

# REGULAR MEETING

Commission Board Room  
Dixie County Courthouse  
214 NE Hwy 351, Cross City, FL 32628  
April 06, 2023 – 10:00 AM

*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  
Jamie Storey, District 4, Chairman  
David Osteen, 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  
Della Rhymes, Asst. Chief Deputy Clerk  
Brenda Royal, Chief Financial Officer

## **CALL TO ORDER**

The Board Meeting was called to order at 10:00 AM by Commissioner Storey.

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

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

## **APPROVAL OF COMMISSION MINUTES**

*Commissioner Hatch made the motion to approve Minutes from the Regular Meeting of March 16, 2023. Commissioner Stephenson seconded. Board approved.*

## **VOUCHER APPROVAL**

*Commissioner Hatch made the motion to approve the vouchers. Commissioner Osteen seconded. Board approved.*

## **CONSTITUTIONAL OFFICERS**

None were present.

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

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

**APPLICATIONS for SPECIAL EXCEPTIONS**

A petition by **John and Tammy Palmer** 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 in an Agriculture zoning district, in accordance with the petition dated 02/24/2023 to be located on the property described as follows: Dixie County Parcel # 10-10-13-4546-000B-0290, 1234 NE 644 Street, Old Town, FL 32680.

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

Building Official Leon Wright appeared before the Board and read the Special Exception request made by John and Tammy Palmer. There was no opposition.

***Commissioner Wood made the motion to approve the Special Exception requested by John and Tammy Palmer. Commissioner Stephenson seconded. Board approved.***

A petition by **Madonna M. Gauthier** 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 in a (ESA) zoning district, in accordance with the petition dated 03/07/2023 to be located on the property described as follows: Dixie County Parcel # 25-09-13-4421-0000-0120, 165 NE 759TH ST., Old Town, FL 32680.

**(Commission District 1, Jody Stephenson)**

Mr. Wright appeared before the Board and read the Special Exception request made by Madonna M. Gauthier. There was no opposition.

***Commissioner Stephenson made the motion to approve the Special Exception requested by Madonna M. Gauthier. Commissioner Wood seconded. Board approved.***

**APPLICATIONS for VARIANCES**

A petition by **Drift Life, LLC. - Allen Kennedy** located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0000-0990, 101 SE 230TH ST, Old Town, FL 32680 to request a **Variance** for a reduction of side setback from ten feet to six feet, and a reduction of the front from twenty-five (25) feet to twenty-three (23) feet for new construction of modular home. By the petition dated 02/28/2023 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)**

Mr. Wright appeared before the Board and read the Variance request made by Drift Life, LLC. - Allen Kennedy. There was no opposition.

*Commissioner Hatch made the motion to approve the Variance requested by Drift Life, LLC. - Allen Kennedy. Commissioner Osteen seconded. Board approved.*

A petition by **Patrick and Karri Miles** located on the property as described as follows: Dixie County Parcel # 30-13-12-2994-0003-5550, 83 SE 908 ST, Old Town, FL 32680 to request a **Variance** for a reduction of the west side setback from ten (10) feet to two (2) feet for new construction of a new four (4) foot deck. By the petition dated 03/16/2023 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)**

Mr. Wright appeared before the Board and read the Variance request made by Patrick and Karri Miles. There was no opposition. There will be some additional fire requirements.

*Commissioner Hatch made the motion to approve the Variance requested by Patrick and Karri Miles. Commissioner Wood seconded. Board approved.*

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

**Z 23-02, an application by Timothy Joseph Brown**, to amend the Official Zoning Atlas of the Land Development Regulations, by changing the zoning district from Environmentally Sensitive Areas-4 (Esa-4) To Commercial, Neighborhood (CN) on the property described, as follows: A parcel of land lying in Section 35, Township 9 South, Range 13 East, Dixie County, Florida. Being more particularly described, as follows: Lots 7 and 8 of Unit 1 of the Clarks Subdivision, as recorded in the Public Records of Dixie County, Florida. **Containing 2.02 acres, more or less.**

Mr. Wright appeared before the Board and read application Z 23-02 requested by Timothy Joseph Brown. There was no opposition. This property is on Hwy 349 in Commissioner Woods District. The owner wants to build storage units. He said a site plan has not been submitted to the Building Department yet.

