

Regular Meeting Draft Minutes
Commission Board Room
Dixie County Courthouse
214 NE Hwy 351, Cross City, FL 32628
December 18, 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

Mark Hatch, District 3, Chairman
Jody Stephenson, District 1
Daniel Wood, District 2
Jamie Storey, District 4, Vice Chairman
David Osteen, District 5 (Not present)

STAFF

Martha McCaskill, Administrative Asst/Grant Coordinator
Chana Watson, County Attorney
Barbie Higginbotham, Clerk of Court
Brenda Royal, Chief Financial Officer
Christie Zander, Deputy Clerk

CALL TO ORDER

Commissioner Hatch called the meeting to order.

INVOCATION AND PLEDGE TO THE AMERICAN FLAG

Commissioner Storey led the Invocation and Commissioner Wood led the Pledge to the American Flag.

APPROVAL OF COMMISSION MINUTES

12/04/2025 Regular BOCC Minutes

Motion to approve 12/04/2025 BOCC Regular Meeting Minutes made by Commissioner Storey. Seconded by Commissioner Stephenson. Board approved.

12/04/2025 Workshop BOCC Minutes (Cost Savings)

Motion to approve 12/04/2025 BOCC Workshop Meeting Minutes made by Commissioner Stephenson. Seconded by Commissioner Storey. Board approved.

VOUCHER APPROVAL

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

CONSTITUTIONAL OFFICERS

None present

LEON WRIGHT, BUILDING AND ZONING OFFICIAL

See applications on the back page.

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

Not present

KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL

Mrs. McCallister expressed appreciation to everyone who attended and supported various local holiday events, including Christmas in the Park and Heritage on the Hill. She emphasized that local community support is very important to the people organizing and participating in these events and closed by thanking everyone.

GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES

Mr. Kellan Bailey provided the following updates:

- Fire Station #3:
 - Foundation has been poured.
 - Metal building delivery scheduled for January; erection and project work will continue after delivery.
- Fire Station #6:
 - Contractor expects to start work before the New Year.
- Horseshoe Beach Waterfront Project:
 - A pre-application meeting with the Army Corps of Engineers is being scheduled to move the project forward despite past Corps-related delays.
- CR 351 Paving:
 - Contractor is scheduled to pave between Christmas and New Year's, with the project expected to be wrapped up before the New Year.
- Other Notes:
 - There is a basket of fruit in the County Manager's office for everyone.
 - Mr. Bailey wished everyone a Merry Christmas and Happy New Year.

JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES

Mr. Locklear provided the following updates:

- Horseshoe Beach Dredging:
 - Only one homeowner authorization letter is still needed; once received, they expect to advertise for bids in January (unless something changes).
- Army Corps / Archaeological Review:
 - The Army Corps of Engineers is requiring a cultural/archaeological evaluation due to proximity to a mound.
 - They have limited the study to dry land only, excluding submerged areas, which reduced the cost, but it is still significant.
 - This cost will likely come from the grant budget, so they are trying to keep it as low as possible to preserve money for construction.
- Road Projects (CR 351 / CR 349):
 - Paving on CR 351 and CR 349 are waiting on each other / linked in scheduling.
- New Office:
 - A new office in Cross City is expected to open in January, across the street from the current location, which will reduce time spent working out of the library.

- Closing:
 - The speaker wished everyone a Merry Christmas and said he would see everyone in January.

CINDY BELLOT, LIBRARY DIRECTOR

Not present but sent a message – Please come by the library and enjoy the beautiful job the ladies did decorating for the Christmas season. If you come by during open hours stop in and see how warm and inviting it is.

Ms. Bellot thanked the Board for approving the Goal Day of December 26, 2025.

Ms. Bellot wishes Merry Christmas to all!

