

Regular Meeting

School Board Meeting Room

328 SE Hwy 349, Old Town, FL 32680

September 02, 2021 – 10:00 AM

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 via telephone
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 10:07 AM 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 Minutes from the Health Insurance Workshop of July 08, 2021. Commissioner Mills seconded. Board approved.

Commissioner Mills made the motion to approve Minutes from the Regular Meeting of July 08, 2021. Commissioner Hatch seconded. Board approved.

Commissioner Mills made the motion to approve Minutes from the Regular Meeting of July 15, 2021. Commissioner Valentine seconded. Board approved.

Commissioner Hatch made the motion to approve Minutes from the Regular Meeting of August 05, 2021. Commissioner Stephenson seconded. Board approved.

VOUCHER APPROVAL

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

CONSTITUTIONAL OFFICERS

Dixie County Sheriff Darby Butler appeared before the Board to discuss Courthouse Security. He informed the Board that the southeast entrance would be the best point of entry.

Commissioner Hatch made the motion to move forward with the plans for the Security Check Point to be located at the southeast side of the Courthouse. Commissioner Valentine seconded. Board approved.

Sheriff Butler discussed needing some renovations inside the Sheriff's Office. He requested the Board's approval to move forward with that.

Commissioner Hatch made the motion to move forward with renovations to the Sheriff's Office. Commissioner Mills seconded. Board approved.

Commissioner Storey spoke to the Sheriff about a lot of people site seeing around the county looking at the flooded areas. He said they are sometimes in the way of the county workers. He asked if the Sheriff could provide some help with this.

Sheriff Butler said they can assist and for the quickest response they should call dispatch.

Clerk Higginbotham asked for the cost estimate on the Courthouse Security.

Sheriff Butler replied those figures are with the County Manager.

County Manager Duane Cannon said yes, he has the information.

Sheriff Butler spoke to the Board about the Tennis Court/Parking Lot behind the Courthouse. He recommended they do this at the same time as the Courthouse Security Renovations.

Commissioner Hatch said they have a quote of \$28,000.00 for the parking lot.

Manager Cannon said that the impact fees can be used to pay for this. He said that North Florida Professional Services will handle this project.

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.

Commissioner Valentine made the motion to go into the Public Hearings. Commissioner Mills seconded. Board approved.

A petition by **Arthur and 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, Branford FL 32008; 1). **(Commission District 1, Jody Stephenson)**

Ms. Julie Herring appeared before the Board and read the special exception request made by Arthur and Amber Glass.

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

Building and Zoning Official Leon Wright informed the Board there was a question regarding vested rights. He said that no vested rights certificate can be located.

County Attorney Michael Osteen recommended the Board table this request.

Commissioner Stephenson rescinded his motion for approval.

Commissioner Stephenson made the motion to table the special exception requested by Arthur & Amber Glass. Commissioner Hatch seconded. Board approved.

A petition by **Lawton K. Skipper, Jr.** 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 07/02/2021 to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2927-0000-0520 (50 SE 353 Street, Old Town, FL 32680; 0). **(Commission District 3, Mark Hatch)**

Ms. Julie Herring appeared before the Board and read the special exception request made by Lawton K. Skipper, Jr.

Mr. James Sewell said he opposes the special exceptions for RV's. He asked if this is in compliance with the zoning of the property.

Commissioner Hatch asked if he was opposing this particular request.

Mr. Sewell said he is opposing all the new ones. He said he feels like there are too many of these requests.

Commissioner Hatch said that's why people are contacted and informed of this process.

Commissioner Hatch made the motion to approve the special exception requested by Lawton Skipper, Jr. Commissioner Mills seconded. Board approved.

A petition by **Paul and Lisa Morello** 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 07/16/2021 to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2926-0000-0310 (17 SE 854 Ave., Old Town, FL 32680; 0).

(Commission District 3, Mark Hatch)

Ms. Julie Herring appeared before the Board and read the special exception request made by Paul and Lisa Morello.

Mr. Paul Morello spoke to the Board via telephone. He said he is applying for a pole barn for his RV, not a home. He said he will build a home on the back side of his property later.

Commissioner Hatch informed him that there is some opposition.

Commissioner Hatch made the motion to table the special exception requested by Paul and Lisa Morello. Commissioner Mills seconded. Board approved.

