

**Regular Meeting Minutes**  
Commission Board Room  
Dixie County Courthouse  
214 NE Hwy 351, Cross City, FL 32628  
October 02, 2025 – 10:00 AM

**The Board meetings are audio recorded. The public can hear and participate in the meeting via conference call by dialing 1(917)900-1022 and enter code 32628.**

**COMMISSIONERS**

Jody Stephenson, District 1, Chairman  
Daniel Wood, District 2  
Mark Hatch, District 3  
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  
Christie Zander, Deputy Clerk

**CALL TO ORDER**

Commissioner Jody Stephenson called the meeting to order.

**INVOCATION AND PLEDGE TO THE AMERICAN FLAG**

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

**Mrs. Brenda Royal-Presentation**

Finance Director Mrs. Brenda Royal presented the Board with a new picture for the budget book for the 2025-2026 Budget Year. She said after praying she felt God gave her the title for the book of “Beauty in Rebuilding.”

She thanked everyone for helping this year with the budget and gave a shout-out to Mr. Beau Wright for helping with the vision for the budget book.

She asked for each Commissioner, the Clerk of Court as well as all Board Members to put their fingerprint on the front cover of her copy of the budget book to represent all those who have put their fingerprint on this county.

**APPROVAL OF COMMISSION MINUTES**

09/02/2025 Emergency Budget Meeting

**Motion to approve 09/02/2025 Emergency Budget Meeting Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

09/03/2025 Budget Workshop

**Motion to approve 09/03/2025 Budget Workshop Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

09-04-2025 Tentative Budget Hearing Minutes

**Motion to approve 09-04-2025 Tentative Budget Hearing Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

09-04-2025 Working Waterfront Workshop Minutes

**Motion to approve 09-04-2025 Working Waterfront Workshop Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

09-04-2025 Regular Meeting Minutes

**Motion to approve 09-04-2025 Regular Meeting Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

09/13/2025 Continuation Tentative Budget Hearing Minutes

**Motion to approve 09/13/2025 Continuation Tentative Budget Hearing Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

09/22/2025 Public Hearing- Community Development Block Grant – Disaster Recovery

**Motion to approve 09/22/2025 Public Hearing- Community Development Block Grant Minutes made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

**VOUCHER APPROVAL**

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

**CONSTITUTIONAL OFFICERS**

None Present

**LIBERTY PARTNERS**

Mr. Adam Potts of Liberty Partners was contracted by the Commissioners for grant work and appropriations lobbying. He said they have secured 2.15 million dollars in grants, and 3.6 million dollars are pending.

He said the State of Florida lowered the budget this past session and put more in reserves, so there will be less available, so he recommended seeking good solid projects that won't be scrutinized.

Mr. Ethan Merchant with Liberty Partners spoke regarding the recommendations for four (4) priority grant projects to pursue which included:

1. Dixie county tanker purchase has approximately \$49,000 in funds left which could be used to revert and reappropriate to fully equip the tanker truck.

**Motion made to revert and reappropriate the left-over funds of \$49,000 from the tanker purchase to fully equip the tanker truck made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

2. \$289,000 left from the Old Town Fire station that the County can revert and reappropriate to move to the EOC Fire station completion.

**Motion made to revert and reappropriate the left-over funds of \$289,000 from the Old Town Fire Station to the EOC Fire Station Completion made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

3. Dixie County Sheriffs Evidence Building-recommend requesting \$1,237,500 to get to the total cost of 2.8 million dollars complete.

**Motion made to approve the request of \$1,237,500 to get to the total cost of the 2.8 million dollars for the Sheriff's Evidence Building made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.**

4. Dixie County Solid Waste improvements to Garbage Hill-they currently have an EPA (Environmental Protection Agency) Grant and recommend requesting at least \$500,000.

**Motion made to approve the request \$500,000 for Solid Waste improvements made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.**

Commissioner Hatch asked that the Tax Collector's Office be added to the list of projects because nothing has been done since the late 60's and it is needed.

