

Regular Meeting Minutes
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
May 15, 2025 – 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, Chairman
Daniel Wood, District 2
Mark Hatch, District 3, Vice Chairman
Jamie Storey, District 4,
David Osteen, District 5

STAFF

John Jenkins, County Manager
Roy Bass, Assistant County Manager
Martha McCaskill, Administrative Asst/Grant Coordinator
Chana Watson, County Attorney
Barbie Higginbotham, Clerk of Court
Brenda Royal, Chief Financial Officer
Joannie Morse, Deputy Clerk

CALL TO ORDER

The meeting was called to order by Commissioner Stephenson at 6:00 PM.

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 Hatch.

VOUCHER APPROVAL

Motion to approve the vouchers made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved.

CONSTITUTIONAL OFFICERS

Supervisor of Elections Darbi Chaires approached the Board to discuss the Suwannee Water Board Election process. She stated they are looking into changing the election from being a general election to an all mailout election and taking it off the November ballot, she said she also wanted to look at the ordinance and decide who can vote. Commissioner Hatch agreed that this should all be considered.

Mrs. Chaires stated that they are considering having the election for the water board in an odd number year so that it won't interfere with the already scheduled election years.

She said she was able to sit on the Central Florida Electric Cooperative (CFEC) Election Board this year to observe how they perform their election process. She said they do an all-mailout election.

Mrs. Chaires said if we do something similar to CFEC it would not change the process other than maybe just having the election on an odd year. She said the elections office would handle everything, they would need to determine a timeframe, would need a canvassing board, but can use the same one they have been using, would need signatures, etc.

Attorney Watson brought up some concerns that people may have about voting. She said currently all of Precinct Five (5), otherwise known as Suwannee Precinct has voting but not everyone has water. She said another concern may be that if votes are given based on a water account, is it only one vote, or if you have five (5) houses do you get five (5) votes and if married, does each person living in the home get a vote.

Mrs. Chaires stated that the current way the voting is set up is that everyone that lives in Precinct Five (5) gets to vote, the out of towners that have a water account get one vote through a signed affidavit required to be signed 29 days before the election, which is another reason she said she would like to move the date because it doesn't align with what is already taking place.

Mrs. Chaires said that CFEC gives one vote per meter.

Clerk of Court Barbie Higginbotham agreed to have one vote per meter.

Attorney Watson said there would be a hiccup with the condos in Suwannee; for instance, if someone owns 29 units, do they get that many votes.

Commissioner Stephenson said he thinks people who are getting water and sewer should have a vote.

Commissioner Hatch stated he likes the CFEC process and would like to proceed to move forward with research.

Mrs. Chaires said she would gather information and look at implementing this in the odd years.

KATRINA VANAERNAM AND SHEILA FRIERSON, DIXIE COUNTY ANTI-DRUG COALITION

Mrs. Katrina VanAernam was not present.

KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. Kay McCallister was not present.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

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

Emergency Operations Center (EOC) expansion-Construction continuing.

Fire Station 6 (Horseshoe Beach)- Submitted the waterline extension plans and draft permit application.
Sent final and civil plans to county staff for final review and approval.

Fire Station 3- Sent final building plan, civil plan and draft advertisement to Chief Brown and county staff for final review and approval.

Fire Station 2- Addition of the storage building- survey crew on site completing the field work for the survey.

Sheriffs Evidence Building- Discussed options for sink holes that have been discovered with staff and Sheriff based on funding provided and lack of getting additional funding this current year.

Recommended going ahead with Phase One (1) to advertise for the grouting and then Phase Two (2) would be to build the shell of the building and storm water pond. Then as the new session begins, we could have the legislative delegation come to the site and request additional funding for next year for internal and site build out.

Community Development Block Grant (CDBG) 95th and 97th-Worked on documents-will go back to the same width of original road to get within grant funds, remove soils and have the Road Department pull swails for drainage, remove additional lime rock, still need to remove two large trees. He said they are working on this. If they get acceptance from contractor, they can finalize it with the Department of Commerce on the grant side of things.

