

**Regular Meeting**  
Commission Board Room  
Dixie County Courthouse  
214 NE Hwy 351, Cross City, FL 32628  
July 18, 2024 – 6:00 PM

*The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1(917)900-1022 and enter code 32628.*

**COMMISSIONERS**

Jody Stephenson, District 1, Vice Chairman  
Daniel Wood, District 2  
Mark Hatch, District 3  
Jamey Storey, District 4, Chairman  
David Osteen, District 5

**STAFF**

Paul Gainey, County Manager  
Martha McCaskill, Administrative Asst/Grant Coordinator  
Chana Watson, County Attorney  
Barbie Higginbotham, Clerk of Court  
Verna Wilson, Chief Deputy Clerk  
Joannie Morse, Deputy Clerk  
Victoria Darkow, Deputy Clerk

**1. CALL TO ORDER**

The meeting was called to order by Commissioner Stephenson.

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

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

**3. APPROVAL OF COMMISSION MINUTES**

**Regular BOCC Minutes July 03, 2024**

*The Motion to approve the Regular BOCC Minutes July 03, 2024, Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.*

**4. VOUCHER APPROVAL**

*The motion to approve Vouchers was made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.*

**5. CONSTITUTIONAL OFFICERS**

None present at this meeting.

*Motion to go into public hearing was made by Commissioners Osteen. Seconded by Commissioner Wood. Board approved.*

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

**APPLICATIONS for SPECIAL EXCEPTIONS**

A petition by **Russell Fisher** requesting a Special Exception to be granted, as provided in Section 4.7.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (RSF/MH) zoning district, in accordance with the petition dated 05/03/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0002-2570 340 SE 241st St, Old Town, FL 32680; 0).  
(COMMISSION DISTRICT 3 MARK HATCH)

*Commissioner Hatch made the motion to approve the Special Exception request made by Russell Fisher. Commissioner Wood seconded. Board approved.*

A petition by **Sandra Branson** requesting a Special Exception to be granted, as provided in Section 4.7.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (RSF/MH) zoning district, in accordance with the petition dated 04/30/2024 to be located on the property as described as follows: Dixie County Parcel # 15-10-13-4607-0000-0140 1122 NE 143rd Ave, Old Town, FL 32680; 0).  
(COMMISSION DISTRICT 2 DANIEL WOOD)

Brandon Butler opposed the petition stating that he owns the property next door and will be putting a brand-new trailer on his property and that they should as well. Mr. Butler stated that if they want an RV to live in an RV park.

*Commissioner Wood made the motion to table the Special Exception request made by Sandra Branson. Commissioner Osteen seconded. Board approved.*

A petition by **Alicia Zurbrick** requesting a Special Exception to be granted, as provided in Section 4.3.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA) zoning district, in accordance with the petition dated 06/20/2024 to be located on the property as described as follows: Dixie County Parcel # 12-10-13-4513-0000-0290 1246 NE 743rd St, Old Town, FL 32680; 0).  
(COMMISSION DISTRICT 2 DANIEL WOOD)

Building and Zoning Official, Leon Wright stated that this is the second attempt on this petition and that the time limits expired on the first application. Commissioner Wood stated that he had a late opposition come in and as soon as he resolves that he will get back with Mrs. Alicia Zurbrick.

*Commissioner Wood made the motion to table the Special Exception request made by Alicia Zurbrick. Commissioner Osteen seconded. Board approved.*

A petition by **Brian Henderson** requesting a Special Exception to be granted, as provided in Section 4.4.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle. ("AG" AGRICULTURE) zoning district, in accordance with the petition dated 05/28/2024 to be located on the property as described as follows: Dixie County Parcel # 29-09-13-4489-0000-0460 1849 NE 497th St, Old Town, FL 32680; 0). (COMMISSION DISTRICT 4 JAMIE STOREY)

*Commissioner Stephenson made the motion to approve the Special Exception request made by Brian Henderson. Commissioner Wood seconded. Board approved.*

A petition by **John K Bass** requesting a Special Exception to be granted, as provided in Section 4.7.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (RSF/MH) zoning district, in accordance with the petition dated 05/09/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2952-000C-0090 55 SE 237th St, Old Town, FL 32680 (Suwannee); 0). (COMMISSION DISTRICT 3 MARK HATCH)

*Commissioner Hatch made the motion to approve the Special Exception request made by John K Bass. Commissioner Stephenson seconded. Board approved.*

