

Regular Meeting

***Dixie County Courthouse, Commission Meeting Room
214 NE Hwy 351, Cross City, FL 32628
August 19, 2021 – 6:00 PM***

While adhering to the CDC Guidelines and following State of Florida Executive Orders: 20-51 Establishing Response Protocol, 20-52 declaring a Public Health Emergency, 20-69 regarding Local Government Public Meetings and the Dixie County Emergency Declaration 2020-27. The Board will meet and limit access by staff and the public to the meeting room. 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
W. C. Mills, District 2, Vice Chairman
Mark Hatch, District 3
Jamie Storey, District 4, Chairman
James Valentine, District 5

STAFF

Duane Cannon, County Manager
Martha McCaskill, Administrative Asst/Grant Coordinator
Michael Osteen, County Attorney
Barbie Higginbotham, Clerk of Court
Verna Wilson, Chief Deputy Clerk
Della Rhymes, Asst. Chief Deputy Clerk
Jacki Johnson, Chief Financial Officer

CALL TO ORDER

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

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

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

APPROVAL OF COMMISSION MINUTES

Commissioner Hatch made the motion to approve the Minutes from the Special Meeting of July 29, 2021 on the Tentative Budget, Millage Rate, Value Adjustment Board. Commissioner Mills seconded. Board approved.

Commissioner Hatch made the motion to approve Minutes from the Emergency Meeting of August 03, 2021 on Flooding. Commissioner Valentine seconded. Board approved.

Commissioner Mills made the motion to approve Minutes from the Emergency Meeting of August 06, 2021 on Flooding. Commissioner Stephenson seconded. Board approved.

Commissioner Valentine made the motion to approve Minutes from the Emergency Meeting of August 08, 2021 on Flooding. Commissioner Stephenson seconded. Board approved.

Commissioner Mills made the motion to approve Minutes from the Emergency Meeting of August 11, 2021 on Tropical Storm Fred. Commissioner Hatch seconded. Board approved.

VOUCHER APPROVAL

Commissioner Mills made the motion to approve the vouchers. Commissioner Stephenson seconded. 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.

The motion to go into the Public Hearings was made by Commissioner Valentine. Seconded by Commissioner Mills.

A petition by **PIDDLER'S POINT RV RESORT AND CAMPGROUND, LLC** requesting a **Special Exception** to be granted, as provided in section 4.7.5 sub paragraph 13 zoning district RSF/MH1 to permit a campground, in accordance with the petition dated 02/05/2021 to be located on the property as described as follows: Dixie County Parcel # 30-09-10-0000-0360-0304 4745 SW HWY 358, STEINHATCHEE, FL 32359; 4). (**Expansion of PIDDLER'S POINT RV RESORT to new parcel**)

Ms. Julie Herring appeared before the Board and read the special exception request made by Piddler's Point.

Building and Zoning Official Mr. Leon Wright informed the Board that this was tabled at the last meeting due to opposition. He reminded the Board that the owner has two parcels of land and is asking for camper sites on the new parcel. He said they currently have 20 sites now on the one parcel and are entitled to more on that side. He said the owner can put in smaller camper spaces as is allowed by Ordinance, but he does not want to do this.

A concerned citizen spoke to the Board and said she thinks this guy is clean and neat and trying to make a nice area. She said that Jena needs more businesses like this. She said if the community cannot move forward it will die. She said she feels that this is discrimination.

Mr. Jim Hunt appeared before the Board and thanked them for the opportunity to speak. He said he is retired and has been in Taylor County for 48 years. He said he has volunteered for many events and been involved with the Chamber of Commerce in Perry. He said the state did a study and Eco Tourism is the number one thing to help a community. He said it creates revenue for the county. He said he has only a one instance with a troublesome camper and had the Sheriff remove them immediately.

Pastor Carolyn Oglesby spoke to the Board in opposition of the special exception. She said she has lived in Jena for 73 years. She said she felt this would have a negative impact to the Methodist Church next door. She said that side of the property is low and would need some fill dirt which would cause the water to run off to the neighboring properties.

Ms. Jane Payne spoke to the Board on behalf of the Steinhatchee Methodist Church. She said she has lived in the community for 50 years and has nothing against the owners personally. She said that their property flooded during the storm and the Church was high and dry. She said they had to raise the Parsonage four feet because of the flood zone. She said the members of the Methodist Church oppose this special exception.

