



**AGENDA**  
*Regular Meeting – April 26, 2023 – 6:00 PM*  
*Courthouse Annex*

**Open Meetings are Held at the Courthouse Annex, located at 229 SW Pinckney St., Room 107**  
**Public Participation is also Provided Online via GoToMeeting.**  
**Please visit: <https://global.gotomeeting.com/join/265220797> or call using the information below**  
**Phone Number (Toll Free): 1-877-309-2073    Access Code: 265-220-797**

**CALL TO ORDER**

**PROCLAMATIONS AND RECOGNITIONS**

1. Presentation of Proclamation for National Public Safety Telecommunicators Week
2. Presentation of Proclamation for National Animal Control Officer Week
3. Proclamation Recognizing and Honoring International Firefighter’s Day

**CONSTITUTIONAL OFFICERS REPORTS**

**COUNTY ATTORNEY REPORT**

**COUNTY MANAGER REPORT**

**MADISON COUNTY DEVELOPMENT COUNCIL (MCDC) REPORT AND PRESENTATION**

**ADOPTION OF THE AGENDA**

**APPROVAL OF THE MINUTES**

1. Regular Meeting April 12, 2023
2. Workshop April 6, 2023
3. Workshop April 19, 2023

**PUBLIC HEARINGS**

1. CPA 22-05 – Final Reading for Enactment of Ordinance for Approval for Amendment to the Land Development Regulations by Adding Solar Facilities as an Allowable Use in Agriculture-1 and Agriculture-2 Land Use Districts Contingent Upon the Adoption of CPA 22-04.

**PETITIONS FROM THE PUBLIC – FIVE (5) MINUTE LIMIT**

## **CONSENT AGENDA**

1. Checks Written for Prior Period
2. Budget Amendment Request for Special Assessment – Fire to Allocate Prior Year Balances
3. Resolution 2023-04-26; Revising the Language to the 2023 - 2026 SHIP Local Housing Assistance Plan

## **UNFINISHED BUSINESS**

1. .

## **PUBLIC WORKS DEPARTMENT**

1. Discussion Regarding Drainage Ditch on SE Farm Road – Mr. Lonnie Thigpen.

## **NEW BUSINESS**

1. Discussion Regarding Performance of Chair of the Planning and Zoning Board During the April 6<sup>th</sup> Meeting.
2. Approval of Deeds for Successful Bidders of Surplus Property from GovDeals Auctions.
3. Review with Possible Approval of Agreement and Expenditures for Madison County Fire Rescue Community Paramedicine Grant – Chief Clayton.
4. Consideration of Proposal from Retail Strategies for Retail Recruitment Services – Ms. Sarah Beth Stewart and Mr. Doug Brown.

## **COMMISSIONER CLOSING COMMENTS**

## **ADJOURNMENT**

# **PROCLAMATION**

## **DECLARING MAY 4, 2023 AS INTERNATIONAL FIREFIGHTERS DAY**

WHEREAS, firefighters dedicate their lives to the protection of life and property and risk the ultimate sacrifice of a firefighter's life; and

WHEREAS, International Firefighters Day is an opportunity to recognize and honor the sacrifices that firefighters make to ensure that our communities are as safe as possible, and a day in which current and past firefighters can be thanked for their contributions; and

WHEREAS, we show our support and appreciation to the firefighters, both professional and volunteer, countywide who continue to protect us throughout the year; and

WHEREAS, on International Firefighters Day, we recognize firefighters for their extraordinary commitment, exceptional bravery and for their selfless service; and

WHEREAS, we especially recognize the professional and volunteer firefighters of Madison County for their continued service to the citizens and their courageous efforts in keeping our community safe during the COVID-19 pandemic.

NOW, THEREFORE, BE IT RESOLVED the Madison County Board of Commissioners does hereby proclaim May 4, 2023 as International Firefighters Day and we encourage the community to pay tribute to the many firefighters working in Madison County for the vital public service they provide.

**BOARD OF COUNTY COMMISSIONERS  
OF MADISON COUNTY, FLORIDA**

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**Hon. Brian Williams, Chairman**

**ATTEST:** \_\_\_\_\_  
**Hon. Billy Washington,**  
**Clerk of the Circuit Court**

**TO: Madison County Board of County Commissioners**

**FROM: Doug Brown, MCDC Executive Director**

**DATE: April 26, 2023**

**RE: MCDC Executive Director Update**

- **Duke Energy / Retail Strategies Grant Applications**

Several entities (County, MCDC, Chamber, and City) are working to coordinate efforts related to applying for two grants from Duke Energy. The two grants address 'retail recruitment' and 'downtown strategies', both of which are services offered by Retail Strategies. The 'retail recruitment' service seeks to identify, contact, and recruit retail companies to the county, especially along the major transportation corridors. The price tag for the 'retail recruitment' platform is \$40,000. The Duke Energy grant maximum is \$25,000. Therefore, another \$15,000 will need to be identified and secured to engage Retail Strategies for the 'retail recruitment' package. The 'downtown strategies' platform assists towns with efforts to develop and revitalize downtown areas. A \$25,000 commitment is necessary to engage Retail Strategies for the 'downtown strategies' platform work. Award of a Duke Energy grant would cover the entirety of the expense. It is possible, even probable, that two grants of \$25,000 each can be awarded to different applicants from a single county.

- **MCDC Website Live on May 1, 2023**

The MCDC website overhaul is virtually complete. The work with Marketing Alliance to develop a new MCDC logo and website has been very rewarding. The website provides many features that will allow the MCDC to be much more professional and competitive in its efforts to recruit business and industry to Madison County. The link to the site is [makeitmadisonfl.com](http://makeitmadisonfl.com). My new email address will be [dbrown@makeitmadisonfl.com](mailto:dbrown@makeitmadisonfl.com)

- **Mock Site Visit Being Planned**

In addition to the website overhaul, Marketing Alliance CEO David Petr is working with the MCDC to develop a marketing plan aimed very specifically at increasing site visits by representatives from targeted industries. A mock site visit is in the works to assist in MCDC response preparation. The mock site visit will be conducted as if it was a 'live' visit from a site selector(s). Feedback will be provided and discussed following the mock visit.

- **EFI 'Responding to RFIs' Webinar Attendance**  
 On April 11th, Sherilyn Pickels and I participated in a workshop sponsored by EFI and conducted by Site Selection Group. The extremely informative webinar provided excellent insights into how to effectively respond to requests for information submitted by site selectors working with businesses and industries. **As a result of the webinar, County Manager Pickels and I believe it would be very beneficial to conduct a workshop focused solely on economic development. City/communities, county, Chamber, TDC, and other personnel should be involved to ensure a coordinated approach to economic development efforts.**
  
- **MCDC Strategic Planning Continues**  
 The MCDC continues to work on strategic goals and objectives under the guidance of Jeff Hendry with the NFEDP. An important goal of the MCDC is to increase funding from sources other than the county. The funding and support received from the county is vital and deeply appreciative. Additional funding sources will facilitate activities aimed at making the MCDC a much more active and effective organization. Strategic planning will continue at the May 2nd MCDC meeting.
  
- **Continued Attendance at City and County Commission Meeting**  
 I attended the regular meetings of the Madison City Commission on April 11th and the Madison County Board of County Commissioners April 12th.
  
- **Electric Vehicle Charging Stations**  
 County Manager Sherilyn Pickels and I participated in a telephone call with Liberty Partners late Friday afternoon (April 21st) regarding application for grants to potentially fund EV charging station installation in locations throughout the county. I will have more to report at the meeting.
  
- **Bi-Weekly Meetings with Grant Partners**  
 I continue to participate in bi-weekly meetings with County Manager Sherilyn Pickels and the grant firms with whom the county has contracts for writing and managing grants. Our next conference call meeting is scheduled for Monday, April 17th.
  
- **Rural Legislative Days on April 25th and 26th in Tallahassee**

I attended the Rural Legislative Days activities yesterday evening and today. The reception was held last evening and the event in the Capitol courtyard was held from 10:00 to 1:00 today. I will have more to report regarding the event.

- **Need for County Property 'Pricing and Incentive Matrix'**

**I will make a presentation to the BOCC this evening regarding the matrix and factors that should be considered in its development.**

I recommend that the Board of County Commissioners charge the MCDC with the task of developing a 'Pricing and Incentive Matrix' to be utilized in determining prices of property and assignment of incentives for county-owned property. The matrix would provide initial information to share with site selection prospects. The information would expedite site selection activities and indicate to site selectors that our economic development efforts are professional. Of course, the matrix would provide only a guide and would not be binding. The BOCC would maintain the flexibility to make adjustments to the matrix depending on the unique nature of each project.

**BOARD OF COUNTY COMMISSIONERS**

**MADISON COUNTY, FLORIDA**

**COURTHOUSE ANNEX**

**MINUTES OF THE REGULAR MEETING**

**WEDNESDAY, APRIL 12, 2023**

**9:00 A.M.**

The Board of County Commissioners of Madison County Florida met this day in regular session. Members of the public were allowed to view this meeting, listen to this meeting and were given a reasonable opportunity to present comments to the Board by telephone and through the video/teleconferencing system "Go-To-Meeting".