A petition by **Donald McCullers** requesting a Special Exception to be granted, as provided in Section 4.7.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (RSF/MH) zoning district, in accordance with the petition dated 06/13/2024 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0003-4740 66 SE 903 Ave, Old Town Fl. 32680(Suwannee); 0). (COMMISSION DISTRICT 3 MARK HATCH)

*Commissioner Hatch made the motion to approve the Special Exception request made by Donald McCullers. Commissioner Wood seconded. Board approved.*

A petition by **James Anderson** requesting a Special Exception to be granted, as provided in Section 4.3.5 **SPECIAL EXCEPTIONS** of the Dixie County Land Development Regulations to permit one recreational vehicle (ESA) zoning district, in accordance with the petition dated 06/17/2024 to be located on the property as described as follows: Dixie County Parcel # 16-13-12-2927-0000-1000 20579 SE Hwy 349, Old Town, FL 32680; 0). (COMMISSION DISTRICT 3 MARK HATCH)

*Commissioner Hatch made the motion to approve the Special Exception request made by James Anderson. Commissioner Wood seconded. Board approved.*

A petition by **Lesa Colvin** requesting a **Special Exception** to be granted, as provided in Section 4.4.5 SPECIAL EXCEPTIONS of the Dixie County Land Development Regulations to permit one recreational vehicle. ("AG" AGRICULTURE) zoning district, in accordance with the petition dated 05/21/2024 to be located on the property as described as follows: Dixie County Parcel # 22-09-13-0000-4358-0100 1928 NE 389th Ave, Old Town, FL 32680; 0).  
(COMMISSION DISTRICT 2 DANIEL WOOD)

*Commissioner Wood made the motion to approve the Special Exception request made by Lesa Colvin. Commissioner Stephenson seconded. Board approved.*

Mrs. Lori Hartmen stated she had heard in the previous Board meetings that the County was not going to approve RV'S (Recreation Vehicles) unless they are followed up with building a house within 6 months.

Richard Discano from Old Town Forest Subdivision stated that in the OR Book 108-page 546 Section C is states that campers, trailers and recreational vehicles are allowed to be on the property permanently. He stated there is no caveat from the developer saying you must build a home.

#### APPLICATIONS for VARIANCE

A petition by **Ronald E Arnold** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0000-0170 (148 SE 245th ST. Old Town, FL 32680) to request a **variance** for a Permit for A Boat House to exceed the square footage; requesting a total of 1288 square feet. also to exceed the 25% percent width of the canal by an additional 8 feet 3 inches for a total of 24 feet (38%). by the petition dated 04/23/2024 which is located within.  
(COMMISSION DISTRICT 3 MARK HATCH)

Mr. Wright stated that there is a boat house already there and that Mr. Arnold does not want to exceed any further into the canal, he wants to widen it. He stated DEP (Department of Environmental Protection) granted him a permit and the engineer already has submitted everything and there is no opposition.

*Commissioner Hatch made the motion to approve the variance for Ronald E Arnold. Commissioner Osteen Seconded. Board approved.*

A petition by **Terry Upchurch** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0003-5060 (27 se 904th Ave. Old Town, FL 32680) to request a **variance** for a Reduction of setbacks from 10' to 5' for construction of new home. by the petition dated 06/06/2024 which is located within Section 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES.  
(COMMISSION DISTRICT 3 MARK HATCH)

*Commissioner Hatch made the motion to approve the variance for Terry Upchurch. Commissioner Osteen Seconded. Board approved.*

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

## **RESOLUTIONS**

### RESOLUTION No **2024-48**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MAY 3, 2024. WHEREAS, **RUSSEL B FISHER AND CATHRINE FISHER** have filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated May 3, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2994-0002-2570 (340 SE 241 ST, Old Town, Florida 32680).  
(Commission District 3 Mark Hatch)

*Motion to approve Resolution 2024-48 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved.*

### RESOLUTION **2024-49**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED APRIL 30, 2024. WHEREAS, **SANDRA BRANSON** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated April 30, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 15-10-13-4607-0000-0140 (1122 NE 143<sup>rd</sup> Ave, Old Town, FL 32680).

(Commission District 2 Daniel Wood)

*Tabled until next BOCC meeting 08-01-2024*

### RESOLUTION **2024-50**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT

REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIRONMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JUNE 20, 2024. WHEREAS, **JEFFREY A BIDDULPH and ALICIA K ZURBRICK** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA), Zoning District, by Petition dated June 20, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 12-10-13-4513-0000-0290 (1246 NE 743<sup>rd</sup> St, Old Town, FL 32680).