Mr. Leon Wright said the owners of Piddler's Point have two separate parcels and have now combined them under the same number.

Ms. Jane Payne said there is an issue with the property address.

Mr. Mike Cosner spoke to the Board and said he lives across the street from the campground and they have been a good neighbor. He said the have been running the campground appropriately and this would be good for the economy of Jena.

Mr. Howard Hart spoke to the Board and said he has lived in Jena since 1974. He said that automobile wrecks don't have anything to do with the campground. He said this is good for the economy. He said there are two parks already approved in Jena. He said that Jena needs more growth. He said that a lot of people who come here to visit eventually come back to live here full time.

Commissioner Mills said there is no discrimination. He clarified that every case comes before the Board and this is the process. He said when there is opposition the issue is either tabled or denied. He said the other campgrounds did not have any opposition.

Attorney Chris Scott spoke to the Board and thanked them for tabling the issue and for listening to more suggestions. He said that the Hunts have listened to the community and not everyone is against this. He said the Hunts have a petition with 130 signatures of support from the residents and businesses in the community. He said although the Hunts could put more smaller spaces on the property, but they want to have larger spaces for the campers. He said that Dixie County is a unique area and that growth is going to happen. He said the church's fears are speculative. He said that no fill dirt will be brought in. He said the engineer can handle the drainage issues. He said this expansion is in the best interest of the community of Jena.

Commissioner Valentine said he is concerned about more accidents in that area due to increased traffic.

Attorney Chris Scott he said that the increased presence of law enforcement can curb a lot of negative issues in the area.

Commissioner Stephenson asked how many more spaces they want to put in.

Mr. Jim Hunt replied they currently have 15 and would like to put in 31 more for a total of 46 camper spaces.

Commissioner Stephenson asked if they are willing to put a cap on the number of spaces for expansion.

County Attorney Michael Osteen asked if the Board were to approve this what would prevent them from adding more spaces later.

Mr. Leon Wright said the county can implement property restriction with a Resolution.

Commissioner Hatch asked what will happen if they sell the business.

Attorney Osteen said the number of sites can be limited.

Ms. Wendy Hunt appeared before the Board and said they will want to add more sites to the other side once the sewer is put in.

Commissioner Hatch said he doesn't want to approve this and then the plan will be changed later.

Attorney Chris Scott asked the Board to look at the current practice of the owners and how they manage the current sites they have. He said they could ask for more sites now but have not. He said they want to have more spacious camp sites for a better camping experience.

Attorney Osteen said they are asking for 31 sites now. He said they would have to come back before the Board to ask for more later.

Mr. Hunt added that they are paying for the sewer lines to be run down to their campground. He said there are phases of growth for the campground.

Commissioner Hatch suggested they come up with a limit that is comfortable for everyone.

Attorney Osteen suggested a cap on both parcels.

Mr. Hunt said they currently have 15 and are requesting 31 more.

Attorney Osteen suggested a cap of 50 total.

Commissioner Stephenson said it will impact the community less if there is a cap on the number of sites.

Mr. Leon Wright said that restrictions can be added to the parcels.

Attorney Osteen suggested 60 units as a cap.

Pastor Carolyn Oglesby spoke to the Board and informed them that they also have a petition with signatures of opposition. She said the entrance to the campground is an issue for the traffic flow.

Commissioner Hatch asked when the Jena Road is scheduled for repaving.

County Manager Duane Cannon said it will be 2023 if the project is accepted by FDOT. He said they can ask for some turn lanes to be put in the area for safety. He said they will have to amend the scope of the work already submitted to FDOT.

Mr. Howard Hart spoke to the Board and said they are trying to get sewer to the site as the right thing to do and they are paying for this expense themselves. He said there is no tax burden to the citizens. He said that sewer and water will also dictate what can be done to the property. He asked why the Board would want to limit the expansion because MR. Hunt is investing his time and money in the project.

Mr. Scott Osteen said a lot of these campers are just coming to the area to party.

Ms. Sally Roberts, Ms. Wendy Hunt's daughter, said they will include both parcels numbers to clear up the records.

Commissioner James Valentine made the motion to approve the special exception for Piddler's Point if they will limit the spaces to 60 sites for both parcels. Commissioner Stephenson seconded.

Commissioner Hatch voted yes.

Commissioner Storey voted yes.

Commissioner Mills voted no.

Board approved.

