

# Regular Meeting

Commission Board Room  
Dixie County Courthouse  
214 NE Hwy 351, Cross City, FL 32628  
January 19, 2023 – 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  
Jamie Storey, District 4, Chairman  
District 5

## **STAFF**

Duane Cannon, County Manager  
Paul Gainey, Asst. County Manager  
Martha McCaskill, Administrative Asst/Grant Coordinator  
Chana Watson, County Attorney  
Barbie Higginbotham, Clerk of Court  
Verna Wilson, Chief Deputy Clerk  
Della Rhymes, Asst. Chief Deputy Clerk  
Brenda Royal, Chief Financial Officer

## **CALL TO ORDER**

The Board Meeting/Workshop was called to order at 6:00 PM by Commissioner Storey.

## **INVOCATION AND PLEDGE TO THE AMERICAN FLAG**

The Invocation was led by Commissioner Storey and the Pledge to the American Flag was led by Commissioner Stephenson.

## **APPROVAL OF COMMISSION MINUTES**

*Commissioner Stephenson made the motion to approve Minutes from the Regular Meeting of January 05, 2023. Commissioner Wood seconded. Board approved.*

## **VOUCHER APPROVAL**

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

## **CONSTITUTIONAL OFFICERS**

None were present.

A petition by **Jeff Dockery** 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 12/20/2022 to be located on the property described as follows: Dixie County Parcel # 05-10-13-4520-0000-0790, 742 NE 219TH AVE, Old Town, FL 32680.

**(Commission District 2, Daniel Wood)**

Mr. Wright appeared before the Board and read the Special Exception request made by Jeff Dockery. There was opposition.

Mr. Arthur Watts spoke to the Board via telephone in opposition of this request. He said this RV has been parked there several months. He said this lowers the value of the properties in the neighborhood.

Mr. Jeff Dockery spoke to the Board and said he would like to retire in Dixie County from North Carolina. He said they searched several places that would accept an RV.

Commissioner Stephenson asked if a realtor had told him that having an RV on the property was okay. He said that is either approved or denied by the Board.

Mr. Dockery said in April of 2022 he has been getting permits. He said the septic system is approved and the well is approved, and he has a certified survey. He said he asked Building and Zoning if he could store the RV on his property.

Commissioner Storey asked if he intends to build a home on the property.

Mr. Dockery indicated they have a home in North Carolina and are currently traveling to different places in Florida. He said that may be possible in the future.

Commissioner Stephenson said the unpermitted campers are the issue and the eyesore.

Ms. Marie Watts spoke to the Board via telephone in opposition of this RV request.

Mr. Warren Barrow spoke to the Board via telephone and said that the RV's are paying more than just the \$300.00 permit.

Commissioner Storey said the RV's will also be paying the garbage and the fire assessment.

Commissioner Wood said this property is not an eyesore.

***Commissioner Wood made the motion to approve the Special Request requested by Jeff Dockery. Commissioner Stephenson seconded. Board approved.***

**APPLICATIONS for VARIANCES**

None requested.

**APPLICATIONS for AMENDING THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS**

**Z 22-06**, an application by **Gailya A. Ambrose and James S. Ambrose**, to amend the Official Zoning Atlas of the Land Development Regulations, by changing the zoning district from AGRICULTURAL-5 (A-5) to INDUSTRIAL (I) on the property described, as follows:

A parcel of land lying in Sections 18 and 19, Township 10 South, Range 13 East, Dixie County, Florida. Being more particularly described, as follows: Begin at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 19; thence West 27.64 feet to the Westerly right-of-way line of Arthur Pinner Road for the Point of Beginning said point being on a curve; thence Southeasterly, along the Westerly right-of-way line of said Arthur Pinner Road, on a curve with an arc distance of 236.19 feet; thence South, along the West right-of-way line of said Arthur Pinner Road, 40.39 feet; thence West 396.24 feet; thence South 1,068.15 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 19; thence West, along the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 19, a distance of 263.83 feet; thence South 132.76 feet; thence West 556.62 feet; thence North 1,284.01 feet; thence North 11°00'00" East 196.43 feet; thence East 26.39 feet; thence North 127.51 feet; thence North 11°00'00" East 325.52 feet to the Southerly right-of-line of U.S. Highway 19/27A/98 (State Road 55); thence South 81°00'00" East, along the Southerly right-of-line of said U.S. Highway 19/27A/98 (State Road 55), a distance of 242.10 feet; thence South 441.16 feet to the North line of said Section 19; thence continue South 192.65 feet; thence East 172.52 feet; thence North 192.71 feet to the North line of said Section 19; thence East, along the North line of said Section 19, a distance of 649.90 feet to the Point of Beginning.

