

Regular Meeting
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
February 20, 2025 – 6:00 PM

The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1(917)900-1022 and enter code 32628.

COMMISSIONERS

Jody Stephenson, District 1, Chairman
Daniel Wood, District 2
Mark Hatch, District 3, Vice Chairman
Jamie Storey, District 4,
David Osteen, District 5

STAFF

John Jenkins, County Manager
Roy Bass, Assistant County Manager
Martha McCaskill, Administrative Asst/Grant Coordinator
Chana Watson, County Attorney
Barbie Higginbotham, Clerk of Court
Verna Wilson, Chief Deputy Clerk
Brenda Royal, Chief Financial Officer
Victoria Darkow, Deputy Clerk

CALL TO ORDER

The meeting was called to order by Commissioner Stephenson at 6:00 PM.

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

The Invocation was led by Commissioner Hatch and the Pledge to the American Flag was led by Commissioner Hatch.

County Manager John Jenkins presented Mr. AJ Yarrell with an award for the life saving measures he took at the last County safety meeting on December 19, 2024.

Mr. Yarrell performed the Heimlich maneuver on one of the attendees when he started to choke.

APPROVAL OF COMMISSION MINUTES

02/06/2025 Regular BOCC Minutes

Motion to approve the 02/06/2025 Regular BOCC Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

VOUCHER APPROVAL

Motion to approve the vouchers made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.

CONSTITUTIONAL OFFICERS

None present.

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Attorney Chana Watson performed a mass swearing in of any of the public that wanted to speak on the ordinances in question.

Mr. Brandon Stubbs of North Florida Professional Services presented and read both Ordinance 2024-07 and Ordinance 2024-08.

He then turned the presentation over to Mrs. Eryn Mertens and Mrs. Kathy Ebaugh who are planners with JB Pro.

Mrs. Mertens presented a power point for the Board, and they discussed the plans for future land use. They provided a concept plan for the "Isles at Rivers Edge" and stated that the site was located within the Urban Growth Boundary.

The Board discussed the pros and cons and ultimately denied both of the ordinances.

Ordinances

ORDINANCE NO. 2024-07

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO APPLICATION 240001, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE-FAMILY/MOBILE HOME-1 ("RSF/MH-1") AND COMMERCIAL, GENERAL ("CG") TO PLANNED RESIDENTIAL DEVELOPMENT ("PRD") OF CERTAIN LANDS WITHIN THE UNINCORPORATED LIMITS OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Salty Secret Jena, Agent Brandon Stubbs)

(District 5 David Osteen)

LPA Recommends Approval

Motion to deny Ordinance 2024-07 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

ORDINANCE NO. 2024-08

AN ORDINANCE OF THE DIXIE COUNTY, FLORIDA, RELATING TO AN AMENDMENT TO THE FUTURE LAND USE PLAN MAP SERIES OF THE DIXIE COUNTY COMPREHENSIVE PLAN, PURSUANT TO APPLICATION 240002, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE PLAN MAP SERIES OF THE COMPREHENSIVE PLAN FROM RESIDENTIAL, MODERATE DENSITY AND COMMERCIAL TO RESIDENTIAL, MEDIUM DENSITY OF CERTAIN LANDS WITHIN DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Salty Secret Jena, Agent Brandon Stubbs)

(District 5 David Osteen)
LPA Recommends Approval

Motion to deny Ordinance 2024-08 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE DIXIE COUNTY, FLORIDA, RELATING TO AN AMENDMENT TO THE FUTURE LAND USE PLAN MAP SERIES OF THE DIXIE COUNTY COMPREHENSIVE PLAN, PURSUANT TO APPLICATION 20240222, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE PLAN MAP SERIES OF THE COMPREHENSIVE PLAN FROM RESIDENTIAL SINGLE FAMILY/MOBILE HOME (RSF/MH1) TO COMMERCIAL INTENSE (CI) OF CERTAIN LANDS WITHIN DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Throbay.com LLC, Agent Dale Herring)

(District 5 David Osteen)
LPA Recommends Approval

Motion to approve Ordinance 2025-01 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE DIXIE COUNTY, FLORIDA, RELATING TO AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT REZONING PURSUANT TO APPLICATION 20240223, Petition dated: 12/10/2024 BY THE PROPERTY OWNER, OF SAID ACREAGE; 0 PROVIDING FOR REZONING FROM RESIDENTIAL SINGLE FAMILY/MOBILE HOME (RSF/MH1) TO COMMERCIAL INTENSE (CI) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Throbay.com LLC, Agent Dale Herring)

(District 5 David Osteen)
LPA Recommends Approval

Motion to approve Ordinance 2025-02 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE DIXIE COUNTY, FLORIDA, RELATING TO AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT REZONING PURSUANT TO APPLICATION 20250046, Petition dated: 01/14/2025 BY THE PROPERTY OWNER, OF SAID ACREAGE; 0

PROVIDING FOR REZONING FROM ENVIRONMENTAL SENSITIVE AREA (ESA-4) TO COMMERCIAL NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Billy Ray Taylor)

(District 2 Daniel Wood)

LPA Recommends Denial

The applicant was present and decided not to come before the Board.