A petition by ***Donald Dukes & Lisa Graham*** requesting a ***Special Exception*** to be granted, as provided in Section 4.3.5 subparagraph (4) of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA4) zoning district, in accordance with the petition dated 04/21/2021 to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2927-0000-0060 80 SE 371 ST. , OLD TOWN FL. 32680 ; 0). (Commission District 3, Mark Hatch)

Ms. Julie Herring appeared before the Board and read the special exception requested by Mr. Donald Dukes. She said this was previously tabled. She said the owners are here and they have had no luck on reaching opposition.

Mr. Dukes said he purchased the lot and his son has four lots in the area and they only have two other neighbors. He said his son spoke to the lady that opposes this and her concern was that she didn't want any junk brought into the neighborhood. He said that he has a 40-foot RV.

Commissioner Hatch made the motion to approve the special exception requested by Donald Dukes and Ms. Lisa Graham. Commissioner Stephenson seconded. Board approved.

A petition by ***David Rose*** requesting a ***Special Exception*** to be granted, as provided in Section 4.3.5 subparagraph (4) of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA4) zoning district, in accordance with the petition dated 05/14/2021 to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2927-0000-1720 160 SE 330 ST. , OLD TOWN FL. ; 0).

(Commission District 3, Mark Hatch)

Ms. Julie Herring appeared before the Board and read the special exception requested by Mr. David Rose. She said the only opposition to this, lives in Missouri. She said she answered his email.

Commissioner Hatch made the motion to approve the special exception requested by David Rose. Commissioner Mills seconded. Board approved.

A petition by ***Arthur & Amber Glass*** requesting a ***Special Exception*** to be granted, as provided in Section 4.3.5 subparagraph (4) of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA4) zoning district, in accordance with the petition dated 05/19/2021 to be located on the property as described as follows: Dixie County Parcel # 08-08-14-6876-0000-000C 2240 NE HWY 340, BRANDFORD FL. 32008; 1). (Commission District 1, Jody Stephenson)

Ms. Julie Herring appeared before the Board and read the special exception requested by Arthur Glass. She said this was opposed and previously tabled. She said the same opposition still stands. She said the neighbor is upset and don't want this to be built on the one acre.

Commissioner Stephenson made the motion to table the request by Arthur and Amber Glass and said he would like to talk to more people about this. Commissioner Hatch seconded. Board tabled.

The motion to go out of Public Hearings and back into the Board Meeting was made by Commissioner Mills. Seconded by Commissioner Hatch.

RESOLUTION 2021-102

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 AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH1) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED FEBRUARY 05, 2021. **Piddler's Point**

Ms. Julie Herring appeared before the Board and read Resolution 2021-102 in support of Piddler's Point RV Park.

Commissioner Hatch made the motion to approve Resolution 2021-102 requested by Piddler's Point with the revisions that were previously discussed and agreed to. Commissioner Valentine seconded. Board approved.

RESOLUTION 2021-104

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 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA/4) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED APRIL 21, 2021.

Donald Dukes and Lisa Graham

Ms. Julie Herring appeared before the Board and read Resolution 2021-104 in support of Mr. Donald Dukes and Ms. Lisa Graham.

Commissioner Hatch made the motion to approve Resolution 2021-104 requested by Mr. Donald Dukes and Ms. Lisa Graham. Commissioner Stephenson seconded. Board approved.

RESOLUTION 2021-106

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 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA/4) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MAY 14, 2021.

David Rose

Ms. Julie Herring appeared before the Board and read Resolution 2021-106 in support of David Rose.

Commissioner Hatch made the motion to approve Resolution 2021-106 requested by David Rose. Commissioner Valentine seconded. Board approved.

RESOLUTION 2021-108

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 SUBPARAGRAPH (4) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA/4) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MAY 19, 2021.

Arthur Glass

The special exception that Resolution 2021-108 supported was previously tabled by the Board.

RESOLUTION 2021-115

A RESOLUTION AUTHORIZING DIXIE COUNTY (HEREIN REFERRED TO AS THIS “GOVERNMENTAL UNIT”) TO JOIN WITH THE STATE OF FLORIDA AND OTHER LOCAL GOVERNMENTAL UNITS AS A PARTICIPANT IN THE FLORIDA MEMORANDUM OF UNDERSTANDING AND FORMAL AGREEMENTS IMPLEMENTING A UNIFIED PLAN. WHEREAS DIXIE COUNTY HAS SUFFERED HARM FROM THE OPIOID EPIDEMIC; WHEREAS DIXIE COUNTY RECOGNIZES THAT THE ENTIRE STATE OF FLORIDA HAS SUFFERED HARM AS A RESULT FROM THE OPIOID EPIDEMIC.