(Commission District 2 Daniel Wood)

*Tabled until next BOCC meeting 08-01-2024*

#### RESOLUTION 2024-51

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.4.5 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MAY 28, 2024. WHEREAS, **BRIAN A HENDERSON** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.4.5 of the Dixie County Land Development Regulations to permit one recreational vehicle in an Agricultural (AG) Zoning District, by Petition dated May 28, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 29-09-13-4489-0000-0460 (1849 NE 497<sup>th</sup> St, Old Town, FL 32680). (Commission District 4 Jamie Storey)

*Motion to approve Resolution 2024-51 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved*

#### RESOLUTION 2024-52

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MAY 9, 2024. WHEREAS, **PAMELA M BASS and JOHN K BASS JR** have filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated May 9, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2952-000C-0090 (55 SE 237<sup>th</sup> St, Old Town, Florida 32680).

(Commission District 3 Mark Hatch)

*Motion to approve Resolution 2024-52 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved*

RESOLUTION No 2024-53

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.7.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JUNE 13, 2024. WHEREAS, **DONALD MCCULLERS and SHERRI MCCULLERS** have filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.7.5 special exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Residential Single Family/Mobile Home Area (RSF/MH), Zoning District, by Petition dated June 13, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 19-13-12-2994-0003-4740 (66 SE 903 Ave, Old Town, Florida 32680).

(Commission District 3 Mark Hatch)

*Motion to approve Resolution 2024-53 made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved*

RESOLUTION 2024-54

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.3.5 SPECIAL EXCEPTIONS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT ONE RECREATIONAL VEHICLE IN AN ENVIROMENTALLY SENSITIVE AREA (ESA) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED JUNE 17, 2024. WHEREAS, **JAMES A ANDERSON and JAYNE M ANDERSON** have filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.3.5 Special Exceptions of the Dixie County Land Development Regulations to permit one recreational vehicle in an Environmentally Sensitive Area (ESA), Zoning District, by Petition dated JUNE 17, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 16-13-12-2927-0000-1000 (20579 SE Hwy 349, Old Town, FL 32680).

(Commission District 3 Mark Hatch)

*Motion to approve Resolution 2024-54 made by Commissioner Hatch. Seconded by Commissioner Stephenson. Board approved*

RESOLUTION 2024-55

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, TO APPROVE A **SPECIAL EXCEPTION** TO BE GRANTED, AS PROVIDED IN SECTION 4.4.5 OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO

PERMIT ONE RECREATIONAL VEHICLE IN AN AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED MAY 21, 2024. WHEREAS, **CHARLES COLVIN and LESA COLVIN** has filed a Petition requesting Dixie County Board of County Commissioners to grant a Special Exception as provided in Section 4.4.5 of the Dixie County Land Development Regulations to permit one recreational vehicle in an Agricultural (AG) Zoning District, by Petition dated May 21, 2024; and WHEREAS, the recreational vehicle is to be located on Dixie County Parcel No.: 22-09-13-0000-4358-0100 (1928 NE 389<sup>th</sup> Ave, Old Town, FL 32680).

(Commission District 2 Daniel Wood)

***Motion to approve Resolution 2024-55 made by Commissioner Wood. Seconded by Commissioner Stephenson. Board approved***

**RESOLUTION 2024-56**

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 1. TO BUILD A 1288 SQUARE FOOT BOAT HOUSE (EXCEEDS THE 500 ALLOWED). 2. EXCEED THE 25% WIDTH OF CANAL BY 8 FEET 3 INCHES WHICH IS LOCATED IN AN RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED APRIL 23, 2024.

WHEREAS, by Petition dated April 23, 2024, **RONALD E. TARNOLD SR. and JILL TARNOLD** has requested the Dixie County Board of County Commissioners to grant a variance for 1. to build a 1288 square foot boat house (exceeds the 500 allowed). 2. exceed the 25% width of canal by 8 feet 3 inches which is located within a Residential Single Family/Mobile Home Area (RSF/MH) Zoning District at the following: Dixie County Parcel ID No.: 19-13-12-2994-0000-0170 (148 SE 245 St, Old Town, FL 32680).

