

REGULAR MEETING

Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
November 17, 2022 – 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
W. C. Mills, District 2, Vice Chairman
Mark Hatch, District 3
Jamie Storey, District 4, Chairman

STAFF

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/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 Mills.

APPROVAL OF COMMISSION MINUTES

Commissioner Hatch made the motion to approve Minutes from the Regular Meeting of October 20, 2022. Commissioner Mills seconded. Board approved.

Commissioner Mills made the motion to approve Minutes from the Emergency Meeting of November 07, 2022 on Sub-Tropical Storm Nicole. Commissioner Hatch seconded. Board approved.

VOUCHER APPROVAL

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

A petition by **Harvey Jordan, Jr.** requesting a **Special Exception** to be granted, as provided in Section 4.4.5 Special Exceptions (# 31) of the Dixie County Land Development Regulations to permit a welding shop located in an "A" Agricultural zoning district, in accordance with the petition dated 10/27/2022 to be located on the property described as follows: Dixie County Parcel # 35-10-13-0000-5607-0000, 117 SE 346 HWY, Old Town, FL 32680).
(Commission District 2, W.C. Mills)

Building and Zoning Official Leon Wright appeared before the Board and read the Special Exception request made by Harvey Jordan Jr. He said the owner is present. He said the owner submitted a list of residents who signed a petition that they do not object to his request.

Commissioner Mills said there is a lot of opposition.

Mr. Wright said this area includes five (5) zoning districts. He said the owner wants to have a Welding Shop.

Mr. Harvey Jordan Jr. spoke to the Board and said he purchased this property as a Welding Shop. He said he is not creating any noise and he has permits for everything he has done. He said he does employ some folks. He said he does have a forklift and electric welding machines.

Commissioner Stephenson stated that normally the person requesting the Special Exception lives on the property.

Mr. Wright said they do not have to live there.

Commissioner Mills asked if this affects the neighborhood zoning.

Mr. Wright replied no. He said this is an Agricultural District not an Environmentally Sensitive Area District. He said the road separates the two (2) districts. He said the initial complaint thought this may be in the wrong zoned area. However, after researching this it is in the correct zoned area.

Commissioner Stephenson asked how long Mr. Jordan has been doing business at this location and why Mr. Jordan is asking for a Special Exception now.

Mr. Jordan said he has been operating for five (5) years at this location.

Mr. Wright added there was no documentation on file, and they are cleaning up the records to be in compliance.

Mr. Troy and Ms. Haley spoke to the Board and said they live next-door to the Welding Shop. She said she is complaining about the overspray on her vehicles, the criminal record of an employee, the late hours of people in and out, and the employees use her driveway to enter the Welding Shop.

Mr. Jordan said they share an easement for the driveway however, he will work to satisfy his neighbors. He said he can put up a fence and something to stop the noise and overspray. He said he will address the issues with his employees.

Ms. Doretha Davere spoke to the Board and said the Welding Shop is noisy with hammering on metal and foul language from his employees.

Mr. Wright said this was an existing business prior to him purchasing it. He said they must clean up the paperwork due to the complaint.

Commissioner Mills asked Mr. Jordan how soon he can resolve these issues.

Mr. Jordan said he can resolve the issues within two (2) weeks after Thanksgiving.

Commissioner Mills made the motion to table this until the December 15, 2022 Board meeting. He said the issues need to be resolved. Commissioner Stephenson seconded. The Board Tabled.

Commissioner Hatch welcomed Mr. Daniel Wood as the new Commissioner for District 2.

RESOLUTION 2022-168

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 EXCEPTIONS (#31) OF THE DIXIE COUNTY LAND DEVELOPMENT REGULATIONS TO PERMIT A WELDING SHOP LOCATED IN AN "A" AGRICULTURAL AREA (AG) ZONING DISTRICT, IN ACCORDANCE WITH THE PETITION DATED OCTOBER 27, 2022.

Harvey Jordan Jr.

Resolution 2022-168 was tabled due to the Special Exception it supported being tabled earlier in the meeting.

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

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Kellan Bailey appeared before the Board to give them an update on the Pre-Bid meeting for 362 and 364 between Anderson Columbia and Walker Construction. He said next Tuesday they will open the bids and present at the following meeting.

He said Slack Construction is drawing up the plans for the Courthouse awning over the new entrance. He said they met with DEO on the CDBG project on 95 and 97 yesterday. He said they will follow up on the submission. He said they met with the County Manager about the 353 Hwy signs last week.