The Chair called the meeting to order at 9:00 a.m. and conducted roll call. The members of the Board attended the meeting as follows:

<u>District</u>	<u>Office</u>	<u>Name</u>	<u>How Attended</u>	<u>Portion Attended</u>
1		Alston Kelley	In Person	All
2		Donnie Waldrep	In Person	All
3		Ronnie Moore	In Person	All
4		Alfred Martin	In Person	All
5	Chairman	Brian Williams	In Person	All

County Constitutional Officers attended the meeting as follows:

<u>Position</u>	<u>Name</u>	<u>How Attended</u>	<u>Portion Attended</u>
Clerk of Court	Billy Washington	In Person	All
Sheriff	David Harper	In Person	All

County staff attended the meeting as follows:

<u>Position</u>	<u>Name</u>	<u>How Attended</u>	<u>Portion Attended</u>
County Manager	Sherilyn Pickels	In Person	All
County Attorney	George T. Reeves	In Person	All
Executive Assistant	Kechia Robinson	In Person	All
Fire/Rescue Chief	Allen Clayton	In Person	All
Road Dept. Director	Lonnie Thigen	In Person	All

**Adoption of Agenda:**

A request was made to add two proclamations for approval one for National Public Safety Telecommunicators Week and the other for National Animal Control Officers Appreciation Week, New Business #5 – Discussion Regarding Updated Software for Fire/Rescue, and to remove Consent Agenda #3 – Approval of Deeds for Successful Bidders of Surplus Property from GovDeals Auctions. A motion was made and seconded to adopt the agenda as amended. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley	X		X			
2	Waldrep			X			
3	Moore			X			
4	Martin		X	X			
5	Williams			X			

**Constitutional Officers Reports:**

- Sheriff Harper thanked the Board for their support of his staff through the two proclamations added to the agenda. He explained that he would like to see these proclamations presented at the next regular meeting due to it being an evening meeting. Staffing concerns make it easier for his employees to be present at evening meetings.

**Proclamations and Recognitions:**

1. Proclamation Recognizing National Public Safety Telecommunicators Week. A motion was made and seconded to approve the proclamation. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley		X	X			
2	Waldrep			X			
3	Moore			X			
4	Martin	X		X			
5	Williams			X			

2. Proclamation Recognizing National Animal Control Officers Appreciation Week. A motion was made and seconded to approve the proclamation. Upon vote of



the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley			X			
2	Waldrep		X	X			
3	Moore			X			
4	Martin	X		X			
5	Williams			X			

**County Attorney Report:**

- The Board will have a joint meeting with the Madison City Commission on May 3<sup>rd</sup> to discuss the old landfill site and the new administrative consent order.
- The Board will have a joint meeting with the Madison County School Board on April 19<sup>th</sup> to discuss potential changes to the county’s voting districts.

**County Manager Report:**

- The Board will have a joint meeting with the Madison City Commission on May 3<sup>rd</sup> to discuss the old landfill site and the new administrative consent order.
- The Board will have a joint meeting with the Madison County School Board on April 19<sup>th</sup> to discuss potential changes to the county’s voting districts.
- The Solid Waste Department will have a truck in the Down Home Days parade on April 22<sup>nd</sup>, if any Commissioners would like to ride along.
- The Solid Waste Department will also be participating in the annual Ecology Day at North Florida College on April 14<sup>th</sup>.
- Next week participants will be signing contracts for the CDBG Housing Rehab grant.

**Madison County Development Council (MCDC) Report:**

- Will be attending the upcoming Duke Energy retail strategies meeting and will be pursuing grant funding to engage retail strategies for attracting retail to Madison County.
- Investigating possibility of placing EV charging stations in Madison County through grant funding.

**Approval of Minutes:**

A motion was made and seconded to approve the minutes of the regular meeting held March 22, 2023. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley	X		X			
2	Waldrep			X			
3	Moore			X			
4	Martin		X	X			
5	Williams			X			

**Public Hearings #1: CPA 22-05: First Reading for Approval for Amendment to the Land Development Regulations by Adding Solar Facilities as an Allowable Use in Agriculture-1 and Agriculture-2 Land Use Districts Contingent Upon Adoption of CPA 22-04:**

The County Manager explained that this proposed amendment would change the Land Development Regulations pursuant to a comprehensive plan change that had already been approved. The Chairman opened the meeting for public comment. There was no public comment nor comment from the Board members.

**Public Hearings #2: CPA 23-01; Small Scale Land Use Amendment Application from Vivian Welch Searcy Milton to Change Parcel 00-00-00-4671-000-000 from Commercial to Residential:**

After explanation concerning the location of the property, the Chairman opened the meeting for public comment. There being no public comment, a motion was made and seconded to approve CPA 23-01. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley	X		X			
2	Waldrep			X			
3	Moore			X			
4	Martin		X	X			
5	Williams			X			

**Petitions From The Public:**

Tommy Jonas presented a follow-up from his concerns from the previous meeting concerning SE Farm Road.

**Consent Agenda:**

Items on the Consent Agenda were as follows:

1. Checks Written for the Prior Period
2. Approval of Agreement with Twin Rivers Soccer Club for Placement of Building at Recreation Park.

A motion was made and seconded to approve the Consent Agenda Items. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley		X	X			
2	Waldrep			X			
3	Moore	X		X			
4	Martin			X			
5	Williams			X			

**Unfinished Business #1 – Discussion Regarding Springhead Creek Loop Road Closure:**

The County Manager explained the process regarding the closure of the portion of Springhead Creek Loop Road. Included in the Board’s packet were copies of the certified mailing delivery returns. These certified mailings were to possible interested/affected parties involved in the closure of this road. The County Manager noted that the petitioner regarding this matter did sign for one of these letters.

**New Business #1 – Discussion Regarding Grant for Timber Harvesting Program in Madison County:**

Matt Webb and Theresa Starling explained that they were looking for support from the Board to pursue a grant to start a timber harvesting certification/training program in Madison County. They explained that with this grant, there would have to be a partnership with a training center such as North Florida College or Big Bend Technical Center. After explanation and discussion regarding a grant funded position or contract to oversee the program, a motion was made and seconded to follow through with and support this grant request. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley			X			
2	Waldrep	X		X			
3	Moore			X			
4	Martin		X	X			
5	Williams			X			

By consensus it was agreed that the Board would issue a letter of support.

**New Business #2 – Review with Possible Approval of Extension of Agreement with Jones Edmunds for Engineering Services:**

A motion was made and seconded to approve the extension of the agreement. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley		X	X			
2	Waldrep			X			
3	Moore			X			
4	Martin	X		X			
5	Williams			X			

**New Business #3 – Discussion Regarding Landscaping and Buffer Requirements for Solar Facilities:**

Commissioner Williams expressed his desire to have the Board reexamine and possibly change the buffer requirements for solar facilities. He said that he really wanted to have a conversation at a future meeting concerning these and wanted to give the other Board members time to study the issue. This will be placed on the agenda for a future meeting.

**New Business #4 – Discussion Regarding Increasing Repairs to \$16,000 and Allow for Mobile Home Purchases through the SHIP Program:**

Matt Pearson from the Suwannee River Economic Council gave a presentation concerning the Local Housing Assistance Program. He stated that due to inflationary pressures, he would recommend the Board consider an increase to the amount that can be utilized through the SHIP program for repairs. He felt that an increase from \$10,000 to \$16,000 would be reasonable. He also indicated that neighboring counties had opened SHIP funds to mobile home purchases. He also recommended the Board consider this also. After discussion, it was agreed that a resolution would be brought forward at a future meeting to address these changes.

**New Business #5 – Discussion Regarding Updating Software For Fire/Rescue:**

The Fire/Rescue Chief presented a quote from ESO. This quote was for software for a cost of \$23,665.45. He stated that this amount would be billed monthly through the EMS collections for the first year. The second year costs would be \$17,820.00. A motion was made and seconded to approve the quote. Upon vote of the Board, the motion carried. The motion was made, seconded and voted on by the Commissioners as follows:

District	Commissioner	Motion	Second	Yea	Nay	Not Present	Recused
1	Kelley	X		X			
2	Waldrep			X			
3	Moore			X			
4	Martin		X	X			
5	Williams			X			

**Commissioner Comments:**

Commissioner Kelley would like for the Board to review the present make-up of the Planning and Zoning Board and have a discussion regarding this to the next regular meeting agenda.

There being no further business, the Chair adjourned the meeting at 10:33 a.m.

Board of County Commissioners  
Madison County, Florida

By: \_\_\_\_\_  
Brian Williams,  
Chair

ATTEST:

\_\_\_\_\_  
William D. Washington,  
Clerk to the Board of County Commissioners

**BOARD OF COUNTY COMMISSIONERS**

**MADISON COUNTY, FLORIDA**

**COURTHOUSE ANNEX**

**MINUTES OF THE WORKSHOP MEETING**

**THURSDAY, APRIL 6, 2023**

**6:00 P.M.**

The Board of County Commissioners of Madison County Florida met this day in a workshop session. Members of the public were allowed to view this meeting, listen to this meeting and were given a reasonable opportunity to present comments to the Board by telephone and through the video/teleconferencing system "Go-To-Meeting".

The Chair called the meeting to order at 6:00 p.m. and conducted roll call. The members of the Board attended the meeting as follows:

<u>District</u>	<u>Office</u>	<u>Name</u>	<u>How Attended</u>	<u>Portion Attended</u>
1		Alston Kelley	In Person	All
2		Donnie Waldrep	In Person	All
3		Ronnie Moore	In Person	All
4		Alfred Martin	Not Present	None
5	Chairman	Brian Williams	In Person	All

Others in attendance were as follows:

County Manager Sherilyn Pickels, County Attorney George T. Reeves, Clerk of Court Billy Washington, and Building Inspector Tony Sessions.

**Workshop Item #1 – Discussion Regarding Regulations to Govern RV Campers in Madison County:**

After the opening of this workshop, Commissioners present expressed their concerns and concerns they had received about the siting of recreational vehicles in the county. These included how temporary siting of RVs would be handled versus permanent sites, whether density based on zoning or land use would be considered, and whether parcels could be permitted in some way. The County Attorney suggested treating the RVs as the County would a frame-built dwelling. Members of the public present made various suggestions including the requirement of a well, septic tank and power for RVs, requiring tie-downs, and limits on the amount of time an RV could remain at one location. After much discussion about these concerns and suggestions, the Board directed the County Attorney to draft a proposed Ordinance for siting RVs

which would treat these dwellings similar to frame built dwellings. The proposed Ordinance would require placement of RVs to following the density requirements already established in the land development code.

