

Regular Meeting
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
April 04, 2024 – 10:00 AM

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.

1. CALL TO ORDER

The meeting was called to order by Commissioner Storey.

2. INVOCATION AND PLEDGE TO THE AMERICAN FLAG

Invocation was led by Commissioner Storey and pledge was led by Commissioner Storey

3. APPROVAL OF COMMISSION MINUTES

Regular BOCC Meeting of March 07, 2024

Motion to approve the BOCC Meeting Minutes from March 07, 2024, made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.

4. VOUCHER APPROVAL

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

5. CONSTITUTIONAL OFFICERS

None Present at this meeting.

The Motion to go into Public Hearing was made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.

PUBLIC HEARING: THE PUBLIC HEARING MAY BE CONTINUED TO ONE OR MORE FUTURE DATES. ANY INTERESTED PARTY IS ADVISED THAT THE DATE, TIME, AND PLACE OF ANY CONTINUATION OF THE PUBLIC HEARING SHALL BE ANNOUNCED DURING THE PUBLIC HEARING AND THAT NO FURTHER NOTICE CONCERNING THE MATTERS WILL BE PUBLISHED.

APPLICATIONS for SPECIAL EXCEPTIONS

A petition by **JOSEPH BIRCHFIELD** requesting a Special Exception to be granted, as provided in Section 4.4.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle. ("AG" AGRICULTURE) zoning district, in accordance with the petition dated 02/28/2024 to be located on the property as described as follows: Dixie County Parcel # 32-09-13-4492-0002-0180 537 NE 280 AVE, OLD TOWN, FL 32680; 2.50).

(Commission District 4 Jamie Storey)

Commissioner Storey stated there is an opposer, a neighbor who doesn't want a camper in the neighborhood, but he spoke to most of the other neighbors on the street and everybody says the same thing, that the owner of the camper bought the property and has cleaned it up.

Motion to approve the Special Exception for Joseph Birchfield was made by Commissioner Wood. Seconded by Commissioner Stephenson. Board approved.

A petition by **CARL D RIHERD** requesting 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 (RSF/MH) zoning district, in accordance with the petition dated 03/11/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-3285-000G-0010 63 SE 217 STREET, OLD TOWN, FL 32680; .12).

(Commission District 3 Mark Hatch)

Motion to approve the Special Exception for Carl D Riherd was made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

A petition by **KIMBERLY SWEET** requesting 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 (ESA) zoning district, in accordance with the petition dated 03/12/2024 to be located on the property as described as follows: Dixie County Parcel # 04-10-10-0423-00U2-0060 446 SW 320 AVE, STEINHATCHEE, FL 32359; 10.01).

(Commission District 5 DAVID OSTEEEN)

Commissioner Osteen stated there is opposition and made the motion to deny.

Motion to deny the Special Exception for Kimberly Sweet was made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.

A petition by **Myrna Wolfe Edward Thad Osteen** requesting 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 (RSF/MH) zoning district, in accordance with the petition dated 03/14/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0002-1510 146 SE 884 AVE, OLD TOWN, FL 32680; .00).

(Commission District 3 Mark Hatch)

Motion to approve the Special Exception for Myrna Wolfe Edward Thad Osteen was made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

A petition by **THOMAS WAYNE WEATHERALL** requesting 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 (RSF/MH) zoning district, in accordance with the petition dated 03/04/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0003-3350 47 SE 892 AVE, OLD TOWN, FL 32680; .00).

(Commission District 3 Mark Hatch)

Motion to approve the Special Exception for Thomas Wayne Weatherall was made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

A petition by **BRUCE COOK- DAVID JAMES** request AVE, 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 (ESA) zoning district, in accordance with the petition dated 03/08/2024 to be located on the property as described as follows: Dixie County Parcel # 30-08-14-6889-0000-0180 2857 NE 709 AVE , OLD TOWN, FL 32680; .00).

(Commission District 1 Jody Stephenson)

There was opposition. Neighboring property owners Robert and Gloria Manley approached the podium and stated they have lived directly beside the property for forty years. Mrs. Hanley stated the property has changed hands several times and the property is only 100 feet from the Suwannee River, and it floods from the road to the river. Mrs. Hanley stated that there is no septic or well on the property either. Permit Technician John Jenkins stated the owners have the septic permits secured. Mrs. Hanley stated that they are concerned about people buying it and after realizing it floods, they leave and flip the property.