#### **MARK REBLIN WITH BIG BEND WATER AUTHORITY - 2025-2026 BUDGET APPROVAL**

Mr. Mark Reblin with Big Bend Water Authority presented the 2025-2026 budget. He stated after the hurricanes everything is up and running and they are in the planning and design stages of the water-line upgrade in Jena.

**Motion to approve the Big Bend Water Authority 2025-2026 budget made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

#### **NATALIE MCKELLIPS - DIXIE, GILCHRIST, AND LEVY COUNTY DEPARTMENT OF HEALTH ADMINISTRATOR**

Health Administrator of the Dixie, Gilchrist and Levy County Department of Health, Mrs. Natalie McKellips approached the Board for approval of the renewal of the Florida Department of Health contract with the County for the 2025-2026 year along with the fee schedule. She introduced Mrs. Sherry Barker, APRN, for the new Primary Care Clinic at the FDOH that opened on May 7<sup>th</sup>.

Commissioner Stephenson asked if the FDOH in Dixie County is going to be able to continue the Septic Program or if it will be transferring to DEP (Department of Environmental Protection) and how this transition will take place. Mrs. McKellips stated that the DEP didn't get the positions they needed to transfer, so the local FDOH is going to keep the program and plan to expand staff again.

Mrs. Barker explained a little about what the Primary Care Program does and is planning to do. Mrs. McKellips said they are trying to obtain an x-ray machine from Tallahassee. She also said they are trying to house a Community Care Center for Veterans.

**Motion to approve the Florida Department of Health Contract and Fee Schedule for the 2025-2026 Fiscal year made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

### **DAVID TYLER - FDOT UPDATES**

FDOT Five-Year Work Program:

- Public Hearing: October 21, 4:30–6:30 PM (presentation at 6:00 PM)
- Location: Jacksonville Urban Office Training Facility, 2198 Edison Ave., Jacksonville, FL 32204 (in-person and virtual at [NFL.com](https://www.nfl.com))
- Program Covers: Fiscal Years 2027–2031
- Public Comment Period: June 30–November 20, 2025
- After public comments, the tentative work program will be reviewed by the Legislature and Governor and adopted by the State Secretary of Transportation on July 1, 2026.

Grant and Program Updates:

- CIGP (County Incentive Grant Program): Application period open through January 31, 2026.
- Transportation Alternatives Program (for trails and sidewalks): Open October 22, 2025 – January 22, 2026.
- SCRAP & SCOP Programs: Open October 23, 2025 – January 22, 2026. Applications can be submitted via OASIS.

Project Updates:

- Bridge replacement projects are underway at Shired Creek and California Swamp Bridge.
- Current design includes two 11-foot lanes and 2-foot shoulders, with a 10-foot-wide bridge.
- An updated resolution will be required due to design changes.

Kay McCallister, from the tourism development council asked about the bridge to Shired, will it be closed during construction, Mr. Tyler confirmed that it will be closed during construction which is slated to begin in December of 2026 and run through July of 2028.

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

Mrs. Sheila Frierson spoke on behalf of the Anti-drug coalition, she shared 3 (three) items.

- October is Red Ribbon Theme: It is a National Theme and is targeted to our youth. This year's theme is "Life is a Puzzle: Solve it Drug Free".
- Ms. Frierson provided a list of strategies they have every month to try to help the community.

- There will be a Community Town Hall Meeting, October 22, 2025, at 11:30am. The Meeting will be held at the Putnam Lodge, it is open to everyone, however for lunch headcount purposes sign-up is requested. The topic to be discussed is “On the Edge of Legal”, it covers things that are happening legislatively that could impact our communities.

**KAY MCCALLISTER, TOURISM DEVELOPMENT COUNCIL**

Mrs. Kay McCallister had some updates.