There being no further business, the Chair adjourned the meeting at 7:01 p.m.

Board of County Commissioners  
Madison County, Florida

By: \_\_\_\_\_  
Brian Williams,  
Chair

ATTEST:

\_\_\_\_\_  
William D. Washington,  
Clerk to the Board of County Commissioners

**BOARD OF COUNTY COMMISSIONERS**

**MADISON COUNTY, FLORIDA**

**COURTHOUSE ANNEX**

**MINUTES OF THE WORKSHOP MEETING**

**WEDNESDAY, APRIL 19, 2023**

**6:00 P.M.**

The Board of County Commissioners of Madison County Florida met this day in a joint workshop session with the Madison County School Board. Members of the public were allowed to view this meeting, listen to this meeting and were given a reasonable opportunity to present comments to the Board by telephone and through the video/teleconferencing system “Go-To-Meeting”.

The Chair called the meeting to order at 6:00 p.m. and conducted roll call. The members of the Board attended the meeting as follows:

<u>District</u>	<u>Office</u>	<u>Name</u>	<u>How Attended</u>	<u>Portion Attended</u>
1		Alston Kelley	In Person	All
2		Donnie Waldrep	In Person	All
3		Ronnie Moore	In Person	All
4		Alfred Martin	Not Present	None
5	Chairman	Brian Williams	In Person	All

Others in attendance were as follows:

Members of the Madison County School Board: Carol Gibson, VeEtta Hagan, Frankie Carroll, Devin Thompson, and Katie Knight, the County Manager Sherilyn Pickels, County Attorney George T. Reeves, Clerk of Court Billy Washington and Supervisor of Elections Heath Driggers.

**Workshop Item #1 – Redistricting of Voting District within the County:**

The County Attorney spoke about the redistricting process, making note that this is for voting districts only. School attendance zones will not be affected by the redistricting.

Mr. Kurt Spitzer of KSA Government Consultants, presented several options for the Boards to consider.

Following the presentation, the public was given the opportunity to speak regarding the options presented. A question and answer period ensued, with Mr.



Spitzer and Mr. Reeves taking questions from both the public and members of the Boards.

Mr. Nick Warren from the American Civil Liberties Union (ACLU) representing the National Association for the Advancement of Colored People (NAACP), expressed the position of his client. After their examination of the proposed options, they believe option 3.1 most closely aligned with their interests while meeting the requirements of the law and governing consent orders.

Jointly, the Boards reached a consensus on continuing forward with option 3.1. A second public meeting will be held jointly between the two boards on May 31, 2023 at 6:00 p.m., location to be determined.

Both boards wish to have the issue resolved by their first meetings in July 2023.

There being no further business, the Chair adjourned the meeting at 7:09 p.m.

Board of County Commissioners  
Madison County, Florida

By: \_\_\_\_\_  
Brian Williams,  
Chair

ATTEST:

\_\_\_\_\_  
William D. Washington,  
Clerk to the Board of County Commissioners

ORDINANCE NO. LDC 2023- \_\_\_\_\_

AN ORDINANCE OF MADISON COUNTY, FLORIDA, AMENDING THE TEXT OF THE LAND DEVELOPMENT CODE OF MADISON COUNTY, AS AMENDED; PURSUANT TO AN APPLICATION, LDC 22-05, BY FLORIDA POWER AND LIGHT COMPANY, PROVIDING AN AMENDMENT TO THE LAND DEVELOPMENT CODE BY AMENDING SECTIONS 4.3-2.I., 4.4.A., AND B., AND ADDING SECTION 4.6-14 TO ADD SOLAR FACILITIES AND ASSOCIATED AND RELATED FACILITIES AS AN ALLOWABLE USE IN AGRICULTURE-1 AND AGRICULTURE-2 LAND USE DISTRICTS AND TO ADD SECTION 4.6-14 SOLAR FACILITIES PER SECTION 163.3205, FLORIDA STATUTES, AS AMENDED. PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 163.3202, Florida Statutes, as amended, mandates the Board of County Commissioners of Madison County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and enforce land development regulations consistent with its Comprehensive Plan; and

WHEREAS, pursuant to this statute the Board of County Commissioners adopted the Land Development Code, Ordinance 2015-216, as amended from time to time; and

WHEREAS, an application for an amendment, as described below, has been filed with the County; and

WHEREAS, the Board of County Commissioners held a public hearing, with public notice having been provided, pursuant to the procedures established in Sections 125.66, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during the public hearing; and

WHEREAS, the Board of County Commissioners has determined and found said application for amendments, as described below, to be consistent with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for amendments, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MADISON COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, LDC 22-05, by Florida Power and Light, a portion of Sections 4.3 entitled Uses Allowed in Land Use Districts, Section 4.4

entitled Land Use District Requirements and Section 4.6 entitled Special Land Development Requirements, are hereby amended to read, as follows:

**Section 4.3 Uses Allowed in Land Use Districts**

**Section 4.3–1 Generally**

This Section defines and prescribes the specific uses allowed within each land use district described in the Madison County Comprehensive Plan and this Code.

**Section 4.3–2 Types of Uses**

**I. Agricultural**

Agricultural uses include activities within land areas that are predominantly used for the cultivation of crops and livestock including:

1. Cropland
2. Pastureland
3. Orchards
4. Vineyards
5. Nurseries
6. Ornamental horticulture areas
7. Groves
8. Confined feeding operations
9. Specialty farms
10. Aquaculture areas
11. Silviculture areas
12. Residential use, where allowed by land use district requirements

**13. Solar facilities and associated and related facilities**

**Section 4.4 Land Use District Requirements**

**A. Agriculture 1**

1. Purpose and Intent

These areas are predominantly in agricultural or silvicultural use. Residential development is allowed only at a very low density.

2. Allowable uses

- (a) Agricultural
- (b) Residential, subject to the density standards in the code
- (c) Institutional, excluding residential care facilities and nursing homes
- (d) Outdoor Recreational.
- (e) Agriculture Commercial
- (f) Home Occupation (see also Section 2.4), subject to review and approval by the Development Review Committee
- (g) **Solar facilities and associated and related facilities**
- (h) Special Exception Uses: (See also Section 4.6-4)
  - (1) Mining and Borrow Pits intended for use exceeding 60 days
  - (2) Residential care facilities and nursing homes
  - (3) Prison/Correctional facilities
  - (4) Public Service/Utility
  - (5) Public
  - (6) Flea Markets
  - (7) Recreational Vehicle Parks
  - (8) Livestock auction facilities
  - (9) Vehicle Repair exceeding 8 vehicles at a time

3. Residential Density

The density of residential development shall not exceed one (1) unit per forty (40) acres. Additional density standards for Agriculture 1 and Agriculture 2 categories are further outlined in Section 4.6-12.

4. Intensity

For non-residential uses, the intensity of development shall not exceed 0.5 Floor Area Ratio and impervious surface coverage should not exceed thirty-five (35%) percent.

**B. Agriculture 2**

1. Purpose and Intent

These areas are predominantly in agricultural or silvicultural use.

2. Allowable Uses

- (a) Agricultural
- (b) Residential, subject to the density standards in the code
- (c) Institutional, excluding residential care facilities and nursing homes
- (d) Outdoor Recreational
- (e) Agriculture Commercial
- (f) Home Occupation (see also Section 2.4), subject to review and approval by the Development Review Committee
- (g) **Solar facilities and associated and related facilities**
- (h) Special Exception Uses: (See also Section 4.6-4)
  - (1) Mining and Borrow Pits intended for use exceeding 60 days
  - (2) Residential care facilities and nursing homes
  - (3) Prison/Correctional facilities
  - (4) Public Service/Utility
  - (5) Public
  - (6) Flea Market
  - (7) Recreational Vehicle Park
  - (8) Livestock auction facilities
  - (9) Vehicle repair exceeding 8 vehicles at a time

**Section 4.6-14 Solar Facilities**

**A. Definition: For the purpose of this chapter, the term “solar facility” means a production facility for electric power which:**

- 1. **Uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite.**
- 2. **Consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components.**

3. May include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

**B. A solar facility shall be an allowable use in all agricultural land use districts and must comply with the setback and buffer standards for other allowable uses in the agricultural land use district, unless noted otherwise in this section as follows:**

1. Setbacks: Except for security fencing, project signs, and access paths, all other structures or equipment shall be located no less than 20 feet from the property line when abutting agricultural land use district.
2. Buffers and Landscape Standards:
  - a. Except for required landscaping abutting residential uses solar facilities shall be exempt from all other landscape requirements as described in Section 4.6-6 of this chapter.
  - b. Required vegetated buffers shall be at least 10 feet wide and six feet in height when adjacent to residential uses and shall be comprise entirely of existing natural vegetation including native shrubs and grasses if such vegetation is of sufficient height and density. If the existing natural vegetation is not sufficient to meet this requirement, then supplemental native shrubs may be utilized to meet this requirement. Supplemental plantings shall be of a size and type to ensure the height and density requirement is met within thirty (30) months of the date of the first planting. This requirement can be waived or reduced by consent of the abutting landowner or at the discretion of the Planning Official.
  - c. Buffers shall not be required between abutting solar facilities.
  - d. A natural vegetative buffer shall be provided between wetlands and adjacent upland activities with a minimum width of 15 ft. and an average width of 25 ft. abutting those wetlands.
3. Height: The following maximum height provisions shall apply:
  - a. Security fencing: 8 feet
  - b. Solar panels or modules: 15 feet
  - c. There are no maximum height provisions for transmission lines, substations, and collector yards.
4. The area of the solar panels and the transmission lines shall be

**considered open space for purposes of calculating FAR and minimum impervious coverage.**

5. **Solar facilities are subject to all applicable regional, state, and federal requirements and more specifically as follows:**
  - a. **Impacts to the wetlands may be allowed to the extent permitted by state, regional, and federal agencies, provided impacts are offset by mitigation consistent with said agencies.**
  - b. **Solar facilities shall be allowed in floodplains if authorized in an Environmental Resource Permit from the Florida Department of Environmental Protection or Suwannee River Water Management District and all construction is consistent with the requirements of Chapter 44 of the Code of Federal Regulations as well as the Madison County floodplain management regulations.**
  - c. **State or federally listed plant and animal species shall be protected pursuant to the requirements and recommendations of the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.**

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session, with a quorum present and voting, by the Board of County Commissioners this 26<sup>th</sup> day of April 2023.