JERED LIZOTTE, LOCKLEAR AND ASSOCIATES

Mr. Lizotte was not present for this meeting.

CINDY BELLOT, LIBRARY DIRECTOR

Ms. Bellot appeared before the Board and informed them the new roof construction will be starting soon.

Ms. Bellot expressed her thanks to Commissioner Mills for his service and said she will miss him.

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 asked the Board for direction on the RV Special Exceptions.

He said for people who have an existing RV Special Exception, they can move forward with an open pole barn permit application if they want one. He said it must remain an open pole barn.

Commissioner Hatch made the motion to allow people with existing RV Special Exceptions on their property, to move forward with an open pole barn permit application, if they want one. Commissioner Mills seconded. Board approved.

Mr. Wright clarified that under the new RV Special Exception process, the Commissioners wanted to add "Road Worthy Camper," to the legal language.

Mr. Wright clarified that his staff would review the approximately 700 RV Special Exception lots and report back to the Board in April 2023 with an exact count.

Commissioner Hatch clarified that the owner is responsible and must be able to evacuate the RV from their property if there is a mandatory evacuation in effect.

Mr. Wright said he can add this information. He said the Flood Plain Ordinance requires in certain areas the RV must be on wheels and ready to go.

Commissioner Hatch instructed Mr. Wright to make sure everyone is informed and understands the steps of the process.

Mr. Wright said he will work on a document to read and sign.

Commissioner Hatch instructed this to be printed in other languages too.

Mr. Wright said they can print the forms and instructions in other languages if it's requested.

Commissioner Stephenson asked what the time limit is for staying in the camper.

Mr. Wright replied six (6) months on the property.

Commissioner Hatch clarified the Board is issuing RV Special Exceptions for recreational use only and this is not to be used as a full-time residential situation.

Mr. Wright clarified the Board's instructions to him include:

- Adding "Evacuation Ready" stipulations for the RV Special Exceptions
- Creating a Read and Sign Form for Instructions.
- Offering Forms and Instructions in Spanish.
- Adding "Road Worthy Camper" stipulations for the RV Special Exceptions.

Mr. Wright said he will be doing inspections on the RV Special Exception sites. He said when a complaint is filed that someone is living full-time in their camper, there is evidence and code enforcement violation documentation.

Commissioner Hatch stated that most of the people are going through the proper channels and processes. He said it's the few that are unpermitted.

Mr. Wright said there is a property on 289 Street with seven (7) campers on site with no power and no RV Special Exceptions on file. He said the county must go through the proper channels to get rid of this problem. He said the legal process is lengthy.

Commissioner Hatch said he would like to wait until the Board gets everything figured out for the RV Special Exceptions.

Commissioner Mills said they should allow the RV Special Exceptions that are on hold to be able to finish the process.

Leon. No change to text amendment. Working on the LDR codes will address then.

Commissioner Stephenson made the motion to allow the people in the middle of the RV Special Exception process to move forward and complete the process and for Mr. Wright to make the needed changes for the new process. Commissioner Hatch seconded. Board approved.

Mr. Ron Harris asked what happens to the RV Special Exception id he sells his property.

Commissioner Hatch replied the RV Special Exception goes with the land.

Mr. Wright spoke to the Board about the construction trend from RV's to small and tiny homes.

Mr. Wright appeared before the Board and spoke to them about the Coakley (minor) Subdivision plat. He said the Chairman will need to sign this document.

Commissioner hatch made the motion to approve the Chairman to sign the Coakley (minor) Subdivision plat. Commissioner Mills seconded. Board approved.

Mr. Wright informed the Board that they can work on stopping the storage of RV's on vacant property.

Mr. Wright expressed his thanks to Commissioner Mills for his service.

Commissioner Mills introduced his wife, Tracey and his sister, Robin who were present.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Director Brown appeared before the Board and informed them he and some of his staff will attend the Fallen Firefighters Memorial Ceremony tomorrow in Ocala.

Director Brown expressed his thanks to Commissioner Mills for his service and the help he provided to his department.

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

Mr. Pendarvis informed the Board that the Fall Grant was accepted.

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 had nothing to discuss at this time.

DUANE CANNON, COUNTY MANAGER

Asst. County Manager Paul Gainey appeared before the Board and requested their approval of several items.

Asst. Manager Gainey requested the Board's approval to execute the DEP Dixie County Airport and Prison Flood Abatement Agreement in the amount of \$600,000.00.