(Commission District 3 Mark Hatch)

***Motion to approve Resolution 2024-56 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

**RESOLUTION 2024-57**

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 WITHIN SECTION 4.7.7 RSF/MH SUBPARAGRAPH (2) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS FOR A VARIANCE FOR A REDUCE THE SETBACK FROM 10 FEET TO 5 FEET FOR THE CONSTRUCTION OF A NEW HOME WHICH IS LOCATED WITHIN SECTION 4.7.7. A RESIDENTIAL SINGLE FAMILY/MOBILE HOME AREA (RSF/MH) ZONING DISTRICT, AS PROVIDED IN THE PETITION DATED JUNE 06, 2024. WHEREAS, by Petition dated June 06, 2024, **TERRY & CAYE UPCHURCH** has requested the Dixie County Board of County Commissioners to grant a variance as provided in Section 4.7.7 RSF/MH Subparagraph (2) of the Dixie County Land Development Regulations for a variance for a reduce the setbacks from 10 feet to 5 feet for the construction of new home



which is located within a Residential Single Family/Mobile Home (RSF/MH), Zoning District at the following: Dixie County Parcel ID No.: 19-13-12-2994-0003-5060. (27<sup>th</sup> SE 904 Avenue, Old Town, FL 32680).

(Commission District 3 Mark Hatch)

***Motion to approve Resolution 2024-57 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved***

**6. Brad Hoard of US Employee Benefits**

Mr. Brad Hoard gave an update on the Blue Options Wellness Program. He stated he has had several meetings about open enrollment for Blue Options and it's going very well. He stated that the health insurance will have a 5% renewal increase this year.

Mr. Hoard informed the Board that Open Enrollment for 2024 will be from August 15, 2024, to September 15, 2024. He stated this move was to allow for more time for payroll deductions.

**7. Bill Palmer of Red Roof Aviation**

Mr. Bill Palmer had nothing to bring to the Board.

**8. Bear Environmentalist Scott Matthewman**

Mr. Scott Matthewman stated he was contracted by Mr. David Silverstein of Gateway Marina in Suwannee to look into dredging McGriff Pass. He said that the Army Core of Engineers did an environmental study in the past regarding dredging the Suwannee River's last few miles where it meets the Gulf. Mr. Matthewman stated there has been no movement on sending the dredging material to Cat Island since the environmental study was done. He said they are trying to find State or Federal funding to get the channel dredged. Mr. Matthewman said it will be 6 million dollars to fund partial dredging which would allow access. He stated Mr. Silverstein asked him to come before the Board and ask the County's permission to find funding. He also asked for a copy of the economic feasibility report.

Mr. Paul Gainey stated he had the report at the County Managers Office and would get with Mr. Matthewson to provide the report to him.

Commissioner Hatch told Mr. Matthewman to get with Mr. Leon Wright for the special exceptions and variances.

Commissioner Stephenson stated he and the Board will greatly appreciate it if Mr. Matthewman can get funding for McGriff Pass.

**9. KATRINA VANAERNAM AND SHIELA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION**

Mrs. Katrina VanAernam was not present at the meeting.

**10. STEVE COPELAND, SUWANNEE WATER AND SEWER MANAGER**

Mr. Steve Copeland was not present at the meeting.

**11. GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES**

Mr. Greg Bailey updated the Board on several ongoing projects which included:

EOC (Emergency Operations Center) – He stated the EOC contract was delivered to the contractor, and they are working on signing the documents and bringing them back to the County for final execution.

Old Town Fire Station – Mr. Bailey stated it is still ongoing.

Sheriff's Office Evidence Building- He stated they received approval today on the floor plan.

CDBG – He stated they received comments back from DEO and the staff is working through that to respond to those comments.

Hal Chaires Road – He stated the bid opening was Tuesday and they received one bid from Anderson Columbia, in the amount of \$1,997,899.61 which was within the budget for funding from DOT (Department of Transportation) and he recommends awarding that to Anderson Columbia.

*Motion to approve awarding the contract for the Hal Chaires Road Project to Anderson Columbia in the amount of \$1,997,899 for the Hal Chaires Road project made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.*

Mr. Bailey gave an update on the two fire stations that the County is working on, he stated they met with staff earlier today and are working on securing a piece of property for the stations.

**12. JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES**

Mr. John Locklear was not present at the meeting.

**13. CINDY BELLOT, LIBRARY DIRECTOR**

Mrs. Cindy Bellot updated the Board about the Summer program at the library, she explained that they have one program left coming up on Wednesday, 07/24/24 at 10 AM.