County Attorney Michael Osteen appeared before the Board to read Resolution 2021-115 aloud and by title only. He said this Resolution supports the MOU for the Opioid Epidemic.

Commissioner Hatch made the motion to approve Resolution 2021-115 to support the MOU for the Opioid Epidemic. Commissioner Stephenson seconded. Board approved.

RESOLUTION 2021-117

PZ/LPA LDR 21-02

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 4.7.1 ENTITLED DISTRICTS AND INTENT BY CHANGING THE MINIMUM SIZE FOR SINGLE FAMILY MOBILE HOME DISTRICTS FROM TEN ACRES TO TWO ACRES; PROVIDING FOR AMENDING SECTION 4.7.6 ENTITLED MINIMUM LOT REQUIREMENT BY CHANGING THE MINIMUM SIZE FOR SINGLE FAMILY MOBILE HOME DISTRICTS FROM TEN ACRES TO TWO ACRES; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Leon Wright appeared before the Board and read Resolution 2021-117 aloud and by title only. He said that the North Central Florida Planning Council has gotten back to work since he and the County Attorney called them. He said that Zoning is fluid and is constantly changing and needs documents to be updated.

Commissioner Hatch made the motion to approve Resolution 2021-117. Commissioner Stephenson seconded. Board approved.

RESOLUTION 2021-118

PZ/LPA LDR 21-03

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 14.11.2 ENTITLED TEMPORARY USE PERMITS ISSUED BY THE LAND DEVELOPMENT REGULATION ADMINISTRATOR, BY REQUIRING THAT AN ACCESSORY RESIDENCE BE LOCATED ON A MINIMUM ONE ACRE OF LAND AREA IN ADDITION TO A MINIMUM ONE ACRE OF LAND AREA FOR THE PRINCIPAL RESIDENTIAL DWELLING UNIT; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Leon Wright appeared before the Board and read Resolution 2021-118 aloud and by title only. He said this will allow for in-law suites to be on the same property.

Commissioner Hatch made the motion to approve Resolution 2021-118. Commissioner Valentine seconded. Board approved.

RESOLUTION 2021-119

PZ/LPA CPA 21-02

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF DIXIE COUNTY, FLORIDA AND ALSO AS 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 COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION CPA 21-01, BY THE BOARD OF COUNTY COMMISSIONERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTION 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; AMENDING POLICY 1.5.2 OF THE FUTURE LAND USE ELEMENT BY ADDING A RESIDENTIAL LAND USE CLASSIFICATION IN THE RURAL AREAS OF THE COUNTY; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

Mr. Leon Wright appeared before the Board and read Resolution 2021-119 aloud and by title only. He said this is for large tracts of property and to allow residential zoning in rural areas.

Mr. Gary Bridges spoke to the Board and said that Zoning and Planning requires other entities to be involved. He said this did not happen in the Watson Subdivision. He said there was no planning for water or the impact to the neighbors.

Mr. Leon Wright clarified that these are previous items already brought before the Board and the NCFPC have sent notices. He said we have some issues where property owners want to add in lawsuits or have their children live on the same property. He said this is a way for them to get permits. He said he

understands this process and has the credentials to say they are in compliance with what the Board is doing.

Attorney Michael Osteen said there may have been a time in the past where some of these issues were grandfathered in.

Mr. Wright added that an agricultural zoned area may not allow for one house per acre. He said a 50-acre Mobile Home Park cannot do this because the classification is wrong. He said this allows for growth in other areas.

Commissioner Hatch made the motion to approve Resolution 2021-119. Commissioner Mills seconded. Board approved.

ORDINANCE NO. 2021-08

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE TEXT OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, LDR 21-02, BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR AMENDING SECTION 4.7.1 ENTITLED DISTRICTS AND INTENT BY CHANGING THE MINIMUM SIZE FOR SINGLE FAMILY MOBILE HOME DISTRICTS FROM TEN ACRES TO TWO ACRES; PROVIDING FOR AMENDING SECTION 4.7.6 ENTITLED MINIMUM LOT REQUIREMENT BY CHANGING THE MINIMUM SIZE FOR SINGLE FAMILY MOBILE HOME DISTRICTS FROM TEN ACRES TO TWO ACRES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. **Supports Resolution 2021-117**

Mr. Leon Wright appeared before the Board and read Ordinance 2021-08 aloud and by title only.