- Gornto Springs Project: The Tourist Dept. has put the Gornto Springs Reservations Page online, it is not “Live” yet it is just a place holder.
  - Thank you, Shelly (?), for coordinating the Campspot.com contract, it is ready to be signed.
  - Thank you, Scott Pendarvis, for making sure the site complies with our cyber security.
  - Asst. County Manager, Roy Bass is working on campsite measurements so they can be posted on the website.
  - Plans are in the works for the entryway and signage.
  - County Manager Jon Jenkins and Clerk of the Court Barbie Higginbotham are setting up the banking requirements.

Mrs. McCallister stated that it is our hope to have everything up and running by the first of the year.

**GREG BAILEY, NORTH FLORIDA PROFESSIONAL SERVICES**

Mr. Kellen Bailey updated the Board on ongoing projects which included:

**Fire Station No. 6 (Horseshoe) & Waterline Extension**

- Both projects were advertised last week.
- Mandatory pre-bid meeting: October 8
- Bid opening: October 28
- Projects are being advertised separately and will result in two separate contracts.

**Fire Station No. 3 (Highways 34, 349, and 351)**

- Reconstruction pre-construction meeting held last week.
- Notice to proceed has been issued.
- Contractor plans to begin work immediately—either today or early next week.

**95th & 97th Street Projects**

- Pre-construction meeting was held last week.
- Contractor plans to begin by the end of the month after completing work on Highway 351.

**Working Waterfront Project (Horseshoe Beach)**

- Field survey work is being finalized.
- Once complete and processed, design and permitting will begin soon after.

## **Grant Applications (CDBG Disaster Recovery Program)**

Two grant applications were successfully submitted:

- Commercial Pier and RC Beach Boat Ramp
- Water Main Extension (Horseshoe)

## **BP Oil Spill (RESTORE Act) Funding**

Applications prepared for:

- Two bridges (including the one discussed by Mr. O'Steen)
- Box culvert
  - Currently awaiting Board prioritization before submission.
  - Reminder: once projects are submitted, administrative reporting costs will draw from the County's BP fuel funds.
  - The County previously indicated the Working Waterfront Project would proceed first, followed by others as funding allows.

Next Steps:

- Board to determine project prioritization and timing for BP-funded submissions.
- Continue monitoring start dates for active projects (Fire Stations, 95th/97th St., Horseshoe Waterfront).

## **JOHN LOCKLEAR, LOCKLEAR AND ASSOCIATES**

Mr. John Locklear had nothing to present at this meeting.

## **CINDY BELLOT, LIBRARY DIRECTOR**

Mrs. Cindy Bellot was not present at the meeting. Commissioner Jenkins delivered a message from Mrs. Bellot:

- The sewing classes have been full and successful.
- Free fall seed packets are still available.
- Natural remedies workshop will resume this month.

## **DIANN JONES, SUWANNEE WATER AND SEWER**

Commissioner Mark Hatch stated that Suwannee was doing good.

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

DEP responded regarding the property behind Old Town Methodist Church. They plan to submit the funding package to Tallahassee by the end of next week. Once funding is approved, DEP will share their cleanup plan. Mr. Freeman noted that the process has been very slow—nearly three years so far—and he continues to email DEP every other week for updates.

## **MICHAEL GAINNEY, COUNTY ROAD SUPERINTENDENT**

Mr. Michael Gainney was not present at the meeting.

## **TIM JOHNSON, SOLID WASTE DIRECTOR**

Mr. Tim Johnson had nothing to present at this meeting.

**LEON WRIGHT, BUILDING AND ZONING OFFICIAL**

Permit applications on the back page

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

Mr. Pendarvis updated on the contract for services with Atris, which is going to be \$26,000 yearly.

He also stated that he budgeted for a second IT position in the new budget for 2025-2026 fiscal year; however, it got taken out due to financial strain, but he intended on trying to centralize IT services between all offices including the constitutional officers in order to save the county some money.

**JOHN JENKINS, COUNTY MANAGER**

Action Items:

1. Request Board approval of the contract between the State of Florida Department of Health and Dixie County in the amount of \$25,000.00.

