

Regular Meeting
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
April 18, 2024 – 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.

1. CALL TO ORDER

The meeting was called to order by Commissioner Storey.

2. INVOCATION AND PLEDGE TO THE AMERICAN FLAG

The invocation was led by Commissioner Hatch and pledge was led by Commissioner Hatch.

3. APPROVAL OF COMMISSION MINUTES

Regular BOCC Meeting of March 21, 2024

Motion to approve the Regular BOCC Meeting of March 21, 2024, made by Commissioner Osteen. Seconded by Commissioner Wood. 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 Wood. 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 **WILLIAM & ASHTON KRAUSE** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0002-2180 (287 SE 241 STREET. OLD TOWN, FL 32680) to request a variance for a REDUCTION OF SIDE SETBACKS FROM 10 FEET DOWN TO ZERO FEET FOR CONSTRUCTION OF A NEW BOAT HOUSE by the petition dated 11/09/2023 which is located within Section 4.7.7 RSF/MH subparagraph (2) of the Dixie

County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES.

(Commission District 3 Mark Hatch)

There was opposition to this originally and Building Official Leon Wright met with the owner and two neighbors who were in opposition. He stated that you can legally build out eighteen feet and the property owner is only going sixteen feet and the neighbor across the canal has no permits on his boat shelter and he is extending his out 31 feet and wants to deny Mr. Krause sixteen feet. Mr. Wright recommended approving.

Motion to approve the Special Exception for WILLIAM & ASHTON KRAUSE was made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

A petition by **TIMOTHY RENFROE** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0002-1970 (111 SE 241ST STREET. OLD TOWN, FL. 32680) to request a variance for a REDUCTION OF SIDE SETBACK FROM TEN FEET DOWN TO ZERO FEET TO REPLACE EXISTING DOCK by the petition dated 12/08/2023 which is located within Section 4.3.7 ESA subparagraph (1) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES.
(Commission District 3 Mark Hatch)

This was tabled from March 07, 2024.

Mr. Wright said that he went out to the property and the lot is an irregular shape and in person it makes better sense. On paper it looked like it could be slid over, but in person they can't.

Motion to approve the Special Exception for TIMOTHY RENFROE was made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

A petition by **BRUCE COOK- DAVID JAMES** 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 03/08/2024 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)

Commissioner Stephenson stated that the complaints about flooding on property, table it again, under water and at this point determine if what the spec ex is causing issues, do more assessment.

Commissioner Stephenson stated to leave it **tabled** until the next night meeting.

A petition by **BRIAN NEWSOME** 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 03/28/2024 to be located on the property as described as follows: Dixie County Parcel # 04-10-10-0423-0000-0220 3350 SW 661 STREET, STEINHATCHEE, FL 32648; 10.22).
(Commission District 5 DAVID OSTEEN)

Commissioner Osteen stated that he has had opposition and made a motion to deny.

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

A petition by **GREGORY T SCHOEN** 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 02/14/2024 to be located on the property as described as follows: Dixie County Parcel # 35-09-13-4498-000E-0010 828 NE 312 AVE, OLD TOWN, FL 32680; 2.38).
(Commission District 2 Daniel Wood)

Motion to approve the Special Exception for GREGORY T SCHOEN was made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

A petition by **LYNNE PALISANO** 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 03/15/2024 to be located on the property as described as follows: Dixie County Parcel # 03-10-13-4515-0000-0560 50 NE 249 AVE, OLD TOWN, FL 32680; .00).
(Commission District 2 Daniel Wood)

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

A petition by **THOMAS & DARLENE FISHER** 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 03/26/2024 to be located on the property as described as follows: Dixie County Parcel # 01-10-13-4512-0000-0020 56 NE 743 STREET, OLD TOWN, FL 32680; .00).
(Commission District 2 Daniel Wood)

Motion to approve the Special Exception for THOMAS & DARLENE FISHER was made by Commissioner Wood. Seconded by Commissioner Stephenson. Board approved.

