

City of Live Oak
City Council Meeting Minutes
March 10, 2026

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The Live Oak City Council met on Tuesday, March 10, 2026 at 5:30 p.m. in City Hall, located at 101 SE White Avenue, Live Oak, Florida 32064, for a regular monthly meeting. The following officials were present: Council President Matt Campbell, Councilmember Tommie Jefferson, Councilmember Vanessa Robinson, Councilmember Gladys Owens, Councilmember David Alford, Mayor Frank Davis, Deputy City Clerk April Marshall, City Manager Larry Sessions, and City Attorney Todd Kennon.
Absent: City Clerk John Gill.

Council President Campbell called the meeting to order.

Mayor Davis led the invocation, followed by the Pledge of Allegiance to the Flag.

Council President Campbell proceeded to the first agenda item, approval of the agenda with any additions, deletions, or changes. Councilmember Jefferson advised that he would like to add the following items; discussion regarding public safety as item 5A, discussion regarding illegal dumping as item 5B, and discussion regarding hiring a Human Resources person as item 5C. Councilmember Robinson made a motion to approve the agenda with the additions, which Councilmember Alford seconded. The motion carried unanimously.

Council President Campbell proceeded to the approval of the February 10, 2026 regular city council meeting minutes. Councilmember Alford made a motion to approve the minutes as presented, which Councilmember Jefferson seconded. The motion carried unanimously.

Council President Campbell then opened the floor for public comments for those who wished to speak at this time or wait until their agenda item was presented:

- Mr. Joseph Carroll spoke regarding the planting of the Liberty Tree.
- Mr. Thomas Anderson spoke regarding Live Oak Fire Department scheduling changes.

With no further comments, the floor was closed to public comments.

Council President Campbell then turned the floor over to Mayor Davis who announced that Freedom Festival is approaching. He also welcomed everyone to the 100th Anniversary celebration for WB Hollands on March 28th at 10:00 am.

Council President Campbell moved to Councilmember Jefferson's added item 5A, discussion and possible council action regarding the need for street lights at 721 West Avenue NE, Church of God. City Attorney Kennon stated that staff will have to review the cost and public right-of-way. Council President Campbell requested a consensus vote to allow the City Manager authorization to move forward with the request. There was a unanimous vote authorizing the city manager.

Council President Campbell moved to the next added item 5B, discussion concerning the condition of Scott Street and the illegal dumping. Councilmember Jefferson is requesting cameras and signs, City Manager Sessions stated that it is being worked on.

Council President Campbell moved to the next added item 5C, discussion regarding the hiring of a Human Resources person and requested to have a workshop. Council President Campbell stated he will follow up with the City Clerk to get a date for the workshop.

Council President Campbell moved to discussion with possible Council action regarding the Professional Firefighters of Live Oak Local 2481 request to modify/amend the City of Live Oak Fire Department Agreement with the Union to consider a shift change from 24 hours on/48 hours off to 48 hours on/96 hours off, including the retention of Labor Counsel to negotiate with the Union. Mr. Thomas Anderson, union representative explained the requested change of the hours. Mr. Kennon recommendation is to have staff allow Mr. Robert Larkin of Allen

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Norton & Blue to facilitate a workshop being that he has previously handled union negotiations for the city in the past. Councilmember Robinson made the motion to authorize the City Attorney to contact Mr. Larkin to facilitate a workshop regarding the Live Oak Fire Department union contract, which Councilmember Jefferson seconded. The motion carried unanimously.

Council President Campbell moved to discussion with possible action regarding bid protest related to RFP 04-2025 Grant Administrative Services awarded to Thomas Howell Ferguson P.A. Mr. Kennon explained that the tabulation sheet did not follow the RFP criteria and his recommendation is to send the RFP out again to make sure the categories are complete. Councilmember Alford made a motion to resubmit RFP 04-2025 for grant administrative services, which Councilmember Robinson seconded. The motion carried unanimously.

Council President Campbell moved to discussion with possible action regarding Bid Protest related to RFP 16-2025 Grant Administrative Services awarded to North Florida Professional Services Inc. Mr. Kennon explained that the tabulation sheet did not follow the RFP criteria and his recommendation is to send the RFP out again to make sure the categories are complete. Councilmember Robinson made a motion to resubmit RFP 16-2025 for grant administrative services, which Councilmember Alford seconded. The motion carried unanimously.

Resolution 2026-05 was presented for discussion with possible Council action. A resolution of the City of Live Oak, Florida, authorizing the execution of a federally funded Community Development Block Grant Disaster Recovery Rebuild Florida Infrastructure Repair Program Subrecipient Agreement. Mr. Kennon read the title into record. Councilmember Alford made a motion to approve Resolution 2026-05, which Councilmember Jefferson seconded. The motion carried unanimously.