Commissioner Hatch asked when the work on 349 Hwy will start.

Mr. Bailey said that based on the Department of Transportation (DOT) it should be later this summer.

County Manager John Jenkins stated he spoke with Anderson Columbia, and they told him they would be finishing 82nd, then move to Chavous Road, then 351 Hwy, then 349 Hwy.

Commissioner Stephenson asked if the county could paint a speed limit sign on the roadway because people keep taking the signs down.

Mr. Bailey said yes, it is legal, and he can get the Road Department information concerning this.

JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Locklear updated the Board on several projects including:

Hal Chaires Road-Paving starts next Tuesday.

Shired Island-Got the Department of Environmental Protection (DEP) permit, still waiting on the Army Corp of Engineers.

Dredging Projects-Working on it, no update as to when to expect, Army Corp of Engineers working on it.

Commercial Fishing Dock-Sent Mr. Jenkins information on gang planks-two quotes.

Horseshoe Beach Park-Site plans are drawn, the bathroom architectural design and building plans are being drawn.

Commissioner Stephenson stated the Horseshoe Beach Commercial Dock is lying beside the road before you get to the dump in Horseshoe Beach.

New ballpark (sports complex)-They are mapping out larger potential sites, the Hudson site was too small, they are looking at 40+ acre tracks of land and will be bringing this information to the County Manager's Office this next week.

D-TRAC Equipment- CDBG Grant application couldn't be submitted by tomorrow because of the requirement for two (2) public hearings.

Cow Creek- Department of Transportation (DOT) got back with us and it's not eligible for federal funding. The only pot of money that DOT has is the old SCOP/SCRAP which is difficult to get into. He said the County could look into using a tiny piece of the BP Restore Act money in the amount of around \$50,000 if the Board wishes to do this.

Old Jail-One of the buildings on the list of historical buildings and could get funding to restore, question to restore or not. Commissioner Hatch and several other commissioners said to just let it go (tear it down) and possibly sell the property and puts some homes on it. May implement something through Suwannee River Economic Council that can help with building affordable housing on that site.

Commissioner Stephenson said he thought the County gave it to the city at one time to make a retention pond.

City Mayor Ryan Fulford stated the back half of the old jail will be a retention pond for storm water mitigation.

CINDY BELLOT, LIBRARY DIRECTOR

Mrs. Bellot stated that Jane Conners was in a vehicle accident but has since been discharged home and there is someone covering the tech center for her.

She said the library is ready for their summer programs and encouraged everyone to come see what the library has to offer.

She said on June 12th there will be a mini Highland cow at the library.

DIANN JONES, SUWANNEE WATER AND SEWER

Commissioner Hatch stated the Suwannee Water and Sewer Board is currently working hard.

Mr. Pat Miles, Suwannee Water and Sewer Board member stated the three (3) ladies that work down there at the office are working hard and he and the community are proud of what they are doing.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Mr. Fremen was not present.

TIM JOHNSON, SOLID WASTE DIRECTOR

Mr. Johnson stated there is a Roll-off attendant A.D. Mahaffee that is retiring, and they will have his retirement party at the Trail Riders Club on May 29th at around 11 AM-1PM.

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

Permit applications on the back page.

Mr. Leon Wright stated he will email the Board a copy of the policy book.

He said the book is mostly procedure, is clear, has been vetted, is compliant, and if any changes need to be made, please let him know.

Update for Steve Freeman-DEP came and did an assessment on the Old Town property with the tire situation beside the Old Town Methodist Church. He said they agreed that it is headed in the right direction, some work has been done, but it is larger than they anticipated and is on a list and should be done by the end of summer but can't say that for sure. Mr. Wright said he has DEP's email and will send it to the church next door.

He said that DEP will be coming to get the tires, which include an extreme amount of costs, and they will move forward with liens against the property and enforcement procedures to the property owners.

Mr. Wright said that provisions to help expedite these cases are written in the new code.