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

RESOLUTIONS

Resolution 2024-11

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 4.7.7 (RSF/MH) SUBPARAGRAPH (2) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT A REDUCTION OF SIDE SETBACKS FROM 10 FEET DOWN TO ZERO FEET FOR CONSTRUCTION OF A NEW BOAT HOUSE, IN ACCORDANCE WITH THE PETITION DATED NOVEMBER 9, 2023.

(Commission District 3 Mark Hatch)

William and Ashton Krause

Motion to approve Resolution 2024-11 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.

Resolution 2024-15

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 12.3 VARIANCE PROCEDURES OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE WITHIN SECTION 4.3.7 ESA SUBPARAGRAPH (1) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS FOR A VARIANCE FOR A REDUCTION OF SIDE SETBACK FROM TEN FEET DOWN TO ZERO FEET TO REPLACE EXISTING DOCK WHICH IS LOCATED WITHIN SECTION 4.3.7. A ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED DECEMBER 8, 2023.

(Commission District 3 Mark Hatch)

Timothy Renfroe

Motion to approve Resolution 2024-15 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)

Tabled on 04/04/2024

Tabled again until next Evening BOCC Meeting on 05/16/2024.

RESOLUTION No 2024-30

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 28, 2024. WHEREAS, **BRIAN NEWSOME** 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 28, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 04-10-10-0423-0000-0220 (3350 SW 661 Street, Steinhatchee, FL 32648).

(Commission District 5 David Osteen)

Denied

RESOLUTION No 2024-31

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 FEBRUARY 14, 2024. WHEREAS, **GREGORY T SCHOEN** 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 February 14, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 35-09-13-4498-000E-0010 (828 NE 312 Ave, Old Town, FL 32680).

(Commission District 2 Daniel Wood)

Motion to approve Resolution 2024-31 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

RESOLUTION No 2024-32

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 MARCH 15, 2024. WHEREAS, **LYNNE PALISANO** 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 March 15, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 03-10-13-4515-0000-0560 (50 NE 249 Ave, Old Town, FL 32680).

(Commission District 2 Daniel Wood)

Motion to approve Resolution 2024-32 made by Commissioner Wood. Seconded by Commissioner Stephenson. Board approved.

RESOLUTION No 2024-33

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 26, 2024.

WHEREAS, **THOMAS and DARLENE FISHER** 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 26, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 01-10-13-4512-0000-0020 (56 NE 743 Street, Old Town, FL 32680).

(Commission District 2 Daniel Wood)

Motion to approve Resolution 2024-33 made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

ORDINANCES

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

Second Reading 04/18/2024

Motion to approve Ordinance 2024-03 made by Commissioner Hatch. Seconded by Commissioner Wood (5-0). Board approved.

ORDINANCE 2024-04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA REPEALING AND REPLACING IN ITS ENTIRETY ORDINANCE NUMBER 2023-06, FURTHER REPEALING ANY LANGUAGE IN CONFLICT WITH THIS ORDINANCE; AND REPLACING SAID ORDINANCE WITH ORDINANCE 2024-04, PROVIDING FOR BOUNDARIES; DEFINITIONS; OBJECTS AND PURPOSES OF THE DISTRICT; GOVERNING BODY; ORGANIZATION OF GOVERNING BODY; POWERS OF BOARD; COLLECTION OF RATES AND CHARGES; CONNECTION WITH SEWER AND WATER SYSTEM; AUDIT; SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

First Reading 04/18/2024

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

Mrs. VanAernam was not present at the meeting.

7. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER

Mr. Copeland was not present at the meeting.

8. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

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

Emergency Operations Center (EOC) expansion- Advertised on April 11th and then a pre bid meeting on April 25th, then should be opening the bid on May 14th.

Old Town Fire Station- They are sending a receipt to the contractor with an effective date on April 29th and will begin construction the first of May.

Library Roof Repair- They received an updated agreement from Attorney Watson.

Community Development Block Grant (CDBG)- The CDBG Project at 95th and 97th – They are addressing Phase three (3) comments and have heard back from Central Florida Electric, and they had no problem relocating the one pole they had an issue with. Environmental review is moving forward to completion as well.

Hal Chaires Road- Sent revised plans back to Department of Transportation (DOT) on April 4th Nothing back yet.