Commissioner Stephenson made the motion to execute the DEP Dixie County Airport and Prison Flood Abatement Agreement in the amount of \$600,000.00. Commissioner Mills seconded. Board approved.

Asst. Manager Gainey requested the Board's approval to execute the CR 340 from SR 349 to Suwannee River Bridge Supplemental Agreement in the amount of \$1,293,489.59.

Commissioner Stephenson made the motion to execute the CR 340 from SR 349 to Suwannee River Bridge Supplemental Agreement in the amount of \$1,293,489.59. Commissioner Hatch seconded. Board approved.

Asst. Manager Gainey requested the Board's approval to execute **Resolution 2022-169** in support of the Supplemental Agreement for CR 340 from SR 349 to Suwannee River Bridge in the amount of \$1,293,489.59.

Commissioner Stephenson made the motion to execute Resolution 2022-169 in support of the Supplemental Agreement for CR 340 from SR 349 to Suwannee River Bridge in the amount of \$1,293,489.59. Commissioner Hatch seconded. Board approved.

Asst. Manager Gainey requested the Board's approval to execute the Opioid Walmart Settlement form based on the County Attorney recommendation.

Commissioner Mills made the motion to execute the Opioid Walmart Settlement form based on the County Attorney recommendation. Commissioner Stephenson seconded. Board approved.

Asst. Manager Gainey requested the Board's approval to reset the amount for sealed bids of the property located at NE 238th St & NE 165th Ave, across from the ballpark. The BOCC voted on October 20, 2022, to set the minimum bid in the amount of \$75,000.00. No bids were received. The appraisal for the property was \$75,000.00.

Commissioner Stephenson made the motion to reset the amount for sealed bids of \$60,000.00 for the property located at NE 238th St & NE 165th Ave, across from the ballpark. Commissioner Mills seconded. Board approved.

Asst. Manager Gainey requested the Board's approval to advertise for sealed bids of the property located at NE 238th St & NE 165th Ave, across from the ballpark based on the amount of \$60,000.00 approved by the Board.

Commissioner Mills made the motion to advertise for sealed bids of the property located at NE 238th St & NE 165th Ave, across from the ballpark based on the amount of \$60,000.00 approved by the Board. Commissioner Stephenson seconded. Board approved.

Asst. Manager Gainey requested the Board's approval to advertise for sealed bids for two (2) Dixie County Escheated properties as presented.

- 25-10-13-4970-00E6-0130, SE 149th Ave (Gem Lands Subdivision)
- 05-09-10-0244-0004-0170, 293 SW 126 Ave (Mingo Acres)

Commissioner Mills made the motion to advertise for sealed bids for two (2) Dixie County Escheated properties as presented. Commissioner Hatch seconded. Board approved.

Asst. Manager Gainey informed everyone that CR 358 status ranked well, but not high enough to get selected. FDOT funds 6-8 new projects yearly. In 2020 CR 358 was applied for, but had 50 other applications to compete with. In 2021 it was not submitted for funding. In 2022 it was submitted, but did not rank high enough against 47 other applications.

Asst. Manager Gainey informed everyone that December 01, 2022 will be the Reorganizational Meeting of the BOCC Chairman and Vice Chairman nomination.

Asst. Manager Gainey informed everyone that new BOCC Member Committee Assignments will be required at the December 01, 2022 BOCC meeting. A list has been provided for their review.

Asst. Manager Gainey informed everyone that a list of the BOCC scheduled meeting dates for the 2023 year have been provided for their review. This will be voted on at the December 01, 2022 BOCC meeting.

Asst. Manager Gainey informed everyone that the "Swear-in" for Commissioner Jamie Storey and Commissioner elect Daniel Wood will be held on November 22, 2022, at 3:00 pm in the BOCC meeting room at the Courthouse.

Asst. Manager Gainey informed everyone that the family of Commissioner Mills will be hosting a Retirement Party across the street at the Women's Club immediately following tonight's BOCC meeting and everyone is welcome to attend.

Commissioner Mills was presented with a gift from the county commemorating his years of service.

CHANA WATSON, COUNTY ATTORNEY

Attorney Chana Watson appeared before the Board to discuss the easement across the 19-acre property in Horseshoe. She said on January 21, 2021 Mayor Talmadge Bennett and Attorney Conrad Bishop requested an easement be granted by the Board. She said that Maxwell Foods owned the property near this at the time, but has now sold to another party. She said a new easement will need to be signed for ingress and egress for utility use by the Town of Horseshoe with a reverter clause back to Dixie County. She said the Town of Horseshoe needs to access their property for the purpose of building a sewage and water treatment center.