Commissioner Stephenson made the motion to approve Ordinance 2021-08. Commissioner Hatch seconded. Board approved.

ORDINANCE NO. 2021-09

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE TEXT OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, LDR 21-03, BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR AMENDING SECTION 14.11.2 ENTITLED TEMPORARY USE PERMITS ISSUED BY THE LAND DEVELOPMENT REGULATION ADMINISTRATOR, BY REQUIRING THAT AN ACCESSORY RESIDENCE BE LOCATED ON A MINIMUM ONE ACRE OF LAND AREA IN ADDITION TO A MINIMUM ONE ACRE OF LAND AREA FOR THE PRINCIPAL RESIDENTIAL DWELLING UNIT; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. **Supports Resolution 2021-118**

Mr. Leon Wright appeared before the Board and read Ordinance 2021-09 aloud and by title only.

Commissioner Hatch made the motion to approve Ordinance 2021-09. Commissioner Valentine seconded. Board approved.

ORDINANCE NO. 2021-10

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE DIXIE COUNTY COMPREHENSIVE PLAN, RELATING TO AN AMENDMENT TO THE TEXT OF THE DIXIE COUNTY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 21-02, BY THE BOARD OF COUNTY COMMISSIONERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR AMENDING POLICY 1.5.2 OF THE FUTURE LAND USE ELEMENT BY ADDING A RESIDENTIAL LAND USE CLASSIFICATION IN THE RURAL AREAS OF THE COUNTY; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. *(First Reading)* *Supports Resolution*
2021-119

Mr. Leon Wright appeared before the Board and read Ordinance 2021-10 aloud and by title only. He said this is to change the existing and Future Land Use Maps because both must be changed.

County Manager Duane Cannon informed the Board that they will need to reserve the School Board Meeting Room for the September meetings.

Mr. Wright said they need three weeks' notice for change of venue and advertising changes for Building and Zoning to prepare for October

Commissioner Hatch made the motion to move the Commissioner Meetings back to the Courthouse for the remainder of the year. Commissioner Mills seconded. Board approved.

MATT PIERSON, SHIP

Mr. Matt Pierson was not present for this meeting.

KAYE MCCALLISTER, TOURIST DEVELOPMENT COUNCIL

Ms. Kaye McCallister appeared before the Board and said they appreciate the Board's help. She said that the tourism revenue was \$76,000.00 in 2017-2018 and \$86,000.00 for 2018-2019 and \$91,000.00 for 2019-2020 and for 2021 the revenue was \$98,000.00 even with the COVID restrictions. She said that the Visit Florida Grant has helped produce a RV Camping Brochure. She said they will attend a Trade Show in Atlanta, Georgia in September. She said the TDC is a volunteer Board and they had a county employee helping them as a part time administrator. She said they will need to bring in another part time person to help. She said that 13 counties participate in the Natural North Florida Board. She said that tourism dollars are used to promote and increase business for the county and improve waterfront parks and boat ramps.

Ms. McCallister requested the Board approve Resolution 2021-121 for the renewal of the appointment of Russ McCallister to the TDC.

Commissioner Mills made the motion to approve Resolution 2021-121. Commissioner Stephenson seconded. Board approved.

Ms. McCallister requested the Board approve Resolution 2021-122 for the appointment of Ryan Fulford to the TDC.

Commissioner Hatch made the motion to approve Resolution 2021-122. Commissioner Mills seconded. Board approved.

Mr. James ward asked what is that money used for.

Ms. McCallister replied to promote events and advertise.

KEITH SEGAR, SUWANNEE WATER AND SEWER MANAGER

Mr. Keith Segar appeared before the Board and informed them that they had received a DEP, five-year permit in July. He said they are working within the grant writer remediation for a single lift station. He told the Board that they had a lot of staff recently out sick. But that all are back to work now.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey appeared before the Board to discuss the Courthouse Security Plans. He said he would like to discuss these when the Sheriff is present.

Mr. Bailey informed the Board that they will have a CDBG Grant Meeting on Thursday, September 26, 2021 for the Citizens Task Force (CATF) to meet. He said they will hold a public hearing at the next Board Meeting.

