to amend the CRA Plan is enacted to carry out the purpose and intent of, and exercise the authority provided by, and set out in, and enacted pursuant to the Community Redevelopment Act of 1969, Sections 163.330 to 163.450, Florida Statutes, and Section 166.021, Florida Statutes, as amended.

**Section 2. Findings.**

The City Council does hereby make the following findings based upon evidence in the record or presented to it at a noticed public meeting of the City Council:

- (a) The City Council does hereby affirm the findings in Resolution Nos. 95-8, 95-9 and 08-06.
- (b) The recitals and findings contained and set forth above in the WHEREAS Clauses Preamble to this Ordinance are hereby adopted by reference and incorporated herein as findings by the City Council.
- (c) The notices required by s. 163.346, Florida Statutes, were timely and properly published or mailed as required by that statute.
- (d) The City Council received presentations from City officials and others to support the necessity for said Plan amendment.
- (e) The City Council received and considered the recommendation of the Community Redevelopment Agency, that the amendment to the community redevelopment plan set forth in this Ordinance be adopted and incorporated into the plan.
- (f) The amended version of the Plan is based on a reorganization of the existing Plan, as previously amended; to remove or update outdated, inapplicable, or erroneous sections; to include new or updated sections, subsections, GIS maps, programs, policies and activities consistent with the original Plan, as amended; with the addition of: promotions and marketing, geographic sub-area district identification, analysis and maps; amended:

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redevelopment policies, programs, projects, initiatives and activities including agency functions, public property, private – residential property and private – non-residential property, and other methods to improve, address or eliminate blighted and slum conditions within the area; and the utilization of funds, when warranted, for payment or reimbursement to individuals enlisted to provide services on behalf of the Community Redevelopment Area and/or Agency, regarding the planning and implementation of research, preparation, compilation and institution of programs or policies to carry out the objectives of the Plan.

**Section 3. Title of the Community Redevelopment Plan.**

The Community Redevelopment Plan shall retain the current title of: “City of Live Oak Community Redevelopment Plan 2039”.

**Section 4. Community Redevelopment Plan Amendment.**

The amended City of Live Oak Community Redevelopment Agency Community Redevelopment Plan 2039, with a submittal date of September 26, 2017, which is herewith made a part of this Ordinance by reference and attachment, shall wholly replace the CRA Plan dated “Amended November 10<sup>th</sup>, 2009”, previously adopted via Ordinance No. 1267, and is hereby adopted to be the Plan in effect.

**Section 5. Applicability and Effect.**

The applicability and effect of the amended Community Redevelopment Plan 2039, with a submittal date of September 26, 2017, shall be as provided for by the Community Redevelopment Act of 1969, Sections 163.330 through 163.450, Florida Statutes, and this Ordinance.

**Section 6. Severability.**

If any provision or portion of this ordinance, including the amended CRA Plan hereto attached, is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions shall remain in full force and effect.

**Section 7. Conflict.**

All ordinances or portions or ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

**Section 8. Effective Date.**

This ordinance shall become effective immediately upon its adoption by the governing authority, and upon approval and signature of the Mayor {1}.

{1} If the Mayor does not sign this Ordinance, and does not present his objections in writing at or before the next regular meeting of the City Council for consideration, it shall then become law without his signature. If the Mayor does not sign this Ordinance, and presents his objections in writing at or before the next regular meeting of the council for consideration, it shall only

# 1413

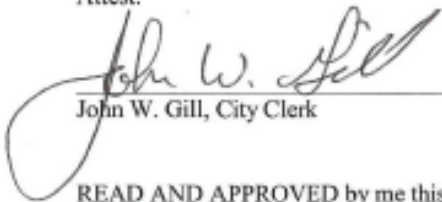
become law without the Mayor's approval and signature if the City Council then passes said Ordinance by a two-thirds (2/3) vote.

PASSED UPON FIRST READING on the 10<sup>th</sup> day of October, 2017.

PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session, with a quorum present and voting, by the City Council this 14<sup>th</sup> day of November, 2017.