*Commissioner Wood made the motion to approve application Z 23-02 requested by Timothy Joseph Brown. Commissioner Osteen seconded. Board approved.*

Mr. Wright added that “storage” is not an identified item in a commercial neighborhood even though some facilities already exist. He said this will need to be addressed, possibly in an LDR Workshop. He said there has been some requests for “campgrounds” on commercial properties. He said this also requires further discussion regarding special exceptions, conditional use or permitted items. He said the “ESA Zoning Districts” need to be addressed as well. The guidelines are for drainage to sensitive areas of marshes and salt marshes identified in the Flood Maps of 1983. He said there should be a “Special Overlay District” for these areas. He said the technology to do this was not available in 1990. He said this should also be discussed in a workshop.

Commissioner Hatch requested an LDR Workshop be scheduled on April 20, 2023 at 4:00 PM

*Commissioner Osteen made the motion to schedule an LDR Workshop be scheduled on April 20, 2023 at 4:00 PM. Commissioner Wood seconded. Board approved.*

Mr. Wright said the County Manager has received the Board's nominations for the Local Planning Board. He said he will group and train these people prior to the Board's activation.

Mr. Wright said the Board will also need to discuss variances. He said these items do have legal effects. He said that Mr. Gene Boles recommends sending variances through a Hearing Officer due to the controversial and legal nature of the items.

Mr. Wright said they will be discussing Environmental Sensitive Areas, the need for a Hearing Officer for variances as well as training for the Local Planning Board at the workshop.

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

#### **RESOLUTION 2023-33**

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 FEBRUARY 24, 2023.

**John and Tammy Palmer**

Mr. Wright appeared before the Board and read Resolution 2023-33 in support of John and Tammy Palmer.

***Commissioner Hatch made the motion to approve Resolution 2023-33 in support of John and Tammy Palmer. Commissioner Osteen seconded. Board approved.***

#### **RESOLUTION 2023-34**

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 MARCH 7, 2023.

**Madonna M. Gauthier**

Mr. Wright appeared before the Board and read Resolution 2023-34 in support of Madonna M. Gauthier.

***Commissioner Stephenson made the motion to approve Resolution 2023-34 in support of support of Madonna M. Gauthier. Commissioner Hatch seconded. Board approved.***

#### **RESOLUTION 2023-35**

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 WITHIN SECTION 4.7.7 SUBPARAGRAPH (2) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS FOR A REDUCTION OF SIDE SETBACKS FROM TEN FEET TO SIX FEET AND A REDUCTION OF THE FRONT TWENTY FIVE FEET TO TWENTY THREE FEET FOR NEW CONSTRUCTION OF MODULAR 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 FEBRUARY 28, 2023. **Drift Life, LLC. - Allen Kennedy**

Mr. Wright appeared before the Board and read Resolution 2023-35 in support of Drift Life, LLC. - Allen Kennedy.

*Commissioner Hatch made the motion to approve Resolution 2023-35 in support of Drift Life, LLC. - Allen Kennedy. Commissioner Osteen seconded. Board approved.*

**RESOLUTION 2023-36**

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 WITHIN SECTION 4.7.7 SUBPARAGRAPH (2) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS FOR A REDUCTION OF WEST SIDE SETBACKS FROM TEN FEET TO TWO FEET FOR NEW CONSTRUCTION OF NEW FOUR FOOT DECK 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 MARCH 16, 2023. **Patrick and Karri Miles**

Mr. Wright appeared before the Board and read Resolution 2023-36 in support of Patrick and Karri Miles.

*Commissioner Hatch made the motion to approve Resolution 2023-36 in support of Patrick and Karri Miles. Commissioner Osteen seconded. Board approved.*

**RESOLUTION 2023-37**

**PZ/LPA Z 23-02**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF DIXIE COUNTY, FLORIDA, SERVING AS THE PLANNING AND ZONING BOARD OF DIXIE COUNTY, FLORIDA, AND 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 LESS THAN TEN 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 OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM ENVIRONMENTALLY SENSITIVE AREAS-4 (ESA-4) TO COMMERCIAL, NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE. **Timothy Joseph Brown**

Mr. Wright appeared before the Board and read Resolution 2023-37 in support of application PZ/LPA 23-02 by Timothy Joseph Brown.

