CRA

LIVE OAK | Suwannee County, FL

LIVE OAK Community Redevelopment Plan Update

December 4, 2025

Inspire
PLACEMAKING COLLECTIVE

OUR MISSION

Inspire Placemaking Collective, Inc. is committed to creating great places, safe streets, and thriving communities.



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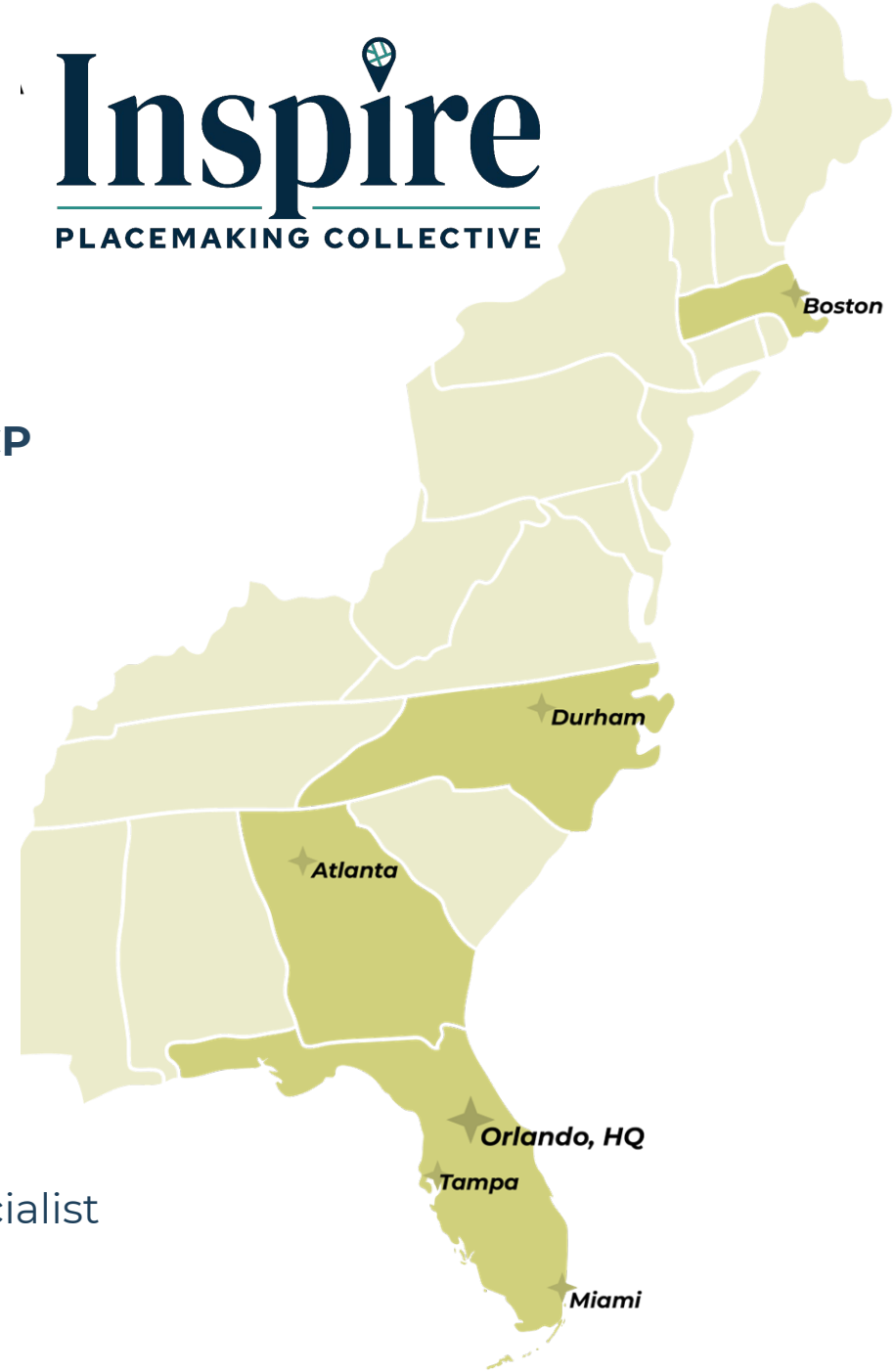

