

Board of Adjustments Board Minutes

August 19, 2024

5:30 p.m.

The Live Oak Board of Adjustment met on Monday, August 19, 2024, at 5:30 p.m. in City Hall. The following Board Members were present; Ms. Alicia Redish, Mr. Jimmy Cherry, Ms. Gloria Hancock, Mr. Brantly Helvenston, Mr. Jessie Philpot Jr., Board Attorney Jimmy Prevatt, Ms. Shana Hatfield, and City Clerk John Gill, Absent: Mr. Jimmy McCullers Sr.

Chairman Helvenston opened the meeting,

Board Attorney Prevatt swore in those who may potentially give testimony at any time during the proceedings to follow.

Chairman Helvenston turned the floor over to Development Manager George Curtis who proceeded with agenda item, Resolution BOA-SE 24-02, Joseph Wood applicant. A resolution granting, or granting with appropriate conditions and safeguards as deemed necessary a special exception as authorized under section 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 zoning district as provided within LDR section 4.4.5.1 to permit an accessory building or structure on a contiguous lot or parcel to the principal structure, both of which are under the same ownership or on a vacant or undeveloped lot or parcel limited in total and combined lot coverage (gross floor area) to 3% of the total lot size, 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. Mr. Curtis submitted the photos and staff report as exhibit 1 and the letter of intent as exhibit 2. Board Attorney Prevatt accepted exhibits 1 & 2. Mr. Joseph Wood approached the Board to explain the intent of this new building. Board Member Cherry made a motion to approve Resolution BOA -SE 24-02, which Board Member Hancock seconded. The motion carried unanimously.

Mr. Curtis proceeded with the next agenda item, Resolution BOA-VAR 24-03, Joseph Wood 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 4.4.5.1 (14) Special Exceptions (conventional), of the Land Development Regulations by allowing for a variance of 3.51% to the 3% of total lot size requirement for the size of accessory structures for a total lot size requirement of 6.51% to allow for an allowable maximum accessory structure of 840 square feet. Board Member Hatfield made a motion to approve Resolution BOA-VAR 24-03, which Board Member Cherry seconded. The motion carried unanimously.

Mr. Curtis proceeded with the next agenda item, Resolution BOA-VAR 24-04, Raymond Alton 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 sections 4.4.3. Permitted Accessory Uses and Structures of the Land Development Regulations by allowing for a variance of 3.97% to the 3% of total lot size requirement for the size of accessory structures for a total lot size requirement of 6.97% to allow for an additional accessory structure with a maximum of 2,240 square feet that combined with 800 square feet of existing accessory structures, allows for a combined square footage of 3,040 square feet. Mr. Curtis submitted staff report, photos, zoning map, and resolution as exhibit 1 along with a letter of intent, and purpose site plan drawing as exhibit 2. Board Attorney Prevatt accepted both exhibit 1 & 2. Mr. Raymond Alton approached the board and explained what he would be using the accessory structure for if approved. Board Member Cherry made a motion to approve Resolution BOA-VAR 24-04, which Board Member Hancock seconded. The motion carried unanimously.

With no other business the meeting was adjourned.

Mr. Brantly Helvenston, Chairman
City of Live Oak Planning and Zoning Board

ATTEST:
John W. Gill City Clerk