*Commissioner Hatch made the motion to approve Resolution 2023-37 in support of application PZ/LPA 23-02 by Timothy Joseph Brown. Commissioner Wood seconded. Board approved.*

**ORDINANCE 2023-04**

AN ORDINANCE OF DIXIE COUNTY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 23-02, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM ENVIRONMENTALLY SENSITIVE AREAS-4 (ESA-4) TO COMMERCIAL, NEIGHBORHOOD (CN) OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF DIXIE COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

**Timothy Joseph Brown**

Mr. Wright appeared before the Board and read Ordinance 2023-04 in support of application Z23-02 by Timothy Joseph Brown.

*Commissioner Hatch made the motion to approve Ordinance 2023-04 in support of application Z 23-02 by Timothy Joseph Brown. Commissioner Stephenson seconded. Board approved.*

**DEANNA SHEPPARD, HAVEN HOSPICE**

**Proclamation 2023-31** National Healthcare Decisions Month (April)

Ms. Deanna Sheppard appeared before the Board to discuss April being declared National Healthcare Decisions Month by Proclamation. She also spoke about Advanced Care Directives and other free services provided by Haven Hospice. She thanked Ms. Allison Stephenson for her help.

*Commissioner Hatch made the motion to approve Proclamation 2023-31 supporting the month of April being designated as National Healthcare Decisions Month. Commissioner Wood seconded. Board approved.*

**WENDY CREWS, COMMUNITY HOSPICE AND PALLIATIVE CARE**

**Proclamation 2023-32** National Healthcare Decisions Day (April 16)

Ms. Crews was not present for this meeting. County Attorney Chana Watson agreed to read the proclamation on her behalf later in the meeting.

**BETTY ARNOLD OR BARRY JOHNSON**

**Building and Zoning Issues**

Ms. Betty Arnold Appeared before the Board regarding an issue on Tick Road. She informed the Board of a "Gypsy Camp" on a property. She presented photos to the Board. She said there are seven (7) to ten (10) campers with no electric or septic. She said there are kids living there and the traffic at night is very heavy.

County Attorney Chana Watson informed everyone that this is a Code Enforcement case and it is being filed today. She said she also has photos and an affidavit to support the case. She said this issue came up last year and a violation was found. She said that daily fines have been assessed and they are taking this case to court so the Judge can make the decision on how to move forward.

Ms. Arnold said the individuals have spread over onto another property.

Commissioner Hatch said the Board will support a Foreclosure on the property. He added that this is a long process.

Ms. Karen Ingle spoke to the Board and said there are several dogs running loose and the people are confrontational.

Commissioner Stephenson said the county needs stricter rules in place to prevent this.

Ms. Debra Johnson spoke to the Board and said this has been happening over two years.

Mr. Wright said the speed of the Code Enforcement cases being processed must increase so the problem cannot grow. He said the people on drugs is another issue. He said that other counties are dealing with these same issues and are approaching it differently. He said that Lafayette County is removing all "RV Special Exceptions" and "Campgrounds" from their LDR. He said that Gilchrist is also dealing with this issue.

Commissioner Stephenson asked how would not permitting any RV Special Exceptions at all help with the problem of people doing it illegally. He said this is the issue.

Mr. Troy Sass asked if the people move to another property does it then become a new and separate case.

Attorney Watson said the people are trespassing at first and then the property owner must either evict or eject the people depending on the length of time they are on the property.

Mr. Wright suggested the people must prove ownership of the campers before they move them off the property once the county has Foreclosed on the property.

Attorney Watson said they can ask the Judge to set that stipulation.

Mr. Barry Johnson spoke to the Board and read aloud from the Land Development Administration, Article 4.4.1.5.1. He said that temporary camping should not exceed 15 days and these people have been at this location for two years. He said there are abandoned vehicles, no sewer and children present.

Commissioner Hatch said the Board does recognize the problem and support the citizens who are doing things legally.

Ms. Deborah Johnson thanked the Board and Mr. Wright for their efforts. She asked why the Code Enforcement process take so long compared to other counties. She asked what the county can do to resolve this issue.