Commissioner Stephenson suggested tabling until he can talk to the property owner.

Motion to table the Special Exception for Bruce Cook and David James was made by Commissioner Stephenson. Seconded by Commissioner Wood. Board approved.

Commissioner Hatch reminded the Board that the tabled boat shed for William and Ashton Krause and Timothy Renfroe that was tabled previously will be addressed. He stated he is meeting with the property owners on April 12th and planning to bring back to the next Board Meeting,

The Motion to go back to the Board was made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.

RESOLUTIONS

RESOLUTION No.: **2024-23**

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 ONE RECREATIONAL VEHICLE IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED FEBRUARY 28, 2024. WHEREAS, **JOSEPH BIRCHFIELD** 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 one recreational vehicle in an Agricultural (AG) Zoning District, by Petition dated February 28, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 32-09-13-4492-0002-0180 (537 NE 280 Ave, OLD TOWN, FL 32680).

(Commission District 4 Jamie Storey)

Motion to approve Resolution 2024-23 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

RESOLUTION 2024-24

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 MARCH 11, 2024.

WHEREAS, **CARL D RIHERD** has 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 March 11, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-3285-000G-0010 (63 SE 217 Street, Old Town, FL 32680.)

(Commission District 3 Mark Hatch)

Motion to approve Resolution 2024-24 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

RESOLUTION 2024-25

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MARCH 12, 2024.

WHEREAS, **KIMBERLY SWEET** 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 March 12, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 04-10-10-0423-00U2-0060 (446 SW 320 Ave, Steinhatchee, FL 32359).

(Commission District 5 David Osteen)

Denied.

RESOLUTION 2024-26

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 MARCH 04, 2024.

WHEREAS, **THOMAS WAYNE WEATHERALL** has 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 March 04, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2994-0003-3350 (47 SE 892 AVE, Old Town, FL 32680.)

(Commission District 3 Mark Hatch)

Motion to approve Resolution 2024-26 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

RESOLUTION No 2024-27

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A SPECIAL EXCEPTION TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 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 MARCH 08, 2024.

WHEREAS, **BRUCE COOK-DAVID JAMES** 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 March 08, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 30-08-14-6889-0000-0180 (2857 NE 709 AVE, Old Town, FL 32680).

(Commission District 1 Jody Stephenson)

The Motion to table Resolution 2024-27 made by Commissioner Stephenson. Seconded by Commissioner Stephenson. Board approved.

RESOLUTION No.: 2024-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 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 MARCH 14, 2024.

WHEREAS, **Myrna Wolfe Edward Thad Osteen** has 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 March 14, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2994-0002-1510 (146 SE 884 AVE, Old Town, FL 32680.)
(Commission District 3 Mark Hatch)

Motion to approve Resolution 2024-28 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

ORDINANCES

ORDINANCE 2024-02

AN ORDINANCE OF THE DIXIE COUNTY BOARD OF COUNTY COMMISSIONERS, DIXIE COUNTY, CROSS CITY, FLORIDA, BY REPEALING AND REPLACING DIXIE COUNTY'S LAND DEVELOPMENT CODE, CODE OF ORDINANCES, CHAPTER 8, TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE IN SECTION 8-5 AND SECTION 8-6, IN ACCORDNACE WITH THE PROVISIONS OF CHAPTER 163.3202; AMENDING THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS PROVIDING FOR DELETING IN ITS ENTIRETY ARTICLE 8 ENTITLED FLOOD DAMAGE PREVENTION REGULATIONS; AND READOPTING AND AMENDING THOSE PROVISIONS IN THE DIXIE COUNTY CODE OF ORDINANCES AS A NEW CHAPTER 16, FLOODPLAIN MANAGEMENT; AND; PROVIDING FOR APPLICABILITY AND SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

First Reading 03/21/2024

Second Reading 04/04/2024

Motion to approve Ordinance 2024-02 made by Commissioner Hatch. Seconded by Commissioner Wood (5-0). Board approved.