CITY COUNCIL OF THE  
CITY OF LIVE OAK, FLORIDA

Attest:

  
\_\_\_\_\_  
John W. Gill, City Clerk

  
\_\_\_\_\_  
Bennie L. Thomas, Council President

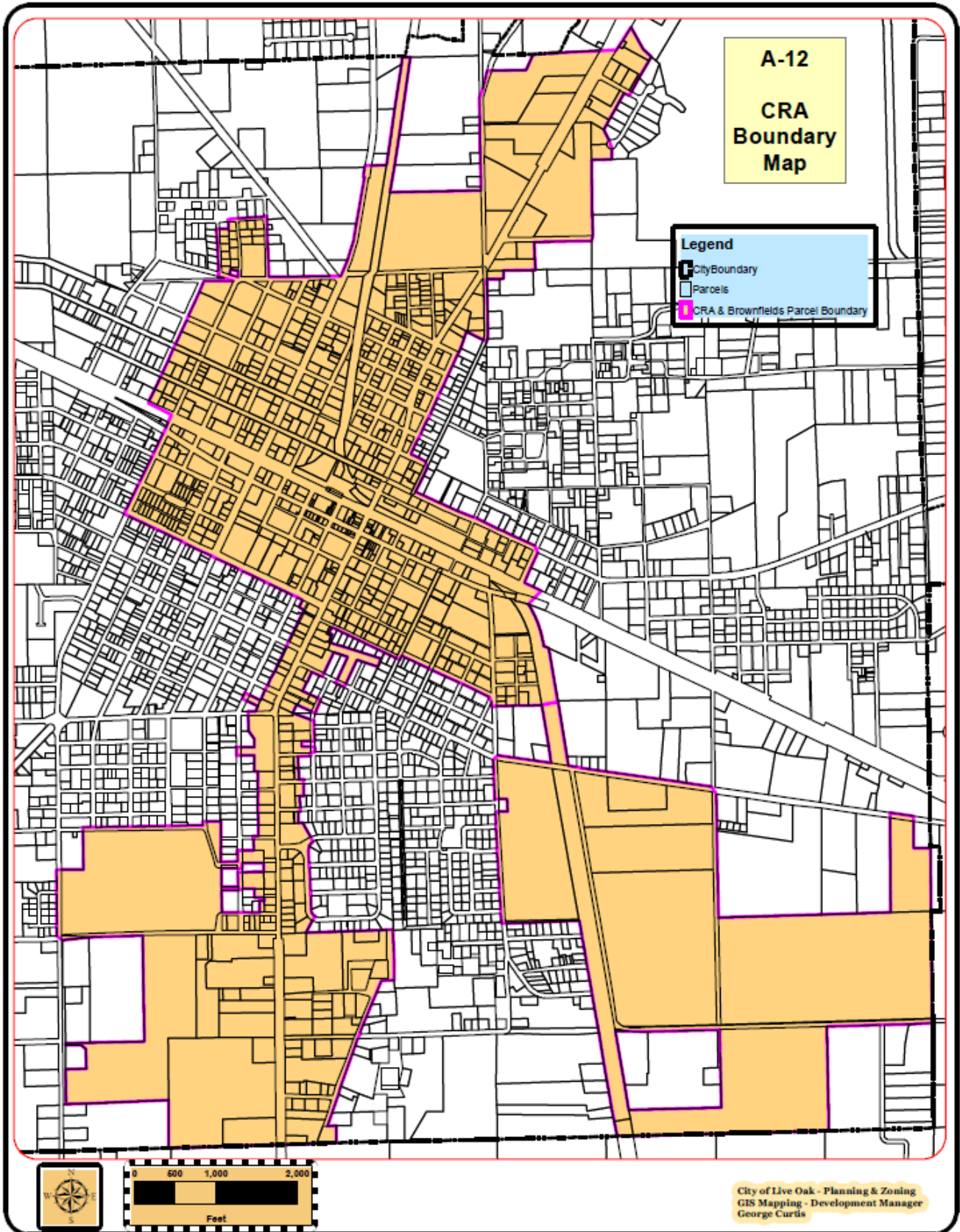
READ AND APPROVED by me this 14<sup>th</sup> day of November 2017.

