

**Regular Meeting**  
**Commission Board Room**  
**Dixie County Courthouse**  
**214 NE Hwy 351, Cross City, FL 32628**  
**March 20, 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**

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  
Verna Wilson, Chief Deputy Clerk  
Brenda Royal, Chief Financial Officer  
Joannie Morse, Deputy Clerk

**CALL TO ORDER**

Commissioner Jamie Storey called the meeting to order at 6:00 PM.

**INVOCATION AND PLEDGE TO THE AMERICAN FLAG**

Commissioner Storey led the invocation and the Pledge to the American Flag.

**APPROVAL OF COMMISSION MINUTES**

2/24/2025 Town of Horseshoe Beach and BOCC Meeting

*Motion to approve the 2/24/2025 Town of Horseshoe Beach and BOCC Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.*

3/6/2025 Regular BOCC Meeting

*Motion to approve the 3/6/2025 Regular BOCC Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved*

**VOUCHER APPROVAL**

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

**CONSTITUTIONAL OFFICERS**

There were none.

**ANGELA CROFT, DIXIE COUNTY OYSTER ASSOCIATION**

Mrs. Croft was not present at the meeting.

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

Mrs. Katrina VanAernam and Mrs. Sheila Frierson have trained at the CADCA (Community Anti-Drug Coalition of America) National Coalition Institute. She presented a few different strategies for community change for the Board's review.

Some of the strategies she presented included reducing risks and enhancing protection.

She informed the Board that they have partnered with Mrs. Karen VanAernam and Cross City Restore and Renew.

She presented a printout of events that have recently occurred in Dixie County including the Toxic Roundup event.

She stated that Cross City Cleanup is April 5<sup>th</sup>, 2025, and encouraged everybody to come out.

She stated that the 14<sup>th</sup> annual daddy-daughter dance is coming up as well on April 26, 2025, at 6:00 PM.

*Commissioner Osteen made the motion for the Board to sponsor and donate \$250 to the Daddy Daughter Dance on April 26, 2025. Commissioner Storey seconded. Board approved.*

Commissioner Hatch thanked Mrs. VanAernam for everything she does.

**KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL**

Mrs. Kay McCallister was not present at the meeting.

**GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES**

Mr. Greg Bailey was not present at the meeting.

**JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES**

Mr. John Locklear had nothing to bring to the Board.

**CINDY BELLOT, LIBRARY DIRECTOR**

Mrs. Cindy Bellot was not present at the meeting.

**DIANN JONES, SUWANNEE WATER AND SEWER**

Mrs. Diann Jones was not present at the meeting.

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

Mr. Steve Fremen had nothing to bring to the Board.

**STEVE HUTCHISON, COUNTY ROAD SUPERINTENDENT**

Mr. Steve Hutchison was not present at the meeting.

**TIM JOHNSON, SOLID WASTE DIRECTOR**

Mr. Tim Johnson was not present at the meeting.

**LEON WRIGHT, BUILDING AND ZONING OFFICIAL**

See pages 7- 9 for permit applications.

Mr. Leon Wright addressed the Board and stated that the trucks are now labeled with County seals.

Mr. Wright stated that they did three (3) more days of public outreach for Elevate Florida and they had successfully signed up several more people. He stated that from Citrus County north that Dixie County is number one (1) in Elevate Florida.

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

Mr. Scott Pendarvis had nothing to bring to the Board.

**DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES**

Chief Scott Garner presented a flyer for the UF Mobile Outreach Clinic and stated that they will be doing health screenings at the Old Town Family Market on March 25, 2025, and April 22, 2025.

Chief Garner stated that on March 13, 2025, they did the bid openings for the land clearing at Fire Station Three (3) and would like to take Sanchez Sitework Inc as the lowest bid.

*Motion made by Commissioner Osteen to accept Sanchez Sitework Inc as the lowest bid for the land clearing for Fire Station Three (3). Seconded by Commissioner Storey. Board approved.*

**GAIL CARTER, INDIGENT CARE**

Mrs. Gail Carter was not present at the meeting.

**HOLLY HOUGHTON, COUNTY EXTENSION AGENT**

Mrs. Holly Houghton was not present at the meeting.

**ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR**

Mrs. Angie Crowley stated that 87 employees attended the annual health screening and that their goal was to have 97.

She stated that they need 10 more people to attend the next scheduled health screening and that the next one will be at the School Board Office from 11:00 AM to 1:00 PM.

**JOHN JENKINS, COUNTY MANAGER**

**Action Items:**

1. Request Board approval of Resolution 2025-44 to move forward with the Capitol City Loan for the Knuckle Boom Loader for Solid Waste in the amount of \$298,005.00 under the previously agreed terms.

*Motion to approve Resolution 2025-44 to move forward with the Capitol City Loan for the Knuckle Boom Loader for Solid Waste in the amount of \$298,005.00 under the previously agreed terms made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.*

2. Request Board approval to secure a loan for two (2) ambulances for EMS in the amount of \$680,000.00.

*Motion to approve to secure a loan for two (2) ambulances for EMS in the amount of \$680,000.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.*

3. Request Board approval of the possible land lease in Suwannee at Glen Dyals Park for the Post Office.

***Motion to approve the possible land lease in Suwannee at Glen Dyals Park for the Post Office made by Commissioner Storey. Seconded by Commissioner Osteen. Board approved.***

4. Request Board approval to install gates or fences on owners' property that deed easements to Dixie County for canal clean out access based on SWTF recommendation.

***Motion to approve and install gates or fences on owners' property that deed easements to Dixie County for canal clean out access based on SWTF recommendation made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.***

5. Request Board approval of the revised DCFSM LPA0279 Locklear TWO for CR 358 (Old 19) reducing it to \$22,750.00 leaving \$42,250.00 to be reallocated back to the project management fund.

***Motion to approve the revised DCFSM LPA0279 Locklear TWO for CR 358 (Old 19) reducing it to \$22,750.00 leaving \$42,250.00 to be reallocated back to the project management fund made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.***

6. Request Board approval to reallocate the DCFSM LPA0279 Locklear TWO for Old Town Residential Canal, reducing it to \$22,750.00 leaving \$42,250.00 to be reallocated back to the project management fund.

***Motion to approve to reallocate the DCFSM LPA0279 Locklear TWO for Old Town Residential Canal, reducing it to \$22,750.00 leaving \$42,250.00 to be reallocated back to the project management fund made by Commissioner Wod. Seconded by Commissioner Storey. Board approved.***

- ~~7. Request Board approval to allocate \$3,331.00 to the equipment and miscellaneous fund of the additional funding to be received for DCFSM LPA0279 grant.~~

County Manager: John Jenkins stated that they have a task work order for engineering services to redesign the Horseshoe Fire Station to be compatible with Municipal water. He stated that they proposed \$22,500.00 to change the engineering.

***Commissioner Osteen made the motion to approve changing the engineering to redesign the Horseshoe Fire Station to be compatible for Municipal water in the amount of \$22,500.00. Commissioner Storey seconded. Board approved.***

Information Items:

1. Update on cell tower at Waldo Park.

Mr. Jenkins stated that the owner asked him if he could build a guide tower system in the middle of the field and that Mr. Jenkins told him he could not.

#### **CHANA WATSON, COUNTY ATTORNEY**

Attorney Chana Watson stated that there have been a couple of cases from code enforcement that had been resolved.

She stated that she has a satisfaction ready for signature to release the lien on the property in question. Attorney Watson stated that prior to the hurricane they talked about the seawall next to the boat ramp in Horseshoe Beach and that the property owners Attorney had looked over it and the owners had signed it. She asked for the Board's signature and stated that in turn it would be giving the property owner indemnity for the next 18 months if someone falls or gets hurt so that the owner would not be held responsible.

***Commissioner Osteen made the motion to sign the document stating that the owner has indemnity for the next 18 months if someone should fall or get hurt. Commissioner Wood seconded. Board approved.***

Attorney Watson informed the Board that she received an email requesting public records for anything opioid related.

She stated that Mr. Eric Romano stated that the plaintiff's (The Board) executive committee is recommending withdraw of the motion to add pharmaceutical benefit managers.