The Sheriff's Office Evidence Building- Still waiting comment on approval of the floor plan.

Mr. Bailey also stated he received a request from Mr. Pendarvis to look at the Communication Tower and assess the damage from the hurricane.

9. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Locklear stated that Chief Scott Garner will be speaking about projects when it gets to his turn in the meeting.

10. CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Bellot was not present for this meeting.

11. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

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

12. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Hutchison was not present for this meeting.

13. DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR

Mr. Chauncey was not present for this meeting.

14. TIM JOHNSON, SOLID WASTE DIRECTOR

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

Commissioner Stephenson asked if he and Mr. Johnson could schedule a time next week to go to Daytona to get a quote to get the hydraulic pump rebuilt. Mr. Johnson said yes.

15. LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Mr. Wright stated there will be a training on April 30th for code enforcement procedures at the Dixie County Public Library and there are twelve already attending.

He added that Attorney and University of Florida Law Professor Jennifer Kerkhoff will be there to instruct on how to do procedural code enforcement cases. He stated she will also review the enforcement part of the Land Development Regulations (LDR's). He then it will be vetted twice and will be brought back to the Board in the beginning of May.

He also stated they plan to have the Local Planning Citizen Board (LPA) training in the beginning of May.

He said the process would be that before going to the public meeting the Local Planning Agency (LPA) will vet all items presented and make recommendation to pass or deny, then it would come back to the Commission Board for final approval or denial. He stated at the end of the day the Commission Board will still have power to veto.

He stated he has seen a trend for more complex projects coming into the county that is outside of his wheelhouse and he recommended having a planning committee on these projects.

Mr. Wright presented the Board with several packets from project developers who are willing to be processed under the fee schedule of Mr. Greg Bailey and have already included checks for fees.

Mr. Wright recommends that since the Baileys office has been handling these projects already to go ahead and let them continue with these.

He also reminded that the County is going to need engineering and planning services.

Mr. Wright added that Mr. Gene Boles of the Building and Zoning Department wanted to retire but has agreed to stay on staff until December to make sure of a smooth transition into whatever direction the County chooses.

Commissioner Stephenson expressed concern with the new Special Exception fees and stated this is because these are much higher than the current fees and he didn't want to just throw these new higher fees on to the public.

Mr. Bailey stated there are other ways they can discuss to have different levels of special exceptions at smaller costs.

Mr. Wright assured us there are times when the County wants a third party to help make these decisions.

Commissioner Hatch proposed why not let Mr. Bailey finish the two (2) projects and stated since Mr. Bailey is on staff already a vote is not needed, the fees would just have to be disclosed.

Mr. Wright mentioned that himself and Mr. Jason Jean of Building and Zoning will be in conference in San Destin all week next week for training on the new policies for the flood plain management.

Commissioner Stephenson stated that Taylor County had been allowing four (4) RVs per lot, but this can longer be a pole barn.

Mr. Wright explained that there needed to be clarification on this to define a detached structure.

Mr. Wright said he would get clarification from the State before denying anybody.

16. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Mr. Darian Brown presented the Board with a Billing Report for February and explained it was late because the company that submits the nationwide billing department was hacked and shut down. He added they haven't been able to bill since February. He stated everything is back up and running and February's collections was \$57,484 dollars and they are still \$40,319 dollars over budget.

Mr. Brown presented a list of seventy-two public work projects that have been submitted to the Federal Emergency Management Agency (FEMA).

He stated that the County should be receiving a check for \$31,814 dollars for the Shired Island picnic tables, grills, and trash cans.

He added that the other projects on the list haven't been verified and these are projected costs, and the numbers are subject to change. He said to keep in mind these are FEMA's seventy-five percent, the state matches twelve and a half percent, and the state has agreed to waive the other twelve and a half percent, but the County has yet to see the waiver forms, but they are in the works. He added there are nineteen projects in total.

Commissioner Hatch asked Mr. Brown for clarification on the debris removal 100% county wide listed with the amount of \$5,000 dollars.

Mr. Brown stated this covers the fee for debris removal the County had to do after Hurricane Idalia.

