



Planning & Zoning Board / Local Planning Agency Board Meeting Agenda

Monday, September 21, 2026 - 5:30 PM, or shortly thereafter
City Hall Council Room, 101 White Ave. Live Oak, FL

Seat 1 – Jimmy Cherry (26-29) Seat 2 – Alicia Redish (26-29) Seat 3 – Kenny Beasley (25-28) Seat 4 – Brantly Helvenston (25-28) Seat 5 – David Chandler (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

O (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.

O (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.

O (3) Discussion regarding HB 399

Discussion with possible Board action authorizing Planning Staff to draft an ordinance amending certain sections of the Land Development Regulations to ensure compliance with HB 399

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.

O (4) **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.

O (5) **RESOLUTION NO LPA – LDR 26-10, Michelle 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 and 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.

O (6) **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.

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.

O (7) **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.

O (8) **RESOLUTION NO LPA – LDR 26-14, Azalea 15 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 Single Family - Two (RSF-2) **to** Residential-Office (R-O) on 0.52± acres on a parcel of land at 501 2nd St. NW.

Parcel ID# 23-02S-13E-05954-150011

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.



Board of Adjustment Meeting Agenda

Monday, September 21, 2026 - 5:30 PM, or shortly thereafter
City Hall Council Room, 101 White Ave. Live Oak, FL

Seat 1 – Jimmy Cherry (26-29) Seat 2 – Alicia Redish (26-29) Seat 3 – Kenny Beasley (25-28) Seat 4 – Brantly Helvenston (25-28) Seat 5 – David Chandler (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

- O (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.**
- O (2) **RESOLUTION NO BOA –VAR 26-04, Kristian Mathews, 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 **4.19.4.2. Accessory structures**, which further references section(s) **4.4.3. Permitted Accessory Uses and Structures** of the Land Development Regulations by allowing for: A variance of 27.84% to the 40% of the size of the existing principal structure requirement for the size of accessory structures for a total principal structure requirement of 67.84% to allow for an additional accessory structure with a maximum of 600 square feet that, combined with 566.82 square feet of existing accessory structures, allows for a combined square footage of 1,162.82 square feet of accessory structures

Parcel ID# 26-02S-13E-07511-060070

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.