Ordinance 2024-03

AN ORDINANCE OF DIXIE COUNTY, FLORIDA PROVIDING THAT THE DIXIE COUNTY CODE BE AMENDED BY AMENDING ORDINANCE NUMBER 07-05 SETTING THE WIND SPEEDS RISK CATEGORIES IN DIXIE COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR INCORPORATION INTO THE DIXIE COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

**First Reading postponed from 03/21/24 meeting to 04/04/24 meeting.
First Reading 04/04/2024**

Attorney Watson updated the Board on the pending lawsuits and said that they are tracking as they expect. She also stated there is another case pending in which the County was a third party on a foreclosure on a State Housing Initiatives Partnership Program (SHIP) loan. She said they are tracking that one and will keep the Board updated.

6. BRAD HOARD, U.S. EMPLOYEE BENEFITS FOR HEALTH INSURANCE

Mr. Hoard presented the Board with documentation regarding the employee wellness program. He stated that the County had fifty percent of the insured participate.

Mr. Hoard also explained the new Blue Value Solutions Program.
Some benefits:

- Comes with additional features.
- Access to Value Consultants
- Quarterly progress review
- Customized plans for the individual
- Screenings for wellness
- Care pathway for health issues.
- Nurse consultants

Mr. Hoard also stated that as far as the money aspect this program will help rates. He said the County can earn points to buy down the renewals. He said that if the County is in the program for more than two (2) years the renewal rates can't go higher than nine (9) percent and according to participation in the biometric screening we could get three (3) percent off of renewal charges, plus two (2) percent for completing adult wellness, and one (1) percent for completing the care pathway for a total of six (6) percent. That would make our renewal at three (3) percent regardless of claims.

Mr. Hoard also stated that the measurement period for points starts in April ends next March and this would be for the 2025 renewal period.

Mr. Hoard said the County would also have a Florida Blue Value Consultant, Clinical Consultant, Better You Wellness Consultant, and a Designated Nurse Advocate.

Mr. Hoard also added that the effect on renewal for this year would be a cap at five (5) percent regardless of claims or lower if claims dictate it, plus an additional \$15,000 dollars for wellness.

Mr. Hoard highly recommended implementing this plan.

Commissioner Hatch asked if we are locked into this plan or if it is a year-to-year plan.

Mr. Hoard answered it is a year-to-year plan.

Attorney Watson asked if the percentage rates were based on employees only or all insured.

Mr. Hoard answered that it was all the insured.

Commissioner Hatch asked what is the overall yearly amount paid for insurance?

Mr. Hoard answered 1.4 million dollars.

Motion to accept going forward with the wellness program made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

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

Mrs. Katrina VanAernam thanked the Board and the County for the funds they received for the program.

She presented the Board with a flyer showing the different sectors that they have worked with over the years. She stated they promote alcohol and drug free family safe community events. She also stated they provide prevention education and recovery services.

8. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER

Mr. Steve Copeland stated that the Suwannee Water and Sewer Management had a Board member resign and Commissioner Hatch would like to appoint Mr. William Brooks to the seat.

Motion to accept the resignation of Mr. Bill Lee made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

Motion to accept appointment of Mr. William "Bill" Brooks to the Suwannee Water and Sewer District Seat number four (4) was made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

Mr. Copeland stated they have 929 active accounts.

Mr. Copeland also said that the State has sent the purchase order to two companies to replace the grinder pumps and one contractor should start next Monday, the other by the end of next week and within three (3) months they should be done.

He stated the Florida Department of Environmental Protection (FDEP) sewer treatment plant inspection went well. He said they did fail on the PH ground levels and he asked FDEP how to fix this, but they said they don't know, and they would either send an expert out to give suggestions or they may lower the level of expectations.

Mr. Copeland also thanked Mr. Scott Pendarvis for helping solve the Information Technology (IT) issues. He said Mr. Pendarvis helped with installing a new routing switch and registering the firewall for virus protection. He also stated they are working on getting their own server and being able to use the County

email as well as getting work cell phones for the employees, so they won't have to use their personal cell phones.

Commissioner Hatch asked if the bids for the grinder pumps went through the State and were State selected.

Mr. Copeland stated that the State advertised, and Suwannee Water and Sewer had nothing to do with the process. He said the State picked them and told Suwannee Water and Sewer to work with them.

9. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey Updated the Board on several ongoing projects, these included:

Emergency Operations Center (EOC) expansion-Sent the bid advertisement package to the County Manager and County Attorney yesterday, plan to advertise Thursday April 11th and then a pre bid meeting on April 25th, then should be opening the bid on May 14th.

Old Town Fire Station- The contractor is waiting for delivery of the metal package.

Community Development Block Grant (CDBG)- The CDBG Project at 95th and 97th – They are reviewing almost 90% of Phase Three (3) plans, sent to utility companies to make sure no utility conflicts, and would like to see one pole moved and have contacted Central Florida Electric.

82nd Ave- Central Florida Electric has moved power poles and they are reviewing and resubmitting plans to the Department of Transportation (DOT) and should be getting approval to advertise quickly.

The Sheriff's Office- There have been three (3) floor plan revisions at the Sheriff's Office request and they are now waiting on the Sheriff's Office approval of the last floor plan.

10. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Locklear stated she had no updates at this time.

Commissioner Hatch asked to see plans for the Horseshoe Road culverts around the Little Red Store.

Mr. Gainey said he has a copy at the County Managers Office.

Commissioner Hatch stated he will get the copy from Mr. Gainey.

11. CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Cindy Bellot stated that she didn't have any updates; however, she did mention that the Library went through the last hurricane well, but is leaking from the recent rain we had, but is already scheduled to be looked at.

12. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Fremem stated he had nothing to bring to the Board at this time.

13. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Hutchison stated he had nothing to bring to the Board at this time.

14. DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR

Mr. Chauncey was not present at the meeting.

15. TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Johnson was not present at this meeting.

16. LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Mr. Leon Wright stated that he is presenting the Board with the proposed fee schedule for planning services. He said that he emailed a copy to each Commissioner via email and spoke regarding this at the last Board meeting. He said there are a couple projects on hold until they figure out what direction to head in with this.

Commissioner Hatch stated that he read the email and was in sticker shock.

Commissioner Storey asked if the applicant must pay for this, and to clarify, not the County.

Mr. Wright answered yes, previously the County was paying the Planning Council and subsidizing everybody's projects; however, the new way would require the applicant to pay for the entire project.

Commissioner Wood asked if these fees are a onetime fee or annual?

Mr. Wright said they are one time, per each project.

He also stated the biggest change and the ones that the County may get the most calls about are the RV Special Exceptions. He said currently an RV Special Exception Permit is around 300 dollars and will be around 4,300 dollars plus an additional 1,000 dollar impact fee if it passes.

Commissioner Storey asked if the applicant would have to pay the fee up front and if they would get their money back if it doesn't pass.

Mr. Wright stated yes, they do have to pay upfront, and they wouldn't get the money back, even if it doesn't pass.

Commissioner Stephenson stated that the County was previously paying the Planning Council to do all this, paying them \$13,500.00 for the whole year, but they didn't do anything.

Commissioner Hatch agreed that their response was hideous.

Mr. Greg Bailey stated that the "special exception" is supposed to be for the controversial stuff and that the intent of classification was for bigger and more controversial items. He said that if he (his company) does these they have private liability coverage, and the county is limited on liability coverage. It would also mean a lot more documentation required than what the County is used to.

Commissioner Hatch agreed, but asked how this changes the Special Exception process at the Board level. He said that in a little while these won't come before the Board anyway.

Mr. Bailey stated each of those are advisory, the Board would be the final say; however, it would give two shots to fail or succeed.

Mr. Wright also stated that when someone realizes that it costs \$4,300 dollars to put an RV on a property versus a \$260 dollar permit to build a house it could motivate to build a house, rather than an RV.

Commissioner Stephenson asked if it would also cost more on regular special exceptions on docks and such.

Mr. Wright stated no, not on permitted items.

He also reminded the Board that there are big projects on hold until the County has a planner on staff. The County must have a planner on staff to move forward with these projects.

Attorney Watson agreed that having a planner would remove some of the liability off the County.

Commissioner Hatch recommended waiting until the Board can have a meeting with Mr. Bailey and Mr. Wright to discuss further in order to make an educated decision.

Mr. Wright asked what to tell clients in the meantime and Commissioner Hatch said to tell them to give them two more weeks.