A petition by **Pllumi Investments** 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 07/26/2021 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2952-000B-0050 (246 SE 240 St., Old Town, FL 32680; 0). **(Commission District 3, Mark Hatch)**

Ms. Julie Herring appeared before the Board and read the special exception request made by Pllumi Investments.

Mr. James Sewell stated he is in opposition of this particular request. He passed out some photos to the Board of neighboring properties and said they are of a higher value and belong to full time residents. He asked if this is an investment company or a private person.

Mr. Leon Wright said there is some opposition to this request.

Commissioner Hatch made the motion to deny the special request requested by Pillumi Investments. Commissioner Mills seconded. Board approved.

A petition by ***Nina and Roger Coker*** 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 08/06/2021 to be located on the property as described as follows: Dixie County Parcel # 25-09-13-4421-0000-0130 (200 NE 759 St., Old Town, FL 32680; 0).

(Commission District 1, Jody Stephenson)

Ms. Julie Herring appeared before the Board and read the special exception request made by Nina and Roger Coker.

Commissioner Stephenson made the motion to approve the special exception requested by Nina & Roger Coker. Commissioner Mills seconded. Board approved.

A petition by ***Craig Smith*** 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 08/10/2021 to be located on the property as described as follows: Dixie County Parcel # 24-09-13-4390-0000-1010 264 NE 835 ST., Old Town, FL 32680; 0).

(Commission District 1, Jody Stephenson)

Ms. Julie Herring appeared before the Board and read the special exception request made by Craig Smith.

Commissioner Stephenson made the motion to approve the special exception requested by Craig Smith. Commissioner Mills seconded. Board approved.

A petition by ***Clyde and Kathy Gunter*** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0003-3400 (249 SE 228 Street. Old Town, FL 32680) to request a ***variance*** for a 45x24 RV Carport by the petition dated 05/11/2021 which is located within Section 4.7 RSF/MH of the Dixie County Land Development Regulations. **(Commission District 3, Mark Hatch)**

Ms. Julie Herring appeared before the Board and read the variance request made by Clyde and Kathy Gunter.

Commissioner Hatch made the motion to approve the variance requested by Clyde and Kathy Gunter. Commissioner Stephenson seconded. Board approved.

A petition by **Brian Mitchell** located on the property as described as follows: Dixie County Parcel # 25-09-09-0041-0000-0430 (52 SW 879 Street, Steinhatchee, FL 32359) to request a ***variance*** for a reduction of setbacks on west end of property, reduce set back from 25' to 10' by the petition dated 08/02/2021 which is located within Section 4.17 "PRD" Planned Residential Development of the Dixie County Land Development Regulations. **(Commission District 5, James Valentine)**

Ms. Julie Herring appeared before the Board and read the variance request made by Brian Mitchell.

Commissioner Valentine made the motion to approve the variance requested by Brian Mitchell. Commissioner Hatch seconded. Board approved.

A petition by **Ronald Arnold** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0000-0170 (148 SE 245 St. Old Town, FL 32680) to request a ***variance*** for a reduction of setbacks to reduce rear setbacks to 5' from seawall and encroach setback to adjacent parcel 19-13-12-2994-0000-0180 to same as house by the petition dated 08/09/2021 which is located within Section 4.7.7 RSF/MH-2 subparagraph (2) of the Dixie County Land Development Regulations in accordance with Section 12.3.1.1 procedures. **(Commission District 3, Mark Hatch)**

Ms. Julie Herring appeared before the Board and read the variance request made by Ronald Arnold.

Commissioner Hatch made the motion to approve the variance requested by Ronald Arnold. Commissioner Stephenson seconded. Board approved.

Commissioner Stephenson made the motion to go out of the public hearing. Commissioner Mills 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 request supported by this Resolution was tabled earlier.

RESOLUTION 2021-125

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 JULY 2, 2021.

Lawton Skipper, Jr.

Ms. Julie Herring appeared before the Board and read Resolution 2021-125 aloud and by title only.

Commissioner Hatch made the motion to approve Resolution 2021-125 in support of Lawton Skipper Jr. Commissioner Mills seconded. Board approved.

RESOLUTION 2021-126

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 JULY 16, 2021.

Paul and Lisa Morello

The special request supported by this Resolution was tabled earlier.

RESOLUTION 2021-127

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 JULY 26, 2021.

Pllumi Investments

The special request supported by this Resolution was denied earlier.

RESOLUTION 2021-128

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 AUGUST 6, 2021.

Roger and Nina Coker

Ms. Julie Herring appeared before the Board and read Resolution 2021-128 aloud and by title only.