He also said that DEP will not get involved if less than 1500 tires are present, but there are an estimated amount of 2400 tires at this site.

Mr. Wright said they will bring the LDR's back before the Board.

Commissioner Wood stated he reached out to the pastor of the Old Town United Methodist Church next door and updated him on the situation. He also thanked Mr. Wright for his hard work on this.

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

Mr. Scott Pendarvis stated that the state has extended session to June 6th, which is cutting it close to the deadline of July 1st. He said he is not sure that the funds for Cyber Security will be renewed, but he and former county manager Paul Gainey set aside approximately \$25,000 just in case this happens. He asked for approval to use these funds if needed.

Motion made to approve the use of the funds set aside for Cyber Security in the amount of \$25,000 in case of non-renewal by the state made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

Chief Darian Brown gave some updates on ongoing projects within the county including:

Emergency Operations Center (EOC) in Cross City—they are hanging cabinets today, scheduled to be completed on June 11th.

May 29th is the EOC Pre-Hurricane Meeting at the EOC Building in Cross City from 11 AM until 1 PM; lunch will be provided.

Station 4- Been open for 15 days starting on May 1st, Rescue had 43 calls, Backup had 1 call, the engine ran 23 calls, with a total of 67 calls. The goal was to reduce the daily average from 5-6 runs daily, and it indeed has reduced the runs to an average of 4 ½ runs.

Next week is EMS (Emergency Medical Services) week and they are having their annual family day at Camp Anderson this Saturday from 11 AM until 2 PM, with lunch provided, must sign a waiver online or call Lisa.

He also told the Board that County Manager John Jenkins will present a few things for him in his section.

GAIL CARTER, INDIGENT CARE

Mrs. Carter had nothing to bring to present.

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Mrs. Holly Houghton was not present.

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Mrs. Angie Crowley had nothing to present.

JOHN JENKINS, COUNTY MANAGER

Action Items:

1. Request Board approval of the Locklear TWO for the LPA0279 DCSFM (Dixie County Flood & Stormwater Mitigation) Ph II CEI in the amount of \$15,000.00.

Motion made for approval of the Locklear TWO for the LPA0279 DCSFM (Dixie County Flood & Stormwater Mitigation) Ph II CEI in the amount of \$15,000.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

2. Request Board approval of the LSF Opioid CORE Agreement for the purchase of EMS Equipment in the amount of \$428,303.99.

Motion made for approval of the LSF Opioid CORE Agreement for the purchase of EMS Equipment in the amount of \$428,303.99 made by Commissioner Storey. Seconded by Commissioner Osteen. Board approved.

3. Request Board approval of Amendment # 1 Additional Funds for the FDOT PTGA Development of Exhibit A – Airport Property Map and Design & Construction of the Vault Upgrades at the Cross City Airport in the amount of \$2,145.00.

Motion made for approval of the Amendment # 1 Additional Funds for the FDOT PTGA Development of Exhibit A – Airport Property Map and Design & Construction of the Vault Upgrades at the Cross City Airport in the amount of \$2,145.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

4. Request Board approval of Resolution 2025-65 in support of Amendment # 1 Additional Funds for the FDOT PTGA Development of Exhibit A – Airport Property Map and Design & Construction of the Vault Upgrades at the Cross City Airport in the amount of \$2,145.00.

Motion made for approval of Resolution 2025-65 in support of Amendment # 1 Additional Funds for the FDOT PTGA Development of Exhibit A – Airport Property Map and Design & Construction of the Vault Upgrades at the Cross City Airport in the amount of \$2,145.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

5. Request Board approval to execute the DEP 22PLN32 Resilient Vulnerability Assessment Peril of Flood & Adaptation Planning Amendment # 2 for the purpose of a Time Extension to Dec 30, 2025.