Mr. Bailey informed the Board that the 362 and 364 Road Projects have had their field reviews and there are two areas where the water is on or is crossing the road. He said the asphalt is two inches thick and not thick enough for milling. He recommends they reclaim and mix the base and reshape and recompact and put new asphalt on top. He said the Old Town Upholstery Road will be the same as the Kate Green Road.

Commissioner Mills made the motion to move forward with his recommendation. Commissioner Hatch seconded. Board approved.

Mr. Bailey clarified that on the Jena road an estimate has been submitted to FDOT. He said the Board can add or subtract at this point. He said they can fix the safety issues but must document.

Commissioner Mills suggested they move forward with the road projects and include as much work in the scope as possible.

Pastor Carolyn Oglesby spoke to the Board and said that a portion of the Grady Hires Road is underwater.

Mr. Bailey said these funds are only for the Highway 358.

Commissioner Mills said this road connects to Hwy 358.

JERED LIZOTTE, LOCKLEAR AND ASSOCIATES

Locklear and Associates was not present for this meeting.

CINDY BELLOT, LIBRARY DIRECTOR

Ms. Cindy Bellot appeared before the Board to request their approval for the Library Budget amendment of \$62,226.00 for FY2020-2021.

Commissioner Hatch made the motion to amend the Library Budget. Commissioner Valentine seconded. Board approved.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Steve Fremem had nothing to present to the Board.

STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Mr. Steve Hutchison was not present for this meeting.

DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR

Mr. Dwayne Chauncey was not present for this meeting.

MICHAEL LATSON, SOLID WASTE DIRECTOR

Mr. Michael Latson appeared before the Board and informed them they still taking the packer truck to Greenville and are down two trailers.

He said he has ordered five more dumpsters and they are 10-12 weeks out.

Mr. Latson informed the Board he will not be present for the next meeting but will return for the upcoming inspection.

Commissioner Mills asked about ordering tarps for the trailers.

Mr. Latson replied the trailer are too long.

Mr. Latson said they have some old equipment and will need two trailers soon.

Manager Cannon informed the Board that they have two sites burnt and have two more to go.

Commissioner Mills asked about the signs for the roll off sites.

Mr. Latson replied all the sites except one has been done.

Mr. Latson said he is changing the hours to 29 hours for part time staff.

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Mr. Leon Wright stated that he has already discussed everything for tonight.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Director of Emergency Services Darian Brown appeared before the Board and informed them that they have ordered two Fire Engines and they will be here in January. He said they are averaging 6,000 calls per year and have had 286 calls this month. He said they need more staff, more equipment and more trucks. He said they have combined two stations in Old Town to help save money.

Director Brown said they have a quote for repairs to the old building for \$33,000.00 from Reeds Metals. He said this is the lowest price and requested the Board approve the purchase of the materials.

Commissioner Hatch made the motion to purchase the materials for the repairs at the lowest price. Commissioner Mills seconded. Board approved.

Commissioner Mills asked about the plans for the old building.

Director Brown said he would like to hold off on that and increase the staff. He said they have mold at the Town of Cross City Fire Station and have had to move some people from there. He said the EMS station is now overloaded and he may need to use this to house staff.

Commissioner Mills re stated that he is interested in getting the School Board Meeting Room for a Community Building.

Director Brown said they have spoken with Mr. Greg Bailey about the possibilities for the Fire Station. He said they need a letter of support from the Board for this. He said he would like to rebuild the station on Chavous Road with a CDBG Grant. He said he would like to replace the First District Station at some point.

Director Brown informed the Board of a situation with the First District Shelter. He said that on August 06, 2021 they had six people stay at the shelter. He said that the Red Cross has always helped them man shelters in the past. He said that the Red Cross decided to close the shelter because only one resident was there to stay at the facility. He said the shelter is no longer open. He said they can work around this, but the Red Cross will no longer help.

Commissioner Mills asked why the Red Cross decided to close the shelter.

Director Brown replied because no one was staying there. He said that his staff can accommodate the residents if needed.

Commissioner Mills said the Governor need to be informed of this.

Ms. Barbara Cummings asked about FEMA and their involvement.

Director Brown said they are not involved yet. He said that residents should send them photos and video of their situation. He said assistance has been requested.