Commissioner Hatch made the motion to approve Resolution 2021-128 in support of Roger Coker. Commissioner Valentine seconded. Board approved.

RESOLUTION 2021-129

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 AUGUST 10, 2021.

Craig Smith

Ms. Julie Herring appeared before the Board and read Resolution 2021-129 aloud and by title only.

Commissioner Stephenson made the motion to approve Resolution 2021-129 in support of Craig Smith. Commissioner Mills seconded. Board approved.

RESOLUTION 2021-130

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 A 45x24 RV CARPORT, LOCATED WITHIN A RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME (RSF/MH-2), ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED MAY 11, 2021. ***Clyde and Kathy Gunter***

Ms. Julie Herring appeared before the Board and read Resolution 2021-130 aloud and by title only.

Commissioner Stephenson made the motion to approve Resolution 2021-130 in support of Clyde Gunter. Commissioner Mills seconded. Board approved.

RESOLUTION 2021-131

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 REDUCTION OF SETBACKS ON WEST END OF PROPERTY, REDUCE

SETBACK FROM 25' TO 10', LOCATED WITHIN A PLANNED RESIDENTIAL DEVELOPMENT, (PRD), ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED AUGUST 02, 2021. **Brian Mitchell**

Ms. Julie Herring appeared before the Board and read Resolution 2021-131 aloud and by title only.

Commissioner Hatch made the motion to approve Resolution 2021-131 in support of Brian Mitchell. Commissioner Valentine seconded. Board approved.

RESOLUTION 2021-132

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 A REDUCTION OF SETBACKS TO REDUCE REAR SETBACKS TO 5' FROM SEAWALL AND ENCROACH SETBACK TO ADJACENT PARCEL 19-13-12-2994-0000-0180 TO SAME AS HOUSE, LOCATED WITHIN A RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME (RSF/MH-2), ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED AUGUST 09, 2021. **Ronald Arnold**

Ms. Julie Herring appeared before the Board and read Resolution 2021-132 aloud and by title only.

Commissioner Hatch made the motion to approve Resolution 2021-132 in support of Ronald Arnold. 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. ***(Second Reading)***

Mr. Leon Wright appeared before the Board and read Ordinance 2021-10 aloud and by title only.

Mr. Wright spoke to the Board about the several phone calls and negative media posts that he has been dealing with. He said that this Ordinance would allow other areas within the county to

apply for permits in addition to the areas along corridor Hwy 19 and within the DUDA. He said there should be no concern for timber companies because they have conservation easement. He said this is for large tracts of land to subdivide. He said they will come before the Board and the Board will approve or deny each application. He said the Board is both the Land Development Board and the County Commission Board. He said some counties divide these responsibilities.

Commissioner Hatch suggested they look into creating a Land Development Board made up of citizens.

Mr. Wright said there are several procedures to follow. He said there are now checks and balances in place to prevent mistakes.

Commissioner Storey clarified that this only gives people the right to apply for the permit.

Mr. Wright said yes. He said the person applies for the permit and the Board still must approve or deny the application.

Commissioner Mills said he is not comfortable with this Ordinance being a county wide ruling. He asked why the legal language can't specify one at a time.

Mr. Wright said that Zoning is not set up this way. He the North Central Florida Planning Council drafted the Ordinance for the county. He said this does not change the zoning of a property, but it gives people the opportunity to apply for a change.

Commissioner Mills asked if the person needs water and sewer to build a trailer park.

Mr. Wright said that there are several without. He said there are Health Department standards to follow and they can deny a well and septic request.

Mr. Wright reminded the Board that this item has been in the works for some time and that NCFPC had this on back log.

Ms. Sarah Ross spoke to the Board and said she saw this in the newspaper and needed a clearer explanation. She said these are environmentally sensitive areas and precautions are needed. She said that a blanket change for the county is a bad idea. She said this would open the door for large developers to come in and have a negative impact to the rural community.

Ms. Iris Violet spoke to the Board and said she is opposed to the Ordinance. She requested the Board research this more.

A concerned citizen said he moved here from Pinellas County to escape development such as this.

Ms. Krista Campbell spoke to the Board and said she moved here from South Florida to live in a rural community 20 years ago. She said that pasture lands and fields will be bought up and developed. She said that more RV Parks will be coming to this area.

Ms. Cindy Hendusky spoke to the Board and said she moved here three years ago from St Petersburg for the same reasons.