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Introduction

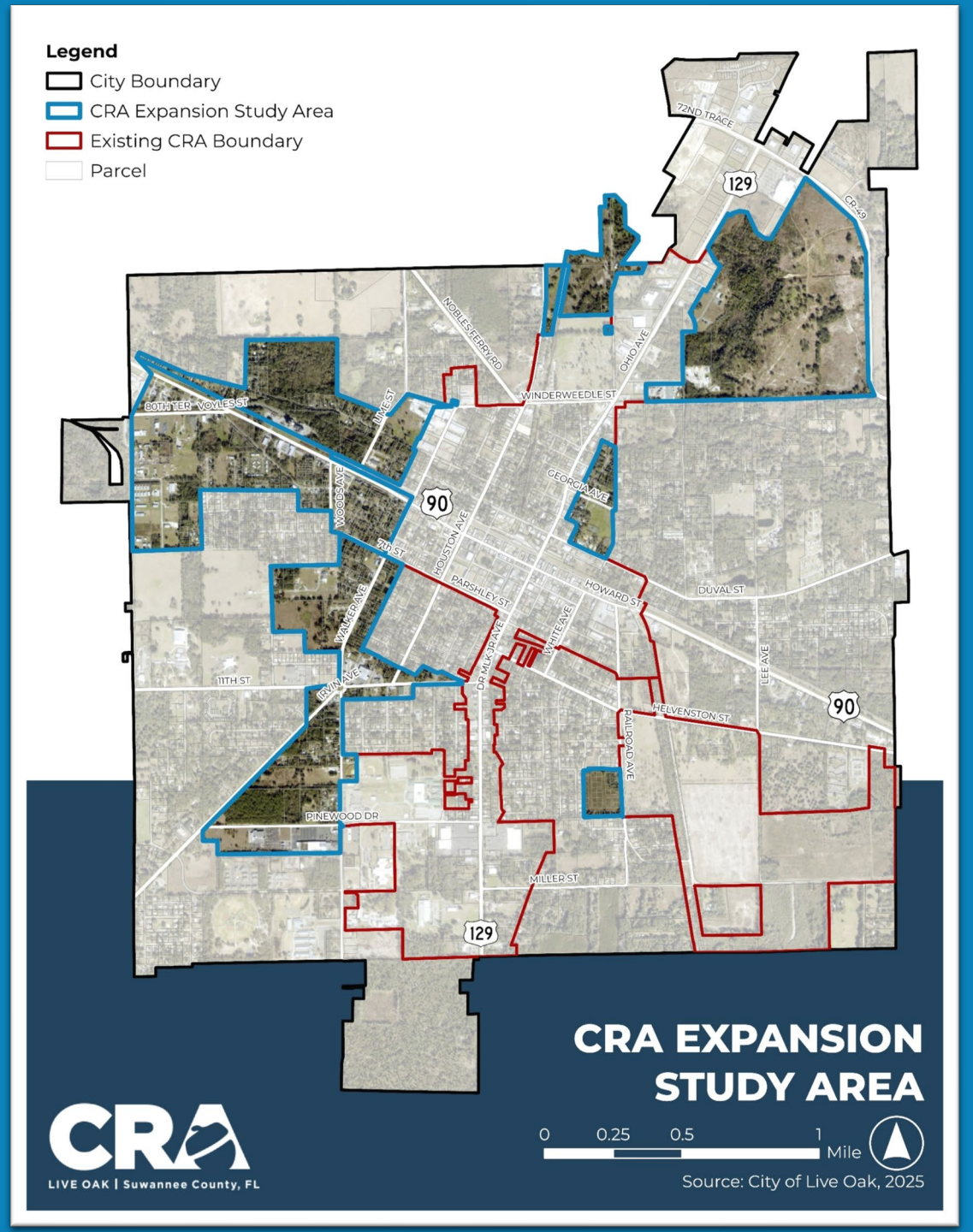
Our task:

Guide Live Oak's CRA in
updating its Redevelopment Plan
and **extending** its life to 2055,
in accordance with Florida Statutes.