Attest:

BOARD OF COUNTY COMMISSIONERS  
OF MADISON COUNTY, FLORIDA

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William Washington, County Clerk

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Brian Williams, Chairman



**County of Madison Office Clerk**  
**A/P Distribution By Fund for BOCC from 4/06/2023 to 4/20/2023**

Vendor	Invoice Date	Invoice	Activity Date	Description	A/P Owed	Ck Date	Check Ref	Check Amount
<b>010-General</b>								
<b>General Revenue Fund</b>								
ANDY EASTON & ASSOCIATES	4/10/2023	#10	4/11/2023	CONTRACT#	5,000.00	4/12/2023	0019050	5,000.00
Apalachee Center, Inc.	3/07/2023	03072023	4/14/2023	MARCH '23	1,500.00	4/19/2023	0019130	1,500.00
Davis, Schnitker, Reeves,	3/08/2023	03082023	4/11/2023	PROFESSIONAL SERVICES	1,534.50	4/12/2023	0019057	1,534.50
Davis, Schnitker, Reeves,	3/08/2023	03082023	4/11/2023	ITT	90.00	4/12/2023	0019057	90.00
Davis, Schnitker, Reeves,	3/08/2023	03082023	4/11/2023	REDISTRICTING	47.25	4/12/2023	0019057	47.25
David Sykes	4/06/2023	04042023	4/06/2023	WORKSHOP	228.92	4/12/2023	0019056	228.92
David Sykes	4/06/2023	04042023	4/06/2023	WORKSHOP	228.92	4/12/2023	0019056	228.92
David Sykes	4/06/2023	04042023	4/06/2023	WORKSHOP	228.92	4/12/2023	0019056	228.92
Davis, Schnitker, Reeves,	4/11/2023	04112023	4/14/2023	PROFESSIONAL SERVICES	405.00	4/19/2023	0019134	405.00
Davis, Schnitker, Reeves,	4/13/2023	04132023	4/14/2023	ITT DOCS	146.25	4/19/2023	0019134	146.25
Clerk of Circuit Court	4/14/2023	04142023	4/14/2023	TAX DEED 14-750	433.70	4/19/2023	0019132	433.70
Ace Hardware of Madison	2/27/2023	053799/1	4/17/2023	CUST 858357	259.90	4/19/2023	0019128	259.90
Ace Hardware of Madison	3/07/2023	054038/1	4/17/2023	CUST 858357	742.00	4/19/2023	0019128	742.00
Ace Hardware of Madison	3/16/2023	054243/1	4/17/2023	CUST 858357	479.40	4/19/2023	0019128	479.40
Ace Hardware of Madison	3/27/2023	054460/1	4/17/2023	CUST 858357	439.99	4/19/2023	0019128	439.99
Ace Hardware of Madison	4/11/2023	054804/1	4/17/2023	CUST 85857	191.96	4/19/2023	0019128	191.96
Ace Hardware of Madison	4/12/2023	054829/1	4/14/2023	CUST 858351	35.17	4/19/2023	0019128	35.17
Ace Hardware of Madison	4/12/2023	054848/1	4/13/2023	CUST 858130	194.54	4/19/2023	0019128	194.54
Ace Hardware of Madison	4/13/2023	054867/1	4/17/2023	CUST 858357	14.58	4/19/2023	0019128	14.58
Cherry Lake Utilities	4/04/2023	100-1180-00	4/06/2023	ACT 100-1180-00	56.68	4/12/2023	0019054	56.68
GOVERNMENT SERVICES GROUP, INC.	4/11/2023	16521	4/11/2023	cont #G1934-001.01	1,550.00	4/19/2023	0019136	1,550.00
Studstill Lumber Co., Inc	4/03/2023	2304-153971	4/17/2023	ACT 2-423	64.95	4/19/2023	0019145	64.95
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	BOCC, CODE, VET, REC	937.50	4/19/2023	0019139	937.50
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	BOCC, CODE, VET, REC	937.50	4/19/2023	0019139	937.50
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	BOCC, CODE, VET, REC	937.50	4/19/2023	0019139	937.50
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	BOCC, CODE, VET, REC	937.50	4/19/2023	0019139	937.50
TK ELEVATOR CORPORATION	4/01/2023	3007157020	4/17/2023	cust 110104	948.68	4/19/2023	0019146	948.68
Greene Publishing, Inc.	3/22/2023	30098	4/12/2023	PUBLIC HRG	158.74	4/19/2023	0019137	158.74
Quill Corp.	3/24/2023	3579898	4/12/2023	ACT 5361839	29.74	4/19/2023	0019142	29.74
Tallahassee Cleaning Solutions	3/22/2023	4235	4/06/2023	MARCH '23	3,345.00	4/12/2023	0019062	3,345.00
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	582.00	4/12/2023	0019053	582.00
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	582.00	4/12/2023	0019053	582.00
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	582.00	4/12/2023	0019053	582.00
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	582.00	4/12/2023	0019053	582.00
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	582.00	4/12/2023	0019053	582.00
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	582.00	4/12/2023	0019053	582.00
Inspired Technologies, In	3/31/2023	432-2023	4/11/2023	BOCC	937.50	4/12/2023	0019060	937.50
Inspired Technologies, In	3/31/2023	432-2023	4/11/2023	BOCC	937.50	4/12/2023	0019060	937.50
Inspired Technologies, In	3/31/2023	432-2023	4/11/2023	BOCC	937.50	4/12/2023	0019060	937.50
Inspired Technologies, In	3/31/2023	432-2023	4/11/2023	BOCC	937.50	4/12/2023	0019060	937.50

**County of Madison Office Clerk**  
**A/P Distribution By Fund for BOCC from 4/06/2023 to 4/20/2023**

Vendor	Invoice Date	Invoice	Activity Date	Description	A/P Owed	Ck Date	Check Ref	Check Amount
Sonitrol, Inc.	4/06/2023	480258	4/14/2023	CUST R1M602934	50.00	4/19/2023	0019144	50.00
Duke Energy	3/29/2023	5056	4/06/2023	ACT 9100 8604 5056	30.79	4/12/2023	0019058	30.79
CenturyLink, ***	4/08/2023	636439908	4/08/2023	acct# 89868644	283.84	4/19/2023	0019131	283.84
Greenville Fertilizer Co.	3/02/2023	65017	4/17/2023	CUST MADICBCC	830.00	4/19/2023	0019138	830.00
Greenville Fertilizer Co.	4/05/2023	65355	4/17/2023	CUST MADICBCC	419.38	4/19/2023	0019138	419.38
Greenville Fertilizer Co.	4/12/2023	65435	4/17/2023	CUST MADICBCC	222.16	4/19/2023	0019138	222.16
Georgia-Florida Burglar	4/01/2023	665346	4/11/2023	CSID 1112579	90.00	4/12/2023	0019059	90.00
Apalachee Center, Inc.	4/05/2023	672306	4/11/2023	MARCH '23	4,655.00	4/12/2023	0019051	4,655.00
Children's Home Society	3/30/2023	7-2023	4/11/2023	MADISON	250.00	4/12/2023	0019055	250.00
Madison Auto & Tractor	4/13/2023	727-65331	4/13/2023	#49000-MC Mosq. Ctl	86.96	4/19/2023	0019140	86.96
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	319.00	4/19/2023	0019129	319.00
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	319.00	4/19/2023	0019129	319.00
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	319.00	4/19/2023	0019129	319.00
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	319.00	4/19/2023	0019129	319.00
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	319.00	4/19/2023	0019129	319.00
Children's Home Society	3/30/2023	8-2023	4/11/2023	MADISON	500.00	4/12/2023	0019055	500.00
United Refrigeration Inc	4/03/2023	89544387-00	4/11/2023	CUST 11413260	2,982.94	4/12/2023	0019063	2,982.94
United Refrigeration Inc	4/06/2023	89671190-00	4/14/2023	CUST 11413260	158.90	4/19/2023	0019147	158.90
CenturyLink, ***	4/10/2023	929-2296	4/17/2023	ACT 311499336	71.56	4/19/2023	0019131	71.56
CenturyLink, ***	3/25/2023	973-1386	4/06/2023	ACT 311375312	118.82	4/12/2023	0019052	118.82
CenturyLink, ***	4/01/2023	973-4138	4/11/2023	ACT 311667185	356.08	4/12/2023	0019052	356.08
CenturyLink, ***	3/25/2023	973-4640	4/06/2023	ACT 312125650	233.54	4/12/2023	0019052	233.54
CenturyLink, ***	4/01/2023	973-6702	4/11/2023	ACT 312252304	63.06	4/12/2023	0019052	63.06
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
RJ Young Company, Inc.	4/04/2023	INV6263352	4/14/2023	ACT 14890121	124.28	4/19/2023	0019143	124.28
Property Appraiser	4/14/2023	KJ041323	4/14/2023	ADJUSTING JOURNAL ENTRY JE #47	567.00	4/19/2023	0019141	567.00
CRYSTAL	4/11/2023	P04793	4/17/2023	ACT MADISO12	217.80	4/19/2023	0019133	217.80
<b>013-SWCD</b>								
Verizon Wireless - TX	3/23/2023	9930859625	4/11/2023	ACT 542074995-00001	87.46	4/12/2023	0019064	87.46
<b>015-State Crt Fac</b>								
TK ELEVATOR CORPORATION	4/01/2023	3007056667	4/17/2023	CUST 110104	936.27	4/19/2023	0019149	936.27
CenturyLink, ***	4/01/2023	973-1257	4/11/2023	ACT 311208013	63.06	4/12/2023	0019065	63.06
CenturyLink, ***	4/01/2023	973-2975	4/11/2023	ACT 311498860	63.88	4/12/2023	0019065	63.88
CenturyLink, ***	4/01/2023	973-3061	4/11/2023	ACT 31215625	107.86	4/12/2023	0019065	107.86
<b>017-Building Dept</b>								
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	BUILDING	242.50	4/19/2023	0019150	242.50
Quill Corp.	3/24/2023	31556772	4/14/2023	ACT 3138797	78.84	4/19/2023	0019151	78.84
Quill Corp.	3/24/2023	31604179	4/14/2023	ACT 3138797	23.79	4/19/2023	0019151	23.79
CenturyLink, ***	3/21/2023	425196629	4/11/2023	ACT 425196629	79.36	4/12/2023	0019067	79.36

