



Planning & Zoning Board / Local Planning Agency Board Meeting Agenda

Monday, August 17, 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 (<i>non-voting member</i>) Board Attorney – Jimmy Prevatt
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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**

- May 18, 2026 Planning & Zoning Regular Meeting Minutes
- May 18, 2026 Board of Adjustment Regular Meeting Minutes
- June 15, 2026 Planning & Zoning Board Workshop Meeting Minutes
- June 15, 2026 Planning & Zoning Board Special Called 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.**

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 LPA – CPA 26-04, Rockinghorse Farms Trust as authorized agent for Clyde Bass Family Properties LLC, 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** County: Residential - 1 (≤ 1 dwelling unit per acre), AND, County: Commercial, **to** City: Residential Moderate Density (≤ 4.356 dwelling units per acre), AND, City: Commercial on 86.39± acres on parcels of land located south of the Suwannee River Regional Library.

Parcel ID#’s 35-02S-13E-08373-000000 and 35-02S-13E-08354-000010

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

- (4) **RESOLUTION NO LPA – LDR 26-09, Rockinghorse Farms Trust as authorized agent for Clyde Bass Family Properties LLC, 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** County: Residential Single Family - One (RSF-1), AND County: Commercial-Intensive, **to** City: Residential Single Family - Three (RSF-3), AND City: Commercial-General (C-G) on 86.39± acres on parcels of land located south of the Suwannee River Regional Library.

Parcel ID#’s 35-02S-13E-08373-000000 and 35-02S-13E-08354-000010

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

- (5) **RESOLUTION NO LPA – CPA 26-05, City of Live Oak City Council, 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 Future Land Use Plan Map Change **from** Public **to** Central-Downtown on 0.65± acres on a parcel of land at 400 Ohio Ave. S.

Parcel ID# 23-02S-13E-06413-090200

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

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○ (6) **RESOLUTION NO LPA – LDR 26-10, Michell Adams, 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** Industrial-Light Warehousing (ILW) **to** Residential Single Family / Manufactured Home – Two (RSF/MH-2), on 0.392± acres on a parcel of land at 602 1st St. NW.

Parcel ID# 23-02S-13E-05911-040060

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

○ (7) **RESOLUTION NO LPA – LDR 26-11, Mt. Moriah 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 0.358± acres on a parcel of land at 1301 6th St. SW.

Parcel ID# 22-02S-13E-05540-030010.

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

○ (8) **RESOLUTION NO LPA – LDR 26-12, Trailhead Development LLC, 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-Office (R-O) **to** Residential (Unconventional) Single Family - Two (RSFU-2) on 1.13± acres on a parcel of land at 780 Cooper St. NE.

Parcel ID#’s 24-02S-13E-07114-080010 and 24-02S-13E-07115-080021

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.

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