

City of Live Oak
City Council Meeting Minutes
November 10, 2025

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The Live Oak City Council met on Monday, November 10, 2025 at 5:30 p.m. in City Hall, located at 101 SE White Ave., Live Oak, Florida 32064, for a regular monthly meeting. The following officials were present: Council Pro-tem Tommie Jefferson, Councilmember Vanessa Robinson, Councilmember Gladys Owens, and Councilmember David Alford, Mayor Frank Davis, City Clerk John Gill, City Manager Larry Sessions, and City Attorney Todd Kennon. Absent: Council President Matt Campbell.

Pro-tem Jefferson called the meeting to order.

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

Pro-tem Jefferson proceeded to the first agenda item, approval of the agenda with any additions, deletions, or changes. City Clerk Gill stated that there are changes to the order of the agenda. Councilmember Robinson request that discussion regarding the Green Fork Restaurant be added as item 5A. Also, item 6L regarding Resolution 2025-50 removed from the agenda. Councilmember Robinson made a motion to approve the agenda with the order changes, additions, and deletions, which Councilmember Alford seconded. The motion carried unanimously.

Pro-tem Jefferson proceeded to the approval of the October 13th regular monthly City Council meeting minutes. Councilmember Alford made a motion to approve the minutes as presented, which Councilmember Owens seconded. The motion carried unanimously.

Pro-tem Jefferson then turned the floor over to Mayor Davis for matters regarding the city. Mayor Davis reported on the "City Week" events and announced the "Mayor of the Day" contest winner, Ms. Avery Smith. Avery then announced the winners of the essay, "Why I love Live Oak and Suwannee County". Also, she announced the winners of the scavenger hunt contest.

Pro-tem Jefferson moved to the presentation by Inspire Placemaking, LLC. regarding the finding of necessity results for the City of Live Oak, CRA. Megan Barrow with Inspire Placemaking, LLC gave a presentation of all the results from the studies that were taken.

Pro-tem Jefferson then opened the floor for public comments for those who wished to speak now or wait until their agenda item was presented:

Mrs. Carolyn Woolsey spoke regarding zoning.

With no further comments, the floor was closed until those who wished to speak agenda item is presented.

Added agenda item, discussion regarding the Green Fork Kitchen. Councilmember Robinson opened the discussion giving her thoughts on how the city is handling the issues with the Green Fork Kitchen. City Manager Sessions responded to Councilmember Robinsons concerns and Development Manager George Curtis explained procedures on properly posting notice to a business and navigating the rules. Pro-tem Jefferson opened the floor to the public comments for those who signed up to speak on this agenda item; Ms. Anita Williams, Mrs. Valerie Philmore, Ms. Catherine Cason and Ms. Shanise Brown spoke regarding the Green Fork Kitchen. With no further comments, the floor was closed to public comments.

Agenda item, final reading of Ordinance 1543, an ordinance re-naming the former City Hall as the John W. Yulee Building. City Attorney Kennon read the title into the record. The floor was opened for public comment. Mrs. Casandra Yulee, Ms. Lily Slone, Mr. Robert Ford, and Ms. Meghan Spencer all spoke in support of Ordinance 1543. Pro-tem Jefferson closed the floor to public comment. Councilmember Alford made a motion to approve the final reading of Ordinance 1543, which Councilmember Owens seconded. A vote was taken and the motion carried 3 to 1 with Councilmember Robinson against.

Agenda item, Resolution 2025-46, a resolution making a formal finding of the existence of slum or blighted areas within a designated boundary in accordance with section 163.355, Florida Statutes; declaring such area to be slum or blighted area appropriate for community redevelopment. Mr. Kennon read the title into the record. Councilmember Robinson made a motion to approve Resolution 2025-46, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, Mr. Darrel Bridget concerns of obtaining a permit for the sale of alcohol. Development Manager George Curtis spoke regarding the procedures of obtaining a permit for the sale of alcohol. Mr. Curtis explained what Mr. Bridget has to do to comply under the Commercial-Nieghborhood zoning. Mr. Sessions stated there will be a meeting between Mr. Bridget and Mr. Curtis to discuss obtaining a permit for the sale of alcohol at his location.

Agenda item, Mr. Neil Wright notice regarding a survey that shows his ownership in a portion of the Eastside Cemetery. Mr. Wright stated that he paid to have a survey taken on land he purchased which adjoins the cemetery. The survey indicated that he owns a small portion of Eastside Cemetery. Mr. Wright stated the he would like to find a resolution of getting the property sold to the city or another alternative. The city manager stated that he and the city attorney will get more information and bring it back to the city council for further consideration.

Agenda item, Resolution 2025-42, resolution authorizing the execution of an amendment to the Traffic Signal Maintenance and Compensation Agreement with the State of Florida Department of Transportation. Mr. Kennon read the title into the record. Councilmember Robinson made a motion to approve Resolution 2025-42, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, Resolution 2025-43, a resolution approving and authorizing the execution of a Railroad Reimbursement Agreement Grade Crossing Traffic Control Devices municipal with the State of Florida Department of Transportation and Florida Gulf & Atlantic Railroad, LLC. Mr. Kennon read the title into the record. Councilmember Robinson verified in the agreement that the City of Live Oak would be responsible for 50% of the railroad crossing repairs and she would like for staff to look further into the agreement before the resolution is passed. Councilmember Robinson made a motion to table Resolution 2025-43, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, awarding a bid from Southern Cathodic Protection. Councilmember Robinson made a motion to award bid to Southern Cathodic Protection in the amount of \$141,390, which Councilmember Owens seconded. The motion carried unanimously.