She explained that in subdivisions where the population has less than 50,000 people should withdraw due to the expense and time of the litigation should the entity be selected as the bellwether.

She explained if the bellwether cannot produce the documents, then it would not be a good lawsuit.

She stated that any subdivision that chooses to withdraw its motion would not be permitted to participate in a global settlement with the defendant.

Attorney Watson stated that the deadline for a response was today and that she would try to get an answer.

Attorney Watson stated that if Dixie County gets selected as the bellwether, then it could be costly for the County and tie up the Legal team, Clerks office and County Manager.

The Board agreed not to withdraw and work on getting the records.

Attorney Watson stated that she had copies of the Lease Agreement in Suwannee.

She stated that she has a copy of the map and that she drafted a lease.

There is a location in Suwannee that has a vendor interested in leasing and opening a business. She stated that her recommendation is that in the first year they need to show improvement to be able to move forward in the lease so that they are not sitting with vacant property that's not being utilized.

***Motion to approve and sign the lease agreement in Suwannee made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.***

The Board discussed the lease agreement and decided to hold a workshop on Thursday April 03, 2025, at 9:00 AM before the next Board meeting at 10:00 AM.

***Commissioner Osteen made a motion to hold a workshop for lease agreements on Thursday April 03, 2025, at 9:00 AM before the next Board meeting at 10:00 AM. Commissioner Storey seconded. Board approved.***

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

Mrs. Verna Wilson attended the meeting for Mrs. Barbie Higginbotham and stated that she had nothing to bring to the Board.

### **COUNTY COMMISSION ITEMS**

Commissioner Daniel Wood asked to keep the Joslin family in your prayers and commended Chief Garner and his firefighters for keeping the fire at bay.

Commissioner Jamie Storey asked to pray for the Joslin family and clarified that that is the Flying Hawk owners and to help support them.

Commissioner David Osteen stated that he appreciated Mr. Jenkins going to the FWC (Florida Wildlife Commission) meeting and thanked him.

Commissioner Mark Hatch asked for prayers for Commissioner Jody Stephenson and the Joslin family as well.

He stated that Flying Hawk has been a staple of the community for years and that they will come back together and rebuild.

Commissioner Hatch mentioned that Governor DeSantis has established a DOGE team in the State of Florida and that he had put it in the Florida Statutes.

He stated that he wants to fix anything that they are not doing right and will not support wasteful spending. He stated he would keep the Board informed as he finds out more.

He said he is inviting Vietnam War Veterans to celebrate at the Amvets Post 22 on Saturday March 29, at 1:00 PM and encouraged everybody to come out and support the veterans.

Commissioner Hatch mentioned that at Rural County Days he and Mayor Ryan Fulford met with Liberty Partners and stated that they are helping the County and that the County is already highly ranked very early on.

### **PUBLIC COMMENTS AND CONCERNS**

Mr. JD Nobles gave an update and stated that they have a new contractor for the canal clean up in Horseshoe Beach and they are doing a phenomenal job.

## **APPLICATIONS for SPECIAL EXCEPTIONS**

### **Resolution 2025-33**

**20250262** A petition by **Jerry Orenchak** 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 02/20/2025 to be located on the property as described as follows: Dixie County Parcel #30-13-12-3285-000E-003A 12 SE 907 Ave, Old Town (Suwannee), FL 32680; .24 Acres.  
(COMMISSION DISTRICT 3 MARK HATCH)

**LPA recommends approval (4-0)**

*Commissioner Storey made the motion to approve Resolution 2025-33. Commissioner Wood seconded. Board approved.*

### **Resolution 2025-34**

**20250261** A petition by **Keni Robinson & Lisa Holloway** 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 01/22/2025 to be located on the property as described as follows: Dixie County Parcel #20-09-13-4318-0000-0130 327 NE 412 AVE, Old Town, FL 32680; 2.32 Acres.  
(COMMISSION DISTRICT 1 JODY STEPHENSON)

**LPA recommends denial (4-0)**

*Commissioner Osteen made a motion to table Resolution 2025-34 until the next Board Meeting when Commissioner Stephenson can review it. Commissioner Wood seconded. Board approved.*