Commissioner Stephenson said the county will still need access to their spoil site.

Commissioner Hatch asked about the responsibility of installing gates on the access road.

Attorney Watson said she will speak with Attorney Bishop about the matter.

Attorney Watson informed the Board about the 215 million-dollar Walmart Opioid Settlement. She said the deadline is tomorrow to sign the documents for the share of the funds to Dixie County. She said the county will be receiving some money from them as well as CVS, Walgreens, Jenson and others.

Attorney Watson expressed her thanks to Commissioner Mills for his service.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk Higginbotham requested the Board's direction on the Voucher Report and if they want to implement that or not.

Commissioner Stephenson reviewed the report and said this is simpler.

Chief Financial Officer Brenda Royal said they can bring the Vouchers to the meeting in case there are any questions.

Commissioner Mills said there needs to be a limit set on who is allowed to sign for purchases.

Commissioner Stephenson said he would like to see more local services and vendors used.

Clerk Higginbotham expressed her thanks to Commissioner Mills for his service and said he will be missed.

COUNTY COMMISSION ITEMS

Commissioner Hatch expressed his thanks and his respect for the way Commissioner Mills has served the county and citizens.

He wished everyone a Happy Thanksgiving.

Commissioner Stephenson expressed his thanks and admiration of Commissioner Mills and presented him with a gift. He explained to everyone that there is a lot of behind the scenes work that Commissioner Mills and the members of the Board do for the citizens and the county.

Commissioner Storey recalled when he was sworn into office four (4) years ago along-side Commissioner Mills. He said he has learned a lot from Commissioner Mills.

He requested a motion to dedicate and name the Community Center in Old Town, the W. C. Mills Community Center in recognition of his hard work.

Commissioner Stephenson made the motion to approve to name the Community Center in Old Town the W. C. Mills Community Center. Commissioner Hatch seconded. Board approved.

Commissioner Storey thanked everyone for coming to the meeting and wished everyone a Happy Thanksgiving.

Commissioner Mills spoke to everyone and said he loves Dixie County and has enjoyed serving. He said he will still be available and help the Board and the community in the future. He said Dixie County is well known and the residents are willing to help others in their time of need.

He said he appreciates the support he has received from the public.

PUBLIC COMMENTS AND CONCERNS

Ms. Mary Goodrich asked for updates on the clean out of the culverts and ditches throughout the county.

Commissioner Storey said they are working in Old Town.

Asst. Manager Gainey informed everyone the county has cleaned out and or replaced 27 culverts in the Hammock area.

Attorney Watson said the county still needs 44 more right of entries signed so the county can clean all the canals.

Commissioner Mills asked for the newly elected Commissioner of District 2, Daniel Wood to work with the Storm Water Task Force so they may continue what has been started.

Mr. Wood replied they will have his support.

Ms. Christine Pearson said she recently moved here. She said she purchased property in the Mundin Creek area and needs a new survey to clear up a discrepancy in the deed. She said she is having a problem with her neighbor, Paul Durden, because of the discrepancy. She said she can't get a surveyor to take on this job.

Representative Chuck Clemons spoke to the Board and thanked Commissioner Mills for his service to the county and the community.

Ms. Barbara Cummings asked about filling the vacancy for District 5.

Asst. Manager Gainey said the Governor will accept the resignation and post the position on their website as a vacant position. He said qualified candidates will be considered by the Governor or he will choose to have a special election or leave the seat vacant until the term is up.

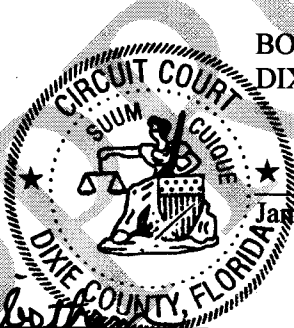
Several people in the audience expressed their thanks to Commissioner Mills for his service.

ADJOURN

Commissioner Stephenson made the motion to adjourn at 7:40 PM. Commissioner Mills seconded. Board approved.

BOARD OF COUNTY COMMISSIONERS
DIXIE COUNTY, FLORIDA

ATTEST:

 *Jani Storey*

Jani 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.