Attorney Watson stated the County will have to affect an ordinance, which Mr. Bailey has drafted, and it would require advertisement. This will give the County time to discuss everything before voting.

Commissioner Stephenson stated that he sits on the North Florida Regional Planning Council that we were paying to do these services currently and he reminded the Board they have committees that generally do this.

Mr. Wright stated that the North Florida Regional Planning Council didn't show up one time during the recent court trial case and then said that what the Judge said didn't matter, but then it ended up costing the County. He said there has been years of no response from the Council.

Attorney Watson stated the County would have to advertise, then go forward with the voting on the Ordinance and would have the time the Commissioner is requesting.

The Motion to move forward with advertisement for planning services was made by Commissioner Stephenson. Seconded by Commissioner Hatch. Board approved. (5-0)

Mr. Wright stated that the Flood Plan and Wind Speed Ordinance would be the next two Ordinances presented.

17. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Director of Emergency Services Darian Brown presented to the Board for approval to sign the 10.1 million dollars Lap Funding contract for the renourishment of Shired Island Park, the engineering of Shired Beach and the dredging of Horseshoe and Suwannee Canals, the replacement of Fire Station number three (3) and the new Fire Station Number 61, which is the Horseshoe Beach area. He stated they have a contract prepared, reviewed and ready to sign if the Board approves.

The Motion to sign the contract to receive the LAP funding was made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved. (5-0)

Commissioner Hatch asked about the other projects in Horseshoe and Suwannee.

Mr. Brown said they are all moving forward, but he doesn't have specific details regarding these, but can get details if needed.

Mr. Brown said all the projects have been submitted and at least reviewed once.

Commissioner Hatch also inquired to see if the County is still on schedule to make the HMGP deadline on April 31, 2024.

Chief Garner said there is a meeting with Tidewater on Friday, then a State meeting on April 9th at 1:30 PM at his office.

Mr. Brown assured the Board they will be within the deadline.

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

Mr. Pendarvis stated the Cyber Security Grant will be renewed and once the State budget is finalized with the Governor, they will open the process. He also mentioned that because of the short timeframe he is requesting authorization to move forward and sign all documents related to that grant so that he will not have to bring the conversation back to the Board again.

He also stated he is working with the County Manager and County Attorney to make sure everything is correct.

The Motion to move forward and sign all documents related to the Cyber Security Grant was made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved. (5-0)

Mr. Pendarvis also said he would like to push to get some of these funds allocated in the budget for next year.

19. KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. Kay McCallister of the Tourism Development Council stated Mr. Jesse Sampley has composed a new Dixie County website on visitdixie.com and everyone is welcome to send her their individual opinions or point out items they may see that are missing because the site is continually growing.

Mrs. McCallister stated that Mrs. Shelley Ross is moving forward with the Short-Term License Program.

Attorney Watson placed a word of caution regarding the posting of photos on the website and asked that Mrs. McCallister make sure they have the proper license, and the photos are not copyrighted.

She also recommended having a release signed giving permission to use any photos of people who participate in photos for the website because if we don't have this in place repercussions can be quite costly.

Mr. Pendarvis stated they discussed this together and they will be trying to meet with Attorney Watson and send out information.

Mrs. McCallister asked Attorney Watson if she could draft something up.

20. GAIL CARTER, INDIGENT CARE

Mrs. Carter was not present at the meeting.

21. HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Houghton was not present at the meeting.

22. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Crowley was not present at the meeting.

23. PAUL GAINEY, ACTING ASSIGNMENT COUNTY MANAGER

County Manager's Report

Action Items:

Apr 4, 2024

1. Request Board approval of the SHIP Subordination Agreement for Andie Osteen to remove the ballon payment and amortize the loan over the remaining terms.

The Motion to approve the SHIP Subordination Agreement for Andie Osteen to remove the ballon payment and amortize the loan over the remaining terms was made by Commissioner Wood. Seconded by Commissioner Osteen. Board Approved.

2. Request Board approval to execute the Contract Agreement with DBT Transportation Services for the AWOS system at the Cross City Airport in the amount of \$5,995.00.

The Motion to approve to execute the Contract Agreement with DBT Transportation Services for the AWOS system at the Cross City Airport in the amount of \$5,995.00 was made by Commissioner Osteen. Seconded by Commissioner Hatch. Board Approved.