Mr. Wright said they are working towards changing the Land Development Codes from 1990. He said these should have been updated in 2001 when the Florida Building Code was enacted. He said they are currently fixing these conflicting items. He said the county started Code Enforcement in 2019 and have been moving forward with changes and improvements within the Building and Zoning Department.

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

Mr. Copeland spoke to the Board about changes to the Suwannee Water and Sewer Board members having a quorum of three (3) instead of four (4). He said Ordinance 1994-04 has had several amendments along the way and he would like the Board to look over this.

Attorney Watson said she is looking into updating the Ordinance as a whole and including all the amendments. She would like to get this draft ready by the Board meeting of April 20. She has been working with Municode about this as well.

Commissioner Hatch recommended allowing Attorney Watson to get the draft ready by May and review the Ordinance as a whole.

Attorney Watson said that Attorney Rhett Bullard also has this Ordinance and amendments. She said the Board will need to address several other Ordinances that have been amended several times and repeal and replace these to clean up the records.

*Commissioner Hatch made the motion to amend the Suwannee Water and Sewer District Board quorum down to three (3) due to the loss of a member and the illness of another member. Commissioner Stephenson seconded. Board approved.*

Mr. Copeland continued with informing the Board of their 949 active accounts. He said they are continuing with maintaining the lines and grinder pump re-seals and have replaced 67 bad meter readers. He said they are recovering past due funds from customers. He said the Water Plant Pump was not greased when it was rebuilt. This has now been done. Other equipment issues are also being addressed. He said the transfer switch on the water pump is bad. He said this cost \$20,000.00 for a replacement and there is a 40-60-week delay for parts. He said one of their employees has passed their water test and is now working on the sewer test.

He said they purchased a Bat Wing Trailer and a 2003-year, model F-150 truck from Palm Beach County.

County Attorney Chana Watson read **PROCLAMATION 2023-32** supporting National Healthcare Decisions Day (April 16) on behalf of Ms. Wendy Crews from the Community Hospice and Palliative Care by title.

*Commissioner Wood made the motion to approve PROCLAMATION 2023-32 supporting National Healthcare Decisions Month. Commissioner Osteen seconded. Board approved.*

Attorney Watson clarified the vote for Proclamation 2023-32 was for the day of April 16 being recognized as National Healthcare Decisions Day.

*Commissioner Hatch made the motion to approve PROCLAMATION 2023-32 supporting National Healthcare Decisions Day (April 16). Commissioner Osteen seconded. Board approved.*

**GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES**

Mr. Bailey had nothing to discuss at this time.

**JERED LIZOTTE, LOCKLEAR AND ASSOCIATES**

Mr. John Locklear had nothing to discuss at this time.



**CINDY BELLOT, LIBRARY DIRECTOR**

Ms. Bellot was not present for this meeting.

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

Mr. Fremen had nothing to discuss at this time.

**STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT**

Mr. Hutchison was not present for this meeting.

**DWAYNE CHAUNCEY, MOSQUITO CONTROL DIRECTOR**

Mr. Chauncey was not present for this meeting.

**MICHAEL LATSON, SOLID WASTE DIRECTOR**

Mr. Latson was not present for this meeting.

**LEON WRIGHT, BUILDING AND ZONING OFFICIAL**

Mr. Wright had nothing to discuss at this time.

**DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES**

Mr. Brown had nothing to discuss at this time.

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

Mr. Pendarvis had nothing to discuss at this time.

**GAIL CARTER, INDIGENT CARE**

Ms. Carter was not present for this meeting.

**HOLLY HOUGHTON, COUNTY EXTENSION AGENT**

Ms. Houghton thanked everyone for their involvement in the Suwannee River Fair this year. She said she has been involved in the fair for 36 years. She said everyone received a fair price for their animal.

Ms. Houghton informed the Board that Unity Fiber has a telehealth medicine program through Shands and that patients can come to the extension office and use the system for their doctor appointment. She said that high speed internet will make this available to do at their home.

Ms. Houghton introduced Mr. Victor Blanco as a representative of the UF Sea Grant Program. Mr. Victor Blanco said he is the Marine Extension Agent for Taylor County. He is a Marine Biologist and has a master's degree in Fishery and Aquatic Science. He said his focus is on recreational fishing and scalloping. He said they do counts before and at the end of the season.