Containing 31.21 acres, more or less.

AND

A parcel of land lying in Section 18, Township 10 South, Range 13 East, Dixie County, Florida. Being more particularly described, as follows: Begin at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 18; thence East 173.57 feet to the Point of Beginning; thence continue East 26.39 feet; thence North 127.51 feet; thence South 11°00'00" West 130.09 feet to the Point of Beginning.

Containing .04 acre, more or less.

All said lands containing 31.25 acres, more or less.

Same as above. Clean up paperwork. Ag zoned. Need to change. 18-10-13-0000-4647-0100.

Mr. Wright appeared before the Board and read the application by Gailya A. Ambrose and James S. Ambrose, by title only. He said this is also needed to correct the same zoning issue for the same property.

***Commissioner Stephenson made the motion to approve the application by Gailya A. Ambrose and James S. Ambrose, to amend the Official Zoning Atlas of the Land Development Regulations, by changing the zoning district from Agricultural-5 (A-5) To Industrial (I). Commissioner Wood seconded. Board approved.***

***The motion to go out of the Public Hearing was made by Commissioner Stephenson. Seconded by Commissioner Wood. Board approved.***

**RESOLUTION 2023-07**

PZ/LPA Z 22-06

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF DIXIE COUNTY, FLORIDA, AND SERVING ALSO AS THE LOCAL PLANNING AGENCY OF DIXIE COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, APPROVAL OF AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNERS OF SAID ACREAGE; PROVIDING FOR REZONING FROM AGRICULTURAL-5 (A-5) TO INDUSTRIAL (I) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

**Gailya A. Ambrose and James S. Ambrose**

Mr. Wright appeared before the Board and read Resolution 2023-07 in support of Gailya A. Ambrose and James S. Ambrose.

*Commissioner Wood made the motion to approve Resolution 2023-07 in support of Gailya A. Ambrose and James S. Ambrose. Commissioner Stephenson seconded. Board approved.*

**ORDINANCE 2023-01**

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE DIXIE COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 ACRES OR LESS OF LAND, PURSUANT TO AN APPLICATION, CPA 22-06, BY THE PROPERTY OWNERS, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM AGRICULTURAL, MEDIUM DENSITY (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 2 ACRES) TO INDUSTRIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. **Gailya A. Ambrose and James S. Ambrose**

County Attorney Chana Watson appeared before the Board and read Ordinance 2023-01 in support of Gailya A. Ambrose and James S. Ambrose. She said this is for the same property.

*Commissioner Stephenson made the motion to approve Ordinance 2023-01 in support of Gailya A. Ambrose and James S. Ambrose. Commissioner Wood seconded. Board approved.*

**CAROL WEST**

**Bill and Linda Gates Grant**

Ms. Carol West, President of the Dixie Education Foundation, appeared before the Board to discuss building college and career readiness for students. She said the county has been awarded the Bill and Melinda Gates Grant. She said the children should be encouraged to further their education and skills beyond high school. She said statistics show that Dixie County only has 15.5 percent of the population between the ages 26-64 that have a higher education. She said this also includes certifications. She said there are several colleges and technical institutes close by that offer many different programs. She said they are sharing this information with the parents, students, and the public. She said they need to approach students earlier than high school and give them the information to make good choices for their future. She said the Dixie County High School offers many career and technical programs. The goal is to speak to the youth of the county and encourage them to take advantage of these opportunities to continue their education.

Ms. Katherine McGinnis thanked Commissioner Stephenson and Clerk Higginbotham for the scholarships they provide.

**GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES**

Mr. Kellan Bailey appeared before the Board and updated them on the EOC Expansion Project. He said they met with Chief Brown and are moving forward. He said they met and gathered samples from the Cross City Library roof and they will begin working on the design options for the repair. He said the CDBG project for 95 and 97 has been awarded an informal approval from DEO. He said a Letter of Award will follow and they can begin getting contracts together.

He said the Suwannee Seawall appropriations request has been submitted to the County manager's office as well as the Sheriff office building request.

**JERED LIZOTTE, LOCKLEAR AND ASSOCIATES**

Mr. John Locklear informed the Board that he will be offering a scholarship to students for engineering, geology or environmental science. He said they are also working on an internship opportunity.

**CINDY BELLOT, LIBRARY DIRECTOR**

Ms. Bellot appeared before the Board and informed them of the Lower Suwannee Art and Nature Festival which will be held on March 11, 2023 from 10:00 AM thru 3:00 PM at the Glenn Dyals Park. She said a volunteer meeting will be held January 25, 2023 at 10:30 AM at the Suwannee Tech Center. She said this is the fifth year for the festival.

Ms. Bellot thanked Ms. Carol West and Ms. Martha McCaskill for their help with book deliveries to the coastal libraries.

Ms. Bellot thanked the Board for the pending roof repairs. She said they have thrown more damaged books away.

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

Mr. Steve Fremem had nothing to discuss with the Board at this time.

**DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES**  
**Resolution 2023-08 EMS County Awards Grant**

Ms. Lisa Sumrall appeared before the Board and requested the Board approve Resolution 2023-08 for the annual EMS County Awards Grant. This money will be used to fund new ventilators for the transport units and eliminate three pieces of equipment.

Ms. Sumrall said the facility license is up for renewal and she has submitted an invoice for payment of the same.

*Commissioner Stephenson made the motion to approve Resolution 2023-08 for the EMS County Awards Grant. Commissioner Wood seconded. Board approved.*

Clerk Higginbotham thanked Ms. Sumrall for doing a good job with collections.

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

Mr. Pendarvis had nothing to discuss with the Board at this time.

**GAIL CARTER, INDIGENT CARE**

Ms. Carter was not present for this meeting.

**HOLLY HOUGHTON, COUNTY EXTENSION AGENT**

Ms. Houghton was not present for this meeting.

**ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR**

Ms. Crowley appeared before the Board and informed them that the Drummond bank denied opening HSA accounts for four (4) county employees. She spoke with the insurance agent prior and requested the Board allow these employees to be added to the FSA list.

Manager Cannon clarified the HSA account holders do not have to provide expense receipts and the 18 employees on the FSA list do have to provide expense receipts. He said the Board voted to continue the HSA for employees. He said he will bring it up again at the next budget meeting for review.

Chief Deputy Clerk Verna Wilson questioned why this FSA option was not offered to a Clerk employee for the last two years.

Manager Cannon said the insurance provider said based on what the Board is providing for benefits, the employees are eligible for this FSA option. He said they are making the necessary corrections.

Clerk Higginbotham said it has been corrected for this year.

Ms. Crowley said there are six (6) employees that are not eligible for the \$1,000.00 insurance money, per statute, because they are enrolled in Medicare.

Attorney Watson said that is correct and she will recommend the Board to follow the statute.

Manager Cannon requested the Board's approval to execute the contract agreement with Anderson Columbia for NE 362<sup>nd</sup> Ave & NE 364<sup>th</sup> Ave from NE 295<sup>th</sup> St to SR 349 in the amount of \$1,399,422.49 pending attorney review. (Palm Drive)

***Commissioner Stephenson made the motion to approve the execute the contract agreement with Anderson Columbia for NE 362<sup>nd</sup> Ave & NE 364<sup>th</sup> Ave from NE 295<sup>th</sup> St to SR 349 in the amount of \$1,399,422.49 pending attorney review. Commissioner Wood seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the renewal of the Dixie County Behavioral Health Transportation Plan for the years 2023-2026.