Recently completed

Finding of Necessity study: CRA is eligible to expand its boundaries. Resolved by City Council on 11/3/25

Additional area is west and southwest of downtown, plus smaller areas north and east



Why is the CRA updating its Plan?

Live Oak has had a **Community Redevelopment Agency/Area (CRA) since 1995**, whose purpose is to redevelop and revitalize the areas within its boundaries.

The City wants to consider what might be needed to continue that work for the next several decades.

How can we set the CRA up for success through 2055?

Schedule

SEP.-NOV.

1. Complete the CRA expansion study: Gathered data, photos, stories, and history into a report for approval.

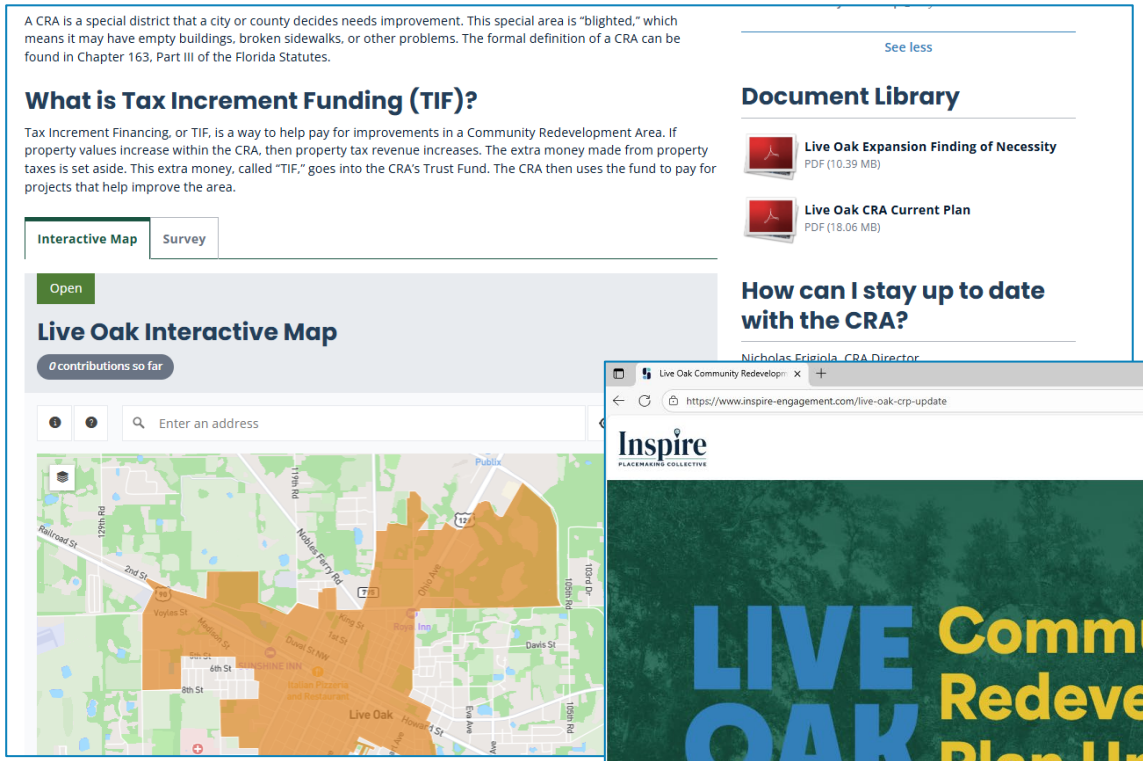
DEC.