Motion made for approval to execute the DEP 22PLN32 Resilient Vulnerability Assessment Peril of Flood & Adaptation Planning Amendment # 2 for the purpose of a Time Extension to Dec 30, 2025.made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

6. Request Board approval to execute Passero Associates, LLC Work Order 23-15RA for the T-Hangar Taxilane at the Airport in the amount of \$35,783.00.

Motion made for approval to execute Passero Associates, LLC Work Order 23-15RA for the T-Hangar Taxilane at the Airport in the amount of \$35,783.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

7. Request Board approval to sign the Horseshoe Beach HMGP Proposal for Dry Floodproofing First Baptist Church of Horseshoe Beach.

Motion made for approval to sign the Horseshoe Beach HMGP Proposal for Dry Floodproofing First Baptist Church of Horseshoe Beach made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

(Let Chief Garner review and sign to make sure we are within FEMA's Guidelines)

8. Request Board approval to accept the lowest quote to install a Pole Barn at the Transfer Station.

Motion made for approval to accept the lowest quote to install a Pole Barn at the Transfer Station made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.

9. Request Board approval to award the contract for the Debris Pickup for Jena, Horseshoe, and Suwannee to T.F.R. Enterprises, Inc. and begin negotiations.

Motion made for approval to award the contract for the Debris Pickup for Jena, Horseshoe, and Suwannee to T.F.R. Enterprises, Inc. and begin negotiations made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

10. Request Board approval of Resolution 2025-66 to move forward with the Capitol City Loan for Two (2) Frazier LTD Ambulances, two (2) Hamilton Ventilators, and Two (2) Stryker Auto Load Stretcher Systems in the amount of \$620,000.00 under the agreed terms stated in the resolution.

Motion made for approval of Resolution 2025-66 to move forward with the Capitol City Loan for Two (2) Frazier LTD Ambulances, two (2) Hamilton Ventilators, and Two (2) Stryker Auto Load Stretcher Systems in the amount of \$620,000.00 under the agreed terms stated in the resolution made by Hatch. Seconded by Commissioner Wood. Board approved.

11. Request Board approval of the NE 592nd Amendment # 1 for AC Contract Agreement to modify the Retainage from 10% to 5%.

Motion made for approval of the NE 592nd Amendment # 1 for AC Contract Agreement to modify the Retainage from 10% to 5% made by Osteen. Seconded by Commissioner Wood. Board approved.

12. Request Board approval to execute the Hudson Ballfield Lease Agreement between Dixie County and Suwannee River Strutters C/O William D. Cannon for the purpose of Recreational Use (Baseball Field). The tenant will prepare an annual maintenance of the field and property in lieu of payment and allow access to other individuals and organizations and maintain the playing field to ensure the field is operational for baseball use.

Motion made for approval to execute the Hudson Ballfield Lease Agreement between Dixie County and Suwannee River Strutters C/O William D. Cannon for the purpose of Recreational Use (Baseball Field). The tenant will prepare an annual maintenance of the field and property in lieu of payment and allow access to other individuals and organizations and maintain the playing field to ensure the field is operational for baseball use made by Osteen. Seconded by Commissioner Storey. Board approved.

Information Items:

1. Department of Health (DOH) Cancer Screening will be on May 24, 2025, at 8:30 am – 1:30 pm located at the DOH parking lot.
2. County offices will be closed Monday, May 26, 2025, in observance of Memorial Day.
3. Gornto Springs Park will be reopened on Friday, May 16, 2025.
4. NE 82nd paving will commence on Tuesday, May 20, 2025.
5. NW Hwy 358 (Old 19) will be closed Monday, May 16-26, 2025, for culvert replacement. Just the canal will be closed, not entire road, if anyone gets any calls regarding this.
6. The flags are half-staff for Peace Officers Day and Memorial Day.
7. The new Skid Steer was delivered on Tuesday, and the Mulching Head will be delivered tomorrow.

Mr. Jenkins said that the holes are already dug for the veteran's memorial flags to be installed beside Hwy 19 tomorrow morning at 7 AM.

CHANA WATSON, COUNTY ATTORNEY

Attorney Watson said she got some Code Enforcement money transferred to the budget.