### **Resolution 2025-35 (Withdrawn)**

**20250259** A petition by **Hawkins, Michael** 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 01/30/2025 to be located on the property as described as follows: Dixie County Parcel #36-08-13-0000-3914-0300 1581 NE 709 AVE, Old Town, FL 32680; 8.21 Acres.  
(COMMISSION DISTRICT 1 JODY STEPHENSON)

**LPA recommends denial (4-0)**  
**Withdrawn by applicant**

### **Resolution 2025-36**

**20250258** A petition by **JEFFERY & LAURIE KNEELAND** 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 02/18/2025 to be located on the property as described as follows: Dixie County Parcel #04-10-13-4519-0000-0160 240 NE 543RD STREET, OLD TOWN, FL 32680; 2.00 Acres.

(COMMISSION DISTRICT 2 DANIEL WOOD)

**LPA recommends approval (3-1, Colleen Dyals was a "no" vote)**

***Commissioner Wood made the motion to approve Resolution 2025-36. Commissioner Storey seconded. Board approved.***

**Resolution 2025-37**

**20250257** A petition by **Todd Hunt** 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 02/19/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2994-0002-3180 44 SE 891 AVE, Old Town (Suwannee), FL 32680; .14 Acres.

(COMMISSION DISTRICT 3 MARK HATCH)

**LPA recommends approval (4-0)**

***Commissioner Storey made the motion to approve Resolution 2025-37. Commissioner Wood seconded. Board approved.***

**Resolution 2025-38**

**20250256** A petition by **Jacob & Natalie Burleson** 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 12/10/2024 to be located on the property as described as follows: Dixie County Parcel #30-13-12-2994-0003-5610 88 SE 226th St, Old Town (Suwannee), FL 32680; .13 Acres.

(COMMISSION DISTRICT 3 MARK HATCH)

**LPA recommends approval (4-0)**

***Commissioner Storey made the motion to approve Resolution 2025-38. Commissioner Wood seconded. Board approved.***

**Resolution 2025-39**

**20250246** A petition by **OWENS DONALD KEITH OWENS TAMMY** 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 12/13/2024 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2994- 0002-1530 118 SE 884 AVE, Old Town (Suwannee), FL 32680; .20 Acres.

(COMMISSION DISTRICT 3 MARK HATCH)

**LPA recommends approval (4-0)**

***Commissioner Wood made the motion to approve Resolution 2025-39. Commissioner Osteen seconded. Board approved.***



**Resolution 2025-40**

**20250241** A petition by **Deana Harper** 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 01/28/2025 to be located on the property as described as follows: Dixie County Parcel #35-10-13-0000-5645-0000 180 SE 189 AVE, OLD TOWN, FL 32680; 1.00 Acres.  
(COMMISSION DISTRICT 2 DANIEL WOOD)

**LPA recommends approval (4-0)**

*Commissioner Wood made the motion to approve Resolution 2025-40. Commissioner Storey seconded. Board approved.*

**APPLICATIONS FOR VARIANCES**

**Resolution 2025-41**

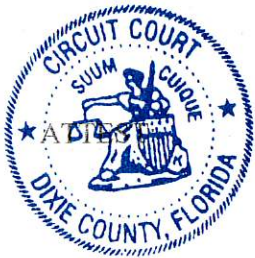
**20250254** A petition by **David Barber** requesting a **variance** for a Reduction of front setbacks from 25' to 15', side setbacks from 10' to 5', and rear setbacks from 15' to 5' for construction of a pole barn to be granted, as provided in 4.7.7 RSF/MH subparagraph (2) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES in accordance with the petition dated 1/31/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2952-000H-0040 189 SE 867 AVE Old Town (Suwannee), FL 32680; .35 Acres.  
(COMMISSION DISTRICT 3 MARK HATCH)

**LPA recommends denial (4-0)**

Mr. Wright explained that he did not need the variance, and Mr. David Barber withdrew his petition.

**ADJOURN**

*Commissioner Storey made a motion to adjourn. Commissioner Osteen seconded. Board approved.*



BOARD OF COUNTY COMMISSIONERS  
DIXIE COUNTY, FLORIDA

  
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) 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.*