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Vendor	Invoice Date	Invoice	Activity Date	Description	A/P Owed	Ck Date	Check Ref	Check Amount
Inspired Technologies, In	3/31/2023	432-2023	4/10/2023	BUILDING	242.50	4/12/2023	0019069	242.50
CenturyLink, ***	3/25/2023	973-6727	4/06/2023	ACT 311455603	34.09	4/12/2023	0019066	34.09
CenturyLink, ***	4/02/2023	973-6727	4/11/2023	ACT 320494718	68.88	4/12/2023	0019066	68.88
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
<b>018-\$65 Court</b>								
<b>\$65 Court Costs</b>								
Comcast	4/14/2023	8535 10 205	4/06/2023	ACT 8535 10 205 0035865	121.40	4/12/2023	0019070	121.40
Three Rivers Legal	4/03/2023	MAD2023-01	4/11/2023	01/0/23TO 3/31/2023	1,469.39	4/12/2023	0019071	1,469.39
<b>019-Emergency</b>								
<b>Emergency Management</b>								
Renata Keeling	4/10/2023	04102023	4/10/2023	HURRICANE CONFERENCE	191.00	4/12/2023	0019078	191.00
Leigh Basford	4/10/2023	04102023	4/06/2023	HURRICANE CONFERENCE	191.00			
Leigh Basford	4/10/2023	04102023	4/06/2023	HURRICANE CONFERENCE	191.00			
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	EOC	390.00	4/19/2023	0019154	390.00
CenturyLink, ***	4/01/2023	311165930	4/11/2023	ACT 311165930	149.74	4/12/2023	0019072	149.74
GreatAmerica Financial Svcs.	3/24/2023	33706377	4/11/2023	AGREEMENT	116.06	4/12/2023	0019075	116.06
SKYBASE COMMUNICATIONS	3/01/2023	34838	4/11/2023	EMERGENCY MANAGEMENT	158.00	4/12/2023	0019079	158.00
Inspired Technologies, In	3/31/2023	432-2023	4/10/2023	EOC	390.00	4/12/2023	0019077	390.00
CenturyLink, ***	4/02/2023	472313187	4/11/2023	ACT 472313187	461.61	4/12/2023	0019073	461.61
Cintas	4/11/2023	5153314864	4/11/2023	CUST 20833026	49.45	4/12/2023	0019074	49.45
Hamrick Pest Control	4/10/2023	59918	4/11/2023	ACT 338	46.00	4/12/2023	0019076	46.00
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	56.00	4/19/2023	0019152	56.00
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
<b>020-Co.</b>								
<b>Co. Transportation Trust</b>								
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	ROAD DEPT	282.50	4/19/2023	0019157	282.50
Deere Credit, Inc	3/29/2023	2763979	4/10/2023	ROAD DEPT	29,599.10	4/12/2023	0019083	29,599.10
Inspired Technologies, In	2/28/2023	301-2023	4/17/2023	ROAD DEPT	282.50	4/19/2023	0019158	282.50
Duke Energy	3/29/2023	3143	4/11/2023	ACT 9100 8608 3143	30.79	4/12/2023	0019084	30.79
Duke Energy	3/29/2023	3367	4/11/2023	ACT 9100 8608 3367	23.36	4/12/2023	0019084	23.36
Duke Energy	3/31/2023	3713	4/11/2023	ACT 9100 8608 3713	22.01	4/12/2023	0019084	22.01
Duke Energy	3/31/2023	3862	4/11/2023	ACT 9100 8608 3862	20.18	4/12/2023	0019084	20.18
Duke Energy	3/29/2023	4219	4/11/2023	ACT 9100 8608 4219	24.05	4/12/2023	0019084	24.05
Inspired Technologies, In	3/31/2023	432-2023	4/10/2023	ROAD DEPT	282.50	4/12/2023	0019087	282.50
Blue Rok, Inc.	4/03/2023	4921	4/10/2023	ROAD DEPT	5,258.43	4/12/2023	0019081	5,258.43
Duke Energy	3/30/2023	5244	4/11/2023	ACT 9100 8608 5244	14.48	4/12/2023	0019084	14.48
Duke Energy	3/29/2023	5434	4/11/2023	ACT 9100 8608 5434	17.50	4/12/2023	0019084	17.50
Hamrick Pest Control	4/10/2023	55919	4/10/2023	ACT 273	28.00	4/12/2023	0019086	28.00
Duke Energy	4/14/2023	5866	4/17/2023	ACT 9100 8604 5866	16.58	4/19/2023	0019156	16.58
Duke Energy	4/04/2023	6437	4/11/2023	ACT 9100 8604 6437	12.88	4/12/2023	0019084	12.88
Duke Energy	3/29/2023	6635	4/11/2023	ACT 9100 8604 6635	12.67	4/12/2023	0019084	12.67
Duke Energy	3/29/2023	6667	4/11/2023	ACT 9100 8608 6667	19.97	4/12/2023	0019084	19.97
Airport Clinic, Inc.	4/14/2023	744567	4/14/2023	SCREENING	56.00	4/19/2023	0019155	56.00

**County of Madison Office Clerk**  
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Vendor	Invoice Date	Invoice	Activity Date	Description	A/P Owed	Ck Date	Check Ref	Check Amount
Airport Clinic, Inc.	2/23/2023	745796	4/06/2023	SCREENING	22.50	4/12/2023	0019080	22.50
Airport Clinic, Inc.	2/23/2023	745798	4/11/2023	SCREENING	301.50	4/12/2023	0019080	301.50
Lawson Products, Inc.	3/04/2023	9310403993	4/10/2023	CUST 10203023	2.10	4/12/2023	0019088	2.10
Lawson Products, Inc.	3/24/2023	9310462806	4/10/2023	CUST 10203023	5.07	4/12/2023	0019088	5.07
CenturyLink, ***	4/01/2023	973-2156	4/11/2023	ACT 3119631243	233.30	4/12/2023	0019082	233.30
CenturyLink, ***	4/02/2023	973-3908	4/11/2023	ACT 30293233	83.51	4/12/2023	0019082	83.51
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
FL State Disbursement Unit	4/17/2023	G. Stephens	4/17/2023	cs# 2001137679	174.24	4/17/2023	0019123	174.24
<b>034-Radio</b>	<b>Radio Communication Prgrm</b>							
Tri-County Elect. Coop.	4/13/2023	4507001	4/14/2023	ACT 4507001	329.84	4/19/2023	0019160	329.84
Sheriff of Madison Co.	4/05/2023	923	4/11/2023	RADIO TOWER	1,388.07	4/12/2023	0019091	1,388.07
Sheriff of Madison Co.	4/17/2023	929	4/17/2023	TOWER MAINTENANCE	1,735.00	4/19/2023	0019159	1,735.00
<b>040-S/A Solid</b>	<b>S/A Solid Waste Landfill</b>							
JUSTIN HAMILTON	3/29/2023	03292023	4/06/2023	REFUND	559.15	4/12/2023	0019098	559.15
Aucilla Area Solid Waste	3/31/2023	03312023	4/11/2023	MARCH '23	31,193.40	4/12/2023	0019093	31,193.40
Aucilla Area Solid Waste	3/31/2023	03312023	4/11/2023	MARCH '23	31,193.40	4/12/2023	0019093	31,193.40
Cherry Lake Utilities	4/04/2023	100-0380-00	4/06/2023	ACT 100-0380-00	40.00	4/12/2023	0019095	40.00
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	SOLID WASTE	227.50	4/19/2023	0019163	227.50
SINGLETARY TRUCKING & HAULING CO. INC	4/10/2023	33784	4/11/2023	SOLID WASTE	750.00	4/12/2023	0019100	750.00
Inspired Technologies, In	3/31/2023	432-2023	4/10/2023	SOLID WASTE	227.50	4/12/2023	0019097	227.50
GOBLE SAW SHOP, INC	3/02/2023	54018	4/06/2023	SOLID WASTE	39.97	4/12/2023	0019096	39.97
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	238.00	4/19/2023	0019161	238.00
Airport Clinic, Inc.	2/23/2023	745798	4/11/2023	SCREENING	106.00	4/12/2023	0019092	106.00
CenturyLink, ***	4/10/2023	929-2007	4/17/2023	ACT 311959283	64.06	4/19/2023	0019162	64.06
CenturyLink, ***	4/10/2023	929-7517	4/17/2023	ACT 311623504	84.05	4/19/2023	0019162	84.05
CenturyLink, ***	3/25/2023	948-1744	4/06/2023	ACT 312292316	55.98	4/12/2023	0019094	55.98
CenturyLink, ***	3/25/2023	948-2095	4/06/2023	ACT 312251565	104.63	4/12/2023	0019094	104.63
CenturyLink, ***	3/28/2023	948-2095	4/06/2023	ACT 320414963	5.59	4/12/2023	0019094	5.59
CenturyLink, ***	3/25/2023	948-3717	4/06/2023	ACT 311668436	61.88	4/12/2023	0019094	61.88
CenturyLink, ***	4/10/2023	971-5194	4/17/2023	ACT 311914071	62.01	4/19/2023	0019162	62.01
CenturyLink, ***	4/10/2023	971-5320	4/17/2023	ACT 311666210	67.55	4/19/2023	0019162	67.55
CenturyLink, ***	4/01/2023	973-2611	4/11/2023	ACT 311917495	518.18	4/12/2023	0019094	518.18
CenturyLink, ***	3/25/2023	973-3400	4/06/2023	ACT 3119147450	92.76	4/12/2023	0019094	92.76
CenturyLink, ***	4/01/2023	973-4070	4/11/2023	ACT 31221202	62.01	4/12/2023	0019094	62.01
CenturyLink, ***	4/01/2023	973-5196	4/11/2023	ACT 311375052	60.66	4/12/2023	0019094	60.66
CenturyLink, ***	4/01/2023	973-8640	4/11/2023	ACT 311834065	81.55	4/12/2023	0019094	81.55
CenturyLink, ***	4/01/2023	973-9279	4/11/2023	ACT 311832609	60.56	4/12/2023	0019094	60.56
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
Automobile Acceptance Corp.	4/17/2023	acct#180994	4/17/2023	cs#18000217CCAXMX-J.Fudge	115.38	4/17/2023	0019124	115.38
<b>042-Tourist</b>	<b>Tourist Development Tax</b>							
Visit Florida	4/04/2023	04042023	4/11/2023	RENEWAL	750.00	4/12/2023	0019103	750.00