Mrs. Bellot stated they had some damage from the lightning and had to shut down their computers. She informed the Board about a program coming up on gardening and seed saving and said the library will receive their fall seeds in August at all three facilities.

**14. STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER**

Mr. Steve Fremem was not present at the meeting.

**15. STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT**

Mr. Steve Hutchison was not present at the meeting.

**16. TIM JOHNSON, SOLID WASTE DIRECTOR**

Commissioner Hatch stated Mrs. Lorraine Watson is on the home replacement SHIP (State Housing Initiatives Partnership Program) program due to losing her home. Commissioner Hatch stated that she needs a dumpster on her property so that she can clean up the debris of her old home.

*Motion to place a dumpster on Mrs. Lorraine Watson's property for debris cleanup made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.*

**17. LEON WRIGHT, BUILDING AND ZONING OFFICIAL**

Mr. Leon Wright stated he was aware of the problem at the library and is looking into getting a surge protector for the computers. Mr. Wright updated the Board on the Building Code requirements and stated that the next step is to submit a declaratory statement to the Commission to give a reprieve for the code requirement size limitations of the structures. He stated the petition has been submitted to the State of Florida and that he will go before the Commission on August 13, 2024.

Mr. Wright said he is hoping to get the petition signed and that will give the County the legal authority to not be penalized. Mr. Wright stated he reached out to BOAF (Building Officials Association of Florida) and that the President of the Building and Zoning Department of Tallahassee was unaware that the language was put into the code cycle and did not support it.

Mr. Wright stated that they will get their declaratory statement in January then he can work on code revisions.

Commissioner Hatch stated he would go to the meeting on August 13, 2024.

Mr. Wright stated he had a zoom call with Attorney Chana Watson and that they spoke with Mrs. Diana Johnson, the senior attorney for Alachua County. He said that Mrs. Johnson sent over the verbiage that they need to add to the documents to make them legally binding.

Mr. Wright informed the Board about the contractor portal, stating that he has been working on that to get it ready for the contractors.

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

Mr. Scott Pendarvis was not present at the meeting.

**19. DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES**

Chief Garner stated that he brought the Statewide Mutual Aid Agreement for Chairman Storey to sign.

*Motion to approve to sign the Statewide Mutual Aid Agreement made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.*

**20. KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL**

Mrs. Kay McCallister spoke about the two pickleball court pavilions in Suwannee. She requested Board approval to move forward with the following contracts. She stated Freedom Metal had the best price on the pole barns at \$3,317.68. She stated the pole barn is a 15x30.

*Motion to approve to accept the bid for Freedom Metals in the amount of \$3,317.68 for the pickleball court pavilion in Suwannee made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.*

*Motion to approve to accept the bid for Freedom Metals in the amount of \$3,317.68 for the pickleball court pavilion in Jena made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved*

She stated that the company that bid the lowest for concrete for the pavilions is Bryan Construction in the amount of \$6,025.00 and requested Board approval.

*Motion to approve to accept the bid for Bryan Construction Services Inc. in the amount of \$6,025.00 for the pickleball court concrete work in Suwannee made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.*

*Motion to approve to accept the bid for Bryant Construction in the amount of \$6,025.00 for the pickleball court concrete work in Jena made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.*

Mr. Paul Gainey stated that the money for the pickleball courts will be coming out of the TDE (Tourism Development Council) funds.

**21. GAIL CARTER, INDIGENT CARE**

Mrs. Gail Carter was not present at the meeting.

**22. HOLLY HOUGHTON, COUNTY EXTENSION AGENT**

Mrs. Holly Houghton was not present at the meeting.

**23. ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR**

Mrs. Angie Crowley had nothing to bring to the Board.

**24. PAUL GAINEY, COUNTY MANAGER**

Action Items:

1. Request Board approval for the SHIP down payment assistance for Mackenzy Johnson in the amount of \$25,000.00.

*Motion to approve the SHIP down payment assistance for Mackenzy Johnson in the amount of \$25,000.00 made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.*

2. Request Board approval to execute the contract between Dixie County Board of County Commissioners and Chana M. Watson, Attorney at Law, P.A.