**Motion to approve the contract between the State of Florida Department of Health and Dixie County in the amount of \$25,000.00 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.**

2. Request Board approval of the Department of Health County Fee Schedule change to include fees for primary care services.

**Motion to approve the Department of Health County Fee Schedule change to include fees for primary care services made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved.**

3. Request Board approval of Resolution 2025-110 in support of the Department of Health County Fee Schedule change.

**Motion to approve Resolution 2025-110 in support of the Department of Health County Fee Schedule change made by Commissioner Storey. Seconded by Commissioner Osteen. Board approved.**

4. Request Board approval to execute the Catastrophic Inmate Medical Insurance for FY 2025 - 2026 in the amount of \$98,803.20.

**Motion to approve to execute the Catastrophic Inmate Medical Insurance for FY 2025 - 2026 in the amount of \$98,803.20 made by Commissioner Wood. Seconded by Commissioner Storey. Board approved.**

5. Request Board approval of the FDLE JAG Grant Agreement to purchase replacement computers in the amount of \$29,869.00.

**Motion to approve the FDLE JAG Grant Agreement to purchase replacement computers in the amount of \$29,869.00 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.**

6. Request Board approval of the LSF Amendment 100 to modify the agreement language to include capitalized terms and purchase order agreement, section 4.1 “employment screening” link update.

**Motion to approve the LSF Amendment 100 to modify the agreement language to include capitalized terms and purchase order agreement, section 4.1 “employment screening” link update made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

7. Request Board approval of the SHIP down payment assistance for Lonnie Smith, Jr. in the amount of \$30,000.00.

**Motion to approve the SHIP down payment assistance for Lonnie Smith, Jr. in the amount of \$30,000.00.made by Commissioner Wood. Seconded by Commissioner Storey. Board approved.**

8. Request Board approval of the Career Source Lease agreement for one year in the amount of \$32,184.00.

**Motion to approve the Career Source Lease agreement for one year in the amount of \$32,184.00 made by Commissioner Osteen. Seconded by Commissioner Storey. Board approved.**

9. Request Board approval of the Pye Barker Fire & Safety Service Agreement for the Jail in the amount of \$3,645.00.

**Motion to approve the Pye Barker Fire & Safety Service Agreement for the Jail in the amount of \$3,645.00 made by Commissioner Osteen. Seconded by Commissioner Wood. Board approved.**

10. Request Board approval of the Supplemental Agreement # 7 for NE 592 St from US 19 to NE 272 Ave in the amount of \$25,000.00.

**Motion to approve the Supplemental Agreement # 7 for NE 592 St from US 19 to NE 272 Ave in the amount of \$25,000.00 made by Commissioner Wood. Seconded by Commissioner Storey. Board approved.**

11. Request Board approval of Resolution 2025-109 in support of Supplemental Agreement # 7 for NE 592 St from US 19 to NE 272 Ave in the amount of \$25,000.00.

**Motion to approve Resolution 2025-109 in support of Supplemental Agreement # 7 for NE 592 St from US 19 to NE 272 Ave in the amount of \$25,000.00 made by Commissioner Wood. Seconded by Commissioner Storey. Board approved.**

12. Request Board approval to execute the Notice to Proceed for Fire Station # 3 to Gray Construction Services, Inc.

**Motion to approve to execute the Notice to Proceed for Fire Station # 3 to Gray Construction Services, Inc. made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.**

13. Request Board approval for FDOT is asking permission to place a 5'x3' sign on a pole at Glen Dyals Park (21354 SE 349 Hwy, Suwannee, FL 32692). They are participating in the Statewide America 250 Road Trip highlighting points of interest in Dixie County. FDOT will install the sign.