**County of Madison Office Clerk**  
**A/P Distribution By Fund for BOCC from 4/06/2023 to 4/20/2023**

Vendor	Invoice Date	Invoice	Activity Date	Description	A/P Owed	Ck Date	Check Ref	Check Amount
LAMAR COMPANIES	3/20/2023	114595211	4/11/2023	CUST 817600	600.00	4/12/2023	0019102	600.00
Greene Publishing, Inc.	3/01/2023	30179	4/11/2023	TOURISM	1,300.00	4/12/2023	0019101	1,300.00
Greene Publishing, Inc.	3/01/2023	30187	4/11/2023	TOURISM	450.00	4/12/2023	0019101	450.00
<b>050-Emergency</b>								
<b>Emergency Medical Services</b>								
Ace Hardware of Madison	11/11/2022	051518/1	4/06/2023	CUST 858354	75.11	4/12/2023	0019104	75.11
Ace Hardware of Madison	11/14/2022	051557/1	4/06/2023	CUST 858354	10.38	4/12/2023	0019104	10.38
Ace Hardware of Madison	11/17/2022	051654/1	4/06/2023	CUST 858354	5.99	4/12/2023	0019104	5.99
Ace Hardware of Madison	11/29/2022	051844/1	4/06/2023	CUST 858354	62.95	4/12/2023	0019104	62.95
Ace Hardware of Madison	12/20/2022	052387/1	4/06/2023	CUST 858354	28.99	4/12/2023	0019104	28.99
Ace Hardware of Madison	1/05/2023	052605/1	4/06/2023	CUST 85834	107.34	4/12/2023	0019104	107.34
Ace Hardware of Madison	2/03/2023	053234/1	4/06/2023	CUST 858354	83.94	4/12/2023	0019104	83.94
Ace Hardware of Madison	2/09/2023	053372/1	4/06/2023	CUST 858354	42.23	4/12/2023	0019104	42.23
Ace Hardware of Madison	4/03/2023	054641/1	4/14/2023	CUST 858354	162.68	4/18/2023	0019164	162.68
Ace Hardware of Madison	4/05/2023	054682/1	4/06/2023	CUST 858354	44.32	4/12/2023	0019104	44.32
Ace Hardware of Madison	4/05/2023	054684/1	4/06/2023	CUST 858354	42.57	4/12/2023	0019104	42.57
Ace Hardware of Madison	4/05/2023	054700/1	4/06/2023	CUST 858354	119.98	4/12/2023	0019104	119.98
Ace Hardware of Madison	4/06/2023	054718/1	4/06/2023	CUST 858354	17.99	4/12/2023	0019104	17.99
ACID REMAP, LLC	2/01/2023	1402	4/14/2023	ANNUAL FEE	375.00	4/18/2023	0019165	375.00
O'Reilly Auto Stores, Inc	4/18/2023	1726-454111	4/18/2023	cust acct# 674602	409.07	4/18/2023	0019170	409.07
QuadMed, Inc.	4/04/2023	233826	4/06/2023	FIRE/RESCUE	5,210.79	4/12/2023	0019110	5,210.79
Inspired Technologies, In	12/31/2022	2509-2022	4/17/2023	EMS	281.00	4/18/2023	0019168	281.00
Stryker Flex Financial	4/04/2023	287615	4/14/2023	ACT 291583	10,730.72	4/18/2023	0019171	10,730.72
POSS	3/11/2023	3002620	4/11/2023	CUST 10426	77.50	4/12/2023	0019109	77.50
Inspired Technologies, In	3/31/2023	432-2023	4/10/2023	EMS	281.00	4/12/2023	0019107	281.00
Madison Auto & Tractor	4/06/2023	727-64609	4/06/2023	48750	50.37	4/12/2023	0019108	50.37
Airport Clinic, Inc.	11/03/2022	744567	4/14/2023	SCREENING	531.00	4/18/2023	0019166	531.00
Airport Clinic, Inc.	1/06/2023	745296	4/14/2023	SCREENING	216.00	4/18/2023	0019166	216.00
Bound Tree Medical, LLC	3/30/2023	84908804	4/06/2023	WEB009939	269.98	4/12/2023	0019105	269.98
Verizon Wireless - TX	4/01/2023	869-9215	4/11/2023	ACT 442349603-00001	108.21	4/12/2023	0019113	108.21
Sheriff of Madison Co.	3/31/2023	925	4/11/2023	FUEL	6,674.01	4/12/2023	0019111	6,674.01
CenturyLink, ***	4/01/2023	973-1494	4/11/2023	ACT 31191760	297.20	4/12/2023	0019106	297.20
Verizon Wireless - TX	4/06/2023	9931868563	4/06/2023	acct# 823272518-00001	640.96	4/19/2023	0019148	640.96
FL State Disbursement Unit	4/17/2023	F. St Fleur	4/17/2023	cs# 1250352941	138.97	4/17/2023	0019125	138.97
FL State Disbursement Unit	4/17/2023	F. St Fleur	4/17/2023	cs#1 184149216	77.13	4/17/2023	0019126	77.13
FL State Disbursement Unit	4/17/2023	M. Guerrero	4/17/2023	rem.id# 110035368FC13	126.18	4/17/2023	0019127	126.18
Jones Welding Industrial	3/31/2023	R 00652760	4/14/2023	68631	888.14	4/18/2023	0019169	888.14
Stratus Audio, Inc.	4/11/2023	SIN503976	4/10/2023	MADISON 911	57.24	4/12/2023	0019112	57.24
Jones Welding Industrial	3/02/2023	VM 45496	4/14/2023	68631	281.92	4/18/2023	0019169	281.92
Jones Welding Industrial	3/16/2023	VM45483	4/14/2023	68631	156.54	4/18/2023	0019169	156.54
<b>052-E-911</b>								
<b>E-911 Services</b>								
CenturyLink, ***	4/02/2023	973-4722	4/11/2023	ACT 320500808	5.37	4/12/2023	0019114	5.37