Mr. Charlie Sob spoke to the Board and said he has lived near Purvis Landing since 1989. He said that South Florida is overpopulated.

Mr. Phil Bishop spoke to the Board and explained to everyone that the Ordinance allows for a special exception within this same zone. He said there is no change to the zone or the land use. He said this allows a person to come before the Board.

County Attorney Michael Osteen said he agrees with Mr. Bishop.

A concerned citizen stated that the public will have to take off work and come to every meeting to express their opposition every time a request is made.

Mr. Wright said that all special exception and variance requests come before the Board. He said the public has the opportunity to voice their opposition or support. He said that a developer would have to come before the Board the same as the general public.

A concerned citizen said this will be a continuous fight for the public.

Mr. Wright said he has gone to three places for code enforcement issues where people are living in their cars before the flooding occurred. He said there is a lack of affordable housing.

Ms. Ross spoke to the Board and said she is a business owner and a land investor. She said a developer can come in and build affordable housing.

Commissioner Stephenson asked Ms. Ross if she was a Realtor.

Ms. Ross replied yes.

Mr. Wright said that when a person applies and if their application is denied there is a waiting period before they can apply again.

Commissioner Stephenson said he wants to be fair for all. He said that some development needs to happen for new businesses and jobs for the residents.

Mr. Robert Margolis spoke to the Board and said that his concern is that the current residents should not have to suffer. He said this needs to be explained better for the public to understand.

Mr. Wright agreed that zoning is confusing.

Ms. Kathy Balanski spoke to the Board and said that even the Board members are confused about this Ordinance.

A concerned citizen spoke to the Board and said that Dixie County needs to provide vocational training for the students because not everyone is college material and these young people need to learn a trade.

A concerned citizen said the Board should focus on developing the Hwy 19 corridor.

Commissioner Stephenson made a motion to table the Ordinance 2021-10.

A concerned citizen said that the county needs development, but it also needs to fix the current problems.

Ms. Patricia Hayes spoke to the Board and said there are people selling junk from their residential property.

Commissioner Mills said this is a code enforcement issue. He said the Board has created a Code Enforcement Department and the law must be followed by everyone. He said there are many places of concern and they are being addressed.

Code Enforcement Officer Steve Fremen explained the process. He said that citizen complaints are made and followed up on; then certified letters are sent to the people and the properties are posted for violations; then there is a hearing before the Magistrate for the complaint and a Judge issues an Order.

A concerned citizen spoke to the Board and said the county must change with the times. He said the Board needs to notify the public and work together to stop the rumors and show unity.

Mr. Wright said the Building and Zoning Department has put Code Enforcement in place and gotten new computer software to help track permits. He said this is a demanding job and requires a lot of work.

Commissioner Storey said it sounds like the citizens are against this Ordinance.

Commissioner Hatch said the county needs to grow but must also maintain control.

Commissioner Stephenson made the motion to table the Ordinance 2021-10.

Commissioner Mills said the Board should deny this one and come up with a better one.

Mr. Wright said the planning council will have to draft a new one.

A concerned citizen asked if they could talk to the planning council about the issue.

Mr. Wright said the planning council is under contract with the county and they do not talk to the citizens. He said that citizens questions come before the Board.

Commissioner Stephenson made the motion to table Ordinance 2021-10. Commissioner Mills seconded. The motion and second failed to pass.

Commissioner Hatch made the motion to deny Ordinance 2021-10. Commissioner Stephenson seconded. Board denied.

Mr. Wright informed the Board that he has been working a lot of overtime.

Commissioner Hatch suggested they put together a Land Development Board made up of citizens from each district.

Mr. Wright reminded the Board that on October 01, 2020 a cell phone tower application was approved at that Board meeting. He said the Minutes from that Board meeting have not been approved. He said this Resolution 2020-106 in support of that application will need to be re-affirmed.

Commissioner Stephenson made the motion to reaffirm Resolution 2020-106. Commissioner Mills seconded. Board reaffirmed.

SARAH AND BRANDON ROSS, ORDINANCE 2021-10

Ms. Ross spoke to the Board earlier.