Information Items:

1. RFP for Grant Services has been advertised starting today. The ads will run in the Dixie County Advocate and the Gainesville Sun Apr 4, 11, 18, 25, 2024.
2. The T-Hangar Construction advertisement for a contractor began running on March 28, 2024, and will run Apr 4, 11, 18, 2024.

Commissioner Hatch asked Mr. Gainey if he had gotten the Jack Fulford issue handled. He stated that he looked into it and it's fine.

Mr. Gainey answered yes, and he informed Attorney Watson to move forward with documentation.

24. CHANA WATSON, COUNTY ATTORNEY

Mrs. Watson stated he had nothing to bring to the Board at this time.

25. BARBIE HIGGINBOTHAM, CLERK OF COURT

Mrs. Higginbotham stated he had nothing to bring to the Board at this time.

26. COUNTY COMMISSION ITEMS

Commissioner Wood thanked Mrs. VanAernam of Cross City Restore and Renew for the work at foot of the bridge with the Welcome to Dixie County sign and thanked the Road Department for their help.

Commissioner Hatch stated he went to the Republican meeting Monday afternoon and was posed a question about code enforcement. He said that he directed the gentleman with the question to Building Official Leon Wright. He also reminded everyone to be mindful that the County doesn't handle anything inside the city limits.

Commissioner Osteen reminded everybody about the open house at the Mayport Coast Guard Base- on April 13, 2024, from 10:00 AM to 2:00 PM.

Commissioner Stephenson stated he didn't have anything at this time.

Commissioner Hatch asked about the rocks in Horseshoe.

Road Department Superintendent Steve Hutchison stated he thought the County was giving those to Dale Colson?

Commissioner Hatch stated yes, we voted years ago to do give them to Dale Colson.

Commissioner Stephenson suggested putting the rocks down to keep the sand from washing in and filling the canal during storm surge and we have some more rocks somewhere else that the County can give Mr. Colson.

Mr. Hutchison stated that he is not against Dale for getting the rocks, but he would like to see the rocks be placed across the canal and then make a deal with Mr. Dale to get him some different rock.

Commissioner Osteen said that he would get with Mr. Dale and Mr. Hutchison and get this figured out.

Commissioner Storey stated it was a good meeting and thanked Mr. Hutchison for everything he has done.

Mrs. Katrinia VanAernam reminded everyone about the Cross City Centennial on April 20, 2024.

27. PUBLIC COMMENTS AND CONCERNS

Bart Mauldin stated that he bought a property from a tax auction and was under the belief that a motion was put before the county, and he thought it passed to put a camping power pole on a river property. He stated he found out later that it didn't finalize and wanted to know if one can be approved.

Mr. Wright stated that years ago a homestead pole was allowed, which allowed a power pole on river properties that weren't eligible for septic tanks, and this created a nightmare. He said there is nothing in writing and no ordinance that he is aware of.

He also stated that in the LDR (Land Development Regulation) it states no electricity is to be issued without approved wastewater containment.

He said he can look at all of this and bring it back to the Board, but there is nothing in writing to grant this at this time. He stated that if there was, every lot on the river would have a power pole.

Mr. Mauldin asked could it be that under the sale of property the power pole has to be removed?

Commissioner Hatch stated this would have to be in an Ordinance and there is no ordinance regarding this that we know of at this time. He said the Board would need more information.

Mr. Wright stated that he could get more information and bring it back to the Board.

Mrs. Barbara Cummings stated she remembered the previous Commissioner W.C Mills was the one who wanted to allow a 120-amp pole on the river lots for camping and she thought another commissioner wanted it as well, but she couldn't remember who that was.

Mrs. Becky Williams stated she was there during that meeting, and it was her understanding that the Board voted for it and passed it that night.

Attorney Watson stated it should be recorded in the Board minutes.

Commissioner Storey asked Clerk Joannie Morse to see if she could find something.

Mr. Greg Bailey announced he is looking for two CAD Designers if anyone knows anyone that has math and computer skills.

28. ADJOURN

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

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST:



Jamie Storey

Jamie Storey, Chairman

Barbie Higginbotham

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.