Mr. Brown stated they received a check in the amount of \$10,105,596 dollars out of the LAP funding appropriated after Hurricane Idalia. He said this came out of last year's appropriations. He said there were fifty million dollars laid aside for recovery of rural counties in which each county had to apply for projects that didn't fall under FEMA. He said a prime example is the Shired Island Beach-FEMA would not pay to put the sand back on the beach after the storm because it wasn't an engineered beach prior to the storm.

He stated that they have applied for the Shired Island Beach project along with building a new fire station in Horseshoe Beach outside of the surge zone, repairing station three damages-they asked to rebuild the living area and was approved to increase to full fire station if the County would like, also included dredging all canals in Horseshoe Beach the internal and rim canal and select canals on the saltwater side of the Suwannee as well.

He said the State of Florida had to spend this money by June 30th, so they sent a check to the County.

Mr. Brown said he also met with Mr. Locklear on specific engineering details for Shired Island Beach and met with Mr. Bailey concerning the fire stations and asked about options there. He said Mr. Bailey seems to think that with modifications they can build two (2) new fire stations and replace the ones at 349 and

351, unfortunately the land there is not big enough. He said they are looking for a piece of land not far from the intersection and are looking at a lot that he has been told the owner may be willing to sell.

He also stated they need land in Horseshoe Beach and have reached out to the investment holding company that owns some land in the area as well as the New Beginnings Church, which is also close to the area, to see if any of them would be willing to sell.

Mr. Gainey said he spoke to a member of the New Beginnings Church, Mr. Sammy Corbin, and he told Mr. Gainey he wasn't sure how the Church Board would feel about selling the property, but he would present it to them.

Mr. Brown stated the County could work with the displaced resident who is currently living in the Church and could possibly work something out for him to stay there while the new building is being built.

Mr. Brown reminded the Board they can't go beyond that Church because they must stay within 5 miles of the beach to get the proper insurance coverage, but outside the surge zone.

He stated Station four (4) on Chavous Road in Old Town is in the process of being built.

Mr. Brown also stated they are working on staffing the Jena station and it is within their five (5) year plan.

He said they are in the process of submitting for Seawalls in Suwannee and the deadline has been extended from April 30th to June 7th.

Mr. Brown also informed the Board the Suwannee River is in flood action stage and by April 25th is expected to be at 10.1 flood stage. He recommended the Commissioners to close the County boat ramps.

The Motion to close county boat ramps was made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

Mr. Gainey stated he would get closure signs placed at the County boat ramps in the morning.

Commissioner Hatch asked if the County could see about putting into effect an Ordinance regarding the boat ramp closures.

Attorney Watson stated she will coordinate with the County to create an ordinance.

Commissioner Hatch asked the County to look into the Florida Wildlife Commission (FWC) Eel Grass Program which replaces eel grass in canals after dredging to help inland fishing on the coastline.

Commissioner Stephenson recommended coordination with FWC about closing the boat ramps to help with looters.

Mr. Gainey stated he spoke to FWC prior to the meeting in anticipation of boat ramp closures and they said they already have patrol and enforcement in place.

Mr. Brown updated on Station 4 on Chavous Road in Old Town. He said the building was ordered last week and is due to arrive on June 6th and they plan to break ground on April 29th at 8:30 AM.

Mr. Brown updated on the Emergency Operations Center Expansion and stated it is going well. They are going to get furniture supplied by the state, including air compressors, washers, dryers, furniture, and exercise equipment.

He said the State has agreed to give fifty percent of funds up front for the buildings.

Mr. Brown stated he was advised by the Bureau Chief of the Florida Department of Health that the State Matching Grant has been approved for the oxygen producing machine and he added this will save the County over \$2,000 dollars a month.

He advised that Hurricane season is coming June 1st and is expected to be a very active season.

Mr. Brown informed the Board about the Community Paramedicine Program. He said they started with some of the Opioid money, but can't bill currently, but are trying to get actual billing codes to begin billing and to see revenue coming in.