YVONNE HOLT, XTREME BROADBAND

Ms. Yvonne Holt appeared before the Board and said that due to the previous lawsuit she was unable to speak. She said she no longer has a lawsuit against the county and does not have an attorney representing her. She spoke about her issues with Central Florida Electric that have been going on since 2017 when they told her to remove her cable TV line from their poles. She said she went to Building and Zoning back then and was told a permit was not needed to put poles in the County right of way. She said she was given verbal authorization from the Board back in 1983. She said she also has a letter issued from the Clerk of Court at the Board's direction. She said she has had her Cable TV poles inspected by an Engineer, she said she has all the necessary licenses and insurance coverages needed for her business. She expressed her concern with the County Attorney being involved with this process as a conflict of interest and an ethical issue.

County Attorney Michael Osteen stated that the poles are not permitted and asked to see the permits.

Ms. Holt requested the Board to vote and allow her to install six more poles for her business.

Mr. Wright in discussion with the Board reminded them that in 2001 the Florida Building Code changed. He said that permits are not valid forever. He said they do expire after 180 days. He said that an Engineer first notified Building and Zoning of the Extreme Broad Band pole violations, and that is why the first stop work order was initiated.

Attorney Dale Scott spoke to the Board via telephone. He said he has represented the Board in this lawsuit. He said he has discussed with the Holt's attorneys on several occasions what was needed to apply for the permits. He said the court has not ordered the County to do anything. He said the County has not done anything wrong. He said the Holt's need to go through the

proper process and channels. He said this issue does not need to be handled in this Board meeting. He said the Holt's have a lawsuit with Central Florida Electric.

Ms. Holt said she will not sign a new contract with Central Florida Electric.

Mr. Danny George from Central Florida Electric said there is still a standing lawsuit.

Mr. Wright said the board had told them (the holt's) to repay the legal fees and Ms. Holt refuses to pay them.

Mr. Danny George said the letter sent to the Holt's in 2017 was for a new rental rate and they would not agree to the new rate. He said they have been trying to negotiate with Ms. Holt for 18 months. He said the Holt's always wants to renegotiate what has already been negotiated. He said there are OSHA violations on the poles. He said this is a liability for the electric company.

Commissioner Hatch said the Board wants to do what is legal.

Commissioner Hatch made the motion to allow Building Official, Leon Wright to help the Holt's get the permits legally. Commissioner Mills seconded. Board approved.

Mr. Wright said he will need a site map of all the poles to identify their locations.

Ms. Carol West spoke to the Board regarding emails from the Army Corp of Engineers. She said the McGriff Dredging Project has been terminated due to lack of economic data. She said they may consider additional information if the county can provide some. She said they can address commercial, cultural and safety issues. She said that the funding is still available. She said they can get an economics person from the University of Florida to do a free report for the county.

Ms. Jacki Johnson appeared before the Board to give them an update from the Audit. She said they are closer to being done. She said the consultants from CRI have been meeting with Powell and Jones and working together. She said they have also been working on the Budget and have ½ of the funds balanced. She said the Road Department is okay and the General Fund is okay. She said there are still some unknowns and is free to speak to anyone who has any questions.

Commissioner Mills thanked Ms. Johnson for sticking with them.

Manager Cannon reminded everyone that the TRIM Notice has been sent out and the September 16, 2021 Budget Meeting must be held at the Courthouse at 5:30PM.

Commissioner Hatch made the motion for the Budget Meeting to be at the Courthouse on September 16, 2021 at 5:30PM. Commissioner Valentine. Board approved.

Commissioner Mills made the motion to move the Board Meeting back to the Courthouse after the September 16, 2021 meeting. Commissioner Hatch seconded. Board approved.

Commissioner Stephenson asked Ms. Johnson where the County is regarding the Budget. He said that they need to know. He said due to flooding the county needs to buy materials and culverts and provide assistance to people.

Ms. Johnson replied the County is okay. She said the General Fund can cover the Road Department if needed with purchases during an emergency situation like this.

KEITH SEGAR, SUWANNEE WATER AND SEWER MANAGER

Mr. Keith Segar appeared before the Board to caution the Board about repealing the Right-of-Way Ordinance because they still need to protect the sewer and water lines.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Greg Bailey was not present for this meeting.

JERED LIZOTTE, LOCKLEAR AND ASSOCIATES

Manager Cannon said that they are working on the MBAR permits with SRWMD for the conceptual permitting.

CINDY BELLOT, LIBRARY DIRECTOR

Ms. Cindy Bellot appeared before the Board and said all is good with the Library.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Steve Fremen informed the Board that the Magistrate will be issuing Orders on September 20, 2021 and reevaluating compliance issues.