Motion to deny Ordinance 2025-03 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

ORDINANCE NO. 2025-04

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE DIXIE COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 ACRES OR LESS OF LAND, PURSUANT TO AN APPLICATION, 20250108, BY THE PROPERTY OWNERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (EQUAL TO 2 DWELLING UNIT PER ACRE) TO RESIDENTIAL, MODERATE DENSITY (EQUAL TO 4 DWELLING UNIT PER ACRE) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Andrew Rains)

(District 2 Daniel Wood)

LPA Recommends Approval

Motion to approve Ordinance 2025-04 made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

ORDINANCE NO. 2025-05

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT REZONING OF 50 ACRES OR LESS CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, 20250109, BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-1 (RSF/MH-

1) TO RESIDENTIAL, SINGLE FAMILY/MOBILE HOME-2 (RSF/MH-2) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

(Andrew Rains)

(District 2 Daniel Wood)

LPA Recommends Approval

Motion to approve Ordinance 2025-05 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

Resolutions

RESOLUTION No.: 2025-23

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.4.5 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT A WIRELESS TELECOMMUNICATIONS TOWER IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JANUARY 24, 2025. WHEREAS, JAMES MCNICOL has filed a Petition requesting Dixie County Board of County Commissioners to grant a **Special Exception** as provided in Section 4.4.5 of the Dixie County Land Development Regulations to permit a wireless telecommunications tower in an Agricultural (AG) Zoning District, by Petition dated January 24, 2025; and WHEREAS, wireless communications tower is to be located on Dixie County Parcel No.: 23-09-13-0000-4364-0000 (1950 NE 389 Ave, Old Town, FL 32680). (Commission District 2 Daniel Wood);

LPA Recommends Approval

Motion to approve Resolution 2025-23 made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

RESOLUTION No.: 2025-24

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED DECEMBER 13, 2024. WHEREAS, AUSTIN and ERICA PRIDE have filed a Petition requesting Dixie County Board of County Commissioners to grant a **Special Exception** as provided in Section 4.7.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an

Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated 12/13/2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2994-0002-3030 (92 SE 236 ST, Old Town, FL 32680).(Commission District 3 Mark Hatch);

LPA Recommends Denial

Motion to approve Resolution 2025-24 made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

RESOLUTION No.: 2025-25

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.7 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT A REDUCTION OF SETBACKS FROM 10 FEET TO 5 FEET FOR REPLACEMENT OF HOME DUE TO HURRICANE HELENE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JANUARY 10, 2025. WHEREAS, GREGORY SCOTT have filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with Section 12.3 VARIANCE PROCEDURES WHEREAS, the reduction, by the petition dated 1/10/2025 to be located on Dixie County Parcel No.: 30-13-12-0000-3496-0000 (50 SE 199 ST, Old Town, FL 32680).(Commission District 3 Mark Hatch);

LPA Recommends Approval

Motion to approve Resolution 2025-25 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

RESOLUTION No.: 2025-26

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED DECEMBER 20, 2024. WHEREAS, WILLIAM T SLADE SR. have filed a Petition requesting Dixie County Board of County Commissioners to grant a **Special Exception** as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated 12/20/2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 30-13-12-3479-0000-0060 (74 SE 195 ST, Old Town, FL 32680).

(Commission District 3 Mark Hatch)

LPA Recommends Approval

Motion to approve Resolution 2025-26 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

RESOLUTION No.: 2025-27

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JANUARY 9, 2025. WHEREAS, **JOSEPH and LINDA ROBINSON** have filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated 1/9/2025; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2942-0000-0050 (89 SE 861 AVE, Old Town, FL 32680).

(Commission District 3 Mark Hatch)

LPA Recommends Approval

Motion to approve Resolution 2025-27 made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

RESOLUTION No.: 2025-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JANUARY 23, 2025.

WHEREAS, **HEATHER DAVIS** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA), Zoning District, by Petition dated January 23, 2025; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 36-10-13-5665-0012-0030 (243 SE 914 ST. Old Town, FL 32680).