Director Brown said we do not have a pet friendly shelter, but the Sheriff Office has an animal control unit for temporary shelter.

Commissioner Stephenson asked what the threshold is to meet for FEMA assistance.

Division Chief Scott Garner said the county assistance threshold is \$68,000.00 and 29 million dollars for the state threshold. He said both must be met before FEMA gets involved. He said these funds are for roads and infrastructure not for home repair. He said for individual assistance there is no set number of homes for damages. He said they have report major or minor damage to Atlanta, Georgia and then goes to Washington for the final decision for the Director of FEMA to approve.

Chief Garner suggested the public contact their US Representatives.

A concerned citizen spoke to the Board and said that many people have lost their homes and are living in their cars and moving their pets to other locations. They said there is sewage and contaminated water. They said they have lived her 20 years and the county needs better infrastructure.

Commissioner Stephenson informed the public that the Board met today regarding the water and are trying to come up with some solutions.

A concerned citizen spoke and said that many people who are not in a flood zone are flooded and want to know why.

Commissioner Stephenson reminded everyone that the county has had 30 inches of rain in a short amount of time.

Mr. Tim Alexander from the Suwannee River Water Management District added that Jena got 47 inches of rain. He said that you can't prepare for this and that Mallory Swamp isn't the only problem. He said that the Mallory Swamp is not a flood control project.

Mr. Gary Bridges spoke to the Board and said the Army Corp of Engineers messed up the water flow in the Everglades. He said he feels that Mallory Swamp Project is a failure. He said that the areas along Hwy 349 and Hwy 351 above Spillers Road is still flooded. He said the ditch along Sanchez Farm is flowing, however there is a blockage near the fence about a mile away. He also inquired about where to find the Minutes from the Board Meetings.

Asst. Chief Deputy Della Rhymes explained to him the process and where to locate them.

Commissioner Stephenson said the ditch was flowing and the box culverts were full, so the water is crossing the roads.

Manager Cannon asked what the address of this location is.

Commissioner Stephenson replied out of the peanut fields.

Commissioner Mills said that all the county staff have been working long hours and have been away from their families to try to help with this issue.

GAIL CARTER, INDIGENT CARE

Ms. Gail carter was not present for this meeting.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Ms. Holly Houghton was present via telephone

ANGIE CROWLEY, HUMAN RESOURCES SUPERVISOR

Ms. Angie Crowley was not present for this meeting.

DUANE CANNON, COUNTY MANAGER

County Manager Duane Cannon appeared before the Board to request their approval of the SHIP Annual Report for the close out of FY 2018-2019 and Interim Year 2019-2020.

Commissioner Hatch made the motion to approve. Commissioner Valentine seconded. Board approved.

Manager Cannon said that each Commissioner has been provided the Courthouse Security Renovations plans for their review.

Manager Cannon clarified that Dixie County has submitted an application for the ARPA funding. He said they have not received any funds from the US Treasury yet and have not spent any money.

Commissioner Hatch spoke about the Dixie County Stormwater /Ditch Task Force. He said this is a group of citizens and businessmen who are trying to help with the flooding issue.

MICHAEL OSTEEN, COUNTY ATTORNEY

County Attorney Michael Osteen said he has prepared the Deeds for the two lots sold by the county in the River Shore of Jena Subdivision. He said they are still waiting to collect the funds from the sale.

Attorney Osteen asked about the Task Force.

Commissioner Mills said this is a group on citizens that has come together to create a task force to help clean the ditches. He said that he was contacted by people who want to help.

Commissioner Hatch made the motion to blanket the Task Force members. Commissioner Valentine seconded. Board approved.

Commissioner Hatch made the motion for Commissioner Mills to be the Chairman of this Task Force. Commissioner Valentine seconded. Board approved.

Commissioner Hatch said these are knowledgeable people. He said that the ground water affects this problem too.

A concerned citizen asked if the ditches are maintained regularly.

Manager Cannon stated that since 2018 the county has spent \$96,000.00 on culverts and done 12 miles of ditch work. He said the county is proactive.

A concerned citizen said that on an adjacent property the owners are cutting trees and filling in the ditch that was there.

Ms. Mary Goodrich said the culvert is flowing into her yard.

Commissioner Stephenson said they cannot go on to private property and remove this.

Commissioner Mills said he feels that Mallory Swamp was not a failure. He said the water level rises and falls with the river. He said both rivers are full and plus the additional rainfall have all contributed to the issue. He said until the water goes down there won't be much change.