Commissioner Mills asked Mr. Fremen to inform the public on how long this legal process takes.

Mr. Fremen replied they have been working on the Crab Trap issue for one year.

STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT

Road Superintendent Stevie Hutchison appeared before the Board and informed them that they made \$49,500.00 from the equipment auction.

Mr. Hutchison thanked Lancaster Correctional Facility and Sheriff Butler for helping with 8,000 sandbags.

Commissioner Stephenson asked who determines what can be done under a State of Emergency.

Mr. Hutchison replied the Board needs to ask Director of Emergency Services Darian Brown or Division Chief Scott Garner about that.

Director Brown stated they should refer to the Florida Statutes. He said the Board can waive certain common practices in a State of Emergency. He said the Board can take action for the public and citizens as they deem necessary. He said that regarding driveways, culverts, and right of ways, that is the County Road Department responsibility. He said that Emergency Services can't do this as they are too busy. He said that the County Manager is also very busy. He said that any concerns go to the County Manager. He said that Emergency Services will look at sink holes and then it goes to the Road Department.

Commissioner Stephenson said the reason he is asking this question is that certain people are needing driveways fixed and they are not getting fixed and then we have another new residential driveway getting fixed where no one lives and it doesn't have power yet. I'm telling people, that have serious medical needs, that we can't haul dirt because their roads are under water and yet we are hauling dirt to a property where no one lives.

Commissioner Hatch said timeline. He said the Board voted for a State of Emergency during Hurricane Ila. He said that property flooded during Hurricane Ila. He said we are now under a different State of Emergency.

Commissioner Stephenson clarified that no one lives at this address and there is no power. He questioned how is that a State of Emergency.

Commissioner Hatch said to refer to the statutes. He said that law enforcement may need to access the property.

Commissioner Stephenson said no one lives there.

Commissioner Hatch said he doesn't understand why Commissioner Stephenson doesn't want to help people.

Commissioner Stephenson said he does want to help people and he wants everyone in the county, whose road is flooded to their house, to sign a right of entry form and for the next 2 years the county will work on fixing roads. He said he wants this process to be fair for everyone.

Ms. Patricia Hayes asked how she can get some dirt for her driveway. She said she was told the county couldn't deliver sand to a private residence. She said her husband is handicapped and they couldn't even get any sandbags delivered. She said that Commissioner Stephenson is right to question why one person is helped and another person is not helped.

Commissioner Stephenson said he doesn't understand why residents who live here can't get help, but someone putting in a residence gets help.

Commissioner Hatch said yes, they can get dirt delivered.

Commissioner Stephenson said that she should sign a right of entry and the county will build a road and a driveway. He said that it should be fair for all.

Mr. Hutchison said he was not doing anything further until after this meeting.

Ms. Patricia Hayes said to put her name on the list for a driveway. She asked why the culvert gates were closed in Mallory Swamp. She said that many people don't have culverts under their driveways.

Commissioner Stephenson said there were blockages on the left and right sides. He said that retention ponds and drainage systems may not have been required in the past.

Commissioner Mills said that a lot of water is coming down from the North and all the rain that has fell has caused this problem. He said that all the Commissioners have been working on the issues. He said at one time the water was so high that FDOT was considering shutting down Hwy 19 near the county line.

Ms. Shelby Sinclair spoke to the Board and said that her property is flooded.

Ms. Patricia Hayes spoke to the Board and asked what has the county done to protect the residents.

Commissioner Stephenson said they are getting some permits from SRWMD to help clean out the ditches and replace structures. He said the work can start after the water recedes. He said the homeowners may need to purchase a culvert for their driveways.

Ms. Patricia Hayes spoke to the Board and said that a lot of new homes are being built or purchased and no culverts are being installed and they are building up the low property with fill dirt.

Mr. Robert Margolis spoke to the Board and said the county needs to be in a State of Emergency for this issue.

Division Chief Scott Garner said the county is currently under a State of Emergency. He explained the thresholds for government reimbursement and for individual homeowners. He said the County has asked for help from the State and the State must ask for help from FEMA.

Director Brown stated that they have sent photos and request for help to FEMA.

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 said they will haul garbage on the Holiday and Tuesday.

LEON WRIGHT, BUILDING OFFICIAL AND

JULIE HERRING, ZONING OFFICIAL

Mr. Wright and Ms. Herring spoke to the Board earlier.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Director Brown appeared before the Board and requested their approval of the 911 Contract for \$42,816.00.