**Motion to approve FDOT is asking permission to place a 5'x3' sign on a pole at Glen Dyals Park (21354 SE 349 Hwy, Suwannee, FL 32692). They are participating in the Statewide America 250 Road Trip highlighting points of interest in Dixie County. FDOT will install the sign made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.**

Recommendations for Committees:

Mr. Jenkins asked for these commissioners to be considered to work on these committees:

1. Commissioner Stephenson-Road Department

**Motion made to approve Commissioner Stephenson to be appointed to the Road Department Committee made by Storey. Seconded by Commissioner Wood. Board approved.**

2. Commissioner Wood-Insurance and HR (Human Resources)

**Motion made to approve Commissioner Wood to be appointed to the Insurance and Human Resources Committee made by Storey. Seconded by Commissioner Hatch. Board approved.**

3. Commissioner Hatch-Finance and EOC (Emergency Operations Center)

**Motion made to approve Commissioner Hatch to be appointed to the Finance and EOC Committee made by Storey. Seconded by Commissioner Wood. Board approved.**

4. Commissioner Story-solid waste

**Motion made to approve Commissioner Storey to be appointed to the Solid Waste Department Committee made by Hatch. Seconded by Commissioner Wood. Board approved.**

5. Commissioner Osteen-library, parks and rec

**Motion made to approve Commissioner Osteen to be appointed to the Parks and Recreation Committee made by Storey. Seconded by Commissioner Wood. Board approved.**

Additional bank accounts:

Mr. Jenkins stated he would like approval for himself and the Chairman to open additional bank accounts for certain programs such as TDC (Tourism Development Council), Hurricanes Helen, Idalia, and Debbie, as well as a separate FSA account.

**Motion made to approve the County Manager and the Chair of the BOCC to open additional bank accounts for certain programs such as TDC (Tourism Development Council), Hurricanes Helen, Idalia, and Debbie, as well as a separate FSA account made by Commissioner Storey. Seconded by Commissioner Wood. Board approved.**

Mrs. Higginbotham asked if that would be Mr. Jenkins and the Chair that will be on the bank accounts. Mr. Jenkins said, however it would normally be done. Mrs. Higginbotham said it is normally herself and the Chair. She also asked when the Board switches roles and recommended waiting until the new Chair is voted in before doing the paperwork to add them to the bank account.

Mr. Jenkins said he is working on the lease agreement for the Suwannee Post Office located at Glen Dyals Park. He said he has given a sample lease proposal to Attorney Watson and needs to get with Mr. Wright.

Information Items:

1. Reminder County offices will be closed on Monday, Oct 13, 2025, in observance of Columbus Day.
2. Reminder the NFEDP Board of Directors meeting will be on Friday, Oct 3, 2025, at 9:00 am in Live Oak located at Suwannee Bell Electric.
3. The Metal contract with WC Mills expired on 9/30/2025. What is the BOCC desire?

Mrs. Higginbotham stated that she just got a check from Mr. Mills for \$55,910.68. Commissioner Wood said he likes the way it is going with WC Mills.

Mr. Stephenson said Mr. Chandler (County Employee) passed away and he asked if we could send flowers.

Mrs. Higginbotham said the family is not having a service. Mrs. Angie Crowley said she could send flowers to the family.

Mr. Jenkins reminded everyone of the Lincoln Dinner on October 25, 2025 and said the BOCC can purchase a table for \$1,000

**Motion made to approve purchase a table in the amount of \$1,000 at the Lincoln Dinner on 10/25/2025 made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.**

Mrs. Higginbotham stated that the Clerk's Office audit was due on September the 12<sup>th</sup> and they still don't have it and there has been no response from Powell and Jones (auditor) to outreach until the last email which she read to the Board, which stated they are working to get us the report to as quickly as possible. She said Attorney Watson sent out an RFP proposal.

Commissioner Hatch recommended forwarding all the email correspondence to and from Powell and Jones to the state explaining that this is not our fault and include the paper-trail.

Mrs. Higginbotham said that Attorney Watson sent them a letter stating they have to have it in by November the 17<sup>th</sup>, demanding them meet the deadline.

Attorney Watson stated that other counties have had issues with Powell and Jones as well.

**Motion made to approve to go out to RFP made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved.**

Commissioner Hatch said he wants to report Powell and Jones.