***Commissioner Stephenson made the motion to approve the renewal of the Dixie County Behavioral Health Transportation Plan for the years 2023-2026. Commissioner Wood seconded. Board approved.***

Manager Cannon requested the Board's approval to modify the line of credit request and solicit proposals from banks for the County Grant Projects. He said they are trying to ensure that the General Fund can float these reimbursable grants.

***Commissioner Stephenson made the motion to approve the modification of the line of credit request and solicit proposals from banks for the County Grant Projects. Commissioner Wood seconded. Board approved.***

Manager Cannon requested the Board's approval to select an engineering firm for the Design/Engineering services of the NE 82<sup>nd</sup> Ave from NE 592<sup>nd</sup> St to SR 55 (US 19) widening/resurfacing project FIN # 438226-2-54-01. (Hal Chairs Road)

***Commissioner Wood made the motion to approve the selection of North Florida Professional Services as the engineering firm for the Design/Engineering services of the NE 82<sup>nd</sup> Ave from NE 592<sup>nd</sup> St to SR 55 (US 19) widening/resurfacing project FIN # 438226-2-54-01. Commissioner Stephenson seconded. Board approved.***

Manager Cannon requested the Board's approval to select an engineering firm for CEI services of the NE 82<sup>nd</sup> Ave from NE 592<sup>nd</sup> St to SR 55 (US 19) widening/resurfacing project FIN # 438226-2-54-01. (Hal Chairs Road)

***Commissioner Wood made the motion to approve the selection of Locklear and Associates as the engineering firm for CEI services of the NE 82<sup>nd</sup> Ave from NE 592<sup>nd</sup> St to SR 55 (US 19) widening/resurfacing project FIN # 438226-2-54-01. Commissioner Stephenson seconded. Board approved.***

Mr. Wright said the county does not handle code enforcement or zoning for the city.

Attorney Watson asked for direction from the Board on this matter and the consensus from the Board was to no longer pursue an agreement with Cross City regarding Flood Mitigation.

Attorney Watson informed the Board about the landfill property. She said the DEP wants to review the completion report. She will have an update after they review the report.

Commissioner Stephenson wanted to know if there is any rock on the property. He also wants to know who is liable if the property does sell.

Mr. John Locklear of Locklear and Associates said he will ask if a private entity is required to have a bond. He said this site was closed in 2009 and the construction escrow was used to close the site. He said the long-term care escrow ended five (5) years ago. Therefore, there is no more money tied up in this site.

Commissioner Stephenson asked if a core sample has been done looking for rock.

Mr. Locklear said not recently.

Commissioner Storey said he doesn't believe they could dig on the site due to the risk of contamination.

Attorney Watson requested the Board approve a SHIP lien satisfaction for Stephanie Harris Holling from 2008. She said this was a \$9,000.00 down payment assist and the three-year term has matured.

***Commissioner Stephenson made the motion to approve SHIP lien satisfaction for Stephanie Harris Holling from 2008. Commissioner Wood seconded. Board approved.***

Attorney Watson informed the Board she has completed the deeds of conveyance for Ronnie Williams and Kyle Felty on the escheated properties that were bid on. She said she will present the checks to the Clerk, and have the Chairman sign, and the Clerk will then record the deeds on both.

Attorney Watson informed the Board that a Code Enforcement case has been filled in Civil Court and she will be seeking possible Foreclosure on the property.

**BARBIE HIGGINBOTHAM, CLERK OF COURT**

Clerk Higginbotham appeared before the Board and informed them of \$111,000.00 in possible funding from the Local Assistance and Tribal Consistency Fund to help pay Kofile for scanning records. She said the deadline to apply for the funding is January 31, 2023. She said the Board would have to apply for this.

***Commissioner Stephenson made the motion to approve the application for funding from the Local Assistance and Tribal Consistency Fund. Commissioner Wood seconded. Board approved.***

County Manager Duane Cannon said he will have Erica with DSI to apply for this. He said the Board will decide how to use the funding.

Chief Financial Officer Brenda Royal presented the first quarter of expenditures.



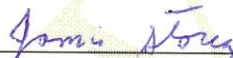
**ADJOURN**

*Commissioner Stephenson made the motion to adjourn at 8:29 PM. Commissioner Wood 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 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.*