Commissioner Hatch made the motion to approve the 911 Contract. Commissioner Mills seconded. Board approved.

Director Brown informed the Board that they can get a loan to purchase two Fire Trucks and pay for it within one year. He said that Drummond Bank has offered 1.88 percent interest on the loan. He said they will also check the interest rates with some of the local banks.

Commissioner Mills made the motion for them to get the loan for the purchase of the Fire Trucks. Commissioner Stephenson seconded. Board approved.

Director Brown thanked Mr. Stevie Hutchison publicly for helping with the cardiac patient in Horseshoe.

GAIL CARTER, INDIGENT CARE

Ms. Gail Carter was not present for this meeting.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Ms. Holly Houghton appeared before the Board and informed every one of the African Swine Fever and cautioned hunters to be aware of the sick feral pigs.

ANGIE CROWLEY, HUMAN RESOURCES SUPERVISOR

Ms. Angie Crowley appeared before the Board and said this is a hard job for the Board. She asked what to do for employees who move to other departments and how to handle their accrued time because there are different procedures for the new department.

Commissioner Mills said they should be allowed to carry forward the time.

Manager Cannon asked if the Board wanted to amend the Policy and Procedure to allow that to be done.

Commissioner Stephenson made the motion for employees to be allowed to carry forward their time to the new department. Commissioner Mills seconded. Board approved.

Ms. Crowley said they will be having a Department Head meeting soon.

DUANE CANNON, COUNTY MANAGER

County Manager Duane Cannon appeared before the Board and requested their approval of several items.

Manager Cannon requested the Board's approval for the Satisfaction/Release of Lien for Allie Rogers dated Aug 10, 2021 in the amount of \$13,500.00. The original lien in June 2020 was for \$15,000.00. Only 90% of the lien is required to be paid because the lien is in the second year. The check for the full amount of \$13,500.00 has been received and submitted to Finance for processing.

Commissioner Mills made the motion to approve the Satisfaction/Release of Lien for Allie Rogers. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board's approval to execute the contract between the District Medical Examiner and the Dixie County BOCC.

Commissioner Stephenson made the motion to approve the Medical Examiner's Contract. Commissioner Hatch seconded. Board approved.

Manager Cannon requested the Board's approval to issue the Notice of Award to Anderson Columbia for CR 351A (NE 223 Ave) from US 19 to Nature Trail in the amount of \$203,341.72.

Commissioner Mills made the motion to approve the Notice of Award to Anderson Columbia for CR 351A (NE 223 Ave) from US 19 to Nature Trail to Anderson Columbia. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board's approval to execute the contract with Anderson Columbia for CR 351A (NE 223 Ave) from US 19 to Nature Trail in the amount of \$203,341.72.

Commissioner Mills made the motion to execute the contract with Anderson Columbia for CR 351A (NE 223 Ave) from US 19 to Nature Trail to Anderson Columbia. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board's approval of the Dixie County 2021-2022 Holiday Schedule to be Observed.

Commissioner Hatch made the motion to approve the Dixie County 2021-2022 Holiday Schedule. Commissioner Valentine seconded. Board approved.

Manager Cannon requested the Board's approval of the Meridian contract for the FY 2021-2022 in the amount of \$54,067.00. As well as donate the use of the land for the Center located at Veteran's Road and US Hwy 19 in Cross City. The value of this space is estimated at \$1,800.00 per year.

Commissioner Hatch made the motion to approve the Meridian contract for the FY 2021-2022 as well as, donate the use of the land for the Center located at Veteran's Road and US Hwy 19 in Cross City. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board's approval for NFPS to assist the County with the application process and implementation of projects for the Gulf Coast Consortium program.

Commissioner Mills made the motion to approve for NFPS to assist the County with the application process and implementation of projects for the Gulf Coast Consortium Program. Commissioner Stephenson seconded. Board approved.

Manager Cannon informed the Board that Rural Counties Day will be January 26 & 27, 2022 at the Florida State Capital Courtyard. He said if any of the Commissioners would like to attend, he would need confirmation before November 2021.

Manager Cannon informed the Board that they have had inquires of when the boat ramps might be opening.

Manager Cannon informed the Board that the Tentative Budget Hearing is September 16, 2021 at 5:30 PM at the Courthouse in the BOCC Meeting Room.

Manager Cannon informed the Board that the Final Budget Hearing is September 27, 2021 at 5:30 PM at the Courthouse in the BOCC Meeting Room.