Mr. Brown stated that the Federally Qualified Healthcare (FQHC) is a federal program to help support rural counties that have residents with no insurance and low income. He said they provide funds to a clinic so that the clinic can provide comprehensive medical care. He said it has been brought to his attention that the local FQHC company is not able to provide care and is referring residents out of the county and this is becoming a burden on our citizens. He said this week while in a meeting in Orlando he met someone over the FQHC program, and she assured him they could fix the local FQHC problem and set up a meeting in Tallahassee to discuss.

Commissioner Stephenson asked what the plans are for the first district volunteer fire station.

Mr. Brown answered that they would like to build the new fire station on 351 and combine these two stations reducing the footprint because currently this station is just housing some trucks and the volunteers that are not able to respond to calls because they work full-time jobs.

Mr. Brown Darian also answered questions about Horseshoe Beach project repairs and stated the Town of Horseshoe Beach is their own entity and has their own governing board, authority, and statutory guidelines they must abide by. He said the County has always worked closely with them to help assist them, but there have been times where they went around our office and it created turmoil. He added that the County can't just step in and take over projects that we haven't been made aware of. He stated that the last thing he wants to happen is to get involved in a project they started without the County's knowledge of what occurred and then years later have to pay back money for something not processed correctly. He reiterated that the County would try to help any way they can if they know about it and to please inform them of things that need attention.

Commissioner Storey thanked Mr. Brown for the many hours that he has worked for this County.

Commissioner Stephenson thanked Mr. Brown, Clerk of the Court Barbie Higginbotham and the Board staff, and EMS staff for all their help to our County in the State of Emergencies.

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

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

18. KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. McCallister stated she attended a National North Florida Meeting in Monticello, Florida today. She said they performed a Facebook Insight Report and the results showed that from one post about Dixie County there were 231 thousand views, 219 shares, 115 comments, and 1.8 thousand likes.

She reminded of the Centennial event this Saturday April 20th and the Cowboy Country Festival at the Cracker House Winery on May the 4th.

She also stated she was assured by the representative in charge of the making of the Visit Florida videos that they are covered as far as the waivers for photos and videos posted on the website and Mrs. McCallister is working on this with them as well.

19. GAIL CARTER, INDIGENT CARE

Mrs. Carter was not present at the meeting.

20. HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Houghton was not present at the meeting.

21. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Crowley was not present at the meeting.

22. PAUL GAINEY, ACTING ASSIGNMENT COUNTY MANAGER

County Manager's Report

Action Items:

Apr 18, 2024

1. Request Board approval to execute the FY 2024-2025 Small County Consolidated Waste Grant for Dixie County in the amount of \$93,750.00.

Commissioner Osteen made the motion to execute the FY 2024-2025 Small County Consolidated Waste Grant for Dixie County in the amount of \$93,750.00.

Commissioner Stephenson seconded. Board approved.

2. Request Board approval of the Title VI Plan and Resolution 2024-29 in support of the Title VI Plan. This is updated every three (3) years and posted to the County website.

Commissioner Hatch made the motion to approve the Title VI Plan and Resolution 2024-29 in support of the Title VI Plan. This is updated every three (3) years and posted to the County website. Commissioner Wood seconded. Board approved.

3. Request Board approval of the Title VI Nondiscrimination Assurance. This is updated every three (3) years and posted to the County website.

Commissioner Osteen made the motion to approve the Title VI Nondiscrimination Assurance. This is updated every three (3) years and posted to the County website.

Commissioner Stephenson seconded. Board approved.

4. Request Board approval of the Transition Plan Section 504/ADA Compliance. This is updated every three (3) years and posted to the County website.

Commissioner Hatch made the motion to approve the Transition Plan Section 504/ADA Compliance. This is updated every three (3) years and posted to the County website. Commissioner Osteen seconded. Board approved.

5. Request Board approval to execute the contract between Dixie County and the Taylor County Reef Research Team (Services Provider) in the amount of \$8,800.00. This contract will avoid any delay in reimbursement for the Dixie County Artificial Reef Monitoring 2023-2024 grant and is not an extra fee.

Commissioner Osteen made the motion to approve the contract between Dixie County and the Taylor County Reef Research Team (Services Provider) in the amount of \$8,800.00. This contract will avoid any delay in reimbursement for the Dixie County Artificial Reef Monitoring 2023-2024 grant and is not an extra fee. Commissioner Stephenson seconded. Board approved.