Agenda item, Resolution 2025-44, a resolution accepting a bid from Southern Cathodic Protection related to the Natural Gas Anode Beds and Rectifiers Project; providing for the award

and execution of a contract. Mr. Kennon read the title into the record. Councilmember Owens made a motion to approve Resolution 2025-44, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, Resolution 2025-45, a resolution accepting a bid from Vector Disease Control International related to the City of Live Oak mosquito control program; providing for the award and execution of a contract. Mr. Kennon read the title into the record. Councilmember Robinson made a motion to award bid to Vector Disease Control International in the amount of \$33,280 per year for a 3-year term, which Councilmember Alford seconded. The motion carried unanimously. Councilmember Owens made a motion to approve Resolution 2025-45, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, Resolution 2025-47, a resolution authorizing the extension of a continuing contract with Eutaw Utilities Inc. DBA Eutaw Inc., a Florida corporation; providing for engineering and consulting services. Mr. Kennon read the title into the record. Councilmember Alford made a motion to approve Resolution 2025-47, which Councilmember Owens seconded. The motion carried unanimously.

Agenda item, Resolution 2025-48, a resolution authorizing the extension of a continuing contract with North Florida Professional Services Inc. a Florida corporation; providing for engineering and consulting services. Mr. Kennon read the title into the record. Councilmember Alford made a motion to approve Resolution 2025-48, which Councilmember Owens seconded. The motion carried unanimously.

Agenda item, Resolution 2025-49, a resolution authorizing the extension of a continuing contract with CPH Consulting, LLC. a Delaware Limited Liability Company as assignee for Mittauer & associates, Inc.; providing for engineering and consulting services. Mr. Kennon read the title into the record. Councilmember Owens made a motion to approve Resolution 2025-49, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, the final reading of Ordinance 1541, VAC 25-01 an ordinance relating to public right-of-way, making findings and vacating segments of unimproved platted street alleys within the City of Live Oak, Florida as follows that certain unnamed alley lying south of Lot 2 and between Lots 4 and 5, Block 76 as shown on the plat of Book 76, Original Town of Live Oak, Florida east of the 406 Restaurant on Duval Street. Mr. Kennon read the title into the record. Councilmember Jefferson opened the floor for public comment. Mr. Darrel Bridget, and Mr. Raymond Sirale both spoke regarding Ordinance 1541. Pro-tem Jefferson closed the floor for public comment. Councilmember Owens made a motion to approve Ordinance 1541, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, the final reading of Ordinance 1542, an ordinance amending Ordinance 1440; amending Section 2-116 of the Code of Ordinances City of Live Oak, providing that the salary of the City Clerk and Treasurer shall be adjusted from \$63,360.13 to \$71,360.13. Mr. Kennon read the title into the record. Pro-tem Jefferson opened the floor for public comment. With none heard, the floor was closed to public comment. Councilmember Alford made a motion to approve Ordinance 1542, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1544; CPA 25-01 King St. NE and West Ave. NE, an ordinance of the City of Live Oak, Florida amending the Future Land Use Classification to 1.35 acres of land on the Future Land Use Plan Map of the City of Live Oak Comprehensive Plan, pursuant to an application, CPA25-01, by the property owners and/or their authorized representatives; 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 Low Density to Residential Medium Density. Mr. Kennon read the title into the record. City Clerk John Gill swore persons who will speak regarding Ordinance 1544. Development Manager George Curtis gave an explanation of Ordinance 1544. Pro-tem Jefferson opened the floor for public comment. Darrel Bridget spoke regarding Ordinance 1544. Councilmember Jefferson closed the floor for public comment. Councilmember Alford made a motion to approve Ordinance 1544, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1545; CPA 25-04 King St. NE and West Ave. NE, (First Church of God Inc Live Oak Part 2 of a 2-Part Application) an ordinance of the City of Live Oak, Florida amending the Zoning District to 1.35 acres of land on the Official Zoning Atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 25-04, by the property owners and/or their authorized representatives; under the amendment procedures established in Sections 163.3161 through 163.3215, Florida Statutes, as amended, and Article Three of the Land Development Regulations; providing for a change in the assigned Zoning District from Residential Single Family/Manufactured Home to Office-Institutional. Mr. Kennon read the title into the record. Mr. Curtis gave an explanation of Ordinance 1545. Pro-tem Jefferson opened the floor for public comment. Darrel Bridget spoke regarding Ordinance 1545. Councilmember Jefferson closed the floor for public comment. Councilmember Robinson made a motion to approve Ordinance 1545, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1546; LDR 25-05 821 Hamilton Ave. NE (EPB 821 Hamilton LLC) an ordinance of the City of Live Oak, Florida amending the Zoning District to 0.48 acres of land on the Official Zoning Atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 25-05, by the property owners and/or their authorized representatives; 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 to Residential-Office. Mr. Kennon read the title into the record. Mr. Curtis gave explanation of Ordinance 1546. Pro-tem Jefferson opened the floor for public comment. With none heard, the floor was closed to public comment. Councilmember Owens made a motion to approve Ordinance 1546, which Councilmember Alford seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1547; CPA 25-02 Meadow St. SE and Westmoreland St. SE; Dana Berman as authorized agent for K&J Goods LLC (part 1 of a 2 part application) an ordinance of the City of Live Oak, Florida amending the Future Land Use Classification to 0.31 acres of land on the Future Land Use Plan Map of the City of Live Oak Comprehensive Plan, pursuant to an application, CPA 25-02, by the property owners and/or their authorized representatives; 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. City Clerk Gill swore persons who will speak regarding Ordinance 1547. Mr. Curtis gave an explanation of Ordinance 1547. Pro-tem Jefferson opened the floor for public comment. The following spoke; Mrs. Carolyn Woolsey, Mr. Jeff Bradford, Mr. Chris Woolsey, and Mr. Dana Berman. With no other comments, Pro-tem Jefferson closed the floor for public comment. Councilmember Alford made a motion to approve Ordinance 1547, which the motion died due to lack of a second. Councilmember Owens made a motion to deny Ordinance 1547 based on a lack of confident substantial evidence that the property does have a flooding issue, which a Councilmember Robinson second. A vote was taken with the denial passing 3 to 1 with Councilmember Alford against.

