

# AGENDA

## **Regular Meeting- Dixie County School Board Meeting Room May 21, 2020 – 6:00 PM**

*The Dixie County Board of County Commissioners will meet on Thursday, May 21, 2020 at 6:00 PM in a Regular Meeting in the School Board Meeting Room, 328 SE 349 Hwy, Old Town, Florida 32680.*

*While adhering to the following State of Florida Executive Orders: 20-51 Establishing Response Protocol, 20-52 declaring a Public Health Emergency, 20-69 in regards to Local Government Public Meetings and also Dixie County Emergency Declaration 2020-27. The Board met and had limited access by staff to the meeting room while broadcasting the meeting via audio to the public who were provided other accommodations outside of the meeting room. The public could also participate via conference call at 1(917)900-1022 and enter code 32628.*

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE TO THE AMERICAN FLAG**

3. **APPROVAL OF COMMISSION MINUTES**

Regular meeting of May 07, 2020

4. **VOUCHER APPROVAL**

***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.***

A petition by Gregory and Lisa H. Waltrip requesting a Special Exception to be granted, as provided in Section 4.7.5 subparagraph (13) of the Dixie County Land Development Regulations to permit one recreational vehicle in a Residential, (Mixed) Single Family/Mobile Home (RSF/MH-2) zoning district, in accordance with the petition dated April 20, 2020 to be located on the property as described as follows: Dixie County Parcel #: 30-13-12-3479-0000-0030 (64 S. E. 195 Street, Old Town; Unrecorded Plat of Former Suwannee Lodge; Lot 3; .384 acres)

(Commission District 3)

A petition by Benjamin and Carol West to request a variance for the placement of a 24' x 24' carport as provided by the petition dated March 09, 2020, which is located within a Residential, (Mixed) Single Family/Mobile Home (RSF/MH-2) zoning district to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2952-000B-0080 (222 S. E. 240 Street, Suwannee; Suwannee Heights S/D; Lot 8; Block B; .115 acres)

(Commission District 3)

A petition by David and Kathy Ware to request a variance for the placement of a 30' x 36' pole barn as provided by the petition dated April 08, 2020, which is located within an Environmentally Sensitive Area (ESA-4) zoning district to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2927-0000-1700 (186 S. E. 330 Street, Old Town; Suwannee Palms S/D; Lot 170; .400 acres)

(Commission District 3)

A petition by Kenny and Sallie Shipman to request a variance for the placement of a 24' x 34' pre-engineered steel cover as provided by the petition dated April 20, 2020, which is located within a Residential, (Mixed) Single Family/Mobile Home (RSF/MH-2) zoning district to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2942-0000-0290 (71 S. E. 231 Street, Old Town; Garden Island Replat; Lot 29; .153 acres).

(Commission District 3)

A petition by James A. Cates to request a variance for the placement of a 40' x 60' pole barn as provided by the petition dated April 24, 2020, which is located within an Environmentally Sensitive Area (ESA-4) zoning district to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2927-0000-1080 (40 S. E. 340 Street, Old Town; Suwannee Palms S/D; Lot 108; .450 acres)

(Commission District 3)

#### **RESOLUTION 2020-45**

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 SUBPARAGRAPH (13) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN A RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME (RSF/MH-1) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED APRIL 20, 2020.

*Waltrip*

#### **RESOLUTION 2020-46**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 12.3.1 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE FOR THE PLACEMENT OF A 24' X 24' CARPORT, LOCATED WITHIN A RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME (RSF/MH-2) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED MARCH 9, 2020.

*West*

#### **RESOLUTION 2020-47**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 12.3.1 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE FOR THE PLACEMENT OF A 30' X 36' POLE BARN, LOCATED WITHIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA-4) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED APRIL 8, 2020.

*Ware*

#### **RESOLUTION 2020-48**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION

12.3.1 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE FOR THE PLACEMENT OF A 24' X 34' PRE-ENGINEERED STEEL COVER, LOCATED WITHIN A RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME (RSF/MH-2) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED APRIL 20, 2020.

*Shipman*

**RESOLUTION 2020-49**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A VARIANCE TO BE GRANTED, AS PROVIDED IN SECTION 12.3.1 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, TO GRANT A VARIANCE FOR THE PLACEMENT OF A 40' X 60' POLE BARN, LOCATED WITHIN AN ENVIRONMENTALLY SENSITIVE AREA (ESA-4) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED APRIL 24, 2020.

