



Planning & Zoning Board / Local Planning Agency Board Meeting Agenda

Monday, January 26, 2026 - 5:30 PM, or shortly thereafter
City Hall Council Room, 101 White Ave. Live Oak, FL

Seat 1 – Jimmy Cherry (23-26)

Seat 2 – Alicia Redish (23-26)

Seat 3 – Kenny Beasley (25-28)

Seat 4 – Brantly Helvenston (25-28)

Seat 5 – Adam Collins (24-27)

Seat 6 – Gloria Hancock (25-28)

Seat 7 – Jessie Philpot Jr. (24-27)

SCSD – Ethan Butts (non-voting member)

Board Attorney – Jimmy Prevatt

Brantley Helvenston is sitting Chair of the Board / Alicia Redish is sitting Vice-Chair

Meeting called to order

(1) **Review and Approval of Meeting Minutes**

- October 20, 2025 Planning & Zoning Regular Meeting Minutes

Motion needed to accept as presented, or to accept with corrections as noted.

(2) **Board Attorney and/or City Clerk to swear in any staff or public who may potentially give testimony at any time during the proceedings to follow.**

(3) **RESOLUTION NO LPA – CPA 26-01, Tvisha LLC**

Part 1 of a 2-part application

A Resolution for consideration by the Planning and Zoning Board, serving as the Local Planning Agency, for ***Agency review and recommendation to the City Council*** of a proposed Future Land Use Plan Map Change **from** Residential Moderate Density **to** Residential Medium Density on 0.74± acres on parcels of land at 409 Helvenston St. SE.

Parcel ID#'s 23-02S-13E-06332-190030 and 23-02S-13E-06331-190020

Motion needed to approve, approve with certain stated conditions, or for denial.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public and all persons that: If you or another person decides to appeal any decision made at the above referenced public hearings, that you or said person will need a record of the proceedings, and that, for such purpose, affected persons may need to ensure that a verbatim record/transcript of the proceedings is made that will be acceptable to a court, which record includes the testimony and evidence upon which the appeal is to be based. Such person must provide a method of recording the proceedings verbatim as the City may not do so.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting, shall contact the Live Oak City Clerk's Office at (386) 362-2276, at least 48 hours prior to the meeting.

○ (4) **RESOLUTION NO LPA – LDR 26-01, Tvisha LLC**

Part 2 of a 2-part Application

A Resolution for consideration by the Planning and Zoning Board, serving as the Local Planning Agency, for ***Agency review and recommendation to the City Council*** of a proposed Zoning Map Change from Residential Single Family – Two (RSF-2) to Commercial-Neighborhood (C-N) on 0.22± acres on a parcel of land adjacent to 409 Helvenston St. SE.

Parcel ID# 23-02S-13E-06331-190020

Motion needed to approve, approve with certain stated conditions, or for denial.

○ (5) **RESOLUTION NO LPA – LDR 26-02, EPB 821 Hamilton LLC**

A Resolution for consideration by the Planning and Zoning Board, serving as the Local Planning Agency, for ***Agency review and recommendation to the City Council*** of a proposed Zoning Map Change from Residential Single Family / Manufactured Home – Two (RSF/MH-2) to Residential-Office (R-O) on 0.22± acres on a parcel of land at 815 Hamilton Ave. NE.

Parcel ID# 23-02S-13E-06850-690033

Motion needed to approve, approve with certain stated conditions, or for denial.

○ (6) **RESOLUTION NO LPA – LDR 26-03, Dynamic Engineering as authorized agent for Mine of Lake City Inc.**

A Resolution for consideration by the Planning and Zoning Board, serving as the Local Planning Agency, for ***Agency review and recommendation to the City Council*** of a proposed Zoning Map Change from Commercial-General (C-G) to Commercial-Intensive (C-I) on 0.83± acres on parcels of land on 5th St. SW.

Parcel ID#'s 23-02S-13E-06593-280040 and 23-02S-13E-06594-280050

Motion needed to approve, approve with certain stated conditions, or for denial.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public and all persons that: If you or another person decides to appeal any decision made at the above referenced public hearings, that you or said person will need a record of the proceedings, and that, for such purpose, affected persons may need to ensure that a verbatim record/transcript of the proceedings is made that will be acceptable to a court, which record includes the testimony and evidence upon which the appeal is to be based. Such person must provide a method of recording the proceedings verbatim as the City may not do so.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting, shall contact the Live Oak City Clerk's Office at (386) 362-2276, at least 48 hours prior to the meeting.

○ (7) **RESOLUTION NO PZ DEV 26-01, Bright Stars Academy Inc.**

A Resolution for consideration ***and final Board action*** by the Planning and Zoning Board, for the Site and Development Plan Re-Review pertaining to the proposed for modifications to the building located at 1017 11th St. SW.

Parcel ID# 27-02S-13E-08086-000000

Motion needed to approve, approve with certain stated conditions, or for denial.

If no further business, motion to adjourn Planning & Zoning Board / Local Planning Agency Meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public and all persons that: If you or another person decides to appeal any decision made at the above referenced public hearings, that you or said person will need a record of the proceedings, and that, for such purpose, affected persons may need to ensure that a verbatim record/transcript of the proceedings is made that will be acceptable to a court, which record includes the testimony and evidence upon which the appeal is to be based. Such person must provide a method of recording the proceedings verbatim as the City may not do so.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting, shall contact the Live Oak City Clerk's Office at (386) 362-2276, at least 48 hours prior to the meeting.