Agenda item, The first reading of Ordinance 1548; Meadow St. SE and Westmoreland St. SE; Dana Berman as authorized agent for K&J Goods LLC (part 2 of a 2 part application). Item not considered base on the failure of part 1, ordinance 1547.

Agenda item, the first reading of Ordinance 1549; CPA 25-03 Palm St. NE North Florida Professional Services, Inc. as authorized agent for Sleiman Management, LLC (part 1 of a 2 part application) an ordinance of the City of Live Oak, Florida amending the Future Land Use Classification to 1.29 acres of land on the Future Land Use Plan Map of the City of Live Oak Comprehensive Plan, pursuant to an application, CPA 25-03, by the property owners and/or their authorized representatives; 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 Industrial to Commercial. Mr. Kennon read the title into the record. Mr. Curtis gave an explanation of Ordinance 1549. Pro-tem Jefferson opened the floor for public comment. With none heard, the floor was closed to public comment. Councilmember Alford made a motion to approve the first reading of Ordinance 1549, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1550; LDR 25-07 Palm St. NE North Florida Professional Services, Inc. as authorized agent for Sleiman Management, LLC (part 2 of a 2 part application) an ordinance of the City of Live Oak, Florida amending the Zoning District to 1.29 acres of land on the Official Zoning Atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 25-07, by the property owners and/or their authorized representatives; under the amendment procedures established in Article Three of the Land Development Regulations; providing for a change in the assigned Zoning District from Industrial to Commercial.. Mr. Kennon read the title into the record. Mr. Curtis gave an explanation of Ordinance 1550. Pro-tem Jefferson opened the floor for public comment. With none heard, the floor was closed to public comment. Councilmember Alford made a motion to approve Ordinance 1550, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1551; CPA 25-04 1747 Walker Ave. SW; Suwannee Missionary Baptist Association, Inc. (part 1 of a 2 part application) an ordinance of the City of Live Oak, Florida amending the Future Land Use Classification to 15.16 acres of land on the Future Land Use Plan Map of the City of Live Oak Comprehensive Plan, pursuant to an application, CPA 25-04, by the property owners and/or their authorized representatives; 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 Very Low Density and Agriculture to Residential Medium Density. Mr. Kennon read the title into the record. Mr. Curtis gave an explanation of Ordinance 1551. Pro-tem Jefferson opened the floor for public comment. With none heard, the floor was closed to public comment. Councilmember Owens made a motion to approve the first reading of Ordinance 1551, which Councilmember Robinson seconded. The motion carried unanimously.

Agenda item, the first reading of Ordinance 1552; LDR 25-08 1747 Walker Ave. SW; Suwannee Missionary Baptist Association, Inc. (part 2 of a 2 part application) an ordinance of the City of Live Oak, Florida amending the Zoning District to 15.16 acres of land on the Official Zoning Atlas of the City of Live Oak Land Development Regulations, pursuant to an application, LDR 25-08, by the property owners and/or their authorized representatives; under the amendment procedures established in Article Three of the Land Development Regulations; providing for a change in the assigned Zoning District from Residential Very Low Density and Agriculture to Residential Medium Density. Mr. Kennon read the title into the record. Mr. Curtis gave an explanation of Ordinance 1552. Pro-tem Jefferson opened the floor for public comment. With none heard, the floor was closed to public comment. Councilmember Owens made a motion to approve Ordinance 1552, which Councilmember Alford seconded. The motion carried unanimously.

With no further business, the meeting was adjourned.

Pro-tem Tommie Jefferson

Attest:
John W. Gill
City Clerk