**CHANA WATSON, COUNTY ATTORNEY**

Attorney Watson stated that Campspot is ready to go.

She also did the first reading of Ordinance 2025-07 (Noise Ordinance) today and said it was advertised and the city has advertised it as well.  
She said the second reading will be on 11/16/2025.

**DARIAN BROWN, DIRECTOR OF EMERGENCY SERVICES**

Chief Garner addressed the Board in Chief Brown's absence. He updated on the Locklear lease option on a couple of offices down at 4<sup>th</sup>. He said that he contacted the state but has heard nothing back yet, they are doing research, will get with Attorney Watson to work up the lease so they will have it going if approved.

No motion needed yet.

He also informed everyone there is a low-pressure spot around the Bahamas with the potential of moving into the Gulf.

**GAIL CARTER, INDIGENT CARE**

Mrs. Carter had nothing to present.

**HOLLY HOUGHTON, COUNTY EXTENSION AGENT**

Mrs. Houghton was not present.

**ANGIE CROWLEY, HUMAN RESOURCES ADMINISTRATOR**

Mrs. Crowley said she received a request from EOC to remove five (5) cardiac monitors and chargers from inventory as they have reached the end of their service life and have already been replaced with new units.

**Motion made to approve to remove the five (5) EOC cardiac monitors and chargers from inventory made by Commissioner Hatch. Seconded by Commissioner Osteen. Board approved.**

**BARBIE HIGGINBOTHAM, CLERK OF COURT**

Mrs. Higginbotham said she didn't have anything else at this time.

**COUNTY COMMISSION ITEMS**

Commissioner Osteen said that the Johnsons Donuts' owner's mother-in-law is doing better and they will probably be here sometime in October.

He also said Mr. Jenkins, Mr. Bass and himself attended a Truck Works meeting that went well.

Commissioner Storey-thanked Mr. Freeman.

Commissioner Stephenson-asked everyone to please keep the two (2) families in our prayers that had members pass away and thanked Mr. Burt Buzbee for stepping up on the LPA Board.

Mrs. Higginbotham said Mayor Fulford wanted her to remind everyone of the TOCC and BOCC Workshop on 10/07/2025 at 5 PM.

**PUBLIC COMMENTS AND CONCERNS**

No public comments

**ADJOURN**

**Commissioner Osteen made a motion to adjourn. Commissioner Wood seconded. 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

**20250766** A petition by Jonathan Yates (Arcola Towers) requesting a Special Exception to be granted, as provided in Section 4.4.5 subparagraph (45) of the Dixie County Land Development Regulations to permit a WIRELESS TELECOMMUNICATIONS TOWER IN AN AG (AGRICULTURE AREA ), in accordance with the petition dated 07/17/2025 to be located on the property as described as follows: Dixie County Parcel #04-10-13-0000-4517-0100 3878 NE 272ND AVE, Old Town, FL 32680; .00 Acres.(COMMISSION DISTRICT 2 DANIEL WOOD) Addressed in Commissioner Wood’s District, but the property lies in Commissioner Storey District as well. Mr. Leon said there is disclosure and clarification on that.

### **LPA recommends approval**

**Motion to approve the special exception for Jonathan Yates made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved. (4-0) Commissioner Storey didn’t vote because of a conflict of interest.**

Discussion: Mr. Jonathan Yates stated this tower is for Verizon Wireless. He explained where the tower would be located. He stated it doesn’t produce any noise, odor, lights, vibration, fumes or glare. He said they had the facility reviewed and approved by the FAA (...) with two findings which were the termination of no hazard air navigation and no air nav lighting. He said the tower will provide wireless infrastructure for the area as well as make first responders 911 access better.

### Opposition:

Neighbor Wesley Petty spoke regarding health risks such as brain tumors, cancer, memory loss, cardiovascular stress, low sperm count, impact on nervous systems and much more.