Resolution 2026-06 was presented for discussion with possible Council action. Resolution 2026-06 is a resolution of the City of Live Oak, Florida, authorizing the mayor to execute a lease agreement between Tara Mott, as personal representative of the estate of Danny Mott and the City of Live Oak. Mr. Kennon read the title into record. Building Inspector Tony Morilla spoke explaining to the council the repairs that are needed to the building. Councilmember Alford made a motion to approve Resolution 2026-06, which Councilmember Owens seconded. After reviewing the language in the lease agreement Councilmember Alford rescinded his motion, which Councilmember Owens rescinded her seconded. Councilmember Alford made a motion to approve Resolution 2026-06 with the modification of 10-year lease agreement with a 1-year renewal thereafter, which Councilmember Campbell seconded once he passed the gavel to Pro-tem Jefferson. The motion carried unanimously.

Mr. Sessions proceeded with discussion with possible council action, award RFP 10-2025, Finance Department Policies & Procedures Audit. Due to an error on the recommendation letter that will also affect agenda items H, I, & J. Councilmember Jefferson made a motion to table this agenda item along with Resolution 2026-07, RFP 04-2026, and Resolution 2026-08, which Councilmember Owens seconded. The motion carried unanimously.

Mr. Sessions proceed to the Quasi-judicial hearing portion of the meeting. Mr. Kennon read aloud the procedures and responsibility of the council when considering an ordinance. Mr. Kennon then polled the council regarding any Ex-parte communications. None was noted. The Deputy City Clerk then swore in anyone who may possibly give testimony regarding this hearing. Councilmember Alford, Owens, Robinson, & Jefferson stated that they all have received calls and emails regarding Ordinance 1532. Council President Campbell advised he has not received any calls or emails regarding this Ordinance 1532. Council President Campbell opened the floor for public hearing. Deputy City Clerk April Marshall swore in all who may give a testimony regarding this hearing. The applicant's representative for annexing certain real property into the city limits of Live Oak, Florida, Attorney George Reeves explained the procedures and some of the plans for annexation. Mr. David Chandler spoke against approving the first reading of Ordinance 1532. Mr. Gene Kisk spoke against approving the first reading of Ordinance 1532. Mr. William Payne spoke against approving the first reading of Ordinance 1532. Mr. Moses Clepper spoke against approving the first reading of Ordinance 1532. Mr. Phil Royce spoke against approving the first reading of Ordinance 1532. Council President Campbell closed the floor to public testimony. Mr. Kennon read the title into the record and moved to discussion with possible Council action on the first reading of Ordinance 1532, ANX-2501 13.74-acre property off of 11th St. SW generally southwest of the National Guard Armory. An ordinance voluntarily

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annexing certain real property into the city limits of Live Oak, Florida, and redefining the boundary lines of the municipality to include said property. Council member Robinson made a motion to table the first reading of Ordinance 1532, which Councilmember Jefferson seconded. A vote was taken with the motion passing 3 to 2. Councilmember Alford and Campbell voted no.

Council President Campbell proceeded to Discussion with possible Council action, final reading of Ordinance 1554, (White Ave. SE and Helvenston St. SE). An ordinance amending the future land use classification to 0.74 acres (MOL) (small scale) of land on the future land use plan map of the City of Live Oak Comprehensive Plan, pursuant to an application, CPA 26-01, by the property owners and/or their authorized representative; under the amendment procedures established in sections 163.3161 through 163.3215, Florida Statutes, as amended, and article three of the land development regulations of the City of Live Oak, Florida; providing for a change in the assigned future land use classification from Residential Moderate Density to Residential Medium Density. Mr. Kennon read the title into the record. Council President Campbell opened the floor for public hearing. Development Manager George Curtis explained Ordinance 1554 and recommends approval. With no comments heard during the public hearing Council President Campbell closed the floor to public comments. Councilmember Owens made a motion to approve the final reading of Ordinance 1554, which Councilmember Alford seconded. The motion carried unanimously.

Council President Campbell proceeded to Discussion with possible Council action, final reading of Ordinance 1555, (White Ave. SE and Helvenston St. SE). an ordinance amending the zoning district to 0.74 acres (MOL) of land on the official zoning atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 26-01, by the property owners and/or their authorized representative; under the amendment procedures established in article three of the land development regulations; providing for a change in the assigned zoning district from Residential Single Family– Two (RSF-2) to Commercial-Neighborhood (C-N). Mr. Kennon read the title into the record. Council President Campbell opened the floor for public comments. Deputy City Clerk April Marshall swore in all who may give a testimony regarding this hearing. Ms. Phylis Rotolo spoke regarding Ordinance 1555. Mr. Vishal Patel spoke regarding Ordinance 1555. Ms. Cheryl Pruitt spoke regarding Ordinance 1555. Council President Campbell closed the floor to public hearing. Councilmember Alford made a motion to approve Ordinance 1555, which Councilmember Owens seconded. The motion carried unanimously.