RAELYN BROWNELL, SUWANNEE WATER AND SEWER

- Introduction & Role
 - Raelynn Brownell introduced herself as the new General Manager at Suwannee Water & Sewer (GM since October; office manager earlier this year).
 - She is a long-time Dixie County resident.
- Goals & Licensing
 - Main goal is facility improvements.
 - The utility license is up for renewal in February, which will require updates and funding.
- Funding & Grants
 - Working with FEMA on closing out Hurricane Helene-related items to support restoration.
 - Suwannee received a State Revolving Fund (SRF) grant for drinking water of \$5,138,000.00:
 - To increase groundwater storage capacity.
 - Install generators.
 - Add/replace hydro tanks.
 - Overall goal: harden the system for natural disasters, reduce emergency measures, and protect public health.
 - Engineering services have been advertised, starting project implementation.
 - The SRF Clean Water application (sewer) was denied; they are:
 - Seeking state funding.
 - Working with John Locklear to identify other grant options, as sewer system upgrades and hardening are very costly.
- System Longevity
 - The plant is older than her time in the county; she hopes improvements will make it last well into the future.
- Training / Workshop
 - Mentioned an upcoming sewage / sewer workshop in Orlando next month, related to a new subdivision.
 - She plans to attend to gather information and suggests it may be useful for others.

STEVE FREMEN, CODE ENFORCEMENT & VETERANS SERVICE OFFICER

Not present

MICHAEL GAINY, COUNTY ROAD SUPERINTENDENT

Road / Solid Waste Items:

- The Board approved using Ware Oil, the same vendor contract previously obtained by Tim Johnson to provide free testing of oil, hydraulic fluid, and DEF, noting this is a no-cost, money-saving service for the County.

Commissioner Stephenson made the motion to approve Ware Oil for free testing of oil, hydraulic fluid, and DEF. Commissioner Storey seconded. Board approved.

- Mr. Gainey reported there are approximately 205 loads of milling from the Horseshoe Road project available; commissioners discussed using this material toward the long-planned D-TRAC walking trail.
- Mr. Gainey reminded everyone that the original Goal Day was set for Friday, December 26, 2025, but the Department does not work on Fridays and requested the Goal Day be moved to Wednesday, December 31, 2025.

Commissioner Osteen made the motion to approve December 31, 2025, as the Goal Day for the Road/ Solid Waste Department. Commissioner Wood seconded. Board approved.

COMMISSIONER JODY STEPHENSON

Commissioner Stephenson addressed the Board, stating he is frustrated and feels mistreated, alleging that County Driveway Inspector Danny Dey has repeatedly slandered his business and other local companies including Sunshine Outdoors, he said that Mr. Dey told property owners not to use them, and steered work to out-of-county providers. Commissioner Stephenson further claimed Mr. Dey told Contractor Bobby Ray Davis (Mr. Davis was in attendance and confirmed) that a new culvert and rock is required on an already approved driveway (which the Commissioner said should have been the County's responsibility), costing Mr. Davis approximately \$1,235.00 out of his own pocket, while a nearby similar driveway was allowed without a culvert. Mr. Davis confirmed that his customer was told by Mr. Dey not to use Mr. Stephenson or Sunshine Outdoors because they would "cheat" on the rock. Commissioner Hatch responded that the County has policies prohibiting employees from recommending or disparaging specific contractors and directed that any employee violating this policy will be written up or terminated; employees are not to give contractor recommendations, and the matter will be addressed administratively. Commissioner Hatch also noted that contractors should not be working on driveways that are outside County right-of-way if they are being treated as County work. Commissioner Stephenson then requested to leave the meeting, citing not feeling well.

TIM JOHNSON, SOLID WASTE DIRECTOR

Solid Waste / Landfill Report & Compactor Discussion

- DEP Inspection – Solid Waste Site (55A):
 - Mr. Johnson reported that DEP inspected the facility and it passed, with DEP noting it looked better than last year, indicating clear progress.
- Roll-off Compactor Discussion:
 - The Board discussed whether to purchase a refurbished self-contained compactor (approximately \$19,500.00) and related electrical requirements (three-phase vs. single-phase, prior inverter costs, and possibility of converting to a 110V motor so the unit can be moved among sites such as Horseshoe, Suwannee, and Jena).
 - Consensus was that compactors save money and extend container life, but the Board directed staff to:

