



Planning & Zoning Board / Local Planning Agency Board Meeting Agenda

Monday, October 20th, 2025 - 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 – Kenneth 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**
 - August 18th, 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 25-01, First Church of God Inc Live Oak**

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 Low Density **to** Residential Medium Density on 1.35± acres comprised of 2 parcels of land fronting King St. NE and West Ave. NE.

Parcel ID#’s 24-02S-13E-06952-720410 and 27-02S-13E-08197-001000.

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 25-04, First Church of God Inc Live Oak**

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 / Manufactured Home – One (RSF/MH-1) **to** Office-Institutional (O-I) on 1.35± acres comprised of 2 parcels of land fronting King St. NE and West Ave. NE.

Parcel ID#’s 24-02S-13E-06952-720410 and 27-02S-13E-08197-001000.

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

- (5) **RESOLUTION NO LPA – LDR 25-05, 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 0.48± acres on a parcel of land at 821 Hamilton Ave. NE.

Parcel ID# 23-02S-13E-06849-690032.

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

- (6) **RESOLUTION NO LPA – CPA 25-02, Dana Berman as authorized agent for K&J Goods 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 0.31± acres comprised of 2 lots of land fronting Meadow St. SE and Westmoreland St. SE.

Parcel ID# 26-02S-13E-07582-020060.

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

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- (7) **RESOLUTION NO LPA – LDR 25-06, Dana Berman as authorized agent for K&J Goods 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** Residential-Office (R-O) on 0.31± acres comprised of 2 lots of land fronting Meadow St. SE and Westmoreland St. SE.

Parcel ID# 26-02S-13E-07582-020060.

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

- (8) **RESOLUTION NO LPA – CPA 25-03, North Florida Professional Services, Inc. as authorized agent for Sleiman Management, 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** Industrial **to** Commercial Medium Density on 1.29± acres comprised of portions of 2 adjacent parcels, one with frontage on Palm Street NE.

Portions of Parcel ID#'s 13-02S-13E-04979-000000 and 13-02S-13E-04981-000000.

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

- (9) **RESOLUTION NO LPA – LDR 25-07, North Florida Professional Services, Inc. as authorized agent for Sleiman Management, 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** Industrial (I) **to** Commercial-Intensive (C-I) on 1.29± acres comprised of portions of 2 adjacent parcels, one with frontage on Palm Street NE.

Portions of Parcel ID#'s 13-02S-13E-04979-000000 and 13-02S-13E-04981-000000.

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

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- (10) **RESOLUTION NO LPA – CPA 25-04, Suwannee Missionary Baptist Association, Inc.,**

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, Very Low Density and Agriculture **to** Residential, Medium Density on 15.16± acres comprised of 3 adjacent parcels with frontage on Walker Ave. SW, AKA 1747 Walker Ave. SW.

Parcel ID#'s 26-02S-13E-07890-000000, 26-02S-13E-07884-001001, and 26-02S-13E-07884-001000.

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

- (11) **RESOLUTION NO LPA – LDR 25-08, Suwannee Missionary Baptist Association, Inc.,**

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** Agriculture-One (A-1) **to** Office-Institutional (O-I) on 15.16± acres comprised of 3 adjacent parcels with frontage on Walker Ave. SW, AKA 1747 Walker Ave. SW.

Parcel ID#'s 26-02S-13E-07890-000000, 26-02S-13E-07884-001001, and 26-02S-13E-07884-001000.

- (12) **RESOLUTION NO LPA – LDR 25-09, City Council of the City of Live Oak, FL, 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 proposed text amendments to articles: Two – Definitions; Three – Administrative Mechanisms and Procedures; Four – Zoning Regulations and 4.19 - Supplemental District Regulations; Five – Subdivision Regulations; and Fourteen – Permitting and Concurrency Management.

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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