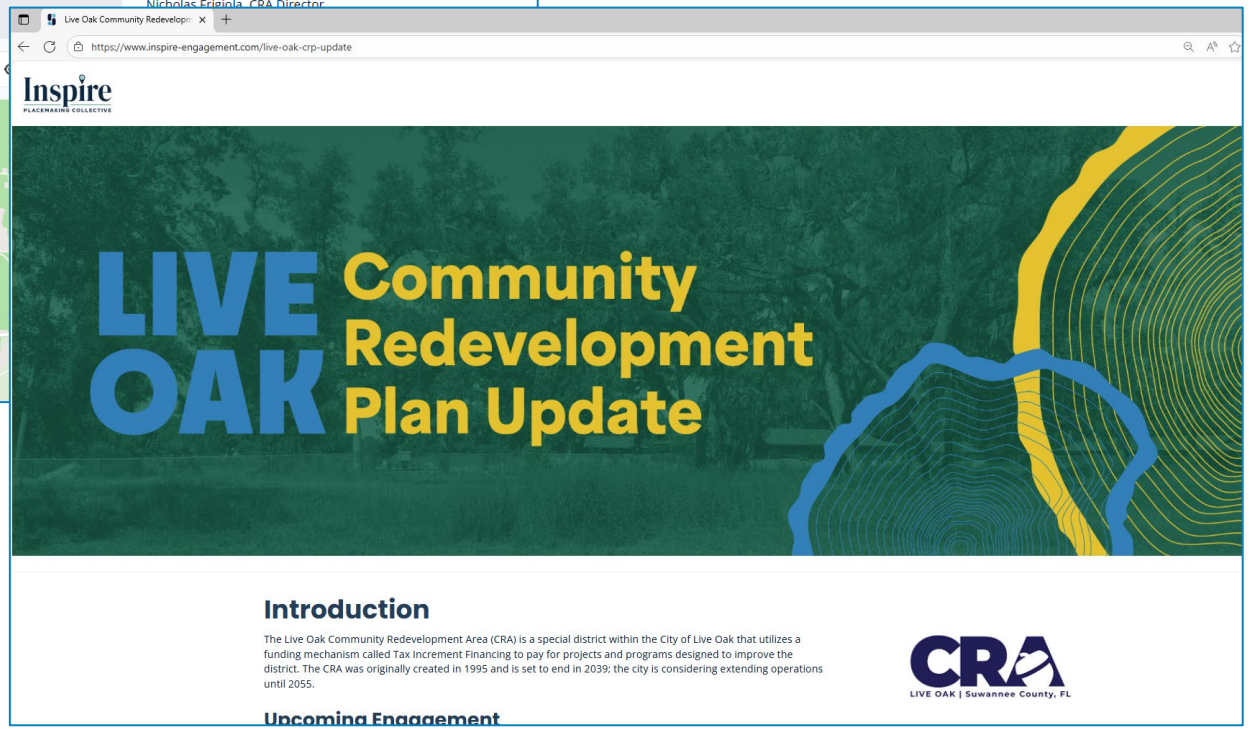
2. Gather data, photos, history, etc., for Live Oak's CRA. Analyze existing goals, actions, and budgets. Talk to local residents, elected officials, and business owners about their needs and goals.

JAN.-MAR.

3. Finalize report and submit to CRA Board, Planning & Zoning Board, City Council, and State of Florida for approval.

Project Website





SCAN ME

CRA 101

CRA 101

What is a Community Redevelopment Area (CRA)?

A special district defined in Chapter 163, Part III of the Florida Statutes, that the local government finds blighted and in need of improvement.

What is the Goal of a CRA?

To improve the defined area by addressing blight, deterioration, and economic underdevelopment within the area.

The CRA focuses on revitalizing areas suffering from issues like substandard infrastructure, inadequate housing, high crime rates, and economic stagnation.

The goal is to encourage investment, improve living conditions, and stimulate economic growth in these designated areas.

CRA 101

What is a Community Redevelopment Plan?

The “blueprint of the CRA”; every CRA must have a guiding plan.