- Meet with the Finance Director Ms. Brenda Royal and Clerk of Court Mrs. Barbie Higginbotham to confirm budget capacity; and
- Research options to convert the compactor to 110V and overall cost implications.
- Item to be brought back at the January 8, 2026 meeting with financial and technical information before any purchase decision.
- Site Conditions and Staff Recognition:
 - Mr. Johnson noted that many cans are in poor condition (approximately 60 of ~190 with bottoms failing), reinforcing the economic value of compactors.
 - Commissioners praised Road Department staff (“Mr. Gainey and Team”) and Solid Waste staff (Tim Johnson and Crew) for mowing and cleanup at the 55A site and right-of-way, stating the area looks better than it has in a long time, and recognizing Mr. Johnson as doing an excellent job, with the DEP inspection result cited as proof.
- **Action Item – Solid Waste Compactor:** Staff (Mr. Johnson and administration) to meet with Ms. Royal Brenda in finance and Clerk of Court Ms. Higginbotham to confirm budget availability and research technical options and costs (including possible conversion to 110V) for a refurbished self-contained compactor, and return to the Board with a recommendation at the January 8, 2026 meeting before any purchase is approved.

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

Mr. Pendarvis has nothing to share at this time.

DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES

EMS / Fire Department Update

- Report given recognizing a County paramedic, Mrs. Allison Stevens, who, during a recent transport, identified stroke symptoms, notified the hospital with a stroke alert, and enabled care to begin within 17 minutes of arrival; the patient is doing well, and the North Florida Regional Stroke Team and hospital management recognized Mrs. Stevens for this action.
- The Board was informed by Chief Brown that Mrs. Stevens received a statewide recognition/award from “Auburn G Y6”, a nonprofit founded by an 11-year-old in the Ocala area that supports firefighters and collects/exchanges challenge coins, Mrs. Stevens was one of four people recognized statewide.
- Chief Brown stated that the EMS leadership team will be away at state meetings next month, likely present for only one BOCC meeting, but will arrange coverage.
- Thanks were extended to John Locklear for providing chicken for the EMS/Fire Christmas party, which was well attended and well received.
- Chief Brown wished everyone a Merry Christmas and Happy New Year.

Upcoming: weekly EOC coordination meetings on Thursdays at 9:00 a.m. will now include Scott Garner, Commissioner Hatch, John Jenkins, and Roy Bass. Commissioner Hatch asked that congratulations and appreciation from the Board to be conveyed to Mrs. Stevens.

GAIL CARTER, INDIGENT CARE

Not present

HOLLY HOUGHTON, COUNTY EXTENSION AGENT

Not present

ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR

Not present

JOHN JENKINS, COUNTY MANAGER (Not present)

Assistant County Manager Roy Bass presented:

Action Items:

1. Request Board approval of Resolution 2025-123 in support of Supplemental Agreement # 8 for NE 592 St from US 19 to NE 272 Ave in the amount of \$2,399.00.

Motion to request Board approval of Resolution 2025-123 in support of Supplemental Agreement # 8 for NE 592 St from US 19 to NE 272 Ave in the amount of \$2,399.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved 5/0

2. Request Board approval to execute the VDCI Mosquito Control Agreement in the amount of \$105,322.00.

Motion to request Board approval to execute the VDCI Mosquito Control Agreement in the amount of \$105,322.00 made by Commissioner Storey. Seconded by Commissioner Osteen. Board approved 5/0

3. Request Board approval to allow MLK Celebrations at the Courthouse steps on Monday, January 19, 2026.

Motion to request Board approval to allow MLK Celebrations at the Courthouse steps on Monday, January 19, 2026, made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved 5/0

4. Request Board approval to execute the renewal of the Dixie County Behavioral Health Transportation Plan for the years 2026-2028.

Motion to request Board approval to execute the renewal of the Dixie County Behavioral Health Transportation Plan for the years 2026-2028 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved 5/0

5. Request Board approval of the renewal of the Airport Hangar Leases for T-Hangars #1 - #8, Box Hangars #1 - #3, and New Leases for T-Hangars #9 - #12.

Commissioner Hatch asked Martha McCaskill to state the rate changes:

- In discussion, Mrs. McCaskill confirmed a **\$55/month increase** in rates, with new monthly rents set at:
 - **T-hangars 1-8: \$335**
 - **BOCC box hangars 1-2: \$755**
 - **BOCC box hangar 3: \$955**
 - **T-hangars 9-12: \$365**

Motion to request Board approval for renewal of the Airport Hangar Leases for T-Hangars #1 - #8, Box Hangars #1 - #3, and New Leases for T-Hangars #9 - #12 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved 5/0

6. Request Board approval to set the dates and time for the BOCC meeting for the year 2026. In previous years they were set for the first Thursday of the month at 10:00 am and the third Thursday of the month at 6:00 pm.