She also said she would get with Finance Director Brenda Royal tomorrow regarding her question.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Clerk of Court Barbie Higginbotham asked if Mr. Tim Johnson could possibly move the date for the retirement party because of the date conflict. Mr. Johnson said he could look at possibly moving it to the day before and would get with Mrs. Higginbotham with the new date.

Mrs. Higginbotham said that Mrs. VanAernam was not present tonight, but the cleanup that Mrs.

VanAernam headed up down in Horseshoe Beach had a great turn-out and they got a lot accomplished.

She also spoke regarding the Department of Government Efficiency (DOGE) compliance. She said that Mrs. Brenda Royal received an email and replied answering all the questions concerning whether we were in compliance and we are in fact in compliance; however, the flyer that is going around doesn't have Dixie County listed as being in compliance and this makes the county look bad. She said she wanted to bring it to the attention of the Board to see if they want to vote on it.

Attorney Watson recommended maybe putting this in an official resolution and said some other counties are doing it this way and that might be why they are listed as compliant.

Motion made for approval to draft a resolution stating we are in compliance with DOGE made by Commissioner Storey. Seconded by Commissioner Osteen. Board approved.

COUNTY COMMISSION ITEMS

Commissioner Wood asked for the status of the installation of a new blinking light at the Old Town Elementary School. Mr. Jenkins said he would have Mr. Clayton Gray to look into it.

He wished Commissioner Storey a happy birthday.

He asked for the status of the speed limit signs on Chavous Road in Old Town. Mr. Jenkins said Mr. Danny Day went out there and was supposed to put up a 45 MPH sign in front of Mr. Chavous' house. He also asked about 327 Road and Mr. Jenkins said he will get to it on Monday.

Commissioner Hatch stated that the boat ramp at Shired Island needs to be drug out. Mr. Jenkins said he spoke to Mr. Gainey with the Road Department this morning. He also mentioned helping Mr. Robert Carter with donation of picnic tables for the All-American Veterans Non-Profit Organization.

Motion made to donate picnic tables to the All-American Veterans Non-Profit Organization by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

He also said he and Mr. Jenkins went to Suwannee to look at the docks that are still not repaired and they also need to get mowers down there to mow as well as someone to trim the palm trees before July 4th.

He said they voted in 2021 on a special assessment for Solid Waste, Fire, and Mosquito and they need to look at it and make sure the amount is sufficient because this may not be updated again for a long time. It was five (5) years the last time.

He also wished Commissioner Storey a happy birthday.

Commissioner Osteen said happy birthday to Commissioner Storey and thanked everyone for helping with the cleanup in Horseshoe.

Commissioner Storey thanked County Manager John Jenkins, Assistant County Manager Roy Bass, and Grant Coordinator Martha McCaskill for all their hard work for the county.

Commissioner Stephenson said he is glad the Gornto Springs are back open and recommended setting a rental rate on the camper spots. Commissioner Hatch said they are working on that. Mrs. Shelly Ross of the Tourism Development Council said they are working on this and have a meeting on Tuesday and will give a presentation after. Attorney Watson stated this would incorporate all the parks and that they are looking at an automated process for deposits.

Mrs. Angie Crowley informed everyone that Mr. Herbert Cannon-Attendant at Shired Island passed away.

PUBLIC COMMENTS AND CONCERNS

Mr. Robert Carter thanked the Board for help with the Veteran's Memorial.

Mayor Ryan Fulford stated that the next TOCC and BOCC Meeting is scheduled for July 15th at 5 PM. He also said there is a Memorial Day Celebration at the Cross City Cemetery on May 25th to place flags on veteran's graves and a Memorial Day parade on Memorial Day at 9 AM.

Mr. J.D. Nobles of Horseshoe Beach stated they had a great meeting this past Monday and thanked the cleanup crew for their help in Horseshoe Beach.

He also reminded the Board that the deadline for Mr. Pendarvis's letter is May 21st.