6. Request Board approval for the SHIP Rehab Reimbursement for Joulene Fuller in the amount of \$24,906.00.

Commissioner Osteen made the motion to approval for the SHIP Rehab Reimbursement for Joulene Fuller in the amount of \$24,906.00. Commissioner Stephenson seconded. Board approved.

Information Items:

1. There will be a groundbreaking ceremony for the Old Town Fire Station # 4 on Monday, April 29, 2024, at 10:30-11:00 am located at 227 NE 211 Ave Old Town.
2. Reminder of the Cross City Centennial Celebration Parade begins at 10:30. Please meet at the County Manager's Office at 9:30 am. Bring candy.
3. The Bid Opening for the Dump Truck is tomorrow at the BOCC Office at 2:00 pm.
4. The Grant Services Bid Opening is at 3:00 pm on Thursday, May 2, 2024, at the BOCC Office.
5. Update on River Levels.
6. Mr. Todd Begue is interested in leasing some county property behind the Dixie Horseman's Association for the purpose of remanufacturing lumber & building pallets. If the Board approves, we will have our attorney prepare the terms and contract.

The Motion to move forward with leasing the County property behind the Dixie Horseman's Association to Mr. Todd Begue for the purpose of remanufacturing lumber and building pallets was made by Commissioner Stephenson. Seconded by Commissioner Osteen. Board approved.

There was discussion on how much to charge for the lease of the property.

Commissioner Stephenson recommended charging no lease fee for the first year to help Mr. Begue get the business up and going and then start charging the lease fee after the first year.

Clerk of the Court Barbie Higginbotham, Chief Deputy Clerk Verna Wilson and Commissioner Hatch were in opposition to not charging anything for the lease.

Commissioner Stephenson stated he didn't want to give the property away but wanted to help Mr. Begue get started and then the County can draw up a contract that states something to this effect...Mr. Begue must start processing permits through Building and Zoning and if he does not, he would have to pay the lease. Mr. Stephenson stated he would like to see it happen because he is bringing jobs to the County.

Mr. Gainey stated he will get with Mr. Begue and Attorney Watson and come up with something to present to the Board for final approval.

7. Introduction of the Assistant County Manager, John Jenkins.

Mr. Gainey reminded the Board of the Florida Association of Counties Conference on June 25th through the 28th.

Mr. Gainey asked for information regarding any knowledge of who built the Dessert Storm Memorial Monument, or any photos related to the Monument that anyone can provide to help the County bring it back to its original state.

Mr. Gainey also announced and welcomed the new Assistant County Manager John Jenkins.

23. CHANA WATSON, COUNTY ATTORNEY

Attorney Watson stated she had been contacted by a business regarding a Resolution of the Board from 2007 regarding a road closure. The Resolution and minutes from the Board meeting were located and she reviewed them, the road that was closed is Leon Street, which runs between Elan Salon and King's Tire in Old Town, Florida.

The records show the road was officially closed and given back to the property owners on July 7, 2005; however, the Resolution was not signed until 2007. The Resolution returned half the road to Anderson Columbia and the other half the adjoining property owners, Edward and Joann Sheppard. After the road closure, Anderson Columbia purchased the Sheppard's property.

Anderson Columbia's Attorney, advised Attorney Watson that he had spoken to the Property Appraiser, Robbie Lee. Mr. Lee advised Anderson's attorney that he did not have a copy of a recorded Resolution and the road closure was not noted in his records. There may be an issue with the half of the road that was given to the Sheppards being omitted from their deed when the Sheppards transferred the property to Anderson Columbia. Anderson Columbia wants the County to deed them over the property. Attorney Watson advised the Resolution issued by the County stated the property was deeded to the Shepperds; therefore, Attorney Watson advised the County no longer owns the property and she would not recommend them issue a deed at this point.