A concerned citizen asked if putting in culverts is still required for a driveway. They said that some people have culverts and some people don't.

Commissioner Stephenson said they are cleaning ditches and getting a plan together to send the water somewhere else but must check to see who has the authority.

Ms. Verna Cordona said the water is high and she moved to an RV Park.

Commissioner Storey said they are delivering rock to the Watson Homestead this week.

Commissioner Mills said no the crusher is broke down.

Ms. Cordona asked about spraying for mosquitos.

Commissioner Hatch asked if someone could check into giving some personal mosquito spray to citizens.

Director Brown said they will ask about it.

Commissioner Mills said they can't use pellets right now because of contaminating the drinking water and the state won't allow aerial spraying at this time.

Attorney Osteen clarified for the public that a lot of these subdivisions were developed years ago when there was not an LDR or other regulations. He said now there are rules and procedures established that must be followed.

Ms. Cindy Bellot added that some of these old timers use to fish were people now have homes built.

Mr. Tim Alexander asked if the Board had any questions for Mr. Leroy regarding permitting from SRWMD and if not, may he be excused.

Commissioner Mills said the County Road Department is small and the County has a small tax base and they need more staff and more equipment. He said there is not any funding. He said they can't keep living on the same tax base from 20 years ago.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk of Court Barbie Higginbotham appeared before the Board and informed them that the hallway tiles in the Courthouse are broken and need to be repaired. She said that people are tripping on the rugs that are covering the broken tiles. She said this need to be fixed.

Clerk Higginbotham informed the Board that EMS rescue staff performed CPR on a man at the Horseshoe Boat Ramp last weekend and a County employee that just happened to be there drove the rescue truck back to the station so that the EMS employee could ride in the ambulance with the patient. She believes this proves that they need more staff for the EMS and Fire Department

Clerk Higginbotham informed the Board that Ms. Jacki Johnson husband had recently had a heart attack and then while at home had a stroke. She said Ms. Jacki has been off from work due to this and the Clerk's Office will need to hire someone to replace Ms. Johnson. She requested the Board's approval to begin advertising for that position in the Finance Department.

Commissioner Hatch made the motion to approve the advertisement for the position.

Commissioner Mills seconded. Board approved.

Clerk Higginbotham informed the Board that Ms. Brittany Fowler will also be leaving the Finance Department. She informed them she has already hired a replacement, Ms. Terrie Anderson, to train for payroll.

Clerk Higginbotham also informed the Board that the Auditor had COVID and is not finished with the Tax Collector's records yet.

COUNTY COMMISSION ITEMS

Commissioner Valentine had nothing further to discuss.

Commissioner Hatch thanked everyone and said the Board needs to listen to the citizens.

Commissioner Stephenson said the water is still flowing downhill.

Commissioner Mills had nothing further to discuss.

Commissioner Storey thanked everyone for their help.

Manager Cannon informed the Board that they have a quote on an excavator for \$9,447.00. ***Commissioner Stephenson made the motion to move forward with this quote for the excavator. Commissioner Mills seconded. Board approved.***

Mr. James Ward asked about the special exception process.

Mr. Wright replied that the public can use the parcel number and cross reference any information. He said this information is generated from the permit system and has the minimum requirements for compliance. He asked if Mr. Ward is protesting anything. He stated that he has been working 300 extra hours and can assure everyone that it is done legally.

Commissioner Stephenson agreed that Mr. Wright has worked through his vacation and put in a lot of overtime. He said that he needs to be compensated for this.

PUBLIC COMMENTS AND CONCERNS

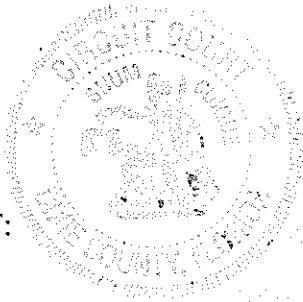
There were no comments or concerns expressed at this time.

PUBLIC COMMENTS AND CONCERNS

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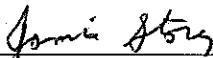
ADJOURN

Commissioner Stephenson made the motion to adjourn at 10:00 PM. Commissioner Hatch 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 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 Barbie Higginbotham, Clerk of Court, by 4:00 PM on the Friday Preceding the Board meeting, at (352) 498-1200.