Mr. Blanco spoke to the Board about the Artificial Reef Program. He said over the last six (6) years and through FWC grants they have been able to do some deployments. He said he would like to train volunteer divers to survey, monitor and count fish for sports fishing. He said this information is shared with the fishing communities and FWC.

Mr. Blanco said the state of Florida Reef Coordinator is interested in the Horseshoe Beach area artificial reefs are doing. He said they are interested in the material used and how they fair during the storms.

Mr. Blanko stated that he saw the Artificial Reef Memorial outside the Courthouse which recognized the folks who were involved in the process for Dixie County.

He said he would be willing to help write a proposal for grant funding through FWC for the Artificial Reef Program in Dixie County. He recommended partnering with Taylor County Reef Enhancement and get \$60,000.00 for them this year and rotate the cycle with \$60,000.00 for Dixie County the following year. He said a letter of support would be needed from Dixie County.

***Commissioner Hatch made the motion to provide a letter of support for the Taylor County Reef Enhancement application and the Monitoring Program Proposal. Commissioner Osteen seconded. Board approved.***

Commissioner Stephenson and Commissioner Hatch both asked if Taylor County is also willing to commit to supporting Dixie County.

Mr. Blanko replied yes.

County Manager Duane Cannon clarified that Mr. Blanko will take care of all the paperwork involved in this process.

Mr. Blanko replied yes and said April 21 is the proposal deadline.

Ms. Houghton said the Dixie County Anti-Drug Coalition will be paying for 44 people and children to attend the Florida 4H Day event in Tallahassee on April 19. He said about 9,000 will be attending this event from all over the state. She thanked them for making this possible.

**ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR**

Ms. Crowley was not present for this meeting.

**DUANE CANNON, COUNTY MANAGER**

Manager Cannon appeared before the Board to request their approval of several items.

Manager Cannon requested the Board's approval to execute the SHIP down payment assistance for Paulette Smith-Evans in the amount of \$20,000.00.

***Commissioner Stephenson made the motion to approve to execute the SHIP down payment assistance for Paulette Smith-Evans in the amount of \$20,000.00. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the SHIP Release of Lien for James Barker in the amount of \$0.00. Mr. Barker has met the 5 (five) terms of the Lien.

***Commissioner Osteen made the motion to approve to execute the SHIP Release of Lien for James Barker in the amount of \$0.00. Mr. Barker has met the 5 (five) terms of the Lien. Commissioner Stephenson seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the new Gas Tax Ordinance 2023-05 to be effective January 01, 2024, through December 31, 2028, replacing the Gas Tax Ordinance 2018-13 which will expire December 31, 2023. This is regarding the disbursement amounts to the Town of Cross City, Horseshoe Beach and the County.

***Commissioner Hatch made the motion to approve to execute the new Gas Tax Ordinance 2023-05 to be effective January 01, 2024, through December 31, 2028, replacing the Gas Tax Ordinance 2018-13 which will expire December 31, 2023. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to allow Old Town Methodist Church the use of Hinton Landing on April 9, 2023, at 7:00 AM for Easter Sunrise Service. They do have insurance coverage for this event.

***Commissioner Osteen made the motion to approve to allow Old Town Methodist Church the use of Hinton Landing on April 09, 2023, at 7:00 AM for Easter Sunrise Service. Commissioner Wood 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 to execute the contract between the District Medical Examiner and the Dixie County BOCC. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the Dixie County Flood and Stormwater Mitigation Grant Agreement with DEP in the amount of \$2,711,262.00. This is money that was awarded to the county by the Governor eight (8) months ago. He said they are now receiving the funds.

***Commissioner Stephenson made the motion to approve to execute the Dixie County Flood and Stormwater Mitigation Grant Agreement with DEP in the amount of \$2,711,262.00. Commissioner Hatch seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the DCSFM Old Town Residential Canal System Phase I Contract 23-001 with Right of Way Contacting, LLC pending attorney review.

***Commissioner Osteen made the motion to approve to execute the DCSFM Old Town Residential Canal System Phase I Contract 23-001 with Right of Way Contacting, LLC pending attorney review. Commissioner Stephenson seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the DCSFM Twin Lakes Canal System Phase I Contract 23-002 with Right of Way Contacting, LLC pending attorney review.