Manager Cannon informed the Board that he needs help and will need to advertise for an Assistant County Manager position.

Commissioner Mills made the motion to advertise for the Assistant County Manager position. Commissioner Stephenson seconded. Board approved.

Manager Cannon requested the Board's approval for the Sheriff to move forward with the plans for the Courthouse Security.

Commissioner Stephenson made the motion for the Sheriff to move forward with the plans for the Courthouse Security. Commissioner Mills seconded. Board approved.

Commissioner Stephenson asked about some materials that was used on an Army Corp project in Horseshoe that was supposed to be watertight.

Manager Cannon said he will ask about reimbursement.

MICHAEL OSTEEN, COUNTY ATTORNEY

County Attorney Michael Osteen had nothing further to discuss.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk of Court Barbie Higginbotham appeared before the Board to discuss several issues.

Clerk Higginbotham informed the Board that several of the drafted Board Minutes from 2020 are still missing information and that Legal Counsel had advised these be accepted by the Board.

Clerk Higginbotham informed the Board that the several resolutions and ordinances from 2020 still need to be created by the originating parties and that legal counsel has advised these be reaffirmed by the Board.

Clerk Higginbotham requested the Board schedule a special meeting to clean up this old business.

Commissioner Mills made the motion for a special meeting to be scheduled for October 07, 2021 at 9:00 AM. Commissioner Hatch seconded. Board approved.

Clerk Higginbotham informed the Board that publishing the Board minutes in the DC Advocate per the Board's request may be very expensive. She said the quote for ¼ page is around \$140.00 at a discounted rate, and a full page is around \$600.00.

Clerk Higginbotham informed the Board that the Board minutes are posted to the Clerk of Court website after they're approved by Board. She said the State of Emergency Resolutions have been posted to the same website at an additional cost quote of \$300.00 - \$400.00.

Clerk Higginbotham informed the Board that the tentative dates for the Value Adjustment Board are September 15, 2021 for the Organizational Meeting, October 18, 2021 for the Hearing, and October 19, 2021 for the alternate Hearing.

She said the Board needs to choose and vote on an alternate board member to sit on the VAB.

Commissioner Mills made the motion to nominate Commissioner Hatch to serve as the alternate VAB member as needed. Commissioner Valentine seconded.

Clerk Higginbotham thanked the Board and the EMS and Fire staff for all their help.

Commissioner Hatch expressed his concern over people not being able to get mail delivery due to flooded areas.

Ms. Patricia Hayes spoke to the Board and said the public wants to see some progress.

Commissioner Storey said that when the water goes down, the county will help with dirt on the driveways. He said that he remembers the flood in 1986 and how it affected the Hammock. He said he was flooded in 1998 at his home and moved to higher ground. He said he now has water around him again.

Mr. Wright said that the county was not as populated back then compared to now. He said that FEMA maps may not have done a study for less populated areas back then.

COUNTY COMMISSION ITEMS

Commissioner Stephenson said the Board is trying to work with SRWMD on these issues.

Commissioner Mills said the county will fix a driveway if it's legal. He said they are limited on staff, funds, and materials.

Commissioner Valentine had nothing to discuss.

Commissioner Mills informed everyone that his doctor has told him to relieve some stress. He said he needs to have his heart stints redone twice a year. He said he has decided to step down as the Chairman of the Ditch Task Force. He said he is willing to be the Co-Chair.

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

Commissioner Hatch made the motion for Commissioner Mills to be the Co-Chairman of the Ditch Task Force. Commissioner Stephenson seconded. Board approved.

Commissioner Hatch informed the public that this Ditch Task Force have done a lot of work. He said they will meet on September 13, 2021 in the Board Meeting Room and they will need a secretary to keep minutes.

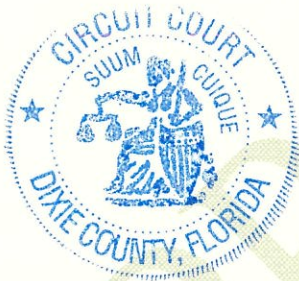
Commissioner Storey thanked everyone for attending this meeting.

PUBLIC COMMENTS AND CONCERNS

There were no comments or concerns expressed at this time.

ADJOURN

Commissioner Mills made the motion to adjourn at 4:00 PM. Commissioner Stephenson seconded. Board approved.



ATTEST:

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA



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) 933-8771."

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.