Council President Campbell proceeded to Discussion with possible Council action, final reading of Ordinance 1556, (815 Hamilton Ave. NE). an ordinance amending the zoning district to 0.22 acres (MOL) of land on the official zoning atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 26-02, by the property owners and/or their authorized representative; under the amendment procedures established in article three of the land development regulations; providing for a change in the assigned zoning district from Residential Single Family / Manufactured Home – Two (RSF/MH-2) to Residential-Office (R-O). Mr. Kennon read the title into the record. Council President Campbell opened the floor for public comment. With no comments heard, Council President Campbell closed the floor to public comments. Councilmember Robinson made a motion to approve the final reading of Ordinance 1556, which Councilmember Jefferson seconded. The motion carried unanimously.

Council President Campbell proceeded to Discussion with possible Council action, final reading of Ordinance 1557, (5th St. SW). An ordinance amending the zoning district to 0.83 acres (MOL) of land on the official zoning atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 26-03, by the property owners and/or their authorized representative; under the amendment procedures established in article three of the land development regulations; providing for a change in the assigned zoning district from Commercial-General (C-G) to Commercial – Intensive (C-I). Mr. Kennon read the title into the record. Council President Campbell opened the floor for public comment. With no comments heard, Council President Campbell closed the floor to public comments. Councilmember Jefferson made a motion to approve the final reading of Ordinance 1557, which Councilmember Alford seconded. The motion carried unanimously.

Council President Campbell proceeded to Discussion with possible Council action, first reading of Ordinance 1558, an alleyway located off of Westmoreland St. SE., K&J Goods LLC., applicant. An ordinance of the City Of Live Oak, Florida, relating to public right-of-way, making findings and vacating segment(s) of unimproved platted street alleys within the city of live oak, Florida, as follows: that certain [unnamed] alley lying between

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lots 3, 4, 5, 6 and 13 within block b, as recorded on the official plat of the Oakhurst subdivision, dated march of 1964, according to the plat thereof on file in the assessor's book in the public records of Suwannee County, Florida, lying and being in section 26, township 2 south, range 13 east; providing for recitals, conveyance, conflict and an effective date. Mr. Kennon read the title into the record. Councilmember Alford made a motion to approve the first reading of Ordinance 1558, which Councilmember Owens seconded. The motion carried unanimously.

Council President Campbell proceeded to Discussion with possible Council action, first reading of Ordinance 1559 an alleyway located off of White Ave., SE Tvisha LLC., applicant. An ordinance of the city of Live Oak, Florida, relating to public right-of-way, making findings and vacating a segment of unimproved platted street alleys within the city of Live Oak, Florida, as follows: that certain [unnamed] alley lying between lots 1, 3, 5 and 2 within block 19, as recorded on the official plat of the Strathoma Subdivision, dated September of 1935, according to the plat thereof on file in the tax assessor's book in the public records of Suwannee County, Florida, lying and being in section 23, township 2 south, range 13 east; providing for recitals, conveyance, conflict and an effective date. Mr. Kennon read the title into the record. Councilmember Owens made a motion to approve the first reading of Ordinance 1559, which Councilmember Robinson seconded. The motion carried unanimously.

Council President Campbell proceeded to Discussion with possible Council action, first reading of Ordinance 1560 unimproved street ROW off of Madison St. SW., Ralph David Pitzer III applicant. An ordinance of the city of live Oak, Florida, relating to public rights-of-way, making findings and vacating segments of unimproved platted streets within the city of Live Oak, Florida, as follows: a portion of Lincoln Street [avenue] SW between blocks 15 and 16, a portion of Taylor Street [avenue] SW between blocks 14 and 15, and a portion of Jones Street SW between blocks 15 and 18, as recorded on the official plat of the railroad subdivision, according to the plat thereof on file in the tax assessor's book in the public records of Suwannee County, Florida, lying and being in section 22, township 2 south, range 13 east; providing for recitals, conveyance, conflict and an effective date. Mr. Kennon read the title into the record. Councilmember Alford made a motion to approve the first reading of Ordinance 1560, which Councilmember Owens seconded. The motion carried unanimously.

With no further business, the meeting was adjourned.

Council President

Matt Campbell

Attest:

John W. Gill
City Clerk