***Commissioner Stephenson made the motion to approve to execute the DCSFM Twin Lakes Canal System Phase I Contract 23-002 with Right of Way Contacting, LLC pending attorney review. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the DCSFM NW Hwy 358 (Old Hwy 19) Phase I Contract 23-003 with Right of Way Contacting, LLC pending attorney review.

***Commissioner Osteen made the motion to approve to execute the DCSFM NW Hwy 358 (Old Hwy 19) Phase I Contract 23-003 with Right of Way Contacting, LLC pending attorney review. Commissioner Stephenson seconded. Board approved.***

Manager Cannon requested the Board's approval to execute the CR 351 Canal System West Cross City Conveyance Phase I ARPA Contract 23-001 with Blue Rock, Inc pending attorney review.

***Commissioner Osteen made the motion to approve to execute the CR 351 Canal System West Cross City Conveyance Phase I ARPA Contract 23-001 with Blue Rock, Inc pending attorney review. Commissioner Stephenson seconded. Board approved.***

Manager Cannon requested the Board's approval the request from Samantha Bass of Live Oak Pest Control to install an advertisement/sign on the Glen Dyals Park fence. This is first come first serve basis for availability and placement.

Commissioner Hatch recommended they first check with the Chamber of Commerce about this.

***Commissioner Hatch made the motion to table the request from Samantha Bass of Live Oak Pest Control to install an advertisement/sign on the Glen Dyals Park fence. Commissioner Osteen seconded. Board tabled.***

Manager Cannon requested the Board's approval to hold a BOCC/City Council Workshop on April 12, 2023, at 4:00 pm located at the Cross City Library to discuss city/county issues.

***Commissioner Osteen made the motion to approve to hold a BOCC/City Council Workshop on April 12, 2023, at 4:00 pm located at the Cross City Library to discuss city/county issues. Commissioner Hatch seconded. Board approved.***

Manager Cannon requested the Board's approval to advertise for sealed bids of the Old Landfill property and to set a minimum bid based off the received appraisal of \$166,000.00.

There was discussion on the matter of setting a minimum bid.

County Attorney Chana Watson said the current lease will also have to be ended.

***Commissioner Wood made the motion to approve to advertise for sealed bids of the Old Landfill property and to set a minimum bid of \$50,000.00 based off the received appraisal of \$166,000.00. Commissioner Stephenson seconded. Board approved.***

Manager Cannon requested the Board's approval to move forward with the quote from Gem Seal of \$8,104.86 for the materials to construct four (4) Pickleball Courts at the Glen Dyals Park in Suwannee.

***Commissioner Hatch made the motion to approve to move forward with the quote from Gem Seal of \$8,104.86 for the materials to construct four (4) Pickleball Courts at the Glen Dyals Park in Suwannee. Commissioner Stephenson seconded. Board approved.***

Commissioner Hatch said the cracks in the courts will have to be addressed first and the Assistant Manager Paul Gainey will oversee the project.

Manager Cannon requested the Board's approval to surplus the Cross belt Magnet off the rock crusher as it is no longer needed. He said it costs \$5,000.00- \$7,000.00 for a used one and \$20,000.00 for a new magnet.

***Commissioner Osteen made the motion to approve to surplus the Cross belt Magnet off the rock crusher as it is no longer needed. Commissioner Hatch seconded. Board approved.***

Manager Cannon requested the Board's approval to advertise and accept sealed bids on the Cross belt Magnet and set a minimum bid amount.

***Commissioner Osteen made the motion to approve to advertise and accept sealed bids on the Cross belt Magnet for a minimum bid of \$5,000.00. Commissioner Hatch seconded. Board approved.***

Manager Cannon requested the Board's approval for the Horseshoe Beach Music Festival to close off 1<sup>st</sup> Ave East with temporary barricades during the event on October 21, 2023. This was requested by the Mayor.

There was discussion on who owned this road. It was determined that the county owned the road.

***Commissioner Osteen made the motion to approve for the Horseshoe Beach Music Festival to close off 1<sup>st</sup> Ave East with temporary barricades during the event on October 21, 2023. Commissioner Hatch seconded. Board approved.***

Manager Cannon requested the Board's approval to accept the bid amount of \$210.00 for the Gem Lands Lot 2 parcel 25-10-13-4970-00D6-0020. This is in Bobo's Trailer Park.