Neighbor Sandra Capio stated her concerns about health risks such as anxiety memory loss, nerve pain, fatigue, insomnia, RF exposure and other health related problems. She also said this could drop property values of visible neighboring properties from 7.6% to 9.78 %.

Neighbor and Wife of Wesley Petty, Leslie Petty said she moved here to get out of the city and expressed concerns that the tower lowers sperm count in males. She added that her current cell phone service is wonderful and that health is more important than cell phone service.

Mr. Yates stated that if someone is twenty (20) ft away they are only getting around 10%, radiation and he handed out a prepared RF Safety handout for review.

Mr. Yates stated that Verizon is a federally licensed carrier and under strict regulations from the feds and always come way inside those limits.

Jason Storey stated he is the closest property to the tower and he is for it because he thinks it will help county.

**20250758** A petition by Lawanna Gatton and Walter Champagne 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 08/12/2025 to be located on the property as described as follows: Dixie County Parcel #02-10-13-4513-000D-0070, 770 NE 250 Ave, Old Town; 5.00 Acres. (COMMISSION DISTRICT 2 DANIEL WOOD)

**LPA recommends approval**

**Motion to approve the special exception for Lawanna Gatton and Walter Champagne made by Commissioner Wood. Seconded by Commissioner Storey. Board approved. (5-0)**

**20250771** A petition by Andrew & Ann Rodgers 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 08/19/2025 to be located on the property as described as follows: Dixie County Parcel #19-13-12-2994-0000-0900 80 SE 230 St, Old Town (Suwannee), FL 32680; .17 Acres.(COMMISSION DISTRICT 3 MARK HATCH)

**LPA recommends approval**

**Motion to approve the special exception for Andrew & Ann Rodgers made by Commissioner Hatch. Seconded by Commissioner Storey. Board approved. (5-0)**

**20250772** A petition by Jimenez Maite Perez Norge A 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 07/24/2025 to be located on the property as described as follows: Dixie County Parcel #25-08-13-0000-3801-0100 10659 NE 349 Hwy, Old Town, FL 32680; 1.00 Acres. (COMMISSION DISTRICT 1 JODY STEPHENSON)

**LPA recommends denial**

**Motion to approve the special exception for Jimenez Maite Perez Norge provided there is progress in building a home within one (1) year made by Commissioner Wood. Seconded by Commissioner Hatch. Board approved. (5-0)**

The interpreter for Jimenez Maite Perez Norge stated they are currently trying to sell their property down south and work at our local Dixie County High School and need power for their RV so they can stay in it until they sell their house and move here permanently. It was agreed upon by the applicants to start building a house within a year.

**20250672** A petition by John Santerfeit 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 06/16/2025 to be located on the property as described as follows: Dixie County Parcel #16-13-12-2927-0000-1880 280 SE 326 St, Old Town; .33 Acres.

(COMMISSION DISTRICT 3 MARK HATCH) - PREVIOUSLY DENIED

It was brought to the attention of the Board that the owner spoke with Commissioner Hatch and has expressed he is not selling the property.

**Motion to approve the special exception for John Santerfeit made by Commissioner Hatch. Seconded by Commissioner Wood. Board approved. (5-0)**

**APPLICATION FOR VARIANCES**

**20250773** A petition by LARRY & URSULA WILLIAMS requesting a variance for a reduction of set back from 25' to 20' on the West side and reduction from 25' to 10' on the East side for the construction of a pole barn, to be granted, as provided in 4.3.7 ESA subparagraph (1) of the Dixie County Land Development Regulations in accordance with section 12.3 VARIANCE PROCEDURES., in accordance with the petition dated 08/05/2025 to be located on the property as described as follows: Dixie County Parcel # 11-11-13-6674-0001-0310 26 SE 297 AVE; .50.  
(COMMISSION DISTRICT 2 DANIEL WOOD)

**LPA recommends approval**

**Motion to approve the variance for Larry & Ursula Williams made by Commissioner Wood. Seconded by Commissioner Osteen. Board approved. (5-0)**