Motion to request Board approval to set the dates and time for the BOCC meeting for the year 2026. In previous years they were set for the first Thursday of the month at 10:00 am and the third Thursday of the month at 6:00 pm made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved 5/0

7. Request Board approval of the Dixie County Purchasing Policy Manual as presented.

Motion to request Board approval of the Dixie County Purchasing Policy Manual as presented, original Motion was made by Commissioner Osteen. Seconded by Commissioner Wood. The Motion request was Tabled until the January 8, 2026 Meeting.

Motion to Table approval of the Dixie County Purchasing Policy Manual as presented until January 8, 2026, made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved 5/0

Information Items:

1. Reminder County Offices will be closed Wednesday, December 24, 2025, and Thursday, Dec 25, 2025, and Friday December 26, 2025, in observance of the Christmas Holiday.
2. Reminder County Offices will be closed Thursday, January 1, 2026, in observance of New Year's Day.
3. Reminder the Board of County Commissioners will meet on Thursday January 8, 2026, due to the first Thursday of January is New Year's Day.

CHANA WATSON, COUNTY ATTORNEY (Present by phone)

Attorney Conrad Bishop filled in for Ms. Watson, he had nothing to present and wished everyone a Merry Christmas and Happy New Year.

BARBIE HIGGINBOTHAM, CLERK OF COURT

Mrs. Higginbotham reported that, in response to the Board's earlier direction to file a complaint against the prior auditors, she received notice that the Department's Division of Certified Public Accounting has completed its investigation and the case has been transferred to the Department's Office of the General Counsel for a thorough legal review; cases are handled in the order received, so the process will take time but is actively underway.

BRENDA ROYAL – FINANCE REPORT

- Ms. Royal presented a financial packet summarizing current revenues and expenditures; tax collections have begun for the year.
- It was noted that EMS appears to show high spending, but those amounts are transfers from their fund into three newly established separate project accounts for:
 - Horseshoe Beach dredging
 - Suwannee dredging
 - Beach renourishment
- These project accounts are now set up in the bank system; they do not yet display on the main summary page, but forms have been submitted and they are listed with current balances in the backup materials.
- A brief discussion was held about the need to eventually replace the County's finance system; the Clerk reported that other clerks' offices are using a potential replacement system and that, while it would be a large undertaking, it remains a goal.
- The Board confirmed that advertising for the Horseshoe and Suwannee dredging projects can proceed as soon as the final signed letter/permit is in hand and possibly begin advertising without waiting on the last letter to avoid delay.
- Commissioner Stephenson expressed concern that prior storm work had gone largely to out-of-county contractors despite capable local businesses; staff noted that EOC (via Brian Lamb) is advocating in Tallahassee for greater use of local contractors and loggers and encouraged continued coordination on that effort.

COUNTY COMMISSION ITEMS

- **Commissioner Daniel Wood:**
 - Wished everyone a Merry Christmas and Happy New Year, encouraged everyone to be safe and enjoy time with family, and remarked that any day he can vote to deny a campground is a good day.
- **Commissioner Jamie Storey:**
 - Thanked all present and wished everyone a Merry Christmas and Happy New Year, again emphasizing safety during the holidays.
- **Commissioner Jody Stephenson:**
 - Apologized if he said anything out of line earlier in the meeting.
 - Stated his belief that, in the driveway matter discussed earlier, Mr. Davis should be reimbursed by the County for the cost of the culvert pipe he paid for out of pocket, as the work should not have been required on an already approved County driveway.
 - Acknowledged he was “a little bit off the chain” and reiterated his apology.
 - Clerk Barbie Higginbotham stated she did not agree with paying “someone back” for work not authorized.
 -

Commissioner Osteen:

- Commissioner Osteen thanked everyone for their hard work and persistence in helping rebuild the coastal communities, noting it takes a team and has been a long process.
- Expressed hope that by January the County will begin to see visible progress toward getting things “back the way they used to be”.
- Commissioner Osteen wished everyone a Merry Christmas and Happy New Year and encouraged people to spend time with their families and enjoy the holidays.