Attorney Watson, also, advised the Board on another property issue in the County. The property owner is landlocked without a clear easement to their property. There is a road that accesses the landlock piece of property that the owners have been utilizing. The owners of the landlock piece is wishing to sell the property and the lender is requiring a clear easement. The question has been asked if the road is a county road. The servient piece of property provided a copy of a survey completed by Mr. Herbert Raker, Sr. for a Mrs. Francis Knight on January 21, 1993, which indicated that road is an eighteen-foot-wide County road. Attorney Watson asked the Board how they wished to proceed. There was discussion of the survey being a historical document, the servient property owner advised the Property Appraiser that she believed the road was a County Road and had no issue with the road remaining open; however, she did not want to give an easement.

The Motion was made by Commissioner Hatch to recognize the survey as a historical document and to accept the road as a County Road. Seconded by Commissioner Wood. Board approved. (5-0)

Attorney Watson also asked for approval to attend the county conference coming up in June.

The Motion to approve Attorney Watson to attend the County Conference on June 25th through the 28th, 2024, made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

24. BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk of Court Barbie Higginbotham stated the Clerk's Office did not use all the ARPA money and has approximately \$30,000 dollars that needs to go back so that someone can use it.

The Motion was made to accept the money back by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

Mrs. Higginbotham stated as of July 1, 2024, they will be required to have mandatory property fraud protection and have received three (3) quotes and the one they are accepting is \$15,000 dollars.

The Motion was made to get approved funds in the amount of \$15,000 dollars to the Clerk's Office for Property Fraud Protection by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

Chief Financial Officer Mrs. Brenda Royal presented a budget recap sheet and stated that the budget workshops will be starting, and they are getting ready for Truth in Millage (TRIM) again. She also stated they are done with their audit, and she feels that it went well.

25. COUNTY COMMISSION ITEMS

Commissioner Wood stated he is looking forward to seeing everyone this Saturday for the Centennial celebration.

Commissioner Hatch asked Mrs. Higginbotham if she was using the ARPA money for scanning documents, and she stated yes. Mr. Hatch recommended getting with Mr. Wright to see if he could use some of the funds at his office and if they could possibly reallocate those funds. Commissioner Osteen thanked Mr. John Locklear and Mr. Gainey for working on trying to get a boat ramp for the Cow Creek Bridge. He also said they should be starting on the walking trail at D Track on Monday or Tuesday. He added that the tour at the Coastguard base went well.

Commissioner Stephenson stated he appreciated everyone in the County for all their help with the Hurricane Relief efforts and rebuilding of the County.

Commissioner Storey asked everyone to please come out and support the County at the Centennial Celebration this Saturday.

26. PUBLIC COMMENTS AND CONCERNS

Mr. John Cherry of Central Florida Electric Cooperative stated that if the County has any questions or needs, please contact Mr. Denny George or they can contact him (Mr. John Cherry), and he will direct the proper people.

Commissioner Hatch thanked Mr. Cherry for all his hard work and public service for this County.

Mr. Bob Ritter stated that he lives in Old Town in District 1 close to the Trading Post. He said his family has a commercial property in District 2 on US Hwy 19 and has formed Ritters Entertainment Group and has a project in development. He said they are calling the project The Oasis and they hope for it to be a community swimming pool or park. Mr. Ritter brought a draft copy of the plans and a concept picture.

Mr. Ritter stated it is in the development stages and he has met with the Department of Transportation (DOT) and Suwannee River Water Management (SRWM) and is currently at the engineering stage but doesn't have enough private funding to go forward. He said he is looking for guidance and support in finding money for construction. He stated the general contractor quoted a cost of around 1.4 million dollars. He asked if the County knows of any Small Business Administration (SBA) loans, economic grants, state rural development programs, etc...

Commissioner Hatch asked Mrs. Kay McCallister if she could look into the economic development side of it and Mr. Gainey if he could get with Mr. Jeff Henry with North Florida Economic Development.

Mrs. Mary Goodrich stated she just wanted to say thank you to the Board for all they do.

Mr. Gainey thanked Mrs. Mary Goodrich for supplying a up close photo of the Dessert Storm Monument to help with the repairs.

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.

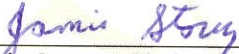
27. ADJOURN

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




BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST:



Jamie Storey, 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.