(Commission District 2 Daniel Wood)

LPA Recommends Denial

The petition 2025-28 was withdrawn from the applicant.

Mr. Leon Wright stated that the turnout was really good at the Substantial Damage outreach meeting at the Dixie County Library and that they had good feedback.

He stated that he had spoken to Mr. Linton Edmonds and asked permission from the Board to purchase a 2024 truck that is still on the lot from last year, he stated that the price had significantly decreased and stated he has money in his budget to purchase it.

Commissioner Storey made the motion to allow Mr. Leon Wright to purchase the truck for the Building and Zoning department in the amount of \$42,854.00. Commissioner Wood seconded. Board approved.

Mr. Wright asked to move forward with swapping vehicles between Building and Zoning and Solid Waste Department.

He stated that Solid Waste needs a truck to work with and that Building and Zoning will use the Chevy Tahoe as a backup when their vehicle is down.

Motion to approve Building and Zoning to swap the 2012 Chevy 4x4 to the Solid Waste Department and have Solid Waste send the Chevy Tahoe to Building and Zoning made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

CYNTHIA SNYDER-YELLOWJACKET

Mrs. Cynthia Snyder presented her request for the Board asking to pave Southeast 477th Avenue and Southeast 752nd Street leading up to the Yellowjacket RV Resort.

She stated that if the request cannot be met at this time, she will be requesting a copy of the "right to know" paperwork and will be taking it to the State level. She presented a copy of the petition to the Board and stated that it had over 200 signatures.

Commissioner Hatch stated that she is more than welcome to take it to the State of Florida and would love for every road in the County to be paved, but that Yellowjacket is about a 3-million-dollar project. He informed Mrs. Snyder that the County submits three (3) roads per year and that FDOT (Florida Department of Transportation) selects the roads that they do. He stated that the road might not even meet the requirements for paving, but that he would check it out.

Mr. Robert Carter stated that he is a District Three (3) moto grader and that he goes to Yellowjacket road twice as much as he does anywhere else. He stated that the road gets more attention than any road in Dixie County.

Commissioner Hatch recommended Mrs. Snyder speak to Mrs. Barbie Higginbotham and submit a public records request.

Mrs. Martha McCaskill stated that the record retention for the roads is only five (5) years.

Mr. Wright stated that his recommendation is to work on getting the flood plain violations fixed first.

KATRINA VANAERNAM AND SHEILA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION

Mrs. Katrina VanAernam was not present for this meeting.

KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. Kay McCallister stated that it has been very busy recently and that they just got back from a four-day show in Ocala at the Florida Huddle event.

She gave a few quick updates and stated that they had been to a Fisherama/Turkeyrama event in Perry and that they will have a booth set up for Rural County Days.

Mrs. McCallister mentioned that Rivers Edge Restaurant has opened back up as well as Salt Creek Restaurant.

Commissioner Hatch stated that all of the businesses have opened back up in Suwannee besides the store and the post office.

Mrs. McCallister reminded everyone of the Suwannee Art and Nature Festival on March 8, 2025, and also of the Crossroads Festival on April 05, 2025.

She stated that there will also be a fishing tournament in Horseshoe Beach near the end of April and encouraged everybody to come.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey gave updates on a few ongoing projects which included:

Mr. Bailey asked for directions from the Board on whether or not to rebid Community Development Block Grant (CDBG) project.

He stated that it was discussed at a previous meeting that it was over budget and had a high clearing item. He is asking for approval to rebid it.

Commissioner Storey made the motion to rebid 95th and 97th CDBG project. Commissioner Osteen seconded. Board approved.

Mr. Bailey stated that he is working with Chief Darian Brown on the Fire Station designs.

The Sheriff's Evidence Building – He is getting cost estimates for the grouting and then will discuss them with Sheriff Darby Butler.

Mr. Bailey stated that the Senate president Ben Albritton dropped the Rural Renaissance Package and that it would create a forty-million-dollar pot for farm and market roads and increase the Small County Outreach Program (SCOP) to thirty-five million dollars a year.

He stated that the Department of Commerce should be contacting Mrs. Martha McCaskill the first week of March for a meeting.

He informed the Board that the State of Florida has received \$925 million dollars in a Federal Block Grant that is restricted to 47 Counties, which are the Counties affected by the three (3) hurricanes.

Mr. Stubbs stated that the State Expenditure Plan (SEP) has not been approved for the consortium but is not approved by the Restore Act yet but is in the process of being approved.

He stated that last week they received approval to start making applications for the amendments within the SEP and will go ahead and get everything together for the other projects.

JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. John Locklear was not present for the meeting.

CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Cindy Bellot was not present for the meeting.

Mr. Jenkins stated that Mrs. Bellot is requesting to hire two (2) part-time employees to replace the vacant full-time position.

The Board agreed to allow Mrs. Bellot to hire two (2) part-time employees.

SUWANNEE WATER AND SEWER

Commissioner Hatch stated that he will provide the name of the new General Manager for the next agenda and that everything is going well.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Steve Fremmen had nothing to bring to the Board.

STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Steve Hutchison mentioned that he needed another riding lawnmower and asked for approval.

Commissioner Osteen made the motion to buy a riding lawnmower for the County Road Department. Commissioner Hatch seconded. Board approved.

TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Tim Johnson had nothing to bring to the Board.

**SCOTT PENDARVIS, 911 COMMUNICATIONS DIRECTOR
& I.T. ADMINISTRATOR**

Mr. Scott Pendarvis mentioned that the Board needed to hold a special executive session in regard to cyber security. He stated that all constitutional officers would need to attend.

Attorney Watson explained that the Board would need to schedule a date for a private setting and that no public would be allowed to attend due to confidentiality.

The Board decided to hold the executive meeting on March 06, 2025, at 9:00 AM before the regular scheduled Board meeting at 10:00 AM.

Motion to hold an Executive Meeting on March 06, 2025, at 9:00 AM made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

Attorney Watson stated that the meeting would have to be recorded and also a stenographer would be needed.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Chief Brown stated that Fire Station Four (4) is coming along and the building is expected to be finished by March 10, 2025.

He informed the Board that the Emergency Operations Center is moving along rapidly and is a couple of months before completion.

He stated that he and Mrs. Watson got the final contract together for the Fire Station Six (6) property in Horseshoe Beach and that the title search is being expedited.

Chief Brown stated that Fire Station Three (3) is secured and the contract is signed. He asked the Board for permission for land clearing and stated they needed to clear about 3-5 acres.

He stated that he will advertise Monday for land clearing and the Board approved his request.

Chief Brown stated that they received a request from the Department of Health to attend the National Fire Service Day at the Capital on April 03, 2025, and that Mrs. Alison will have a booth set up there.

Chief Brown discussed the Hazard Mitigation Grant Monies (HMGP) with the Board and informed them that Dixie County will be awarded \$23,253,000.00.

He spoke about the Elevate Florida Project and stated that 50% should be delegated towards that project but would like the Board to discuss it.

He informed the Board that there were 77 requests submitted to the State of Florida for the Elevate Florida Program.

He said he wanted to make the Board aware of those monies and that the two (2) other hurricanes are still outstanding.

The Board stated that they would like to hold a workshop on March 06, 2025, at 1:00 PM to discuss HMGP money.

GAIL CARTER, INDIGENT CARE

Mrs. Gail Carter had nothing to bring to the Board.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Holly Houghton was not present for the meeting.

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Angie Crowley was not present for the meeting.

JOHN JENKINS, COUNTY MANAGER

Action Items:

1. Request Board approval to accept Sunshine Outdoor Services, LLC as the lowest quote at \$260.00 hour rate for the Airport Canal System half mile cleanout South of Marvin Martin Rd. based on SWTF recommendation.

Motion to approve and accept Sunshine Outdoor Services, LLC as the lowest quote at \$260.00 hour rate for the Airport Canal System half mile cleanout South of Marvin Martin Rd. based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.

2. Request Board approval to accept Dixie Dragline Service, LLC as the lowest quote at \$165.00 hourly rate for the Hudson 19 area culvert installation based on SWTF recommendation.

Motion to approve and accept Dixie Dragline Service, LLC as the lowest quote at \$165.00 hourly rate for the Hudson 19 area culvert installation based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.

3. Request approval to submit the Tax Collector Expansion FY 2025 Appropriations for Design and Engineering in the amount of \$400,000.00.

Motion to approve and submit the Tax Collector Expansion FY 2025 Appropriations for Design and Engineering in the amount of \$400,000.00 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.

4. Request Board approval of Amendment # 3 for additional funding for the Design & Construction of the New Hangar Buildings 434919-1-94-25 in the amount of \$21,688.00.

Motion to approve the Amendment # 3 for additional funding for the Design & Construction of the New Hangar Buildings 434919-1-94-25 in the amount of \$21,688.00 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

5. Request Board approval of Resolution 2025-30 in support of Amendment # 3 for the additional funding for the New Hangar Buildings 434919-1-94-25 in the amount of \$21,688.00.