Commissioner/Chair Mark Hatch:

- Commissioner Hatch echoed other commissioners' thanks and appreciation, noting he likes to see a full room and is glad citizens came to observe County business firsthand.
- Commissioner Hatch encouraged the public to attend meetings in person and "hear it from the horse's mouth" rather than relying on online commentary, and to invite friends so more people stay informed.
- Commissioner Hatch noted attendees participated in the pledge and prayer and reminded everyone to "remember the season."
- Commissioner Hatch wished all a Merry Christmas, thanked the regular attendees, and then opened the floor to public comments and concerns on behalf of the Board of County Commissioners.

PUBLIC COMMENTS AND CONCERNS

Public Comment – Nikki Waits (Road to Redemption):

- Mrs. Waits thanked the Board for the opportunity to use the First District Community Building when it becomes vacant, explaining that the space will be a stable, welcoming location for recovery support meetings, reentry support, family restoration, and accountability, helping reduce jail recidivism and strengthen families and the community.
- Mrs. Waits shared her personal recovery story and emphasized that Road to Redemption exists to provide hope and a safe place for people changing their lives.
- Mrs. Waits reported that Road to Redemption, in partnership with the Cross City Seventh-day Adventist Church, has created a fund to provide Christmas for approximately 30 families, allowing peers in recovery to give back.
- Mrs. Waits announced a "Burn Your Burden" community event on New Year's Eve, 6–9 p.m., at Cross City Adventist Church, where participants symbolically release burdens from 2025 and celebrate the coming year, with food and fellowship.
- Mrs. Waits wished everyone Merry Christmas, expressed confidence that 2026 will be a great year for Dixie County, and thanked the Board for their trust, partnership, and investment in restoration efforts.

Commissioner Stephenson (re: Nikki Waits / First District Community Building):

- Commissioner Stephenson spoke in support of Road to Redemption using the First District Community Building, noting the facility was originally built to support and help the people of Dixie County.
- Commissioner Stephenson referred to his late father's long service and insight into county needs, saying his father always ensured those in greater need were taken care of.
- Commissioner Stephenson stated he could think of no better use or occupant for the building than a group actively helping county residents, and thanked Ms. Waits for the work they are doing.

Horseshoe Beach Dredging – JD Nobles / Board Action:

- JD Nobles clarified that the last required homeowner authorization letter for the Horseshoe Beach dredging project is expected to reach Roy early next week.
- The Board agreed to proceed with advertising for dredging bids prior to receiving the final letter, on motion by Commissioner Jamie Storey, second by Commissioner David Osteen, and approved unanimously.

Commissioner Storey made a motion to advertise for dredging bids for Horseshoe Beach and Suwannee. Seconded by Commissioner David Osteen. Board approved.

ADJOURN

Commissioner Storey made a motion to adjourn. Seconded by Commissioner Osteen. Board approved.

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.

APPLICATIONS for SPECIAL EXCEPTIONS

20250822 A petition by **William Talmadge** 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 09/26/2025 to be located on the property as described as follows: Dixie County Parcel #26-09-09-0045-0002-0270 84 SW 273 Ave, Steinhatchee, FL 32659; .41 Acres.

(COMMISSION DISTRICT 5 DAVID OSTEEN)

LPA Recommended Denial (4-1)

Chris McKenzie voted “No”.

Oppositions for and against mentioned by Commissioner Osteen.

Special Exception for One RV William Talmadge (Tabled from November)

- The Board reconsidered a tabled special exception request to allow one recreational vehicle on a parcel in a coastal area.
- Commissioner Osteen reported receiving two calls that day (one in favor, six–seven opposed) and initially moved to deny.
- A nearby resident spoke in support, noting:
 - The adjacent parcel is already permitted for 10 campers, with additional approved campers across the canal.
 - Existing nearby campers are well maintained, while an older house in the area is in disrepair.
 - The applicant intends to use the site as a weekend place, pay taxes, and eventually build a home, but is not yet in a financial position to construct a second house.
- Commissioner Stephenson emphasized supporting the LPA’s prior recommendation of denial, citing the work and research that board members put into their decisions.
- The applicant, William Talmadge, stated he:
 - Mr. Talmadge lives and works in Lake City,
 - Mr. Talmadge plans to use the RV mainly for vacation (approx. 5–6 times per year),
 - Mr. Talmadge does not intend to leave the RV onsite year-round due to flooding and legal limits on occupancy, and

- Mr. Talmadge hopes to build a home in the future when financially able.
- After further discussion about growth, coastal development, and attracting tax-paying residents, the initial motion to deny made by Commissioner Osteen and seconded by Commissioner Wood died for lack of votes.