The Community Redevelopment Agency oversees the plan and can only fund projects that are identified in the plan, in the budget, and within the CRA area. If a program or project is not contained in the Plan, the agency cannot undertake it. Strategic planning is key to carrying out the plan.

CRA 101

How is a CRA funded?

Primarily by Tax Increment Financing (TIF), but CRAs can also access funds through grants and public private partnerships.

What is Tax Increment Financing (TIF)?

A public financing method that captures revenue from increases in property values.

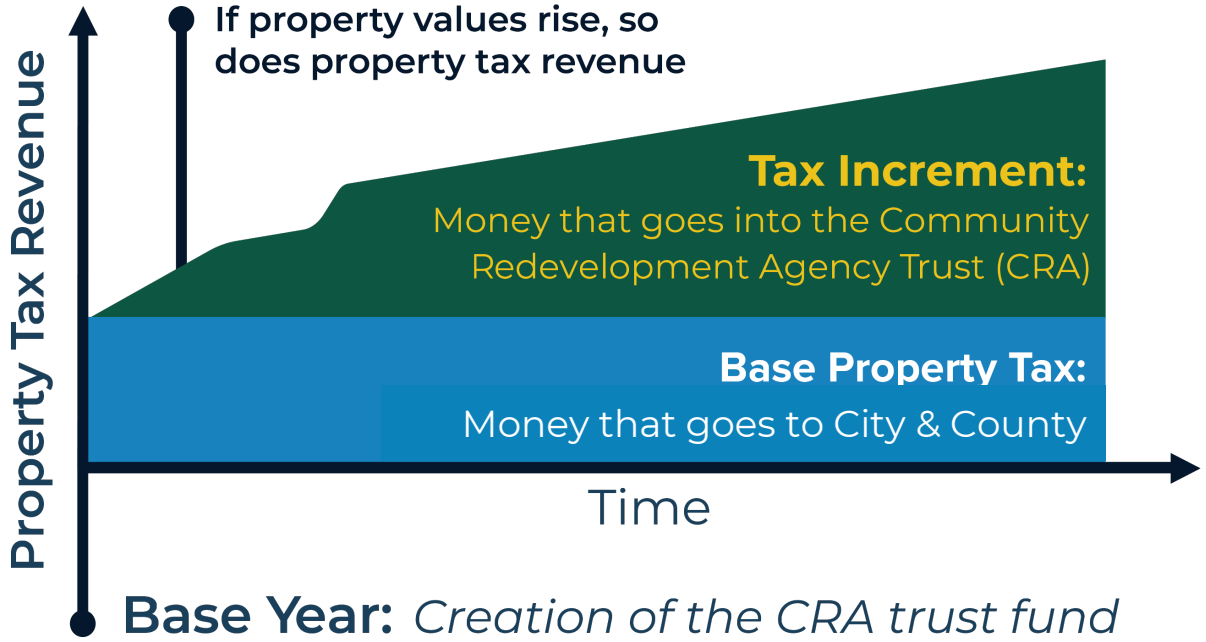
This revenue goes to the CRA's Trust Fund to fund redevelopment projects and other initiatives within the area.

What is the CRA Trust Fund?

A fund where TIF is deposited for use by the CRA. This only be used by the CRA to finance community redevelopment activities, pursuant to an approved redevelopment plan.

CRA 101

How Tax Increment Financing Works:



Tax revenue at base year is frozen, and the CRA receives tax increment financing generated by the added taxable value.