*Cates*

**RESOLUTION 2020-50**

**SD 20-01**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, APPROVING A FINAL PLAT, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR A SUBDIVISION WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

*Rocky Creek S/D*

**RESOLUTION 2020-51**

**PZ/LPA LDR 20-01**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF DIXIE COUNTY, FLORIDA, AND THE LOCAL PLANNING AGENCY OF DIXIE COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE TEXT OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE BOARD OF COUNTY COMMISSIONERS, PROVIDING FOR AMENDING SECTION 4.3.5 ENTITLED SPECIAL EXCEPTIONS BY ADDING RECREATIONAL VEHICLES ON A VACANT PARCEL AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE "ESA" ENVIRONMENTALLY SENSITIVE AREAS ZONING DISTRICTS; PROVIDING FOR AMENDING SECTION 4.4.5 ENTITLED SPECIAL EXCEPTIONS BY ADDING RECREATIONAL VEHICLES ON A VACANT PARCEL AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE "A" AGRICULTURAL ZONING DISTRICTS; PROVIDING FOR AMENDING SECTION 4.7.5 ENTITLED SPECIAL EXCEPTIONS BY ADDING RECREATIONAL VEHICLES ON A VACANT PARCEL AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE "RSF/MH-1 AND -2" "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 AND 2 ZONING DISTRICTS; PROVIDING FOR ADDING SECTION 4.18.39 ENTITLED STANDARDS FOR RECREATIONAL VEHICLES ON A VACANT PARCEL; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

*Text Amendment of the Land Development Regulations*

**ORDINANCE 2020-04**

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE TEXT OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, LDR 20-01, BY THE BOARD OF COUNTY COMMISSIONERS, PROVIDING FOR AMENDING SECTION 4.3.5 ENTITLED SPECIAL EXCEPTIONS BY ADDING RECREATIONAL VEHICLES ON A VACANT PARCEL AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE "ESA" ENVIRONMENTALLY SENSITIVE AREAS ZONING DISTRICTS; PROVIDING FOR AMENDING SECTION 4.4.5 ENTITLED SPECIAL EXCEPTIONS BY ADDING RECREATIONAL VEHICLES ON A VACANT PARCEL AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE "A" AGRICULTURAL ZONING DISTRICTS; PROVIDING FOR AMENDING SECTION 4.7.5 ENTITLED SPECIAL EXCEPTIONS BY ADDING RECREATIONAL VEHICLES ON A VACANT PARCEL AS A USE PERMITTED BY SPECIAL EXCEPTION WITHIN THE "RSF/MH-1 AND -2" "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME-1 AND 2 ZONING DISTRICTS; PROVIDING FOR ADDING SECTION 4.18.39 ENTITLED STANDARDS FOR RECREATIONAL VEHICLES ON A VACANT PARCEL; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

*Text Amendment of the Land Development Regulations (First Reading)*

**ORDINANCE 2020-03**

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 MORE THAN TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 20-01, BY THE PROPERTY OWNER OF SAID ACREAGE, 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 AGRICULTURAL, MEDIUM DENSITY (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 2 ACRES) TO INDUSTRIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

*Dale Herring*

**ORDINANCE 2020-05**

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 TEN OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 20-01, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURAL-5 (A-5) TO INDUSTRIAL (I) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

*Dale Herring*

5. CINDY BELLOT, LIBRARY DIRECTOR
6. STEVE FREMEN, VETERANS SERVICE OFFICER
7. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES
8. JERED LIZOTTE, LOCKLEAR & ASSOCIATES
9. STEVE HUTCHINSON, COUNTY ROAD SUPERINTENDENT
10. BILLY PADGETT, SOLID WASTE & MOSQUITO CONTROL DIRECTOR
11. LEON WRIGHT, BUILDING AND ZONING  
Rocky Creek Road S/D Plat review and vote
12. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES
13. DUANE CANNON, ASST. COUNTY MANAGER
14. TIM ALEXANDER, COUNTY MANAGER
15. MICHAEL OSTEEN, COUNTY ATTORNEY
16. DANA D. CANNON, CLERK OF COURT
17. COUNTY COMMISSION ITEMS
18. PUBLIC COMMENTS AND CONCERNS
19. ADJOURN

**PLEASE BE ADVISED** that if a person decided 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 Dana D. Cannon, Clerk of Court, by 4:00 PM on Friday Preceding the Board meeting, at (352) 498-1200.*