  
\_\_\_\_\_  
Garth R. Nobles, Jr., Mayor





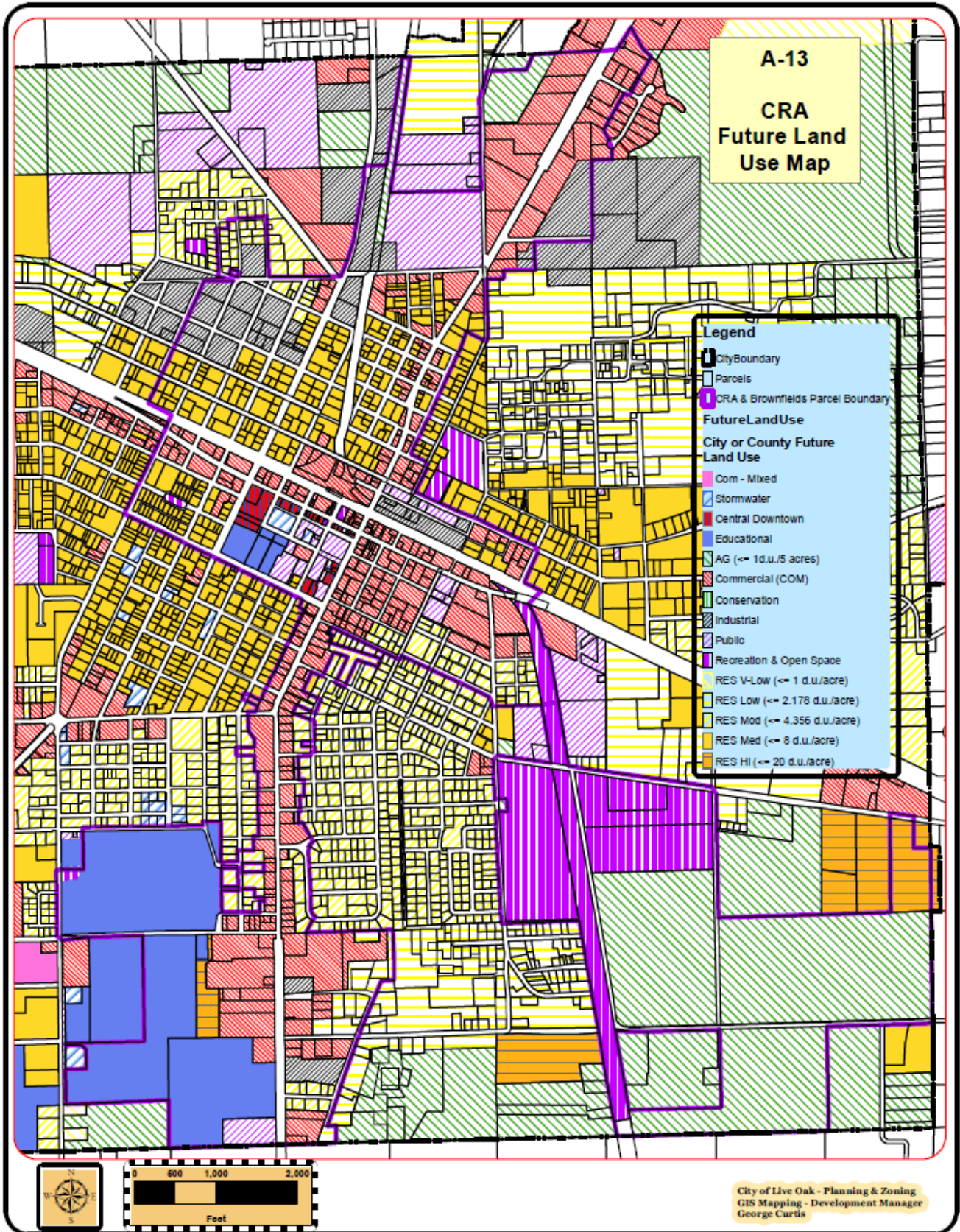
# CURRENT BOUNDARY MAP, AS AMENDED, OF THE COMMUNITY REDEVELOPMENT AREA



DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the recipient. The City makes no warranties, agreement or liability, as to the use of the data. The recipient acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of modification, correction, and update.