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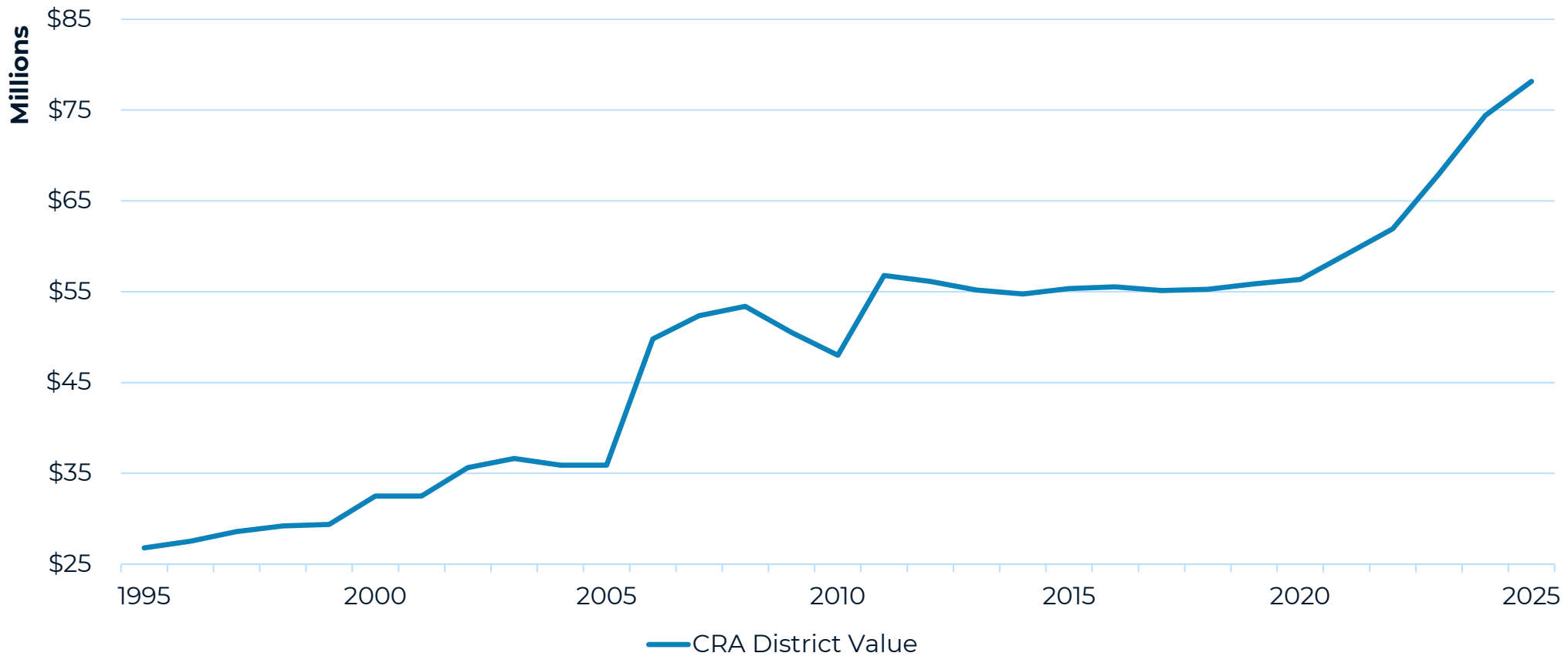
Live Oak CRA District Taxable Value, 1995 - 2025



CRA 101

THE IMPORTANCE OF THE PLAN:

CRA funds can only be used on projects that are in the CRA Plan and within the CRA boundaries.

By state law, if something isn't in the plan, the agency can't do it.

Live Oak's CRA status

Plan adopted in 1995, amended 2009, 2017

Agency and plan sunset in 2039



Live Oak's CRA status

Plan adopted in 1995, amended 2009, 2017 **and 2026**

Agency and plan sunset in ~~2039~~ **2055**



2055

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We are here **to communicate** with you, the residents and community members!

We want to understand the challenges and needs of the area so that we can work together **to develop a plan update** that is community driven.

Next Steps

The **first step** in updating a Community Redevelopment Plan is to answer questions like,

- *Where are we now? How have we changed? What is important to us?*
- *What are our major issues and challenges?*

That allows us to adjust our goals and actions for the future.