***Motion to approve and execute the contract between Dixie County Board of County Commissioners and Chana M. Watson, Attorney at Law, P.A made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

3. Request Board approval of CR 349 Supplemental Agreement # 1 for additional funds in the amount of \$316,344.42.

***Motion to approve the CR 349 Supplemental Agreement # 1 for additional funds in the amount of \$316,344.42 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

4. Request Board approval of Resolution 2024-58 in support of CR 349 Supplemental Agreement # 1 for additional funds in the amount of \$316,344.42.

***Motion to approve Resolution 2024-58 in support of CR 349 Supplemental Agreement # 1 for additional funds in the amount of \$316,344.42 made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

5. Request Board approval to execute the FY 2025 SCCSW (Small County Consolidated Solid Waste) Grant for Dixie County in the amount of \$93,750.00.

***Motion to approve and execute the FY 2025 SCCSW (Small County Consolidated Solid Waste) Grant for Dixie County in the amount of \$93,750.00 made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.***

6. Request Board approval to execute the Mosquito Control Interlocal Agreement between Dixie County and Horseshoe Beach pending attorney review.

***Motion to approve and execute the Mosquito Control Interlocal Agreement between Dixie County and Horseshoe Beach pending attorney review made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.***

7. Request Board approval to execute the Liberty Partners of Tallahassee, LLC contract for grant consulting services.

***Motion to approve and execute the Liberty Partners of Tallahassee, LLC contract for grant consulting services made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.***

8. Request Board approval to execute the Deductive Change Order for Runway 4-22 Rehab in the amount of \$31,900.00 which will reduce the Passero Associates TWO 20-11 and TWO 20-11SA to \$250,700.00.

***Motion to approve and execute the Deductive Change Order for Runway 4-22 Rehab in the amount of \$31,900.00 which will reduce the Passero Associates TWO 20-11 and TWO 20-11SA to \$250,700.00 made by Commissioner Osteen. Seconded by Commissioner Hatch. Board approved.***

9. Request Board approval of the Dixie County FY 2024-2025 Holiday Schedule.  
***Motion to approve the Dixie County FY 2024-2025 Holiday Schedule made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.***

10. Request Board approval for a Memorial Plaque and a Sign on the large pavilion at Waldo Park for Shane White Eagle.  
***Motion to approve a Memorial Plaque and a Sign on the large pavilion at Waldo Park for Shane White Eagle made by Commissioner Wood. Seconded by Commissioner Stephenson. Board approved.***

11. Request Board approval to set up a workshop on Thursday, Aug 1, 2024, at 1:30 pm – 3:30 pm to discuss Restore Act Grant funds.  
***Motion to approve to set up a workshop on Thursday, Aug 1, 2024, at 1:30 pm – 3:30 pm to discuss Restore Act Grant funds made by Commissioner Stephenson. Seconded by Commissioner Osteen. Board approved.***

12. Request Board approval to advertise and accept sealed bids for CR 351 from SE 163 St to CR 351 A.  
***Motion to approve to advertise and accept sealed bids for CR 351 from SE 163 St to CR 351 A made by Commissioner Stephenson. Seconded by Commissioner Hatch. Board approved.***

13. Request Board approval for the purchase of 2-60"x40' culverts in the amount of \$13,067.20 from Gulf Atlantic Culvert Co. These culverts were purchased May 8, 2024, based on SWTF recommendation. This approval is needed to satisfy grant requirements.  
***Motion to approve the purchase of 2-60"x40' culverts in the amount of \$13,067.20 from Gulf Atlantic Culvert Co. These culverts were purchased May 8, 2024, based on SWTF recommendation. This approval is needed to satisfy grant requirements. Made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

14. Request Board approval for the purchase of 2-48"x40' culverts and 1-36"x40' culvert in the amount of \$11,804.00 from Gulf Atlantic Culvert Co. These culverts were purchased May 8, 2024, based on SWTF recommendation. This approval is needed to satisfy grant requirements.  
***Motion to approve the purchase of 2-48"x40' culverts and 1-36"x40' culvert in the amount of \$11,804.00 from Gulf Atlantic Culvert Co. These culverts were purchased May 8, 2024, based on SWTF recommendation. This approval is needed to satisfy grant requirements made by Commissioner Osteen. Seconded by Commissioner Stephenson. Board approved.***

Information Items:

1. Reminder of the workshop with HSB on July 30, 2024, at 6:00 pm.

2. There will be a public meeting held at the Cross City Library on August 1, 2024, at 4:30 pm – 6:00 pm to inform the public of the Shired Creek/California Swamp Bridge project.
3. Mosquito Control is back up and running.

