



Board of Adjustment Meeting Agenda

Monday, May 18, 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

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

Meeting called to order

- (1) **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.**
- (2) **RESOLUTION NO BOA –VAR 26-01, Dynamic Engineering, acting as authorized agent for Howard Street Dryclean Inc.**

A Resolution by the Board of Adjustment for Board review and consideration for a vote pertaining to a petitioned variance to the City of Live Oak Land Development Regulations **Section 4.13.11.1 Minimum off street parking requirements** of the Land Development Regulations by allowing for: A variance of 5 parking spaces to the 13 required parking spaces, for a total of 7 required parking spaces for the existing 1,955 square foot dry cleaner.

Parcel ID# 23-02S-13E-06591-280023

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.

- (3) **RESOLUTION NO BOA – SE 26-01, Dynamic Engineering, acting as authorized agent for Mine of Lake City Inc.**

A resolution of the Board of Adjustment of the City of Live Oak, Florida, granting, or granting with appropriate conditions and safeguards as deemed necessary, a special exception as authorized under sections 3.9 and article 4 of the City of Live Oak Land Development Regulations; providing for a special exception to the permitted uses in a Commercial-Intensive zoning district, as provided within LDR section **4.13.5. (6)**, of the Land Development Regulations, to permit the development of an **automotive fuel station**, on certain lands within the corporate limits of the City of Live Oak, Florida; providing for revocation of the special exception; repealing all resolutions in conflict; and providing an effective date.

Parcel ID#’s 23-02S-13E-06591-280031, 23-02S-13E-06592-280030, 23-02S-13E-06593-280040, and 23-02S-13E-06594-280050

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

- (4) **RESOLUTION NO BOA –VAR 26-02, Vishal Patel**

A Resolution by the Board of Adjustment for Board review and consideration for a vote pertaining to a petitioned variance to the City of Live Oak Land Development Regulations **Section 4.11.7 Minimum yard requirements** of the Land Development Regulations by allowing for: A variance of 1.7± feet to the 10-foot side yard requirement, for a total side yard requirement of 8.3 feet.

Parcel ID# 23-02S-13E-06332-190030

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

- (5) **RESOLUTION NO BOA - VAR 26-03, Ajayji Thakor, applicant.**

A Resolution by the Board of Adjustment for Board review and consideration for a vote pertaining to a petitioned variance to the City of Live Oak Land Development Regulations **4.19.21. Distance Buffer Area Separation Requirements**, to allow for a variance of 250 feet, more or less, to the minimum 250-foot separation requirement between a liquor package store and residential zoning on a property located at 105 Beech St. NW.

Parcel ID# 23-02S-13E-05801-140010

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.

○ (6) **RESOLUTION NO BOA – SE 26-02, Ajayji Thakor**

A resolution of the Board of Adjustment of the City of Live Oak, Florida, granting, or granting with appropriate conditions and safeguards as deemed necessary, a special exception as authorized under sections 3.9 and article 4 of the City of Live Oak Land Development Regulations; providing for a special exception to the permitted uses in a Commercial-Intensive zoning district, as provided within LDR section **4.13.5. (5)**, of the Land Development Regulations, to permit the expansion of a **package store for sale of alcoholic beverages**, on certain lands within the corporate limits of the City of Live Oak, Florida; providing for revocation of the special exception; repealing all resolutions in conflict; and providing an effective date.

Parcel ID# 23-02S-13E-05801-140010

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

If no further business, motion to adjourn Board of Adjustment Meeting and open Planning and Zoning Board 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.



Planning & Zoning Board / Local Planning Agency Board Meeting Agenda

Monday, May 18, 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

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

Meeting called to order

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

- March 16, 2026 Planning & Zoning Regular Meeting Minutes
- March 30, 2026 Planning & Zoning Board Workshop 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 – LDR 26-05, Sweet Hope Missionary Baptist Church, applicant**

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 – Three (RSF/MH-3) **to** Office-Institutional (O-I) on 0.64± acres on a parcel of land at 1301 7th St. SW.

Parcel ID# 22-02S-13E-05618-040820

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 – CPA 26-02, J&W Auto Repair, applicant**

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 Medium Density **to** Commercial on 0.51± acres on a parcel of land at 611 Anderson Ave. NE.

Parcel ID# 23-02S-13E-05783-090010

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

○ (5) **RESOLUTION NO LPA – LDR 26-06, J&W Auto Repair, applicant**

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-Intensive (C-I) on 0.51± acres on a parcel of land at 611 Anderson Ave. NE.

Parcel ID# 23-02S-13E-05783-090010

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

○ (6) **RESOLUTION NO LPA – LDR 26-07, Wendy Grennell as authorized agent for Yadami and Miguel Mendoza, applicant**

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 0.39± acres on a parcel of land at 713 Duval St. NW.

Parcel ID# 23-02S-13E-05979-190030

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 26-02, Omar Martinez Padron and Marta Irene Avila, applicants**

A Resolution for consideration *and final Board action* by the Planning and Zoning Board, for the Site and Development Plan Review pertaining to the proposed 3 duplex development on their parcel located at 1401 Ohio Ave. S.

Parcel ID# 26-02S-13E-07826-030420

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

○ (8) **RESOLUTION NO LPA – CRA 26-01**

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 an amendment to the Community Redevelopment Agency Plan and the finding of said plan to be consistent to and in conformance with the City of Live Oak Comprehensive Plan.

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.