Mr. Jenkins said the temporary repairs at the point in Horseshoe Beach should be complete by Memorial Day.

Mrs. Lori Hartman informed the board that people are dumping all types of materials in the dumpsters that they are not supposed to be dumping, and the attendants are having a hard time keeping them from doing so.

Commissioner Hatch said that there are cameras, and they have had some arrested for trespassing after hours.

Mr. Johnson said that is why they are looking into having two attendants at the Pole Gap on 349 Hwy.

APPLICATIONS for SPECIAL EXCEPTIONS

20250507 A petition by **Breckenridge Catherine J** 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), in accordance with the petition dated 02/04/2025 to be located on the property as described as follows: Dixie County Parcel #24-09-13-4390-0000-0980 147 NE 835 ST, Old Town, FL 32680; 19.16 Acres.

(COMMISSION DISTRICT 1 JODY STEPHENSON)

LPA recommends approval

Motion to approve the special exception for Breckenridge Catherine made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.

20250535 A petition by **Heather Davis** 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), in accordance with the petition dated 04/16/2025 to be located on the property as described as follows: Dixie County Parcel #36-10-13-5665-0012-0030 243 SE 914 ST, Old Town, FL 32680; .22 Acres.

(COMMISSION DISTRICT 2 DANIEL WOOD)

LPA recommends denial

The applicant's husband was present (Tommy Davis) who stated he was originally going to sell the property, but has decided to keep it, and use it to take the kids down to the river and stuff.

Commissioner Wood said that he would approve the application if Mr. Davis was going to do as he said and if he finds out differently, he warned that he would have the power turned off.

Motion to approve the special exception for Heather Davis made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.

20250520 A petition by **Scott Beacham** 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), in accordance with the petition dated 04/11/2025 to be located on the property as described as follows: Dixie County Parcel #09-10-13-0000-4536-0400 304 NE 550th St, Old Town, FL 32680; 5.00 Acres. (COMMISSION DISTRICT 2 DANIEL WOOD)

LPA recommends approval

Motion to approve the special exception for Scott Beacham made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved.

20250463 A petition by **Colon Luis A Colon Edilia L** 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), in accordance with the petition dated 04/02/2025 to be located on the property as described as follows: Dixie County Parcel #13-09-13-0000-4059-1501 44 NE 789 ST, Old Town, FL 32680; 2.39 Acres. (COMMISSION DISTRICT 1 JODY STEPHENSON)

LPA recommends approval

Motion to approve the special exception for Colon Luis A Colon Edilia made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

20250512 A petition by **Thomas & Traci Carter** 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), in accordance with the petition dated 03/17/2025 to be located on the property as described as follows: Dixie County Parcel #25-09-13-4427-0000-0320 4912 NE 349 Hwy, Old Town, FL 32680; 2.30 Acres. (COMMISSION DISTRICT 1 JODY STEPHENSON)

LPA recommends denial

Motion to deny the special exception for Thomas & Traci Carter made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.

20250519 A petition by **Robert Arnold (Quest Management)** 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), in accordance with the petition dated 04/02/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2942-0000-0480 58 SE 234 ST, Old Town (Suwannee), FL 32680; .14 Acres.
(COMMISSION DISTRICT 3 MARK HATCH)

LPA recommends approval

Motion to approve the special exception for Robert Arnold (Quest Management) made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

20250502 A petition by **Kirby Roberts** 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), in accordance with the petition dated 01/28/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-3285-000G-001A 63 SE 906th Ave, Old Town (Suwannee), FL 32680; .11 Acres.
(COMMISSION DISTRICT 3 MARK HATCH)

LPA recommends approval

Motion to approve the special exception for Kirby Roberts made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

20250518 A petition by **Steven M Bark** 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), in accordance with the petition dated 02/13/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-3266-000B-0010 64 SE 892 AVE, Old Town (Suwannee), FL 32680; .11 Acres.

(COMMISSION DISTRICT 3 MARK HATCH)

LPA recommends denial

Motion to deny the special exception for Steven M Bark made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.