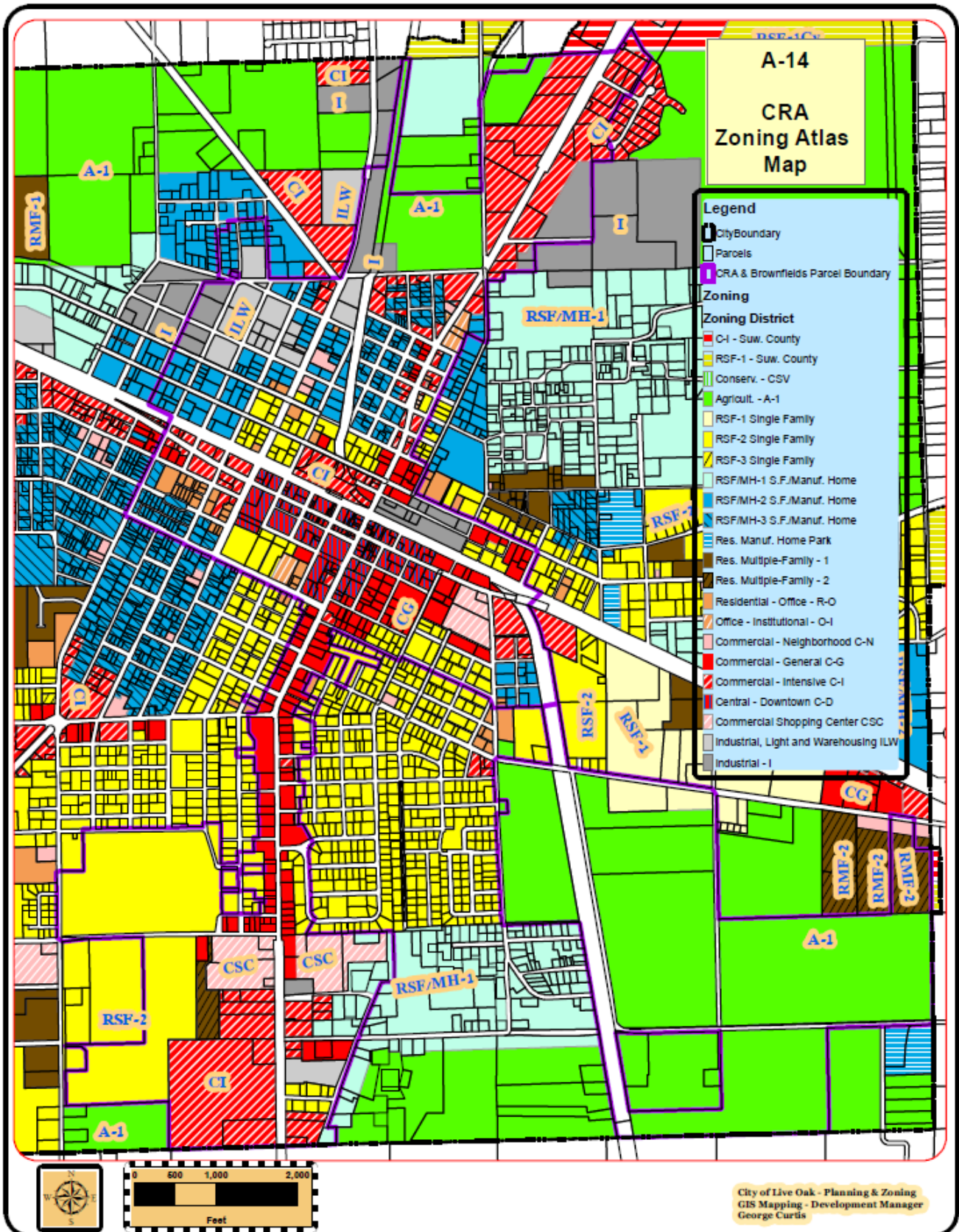
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# CURRENT FUTURE LAND USE PLAN MAP OF THE COMMUNITY REDEVELOPMENT AREA



