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**RE: Information Request 527 / 529 Ohio Ave**

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**From** Christian Dixon <cdixon@cityofliveoak.org>

**Date** Fri 6/6/2025 1:23 PM

**To** Mindy Wilkison <mindyw@poolerealtyinc.com>

**Cc** George Curtis <gcurtis@cityofliveoak.org>; Gail Lucas <glucas@cityofliveoak.org>

 1 attachment (100 KB)

4.12 C-G.pdf;

Good morning, Mindy,

In regards to the property below, if you are asking for the zoning of the property, the property is zoned as Commercial-General (C-G). See the attached for section 4.12 of our Land Development Regulations (LDR) that pertain to the C-G zoning district.

Given that the property is zoned as a commercial zoning district, the main intent of the property would have to be a for commercial use.

In **section 4.12.3. Permitted accessory uses and structures**, under item 3, the LDR state:

*3. On the same premises and in conjunction with permitted principal uses and structures, dwelling units only for occupancy by owners or employees thereof.*

This means that the house could only be occupied in conjunction with a commercial use on the property.

It could be possible to change the zoning district to a different zoning district if the buyer would like to have the property just to live in with no requirement to have a commercial business on the property as well.

Hope this helps, and if you have any questions, please let me know.

Best regards,  
Christian

Parcel: **23-02S-13E-06762-570130 (24006)**

Owner	SUMMERS DONNA ANITA & DENNA SULLIVAN SCOTT & ROBERT B RATLIFF & DEBORAH LUWANNA S RATLIFF LIFE ESTATE 11697 HIGHWAY 129 S LIVE OAK, FL 32060		
Site	527 OHIO AVE, LIVE OAK		
Description*	LEG LOT 13 BLK 57. LIVE OAK. ORB 491 P 703 SWD YR 95 ORB 2149 P 418 DC YR 2021 ( STAFFORD CALDWELL SULLIVAN ) ORB 2193 P 52 DC YR 2021 ( ESTHER ELIZABETH SULLIVAN ) ORB 2193 P 61-62 ORDER YR 2021 ORB 2338 P 365-66 ENHANCED LED YR 2022 REMAINDER PERSON: ASHLEY MIRANDA RATLIFF SWEGER <<<less		
Area	N/A	S/T/R	23-02S-13E
Use Code**	SINGLE FAMILY (0100)	Tax District	LO

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

*Christian Dixon*  
*Planning & CRA Assistant*  
*416 Howard St. E.*  
*Live Oak, FL 32064*  
*Phone: (386) 362-2009*  
*Email: [cdixon@cityofliveoak.org](mailto:cdixon@cityofliveoak.org)*

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**From:** Gail Lucas <[glucas@cityofliveoak.org](mailto:glucas@cityofliveoak.org)>  
**Sent:** Friday, June 6, 2025 10:38 AM  
**To:** George Curtis <[gcurtis@cityofliveoak.org](mailto:gcurtis@cityofliveoak.org)>  
**Cc:** Christian Dixon <[cdixon@cityofliveoak.org](mailto:cdixon@cityofliveoak.org)>  
**Subject:** Fw: Information Request 527 / 529 Ohio Ave

**Thank you.**