***Commissioner Wood made the motion to accept the bid amount of \$210.00 for the Gem Lands Lot 2 parcel 25-10-13-4970-00D6-0020. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to accept the bid amount of \$210.00 for the Gem Lands Lot 3 parcel 25-10-13-4970-00D3-0230. This is in Bobo's Trailer Park.

***Commissioner Hatch made the motion to accept the bid amount of \$210.00 for the Gem Lands Lot 3 parcel 25-10-13-4970-00D3-0230. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to accept the bid amount of \$210.00 for the Gem Lands Lot 19 parcel 25-10-13-4970-00D1-0190. This is in Bobo's Trailer Park.

***Commissioner Wood made the motion to accept the bid amount of \$210.00 for the Gem Lands Lot 19 parcel 25-10-13-4970-00D1-0190. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval to accept the bid amount of \$205.00 for the Gem Lands Lot 32 parcel 25-10-13-4970-00B5-0320. This is in Bobo's Trailer Park.

***Commissioner Wood made the motion to accept the bid amount of \$205.00 for the Gem Lands Lot 32 parcel 25-10-13-4970-00B5-0320. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board's approval for the purchase of a zero-turn mower (Hustler Super Z 60" Cut) for the Road Department Maintenance Crew in the amount of \$12,000.00 based off the lowest quote received from Creekside Farm Supply.

***Commissioner Hatch made the motion to purchase of a zero-turn mower (Hustler Super Z 60" Cut) for the Road Department Maintenance Crew in the amount of \$12,000.00 based off the lowest quote received from Creekside Farm Supply. Commissioner Osteen seconded. Board approved.***

Commissioner Stephenson asked if this purchase is in the Budget.

Manager Cannon replied yes.

Manager Cannon requested the Board's approval to partner with FDOT to administer a Pilot Program on a county road construction project utilizing a Low Bid Design Build Management Process. He said he has discussed this with the Finance Department and the biggest issue is that the SCOP and SCRAP projects create a financial hardship for county because they must be paid up front and then the county must wait for reimbursement. He said this program allows the county to submit a hardship on the financials and FDOT will pay the contractor up front from the invoice submitted. This is for specific projects as approved by the Board.

***Commissioner Stephenson made the motion to partner with FDOT to administer a Pilot Program on a county road construction project utilizing a Low Bid Design Build Management Process. Commissioner Hatch seconded. Board approved.***

Manager Cannon requested the Board's approval to sponsor the Daddy Daughter Dance on Saturday, April 29, 2023, in the amount of \$250.00. This will be paid from the Commissioner's Expense Account.

***Commissioner Hatch made the motion to approve to sponsor the Daddy Daughter Dance on Saturday, April 29, 2023, in the amount of \$250.00. Commissioner Osteen seconded. Board approved.***

Manager Cannon requested the Board review the Dixie County Sawmill Industry Economic Impact Final Report.

Manager Cannon informed the Board they are reaching out to multiple equipment providers to get quotes on a Motor Grader for lease or rent.

Manager Cannon reminded everyone of the Airport Fly-In on Saturday, April 15, 2023.

Manager Cannon requested the Board review the information from the Next level Economic Development event that Commissioner Hatch attended in Perry, FL.

Commissioner Hatch said this was hosted by Duke Energy and he requested they set up a meeting here in Dixie County.

Commissioner Hatch informed the Board that an anchor has been donated for the sign that the County Maintenance Department built in Suwannee. He requested the Board accept this donation of the anchor.

*Commissioner Hatch made the motion to accept the donation of the anchor for the sign that the County Maintenance Department built in Suwannee. Commissioner Stephenson seconded. Board approved.*

**KAY MCCALLISTER, TOURIST DEVELOPMENT COUNCIL**

Ms. McCallister asked if the Pickle Ball Project in Suwannee will be paid from the TDC account. She asked about the left-over supplies and if they will be used for DTRAC in Jena.

Commissioner Hatch said the cracks will be repaired and the Chamber has raised money to pay for the nets.

**CHANA WATSON, COUNTY ATTORNEY**

Attorney Watson said she will be filing another Code Enforcement case.