Motion to approve Resolution 2025-30 in support of Amendment # 3 for the additional funding for the New Hangar Buildings 434919-1-94-25 in the amount of \$21,688.00 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.

6. Request Board approval of Supplemental Agreement # 5 for the Time Extension to Jun 30, 2026, for NE 592 St from US 19 to NE 272 Ave.

Motion to approve Supplemental Agreement # 5 for the Time Extension to Jun 30, 2026, for NE 592 St from US 19 to NE 272 Ave made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.

7. Request Board approval of Resolution 2025-31 in support of Supplemental Agreement # 5 Time Extension to Jun 30, 2026, for NE 592 St from US 19 to NE 272 Ave.

Motion to approve Resolution 2025-31 in support of Supplemental Agreement # 5 Time Extension to Jun 30, 2026, for NE 592 St from US 19 to NE 272 Ave made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

8. Request Board decision to secure a loan from Capital City Bank for the purchase of a Knuckle Boom Loader for \$298,005.00 and a Packer Truck for \$369,160.50 for the Solid Waste Department in the total amount of \$667,165.50. This loan can be pre-paid at any time. Listed below are three options.

1. 3-year term, 5.10% (6.46% TEY), annual or quarterly payments
2. 5-year term, 5.35% (6.77% TEY), annual or quarterly payments
3. 7-year term, 5.60% (7.09% TEY), annual or quarterly payments

Motion to approve and secure a 5-year annual payment loan from Capital City Bank for the purchase of a Knuckle Boom Loader for \$298,005.00 and a Packer Truck for \$369,160.50 for the Solid Waste Department in the total amount of \$667,165.50 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

Information Items:

1. Reminder of the Horseshoe Beach Town Council/County meeting at 6:00 pm on Monday, Feb 24, 2025.
2. We want to recognize AJ Yarrell, one of our employees at Solid Waste, for his quick response to a lifesaving event during the Dec safety meeting.
3. Cindy Bellot needs to hire 2 part-time employees this is to replace a vacant full-time position.
4. The culvert going into Horseshoe Beach has been repaired.

CHANA WATSON, COUNTY ATTORNEY

Attorney Watson updated the Board on the code enforcement case regarding Tick Road.

She stated that the property owner is wanting to sell the property and that the title company reached out asking her how much the fines were.

She stated that the fines have been running for five (5) or six (6) years now and that they are \$500 a day. She stated that the fines in total add up to around \$10,000.00 and also said that there is another lien on the property from a bondsman around \$2,500.00.

Commissioner Stephenson stated to try to get it cleaned up and get back what the taxpayer put into it.

Commissioner Hatch said to leave it at \$500.00 a day and not to budge.

Mr. Fremmen stated that the owners have not tried to clean up the property and have not cooperated.

Attorney Watson stated that she would relay the message to the owner.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Mrs. Barbie Higginbotham had nothing to bring to the Board.

COUNTY COMMISSION ITEMS

Commissioner Hatch apologized for missing the last meeting but stated that he had a good meeting with Brown & Brown.

He stated that the dock at Mr. Jim Ward's property is temporarily closed for repair and thanked Mr. Ward for allowing the citizens to use his dock.

Commissioner Osteen thanked Mrs. Sarah Ross and Mrs. Carly McKinney for standing up for the citizens.

Commissioner Storey thanked everyone for their support.

Commissioner Stephenson thanked everyone for the meeting.

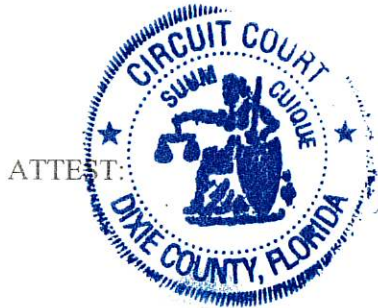
PUBLIC COMMENTS AND CONCERNS

Mr. JD Nobles asked for information on County Roads in Horseshoe Beach and Commissioner Hatch invited him to the workshop on March 6th stating that they will discuss the funds allocation there.

ADJOURN


Commissioner Osteen made the motion to adjourn. Commissioner Storey seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA





Jody Stephenson, Chairman


Barbie Higginbotham, Clerk-Auditor

PLEASE BE ADVISED that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearings, he/ she will need a record of the proceedings, and for such purpose, he/ she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

"Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-4931 (Voice & TDD) or via Florida Relay Service at (800) 955-8771."

The Board meets the first Thursday of each month at 10:00 AM and the third Thursday of each month at 6:00 PM. Individuals that would like to be placed on the agenda should call Barbie Higginbotham, Clerk of Court, by 4:00 PM on the Friday Preceding the Board meeting, at (352) 498-1200.