Motion to approve Special Exception for William Talmadge made by Commissioner Storey. Seconded by Commissioner Wood. Board approved. (4-1) Commissioner Osteen voted to Deny

20260068 A petition by **Susan Marie Boell** requesting a Special Exception to be granted, as provided in Section 4.4.5 Special Exceptions: number (9) Campgrounds, of the Dixie County Land Development Regulations "A" AGRICULTURAL, in accordance with the petition dated 10/15/2025 to be located on the property as described as follows: Dixie County Parcel #27-09-13-4471-0000-0220 292 NE 594th St, Old Town, FL 32680; 11.28 Acres.

(COMMISSION DISTRICT 2 DANIEL WOOD)

LPA Recommended Denial (5-0) Multiple oppositions recorded, back-up provided.

Public Hearing – Special Exception for 14-Site 55+ RV Community (Susan Boell)

- Staff noted numerous call-ins in opposition; a summary sheet of objectors was provided, including an additional caller, Diane McIntyre, not on the original list.
- Commissioner Wood for the district reported not receiving any calls in support and moved to deny; motion to deny was seconded by Commissioner Storey.
- Applicant Susan Boell (owner, NE 594th Street, Old Town) requested approval for a 14-site, 55+ RV community, stating:
 - Mrs. Boell and her husband would live on-site full time and manage the park with long-term (6+ month) tenants only, vetted tenants, and strict rules.
 - The project is consistent with A-4 zoning and the Future Land Use Map (agricultural/environmentally sensitive) and meets all objective standards in the Land Development Regulations.
 - Many objections at the Planning Board were based on speculation and neighborhood opposition, which she argued are not valid legal grounds for denial.
 - Ms. Boell addressed concerns regarding traffic, visibility, and land clearing, explaining low-impact use (limit two persons per site), plans for re-planting, privacy fencing, and landscaping, and removal of certain rule language (tie-downs, tongues, porches).
- Commissioner Stephenson and others expressed concerns about:
 - Traffic and road impacts, possible need for turn lanes and grading,
 - Solid waste and service burden on the County,
 - General opposition to adding an RV park in the area.
- Supporters were asked to raise hands; only the applicant and associated party appeared in support, while 27 written opponents plus several present were noted, and opposition was confirmed by show of hands.
- Additional speakers including Brian Turk in person and Anthony Kawalchuck (via phone) asked about impact studies and stated opposition.
- The motion to deny the special exception carried (vote not verbally detailed in excerpt), and the application was denied.

Motion to deny Special Exception for Susan Marie Boell made by Commissioner Wood. Seconded by Commissioner Storey. Board approved. (5-0)

Floodplain Ordinance – Variance Procedure Amendment:

- Mr. Wright requested permission to move forward with amending the floodplain ordinance to add a variance procedure, noting it will likely be needed in the near future and asking to draft the amendment and send it to Attorney Watson for advertisement.

Motion to proceed with the draft to amend the Floodplain Ordinance to add a Variance Procedure and to advertise made by Commissioner Stephenson. Seconded by Commissioner Osteen. Board approved. (5-0)

20260045 A petition by **Daniel Smith** 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 10/15/2025 to be located on the property as described as follows: Dixie County Parcel #24-09-13-4053-0022-0040 303 NE 436 Ave, Old Town Fl 32680; .47 Acres.

(COMMISSION DISTRICT 1 JODY STEPHENSON)

LPA Recommended Approval (5-0) No opposition recorded.

Motion to approve Special Exception for Daniel Smith made by Commissioner Stephenson. Seconded by Commissioner Wood. Board approved. (5-0)

APPLICATIONS FOR VARIANCES

NA