20250511 A petition by **Vicki Teal** 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), in accordance with the petition dated 03/26/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2994-0000-0320 87 SE 245th ST, Old Town (Suwannee), FL 32680; .12 Acres.

(COMMISSION DISTRICT 3 MARK HATCH)

LPA recommends approval

Motion to approve the special exception for Vicki Teal made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.

20250466 A petition by **Jody Stephenson** requesting a **Special Exception** to be granted, as provided in Section 4.3.5 (ESA) Special Exceptions: number (11) of the Dixie County Land Development Regulations (Other similar uses in character with the district). ICE VENDING MACHINE, in accordance with the petition dated 04/02/2025 to be located on the property as described as follows: Dixie County Parcel #16-13-12-0000-2926-0500 SE 327th St, Old Town (Suwannee), FL 32680; 10.00 Acres.

(COMMISSION DISTRICT 3 MARK HATCH)

LPA recommends approval

There were some inquiries concerning the property being wetlands, but Mr. Wright stated that the property has around 125 ft from the edge of the property to the beginning of the wetlands and there must be a 35 ft buffer for the Land Development Regulations (LDR) requirements, and Mr. Stephenson can meet that.

Motion to approve the special exception for Jody Stephenson made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved (4-0) Commissioner Stephenson abstained from voting because of conflict of interest.

APPLICATIONS FOR VARIANCES

20250503 A petition by **Scott A Johnson** requesting a variance for a Reduction of side setbacks from 10' to 3' for the construction of a boathouse. to be granted, as provided in 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE

PROCEDURES., in accordance with the petition dated 04/08/2025 to be located on the property as described as follows: Dixie County Parcel # 19-13-12-2994-0002-1680 45 SE 228 ST; .15.

(COMMISSION DISTRICT 3 MARK HATCH)

LPA recommends denial

Mr. Wright described what happened on this property and provided a survey to the Board. He said the BOCC ordered the structure removed at a previous meeting after finding out that the contractor had built the boat house without permits. Mr. Wright said that statement wasn't legal, and he wasn't present at that meeting to guide the BOCC. He said the owners wanted to build a boathouse and tried to pull an owner builder permit but couldn't because the property was in their LLC name, so they hired a contractor, Mr. Jimmy Lamb, who did the work without pulling a permit.

Mr. Wright said the owners are now applying for a variance to reduce the setbacks and assured them that they can't meet the setbacks and it being built on the neighbor's property is false, they indeed can meet the setbacks, and it is not on the neighbor's property.

Mr. Scott Johnson and wife Ren Johnson presented their case to the Board and provided a survey that proved the boat house was on their property and not the neighbor's property.

Commissioner Hatch asked about a previous issue with a fence allegedly being built on the neighbor's property.

Mr. Johnson said that the fence was there when they bought the place and they plan to put it on their property when they replace it.

Contractor Jimmy Lamb was present and said that he will take care of the fines assessed as well as move the outside walkways to the center (of the boathouse).

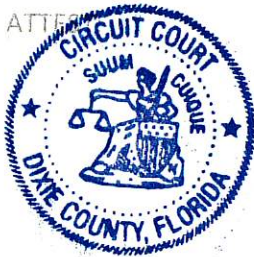
Commissioner Hatch said when the owner replaces the fence make sure he puts it on his property and move the walkways to the center.

Mrs. Paige Everett (neighbor) wanted clarification that the walkways would indeed be moved to the center and the outside edges removed as well as the fence to be placed on their property and around the tree on their side or take the trees out if needed, but not on the neighbor's property. Mr. Johnson said, yes.

Motion to approve the variance with conditions of (1. The outside walkways being removed to the center. 2. The fence being on the owner's property. 3. Contractor Jimmy Lamb pays fines assessed) for Scott A. Johnson made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved:

ADJOURN

Motion to adjourn made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved. 7:51 PM




Jody Stephenson, 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) 436-4931 (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.