**25. CHANA WATSON, COUNTY ATTORNEY**

Attorney Chana Watson thanked the Board for renewing her contract.

Commissioner Hatch asked Attorney Watson to go over the ordinance rules for BOCC (Board of County Commissioners) and Suwannee Water and Sewage Board.

Attorney Watson stated that Commissioner Hatch asked her who could remove a sitting Board Member of the Suwannee Water and Sewage Board. She stated in the ordinance 2024-04 page 06 it states that members of the Water Board are subject to removal by the (BOCC) Board of County Commissioners. She stated there is an ongoing investigation, and she suggested finding out if the investigation will be impeded if the BOCC removes a Board Member.

Commissioner Hatch stated the BOCC does have the right to remove or appoint any person in Suwannee. He stated every Board member in Suwannee has been appointed by the BOCC. Commissioner Hatch stated the County needs to be patient and let the investigation take place.

Commissioner Hatch stated that he would talk to the Board members before the next Board meetings and would like to hold more orderly meetings in Suwannee.

Mr. Matthew Skyler presented 10 questions to the Board listed as follows:

1. Is it ethical for employees of the Suwannee water and sewer district to be awarded contracts for work required by the water district?
2. Is it ethical for Board members of the Suwannee Water and Sewer District to be awarded contracts for work required by the Water District?
3. Does a conflict of interest exist for the Water District Manager to perform the duties of project manager for a contract that (his boss) the President of the Board is the contractor?
4. What policy is in place for disclosure of possible conflicts of interest within the Water District?
5. What policy is in place by the County to provide oversight of the Suwannee Water and Sewer district?
6. What Parliamentary Procedures and rules should be used by the Suwannee Water and Sewer District Board?
7. Does the Water District have all the required Policies and Procedures in place to effectively carry out its responsibilities.
8. Why is the Manager of the Water District not required to hold the appropriate license and have previous utility experience for Water and Sewer?

9. Do Bylaws or any other documents exist that govern the Suwannee Water and Sewer District other than Ordinance 2024-04?

10. Is there a Code of Ethics that elected members and employees of Dixie County and subsidiary organizations are required to follow?

Attorney Watson stated there is a Florida Statue that the bylaws fall under.

Mr. Skyler is asking the Board to step in for order and organization in Suwannee.

Commissioner Hatch stated the Board would get it taken care of.

Mrs. Linda Brock read a statement to the Board. She stated the Board needs to take a closer look at Stephen Copeland, Jimmy Lamb and Karen Ross. She informed the Board that she had lost the confidence in Mr. Copeland and his abilities to be Suwannee Water and Sewer Manager. She stated nowhere in the minutes has she seen the Board in Suwannee allowing Mr. Jimmy Lamb the authority to sign a letter of designation to give Mr. Copeland the power to execute the MOU (Memorandum of Understanding).

Mrs. Brittany Huffman asked if the Board received an agenda before they prepare for meetings in Dixie and if so, she asked if the Board could encourage the practice at Suwannee.

Commissioner Hatch stated that yes, they review the agenda and minutes before the meetings and that he can encourage that in Suwannee.

Commissioner Hatch asked about the HWY 349 project.

Mr. Paul Gainey stated that the project is moving along and that they accepted the submittals for CEI (Construction Engineering and Inspection) RFQ (Request for Quotation) and if everything goes well, they will send out the advertisements for RFP (Request for Proposal) for the design build on 07/25/24. He stated they are looking at the project being done by the end of the year.

## **26. BARBIE HIGGINBOTHAM, CLERK OF COURT**

Clerk Barbie Higginbotham stated that her department is up and running on Passports and has processed (6) six passports already.

Mrs. Brenda Royal reminded the Board of the upcoming Budget Meetings on September 5, 2024, at 5:30pm and September 16, 2024, at 5:30pm. She provided a packet to the Board with information on the millage rates and is requesting the Board to adopt the millage rate of \$10,000,000 for general funds, \$3,200,000 for EMS (Emergency Medical Services) and \$500,000 for Recreational and Library funds.

***Motion to adopt a millage rate of \$10,000,000 for general funds made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.***

***Motion to adopt a millage rate of \$3,200,000 for EMS made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.***



***Motion to adopt a millage rate of \$500,000 for Recreational and Library made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

Deputy Clerk Joannie Morse reminded the Board that the VAB (Value Adjustment Board) is coming up and provided a printout of last year's Board Members for review and to see if the Board wanted to have the same Board members this year.