**BARBIE HIGGINBOTHAM, CLERK OF COURT**

Clerk Higginbotham thanked the county Maintenance Department for the work that has been done in her office.

**COUNTY COMMISSION ITEMS**

Commissioner Wood thanked the employees for all their hard work.

Commissioner Hatch informed every one of the Easter Egg Hunt at City Hall on Saturday, April 08, 2023 from 1:00 PM until 4:00 PM.

Commissioner Hatch said he had met with FDOT and FHP about the Adopt A Road Program for the clean-up of litter along state roads. He said he would like to do this for the county roads and help clean-up the litter. He would like to use volunteers along Hwy 55A and the Suwannee Hwy as the first to participate in this clean-up litter program.

Manager Cannon said he will look into this.

Commissioner Osteen requested a walking path be created at DTRAC for the citizens to walk and exercise safely. He thanked the Maintenance Department and the Road Department for all their help.

Commissioner Stephenson informed everyone that the Town Hall meeting in the First District went well. He said there were several questions about the RV's and drainage. He asked about the Request stripping on Willow Hole Road.

Manager Cannon said they are advertising for this to be done. He said that Chavous will be getting shoulders and the Willow Hole Road will be getting signs and striping.

Commissioner Stephenson informed everyone about House and Senate Bills for Low Income Housing. He said they can lease government or private land for this use and the county has no say so on the density and none on height requirements either. He said these homes do not pay ad valorem taxes either.

Commissioner Storey thanked everyone for attending the meeting. He thanked the Building and Zoning Department and the Road Department for all their hard work. He said the Building and Zoning Department is the best it has ever been.

Commissioner Stephenson stated he would like to get a raise in pay for Building Official Leon Wright. He said he has the credentials and they would not want to lose him.

Building Official Leon Wright said he appreciated the recognition; however, he has been notified by SRWMD about a position and he has interviewed for the job. He said he has not decided yet. He said he enjoys working here. He said he has made several improvements and purchased updated equipment to help the citizens. He said he does need the backing of the Board on the decisions he makes within the Building and Zoning Department.

Ms. Weingart thanked the Board for cleaning up the Roll Off sites.

#### **SHEILA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION**

Ms. Frierson spoke to the Board and informed them of a new issue within the county.

She said the Farm Bill has made it legal for Delta-8 THC to be packaged as medicated candy products which are available at gas stations and convenience stores. She said these are packaged as Skittles, Nerds, Fruit Loops and others.

She said they pay an off-duty officer to check the local stores for compliance with not selling alcohol and tobacco products to minors. She said several local vendors have been fined for this violation.

She requested the Board create an Ordinance requiring everyone who sells alcohol and tobacco products attend the Reasonable Retail Vendor Training to help avoid selling these products to minors.

She said they will be hosting a meeting with some guest speakers, on June 28, 2023 from 11:00 AM until 1:00 PM, who travel around Florida to gather information on Delta-8.

Commissioner Stephenson said the Ordinances that are in place must be enforced.

Ms. Frierson informed the Board they gathered 30 pounds of pills at the Annual Toxic Waste Disposal event.

#### **STEINHATCHEE STINGRAY RECREATIONAL ASSOCIATION**

Mr. Paul Greenwell spoke to the Board and informed them they have purchased Pickle Ball nets already and requested both the Suwannee and the DTRAC projects be combined for a cost savings. He presented a quote for two (2) courts for \$2,300.00. He said he will give this information to Assistant County Manager Paul Gainey. He thanked the TDC for helping with the projects.



**KAREN VAN AERNAM, CROSS CITY RESTORE AND RENEW**

Ms. Van Aernam spoke to the Board and informed them of the progress being made around town. She said they have landscaped and fixed the irrigation at the Post Office. She said they paid for and re-planted the flower boxes at the Courthouse and they will be working on the County Managers Office too. She said they work with the local vendors, Zachary DesJardin and John Markham, on these projects. She said they have \$9,000.00 left to use.

**PUBLIC COMMENTS AND CONCERNS**

Ms. Deborah Johnson said the Veterans Flags displayed during the Holidays are inspiring.

**ADJOURN**

*Commissioner Stephenson made the motion to adjourn at 12:45 PM. Commissioner Osteen 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.*