**County of Madison Office Clerk**  
**A/P Distribution By Fund for BOCC from 4/06/2023 to 4/20/2023**

Vendor	Invoice Date	Invoice	Activity Date	Description	A/P Owed	Ck Date	Check Ref	Check Amount
CenturyLink, ***	4/01/2023	973-9777	4/11/2023	ACT 311250378	7,606.58	4/12/2023	0019114	7,606.58
<b>053-Spec. Asses. - Spec. Asses. - Fire</b>								
J & J Strong	2/28/2023	02282023	4/11/2023	ACT 6389	522.74	4/12/2023	0019119	522.74
City of Madison ***	4/05/2023	04052023	4/11/2023	MARCH'23	1,800.00	4/12/2023	0019117	1,800.00
Ten-8 Fire Equip., Inc.	3/27/2023	1310014119	4/11/2023	CUST C00604	1,472.05	4/12/2023	0019121	1,472.05
Ten-8 Fire Equip., Inc.	3/28/2023	1310014246	4/11/2023	CUST C00604	837.79	4/12/2023	0019121	837.79
ACID REMAP, LLC	2/01/2023	1402	4/14/2023	ANNUAL FEE	375.00	4/19/2023	0019173	375.00
Mobile Communications America, Inc.	1/30/2023	203001831-1	4/11/2023	CUST 20263	2,752.89	4/12/2023	0019120	2,752.89
Mobile Communications America, Inc.	1/30/2023	208006484-1	4/11/2023	CUST 20263	262.50	4/12/2023	0019120	262.50
Mobile Communications America, Inc.	1/31/2023	208006573-1	4/11/2023	CUST 20263	108.03	4/12/2023	0019120	108.03
Studstill Lumber Co., Inc	4/10/2023	2304-155327	4/10/2023	acct# 2-505	29.99	4/19/2023	0019179	29.99
CenturyLink, ***	4/01/2023	253-0070	4/11/2023	ACT 311425413	62.01	4/12/2023	0019116	62.01
Farmers Coop. of Madison	3/03/2023	3396640	4/19/2023	patron # 22137100	171.27	4/19/2023	0019176	171.27
Buddy Gray Fire Equipment	3/01/2023	35240	4/06/2023	HAMBURG VFD	9,494.35	4/12/2023	0019115	9,494.35
Buddy Gray Fire Equipment	8/01/2022	35501	4/14/2023	HAMBURG/LOVETT	667.84	4/19/2023	0019174	667.84
Buddy Gray Fire Equipment	7/12/2022	35622	4/06/2023	HAMBURG FD	959.45	4/12/2023	0019115	959.45
Buddy Gray Fire Equipment	10/26/2022	35630	4/14/2023	HAMBURG/LOVETT	528.48	4/19/2023	0019174	528.48
Buddy Gray Fire Equipment	8/09/2022	35682	4/14/2023	HAMBURG/LOVETT	1,540.53	4/19/2023	0019174	1,540.53
Duke Energy	3/29/2023	5501	4/06/2023	ACT 9100 8604 5501	143.89	4/12/2023	0019118	143.89
Duke Energy	3/31/2023	6743	4/06/2023	ACT 9100 8635 6743	143.00	4/12/2023	0019118	143.00
Jimmie's Firestone & Ser.	4/13/2023	67695	4/14/2023	BEW HOME VFD	376.00	4/19/2023	0019177	376.00
CenturyLink, ***	4/10/2023	929-2354	4/17/2023	ACT 31174631	116.21	4/19/2023	0019175	116.21
CenturyLink, ***	3/25/2023	948-6164	4/06/2023	ACT 311886203	86.12	4/12/2023	0019116	86.12
CenturyLink, ***	4/10/2023	971-4444	4/17/2023	ACT 311541671	175.93	4/19/2023	0019175	175.93
KENNY SINGLETARY	4/15/2023	mowing	4/15/2023	mowing	60.00	4/19/2023	0019178	60.00
<b>094-SHIP Program SHIP Program</b>								
Suwannee River Economic	4/17/2023	04172023	4/17/2023	ADINA WYCHE	11,750.00	4/19/2023	0019180	11,750.00
<b>096-Recycle SC Recycle SC Grant</b>								
Aucilla Area Solid Waste	3/31/2023	03312023	4/11/2023	MARCH '23	7,401.57	4/12/2023	0019122	7,401.57
<b>Report Total</b>								<b>195,002.19</b>

**Budget Amendment Request**

**FY 2023**

Date: April 18, 2023  
To: Board of County Commissioners  
Madison County, FL  
From: Spec. Assess. - Fire  
Department/Constitutional Office  
RE: Approval of Budget Amendment and/or Adjustment

This is to request the following adjustments and/or amendments be made to the **FY 2023** Budget:

Department-A/C Number	Short Description	Debit	Credit
<u>053-72-522.8111</u>	<u>Cherry Lake-Pr. Yr. Reserve</u>	<u>\$ 24,233.78</u>	
<u>053-73-522.8113</u>	<u>Greenville - Pr. Yr. Reserve</u>	<u>\$ 8,401.28</u>	
<u>053-74-522.8114</u>	<u>Lee - Pr. Yr. Reserve</u>	<u>\$ 40,854.30</u>	
<u>053-75-522.8115</u>	<u>Hmbrg/Lovett - Pr. Yr. Reserve</u>	<u>\$ 63,520.43</u>	
<u>053-76-522.8116</u>	<u>New Home - Pr. Yr. Reserve</u>	<u>\$ 47,311.81</u>	
<u>053-77-522.8117</u>	<u>Pinetta - Pr. Yr. Reserve</u>	<u>\$ 89,807.67</u>	
<u>053-78-522.8118</u>	<u>Sirmans - Pr. Yr. Reserve</u>	<u>\$ 54,127.27</u>	
<u>053-00-369.0011</u>	<u>Pr Yr Reserves to VFD's</u>		<u>\$ 328,256.54</u>

**Purpose:**  
Allocate Prior Yr Balances

April 17, 2023

Ms. Sherilyn Pickels  
Madison County Manager  
POB 539  
Madison FL 32341

RE: Madison County SHIP Local Housing Assistance Plan (LHAP)

Dear Ms. Pickels:

As discussed at the recent meeting of the Madison County Board of County Commissioners enclosed is the Resolution to alter the language contained in the County's Local Housing Assistance Plan for the SHIP program.

The Resolution provides for a maximum award of \$16,000 for the Emergency Repair strategy, and allows for mobile homes no older than four (4) years old to be included in the eligibility housing definition for the Purchase Assistance strategies.

Upon approval of the Resolution, there are two copies needing signatures. Please return one original to this office and retain the other original for the County's records.

If there are any questions concerning the information, feel free to contact Stephanie Barrington, SHIP Program Director, at (386) 362-4115 extension \*242.

Sincerely,

Matt Pearson  
Executive Director

MP/ssb  
enclosures



**MADISON COUNTY, FLORIDA**

**RESOLUTION NO. 2023-04-26**

**A Resolution of the Madison County Board of County Commissioners  
revising the language to the 2023 - 2026 SHIP Local Housing Assistance Plan.**

WHEREAS, it is in the best interest of the citizens of Madison County, Florida to modify the language in the SHIP Local Housing Assistance Plan as follows:

WHEREAS, it is necessary to change the eligible housing definition in **Section I, Program Details, Paragraph X General Provisions, Item 7 Eligible Housing** to read “Manufactured housing no older than four (4) years old are eligible for Purchase Assistance with Rehab and Purchase Assistance without Rehab.”

WHEREAS, it is necessary to increase the SHIP award amount for Emergency Repairs as currently stated in the Local Housing Assistance Plan, **Section II, LHAP Strategies, EMERGENCY REPAIR** as follows: “Maximum award: \$16,000”

NOW, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSION OF MADISON COUNTY, FLORIDA THAT the above stated language is hereby amended in the 2023 - 2026 SHIP Local Housing Assistance Plan.

Passed and adopted this 26th day of April, 2023.

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Brian Williams, Chairman  
Board of County Commissioners

ATTEST:

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Billy Washington, Clerk of Court  
Madison County, Florida



**MADISON COUNTY**

**SHIP LOCAL HOUSING ASSISTANCE PLAN (LHAP)**

**2023-2024, 2024-2025, 2025-2026**



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B. Timeline for estimated encumbrance and expenditure	
C. Housing Delivery Goals Chart (HDGC) for each fiscal year covered in the plan	
D. Signed LHAP certification	
E. Signed, dated, witnessed, or attested adopting resolution	
F. Ordinance: (If changed from the original creating ordinance)	
G. Subordination Procedures	



**I. Program Details:**

**A. LG(s)**

Name of Local Government	MADISON COUNTY
Does this LHAP contain an interlocal agreement?	No
If yes, name of other local government(s)	N/A

**B. Purpose of the program:**

- To meet the housing needs of the very low, low, and moderate-income households.
- To expand production of and preserve affordable housing; and
- To further the housing element of the local government comprehensive plan specific to affordable housing.

**C. Fiscal years covered by the Plan:** 2023-2024, 2024-2025, 2025-2026

**D. Governance:** The SHIP Program is established in accordance with Section 420.907-9079, Florida Statutes and Chapter 67-37, Florida Administrative Code. Cities and Counties must be in compliance with these applicable statutes, rules and any additional requirements as established through the Legislative process.

**E. Local Housing Partnership:** The SHIP Program encourages building active partnerships between government, lending institutions, builders and developers, not-for-profit and community-based housing providers and service organizations, providers of professional services related to affordable housing, advocates for low-income persons, real estate professionals, persons or entities that can provide housing or support services and lead agencies of the local continuums of care.

**F. Leveraging:** The Plan is intended to increase the availability of affordable residential units by combining local resources and cost saving measures into a local housing partnership and using public and private funds to reduce the cost of housing. SHIP funds may be leveraged with or used to supplement other Florida Housing Finance Corporation programs and to provide local match to obtain federal housing grants or programs.

**G. Public Input:** Public input was solicited through local newspaper in the advertising of the Notice of Funding Availability.

**H. Advertising and Outreach:** SHIP funding availability shall be advertised in a newspaper of general circulation at least 30 days before the beginning of the application period. If no funding is available due to a waiting list, no notice of funding availability is required.

**I. Waiting List/Priorities:** A waiting list will be established when there are eligible applicants for strategies that no longer have funding available. Those households on the waiting list will be notified of their status. Applicants will be maintained in an order that is consistent with the time completed applications were received by the SHIP Administrator as well as any established funding priorities as described in this plan.

The following priorities for funding described/listed here apply to all strategies unless otherwise stated in an individual strategy in Section II:



Applications are placed on an intake tracking log when received and separated by strategy. If Special Needs designation is verified by the SHIP Administrator at application time, the applicant will receive priority. Applications are processed as set forth within the strategies listed herein. Once funding has been expended the priority list is maintained as a waiting list and is continually updated as new applications are received.

Applications for Emergency Repair strategy will be ranked according to the following point criteria. Applications with the highest points will be served first.