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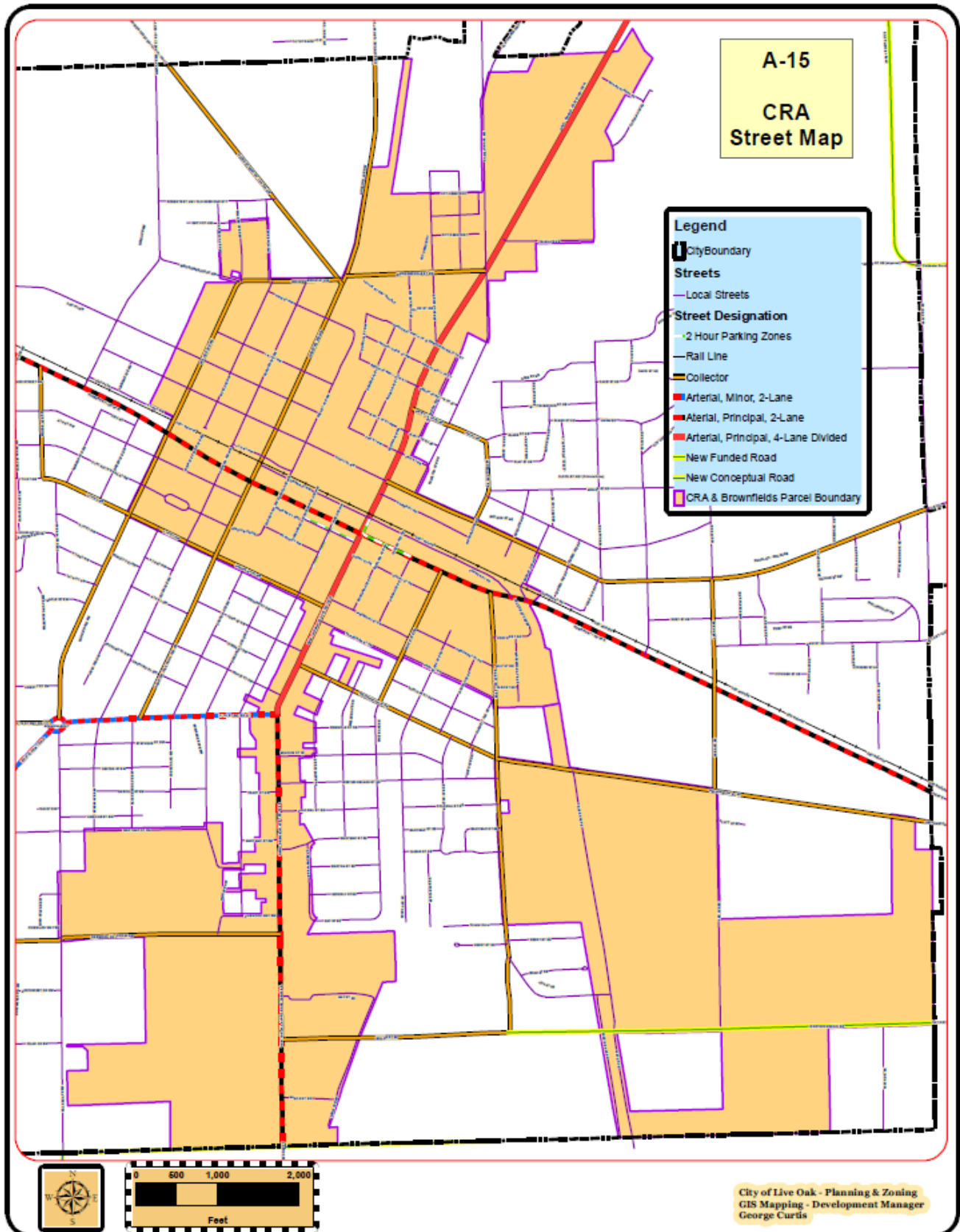
# CURRENT ZONING ATLAS MAP OF THE COMMUNITY REDEVELOPMENT AREA



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# STREET NAME LAYOUT MAP IN THE COMMUNITY REDEVELOPMENT AREA



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**THIS PLAN 2039 SHALL BE MADE AVAILABLE IN PDF FORMAT ON THE CITY OF LIVE OAK WEBSITE:**

**[WWW.CITYOFLIVEOAK.ORG](http://WWW.CITYOFLIVEOAK.ORG)**

**A CODIFIED, BOUND COPY OF THIS PLAN CAN BE PURCHASED  
AT THE OFFICE OF THE CITY DEVELOPMENT MANAGER FOR \$25.00**

**George Curtis**

**Development Manager/ LDR Administrator**

Mail

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