Next Steps

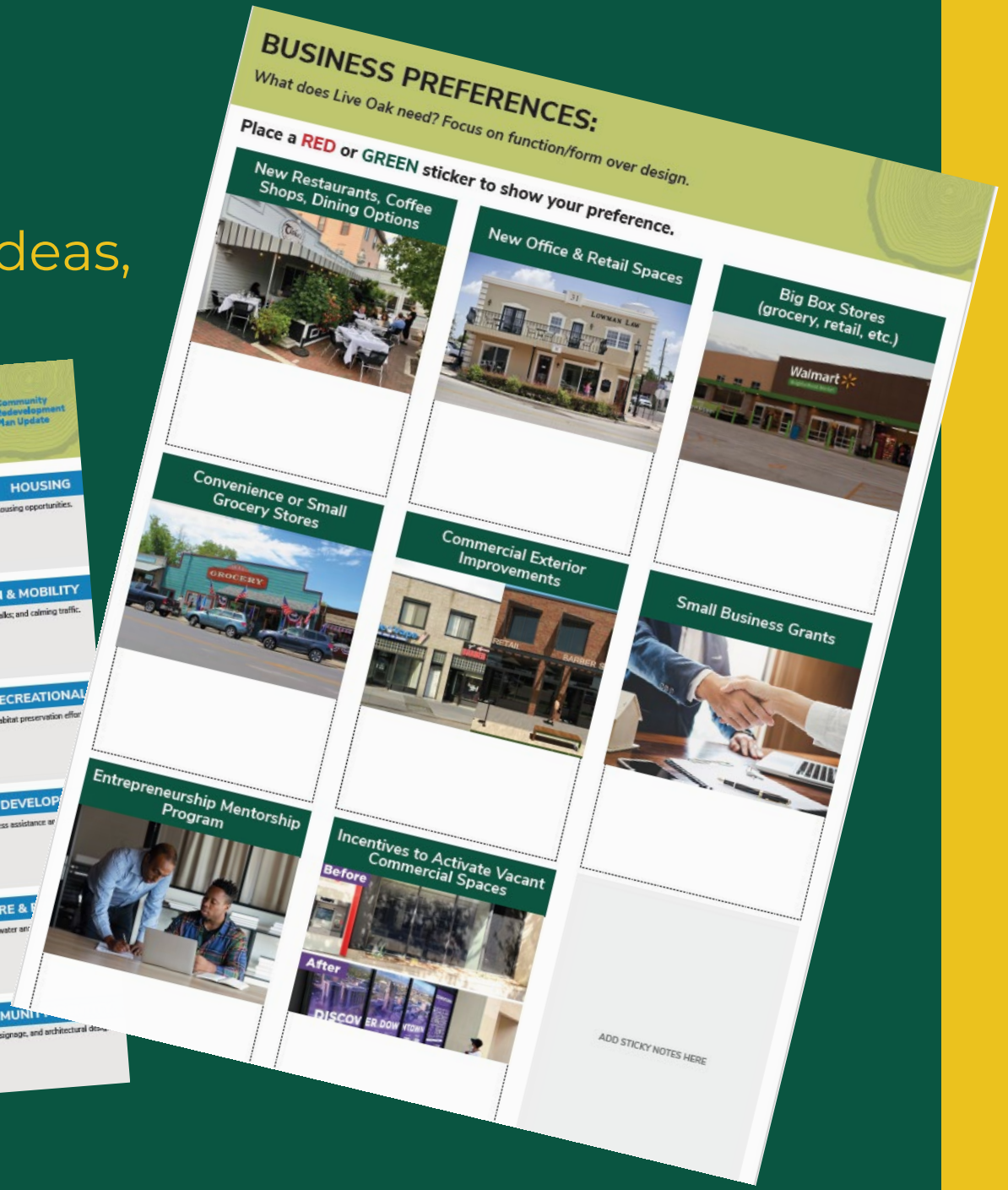
We will combine information from the first step with data and analysis on topics including:

- Streets & infrastructure
- Safety
- Business climate
- Housing inventory
- Flood zones
- Public facilities
- Zoning and land use

Tonight

Visit the boards, write notes and ideas, and talk with our team!





THANK YOU!

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