***Motion to appoint Chairman Jamie Storey to represent as Chairman for the VAB Board made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

***Motion to appoint Commissioner Wood as an alternate for the VAB Board made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

***Motion to appoint Thomas Kennon as attorney for the VAB was made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

Mrs. Morse asked if the Board wanted to keep the same Residential Homestead Member as last year, which was Mr. Paul Martin, and said if so, she would reach out to Mr. Martin. Commissioner Hatch said that would be good.

Commissioner Hatch asked about the School Board Members on the Board and if there is a need for the Board to vote on them.

Mr. Gainey said that the School Board Members and the Business Owner is voted on by the School Board.

## **27. COUNTY COMMISSION ITEMS**

Commissioner Wood asked Mr. Wright to get partial maps for the two exemptions that were tabled. Commissioner Wood asked Mr. Gainey for updates on the Old Town School sidewalk.

Mr. Gainey stated that the sidewalk was completed last week.

Commissioner Wood asked Mr. Gainey for updates on the crosswalk at Ruth Rains Middle School.

Mr. Gainey stated that he has reached out to FDOT (Florida Department of Transportation) for funding sources for that project. He stated that Mr. Pat Upshaw with the Chiefland DOT sent the requirements and that if the Board would like to have it done prior to school starting that he would have to get quotes for painting the crosswalk.

***Motion to obtain quotes for painting the crosswalk for Ruth Rains Middle School made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.***

Commissioner Wood asked Mr. Gainey for updates on the lights for Anderson Boat Ramp.

Mr. Gainey stated that Duke Energy will send an engineer to look at replacing the poles and lights at Anderson Boat Ramp.

Commissioner Hatch stated he spoke to superintendent Hutch about finishing up the sidewalks.

Mr. Gainey stated officer Landrum has done the West side, but that the East side still needs done.

Commissioner Hatch spoke about Crossfire Volleyball and stated that they need sponsorship. He stated that he would like to donate \$500 of the \$1,871 in the Board account to the Crossfire Volleyball Team.

***Motion to donate \$500 to the Crossfire Volleyball Team was made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.***

Commissioner Hatch stated he would like to challenge the Board members to donate \$100 dollars each to the Crossfire Volleyball team and said that he would also donate an additional \$100.

Mr. Gainey stated that the Crossfire Volleyball team consists of girls grades 3-7, with 97 members as of this year. He stated that they have Bible study before and after practice and the program has been a tremendous impact on the girls.

Mrs. Brittany Huffman stated that her business will donate \$500 to the Crossfire Volleyball Team.

Commissioner Hatch stated that if anyone would like to donate, go see Mr. Gainey.

Commissioner Osteen thanked everybody who has worked on the budget. Commissioner Osteen thanked Mrs. Bellot for everything she does at the library. He stated that the work the employees have done down on the Jena Highway looks good and he appreciates everybody's hard work. He stated he hopes that all the issues in Suwannee are worked out soon and that everybody needs to get along.

Commissioner Stephenson asked for updates on quotes on lighting at Purvis landing.

Mr. Gainey stated that is another issue he had reached out to DOT for because 349 is a State Highway and he needs to see if there are any requirements. He stated Mr. Upshaw is looking into that as well.

Chairman Jamie Storey thanked everyone for a great meeting.

## **28. PUBLIC COMMENTS AND CONCERNS**

Mr. Kirk Merhefka of retail strategies thanked the Board for the due diligence and unity in coming back together.

Mr. Gainey stated that he would like to recognize Mrs. Jennifer Green of Liberty partners.

## **ADJOURN**

***Commissioner Hatch made the motion to adjourn. Commissioner Wood seconded. Board approved.***

BOARD OF COUNTY COMMISSIONERS  
DIXIE COUNTY, FLORIDA

ATTEST:



Jamie Storey  
Jamie Storey, Chairman

Barbie Higginbotham  
Barbie Higginbotham, Clerk-Auditor

**PLEASE BE ADVISED that if a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearings, he/ she will need a record of the proceedings, and for such purpose, he/ she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

***“Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-4931 (Voice & TDD) or via Florida Relay Service at (800) 955-8771.”***

***The Board meets the first Thursday of each month at 10:00 AM and the third Thursday of each month at 6:00 PM. Individuals that would like to be placed on the agenda should call Barbie Higginbotham, Clerk of Court, by 4:00 PM on the Friday Preceding the Board meeting, at (352) 498-1200.***