<u>Age of Household Members</u>	<u>Household Income</u>
Over 60 .....6 points	Below federal poverty level .....6 points
Under 12 .....6 points	
Special Needs as defined herein.....6 points	Served Previously in the past 5 years, points per occurrence.....-10 points

**J. Discrimination:** In accordance with the provisions of ss.760.20-760.37, it is unlawful to discriminate on the basis of race, color, religion, sex, national origin, age, handicap, or marital status in the award application process for eligible housing.

**K. Support Services and Counseling:** Support services are available from various sources. Available support services may include but are not limited to: Homeownership Counseling (Pre and Post), Credit Counseling, or Foreclosure Counseling, and Transportation.

**L. Purchase Price Limits:** The sales price or value of new or existing eligible housing may not exceed \$225,000. The sales price of new and existing units, which can be lower but may not exceed 90% of the average area purchase price established by the U.S. Treasury Department.

The methodology used is:

U.S. Treasury Department	X
Local HFA Numbers	

**M. Income Limits, Rent Limits and Affordability:** The Income and Rent Limits used in the SHIP Program are updated annually by the Department of Housing and Urban Development and posted at [www.floridahousing.org](http://www.floridahousing.org).

*“Affordable” means that monthly rents or mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071, F.S. However, it is not the intent to limit an individual household’s ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.*

**N. Welfare Transition Program:** Should an eligible sponsor be used, a qualification system and selection criteria for applications for Awards to eligible sponsors shall be developed, which includes a description that demonstrates how eligible sponsors that employ personnel from the Welfare Transition Program will be given



preference in the selection process.

- O. Monitoring and First Right of Refusal:** In the case of rental housing, the staff and any entity that has administrative authority for implementing the local housing assistance plan assisting rental developments shall annually monitor and determine tenant eligibility or, to the extent another governmental entity provides periodic monitoring and determination, a municipality, county, or local housing financing authority may rely on such monitoring and determination of tenant eligibility. However, any loan or grant in the original amount of \$10,000 or less shall not be subject to these annual monitoring and determination of tenant eligibility requirements. Tenant eligibility will be monitored annually for no less than 15 years or the term of assistance whichever is longer unless as specified above. Eligible sponsors that offer rental housing for sale before 15 years or that have remaining mortgages funded under this program must give a first right of refusal to eligible nonprofit organizations for purchase at the current market value for continued occupancy by eligible persons.
- P. Administrative Budget:** A line-item budget is attached as Exhibit A. The city/county finds that the moneys deposited in the local housing assistance trust fund are necessary to administer and implement the local housing assistance plan.

**Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, states:** “A county or an eligible municipality may not exceed the 5 percent limitation on administrative costs, unless its governing body finds, by resolution, that 5 percent of the local housing distribution plus 5 percent of program income is insufficient to adequately pay the necessary costs of administering the local housing assistance plan.”

**Section 420.9075 Florida Statute and Chapter 67-37, Florida Administrative Code, further states:** “The cost of administering the program may not exceed 10 percent of the local housing distribution plus 5 percent of program income deposited into the trust fund, except those small counties, as defined in s. 120.52(19), and eligible municipalities receiving a local housing distribution of up to \$350,000 may use up to 10 percent of program income for administrative costs.” The applicable local jurisdiction has adopted the above findings in the resolution attached as Exhibit E.

- Q. Program Administration:** Administration of the local housing assistance plan will be performed by:

Entity	Duties	Admin. Fee Percentage
Local Government	Fiscal responsibility for SHIP funds	20%
Third Party Entity/Sub-recipient	All administrative responsibility to carry out the SHIP program in full, including record retention and reporting as requested.	80%

- R. First-time Homebuyer Definition:** For any strategies designed for first-time homebuyers, the following definition will apply: *An individual who has had no ownership in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers). A single parent who has only owned a home with a former spouse while married. An individual who is a displaced homemaker and has only owned with a spouse. An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations. An individual who has only owned a property that was not in compliance with state, local or model*

*building codes and which cannot be brought into compliance for less than the cost of constructing a permanent structure.*

- S. Project Delivery Costs:** A \$500 Project Delivery Cost for inspections will be charged for Purchase Assistance strategies requiring a Home Inspection Repair. A \$1,000 Project Delivery Cost will be charged for the Disaster Repair/Mitigation strategy, and the Emergency Repair strategy. The Project Delivery Cost will be included in the award amount and will be included in the SHIP Lien Agreement if a SHIP Lien Agreement is applicable to the strategy.
- T. Essential Service Personnel Definition (ESP):** ESP includes teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, and skilled building trades personnel.
- U. Describe efforts to incorporate Green Building and Energy Saving products and processes:** When repairs are performed on a home by a contractor under contract with the SHIP Administrator green initiatives will be utilized to include, but are not limited to: low E windows, energy efficient hot water heaters, energy efficient appliances, high efficient HVAC systems, etc.
- V. Describe efforts to meet the 20% Special Needs set-aside:** Applicants with households qualifying as Special Needs as defined by Section 420.0004(13) will be given priority.
- W. Describe efforts to reduce homelessness:** County residents needing emergency shelter housing will be referred to GRACE Marketplace (operated by North Central Florida Coalition for the Homeless and Hungry), 3055 NE 28<sup>th</sup> Drive, Gainesville FL 32609 (352) 792-0800 [www.gracemarketplace.org](http://www.gracemarketplace.org)

For those county residents seeking information for affordable rental housing and who are not in immediate danger of eviction and/or homelessness, referrals will be made to [www.floridahousingsearch.org](http://www.floridahousingsearch.org) (877) 428-8844.

Additional assistance is provided through the Emergency Repair strategy which provides for the correction of health, safety, and building code violations in order for the resident to maintain the existing home and prevent homelessness.

#### **X. General Provisions**

1. Property Location. Property must be located within the County to be eligible for assistance.
2. Income Producing Properties. Residential properties used as income producing properties are not eligible for SHIP assistance. Income producing properties are defined as properties producing rental income, or business income based on day care, personal services, retail services or similar activities that require regular and ongoing visits by clients and/or customers to the property. Home offices do not create income producing properties unless the office is regularly used to meet with customers within the property.
3. Applicant Contributions Defined. Such contributions may include: cash deposits paid under a purchase contract; cost of reports or inspections required by the SHIP program; typical closing cost expenses paid at or outside of closing; the cost of purchasing hazard insurance in instances where there is no existing insurance; and required repairs or additions to the property not paid by SHIP and paid by the applicant provided repairs or additions are complete and documentation provided. Value of land owned or given may



- be applied toward contribution requirement. Written documentation must be provided. Payments for prior year's taxes, liens, repairs or improvements not required by SHIP or costs to cure existing title defects are excluded.
4. SHIP Mortgage Position. SHIP mortgages must be in primary or secondary position, except in the case where the client is utilizing the Hometown Heroes program in conjunction with the SHIP program where the SHIP Lien Agreement would be in third lien position. SHIP mortgages may not be in positions inferior to second position even in instances of subordination, except in the case where the client is utilizing the Hometown Heroes program in conjunction with the SHIP program where the SHIP Lien Agreement would be in third lien position.
  5. Contractor Information. For strategies requiring rehabilitation, repair, or reconstruction that is paid for with funds from the SHIP program only state licensed contractors with proof of active status and insurance will be approved for contract work. Upon completion and final inspection, Contractors are required to submit request of payment through the SHIP Administrators. The SHIP Administrator will review the payment request and pay contractors. All documentation will be submitted to the Madison County Finance Department for reimbursement to the SHIP Administrator.
  6. Lifetime Limits. Applicants are eligible for SHIP assistance only twice in a lifetime.
  7. Eligible Housing. Any real and personal property located within the county or the eligible municipality which is designed and intended for the primary purpose of providing decent, safe, and sanitary residential units that are designed to meet the standards of the Florida Building Code or previous building codes adopted under chapter 553. Manufactured / mobile homes no older than four (4) years old are eligible for Purchase Assistance with Rehab and Purchase Assistance without Rehab. housing is not eligible for services.
  8. Mortgage Maximums. The total of the mortgages cannot exceed \$245,000 excluding approved closing costs. Approved closing costs are those costs that are normal and customary in closing a primary or secondary Real Estate mortgage. This specifically excludes any costs associated with debt consolidation, pay-down of debt, or any existing debt or judgment payoff other than an existing mortgage encumbering the property.

## Section II. LHAP Strategies

<b>A. PURCHASE ASSISTANCE WITH REHAB</b>	Code 01
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a. Summary: Assist applicants with the down payment and closing costs for the purchase and repair of an existing home.
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- b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026
- c. Income Categories to be served: Very low, low and moderate
- d. Maximum award: \$35,000 for Very Low, \$30,000 for Low, \$25,000 for Moderate
- e. Terms:
  1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded, subordinate mortgage
  2. Interest Rate: 0%





3. Years in loan term: 10
  4. Forgiveness: 10% per year from the date of the SHIP lien
  5. Repayment: Not required as long as the loan is in good standing
  6. Default: If, within the period of ten (10) years immediately following the date of the SHIP Lien Agreement, the property shall be sold, transferred or otherwise disposed of, or if the Owner shall die, Owner's estate, or the person or persons acquiring any title or interest in the property shall pay to the County that percent of said financial assistance provided to Owner under the SHIP program to be determined as set forth in the SHIP Lien Agreement with the exception of the allowance regarding transfer of the subject property from the Owner to the Owner's spouse; but if transferred to an Owner's spouse, the SHIP Lien Agreement shall run with title to the land and, thereafter, be applicable to any transfer made by the transferee's spouse; the time period for reimbursement to the County as set forth in the SHIP Lien Agreement shall be computed from the date of the SHIP Lien Agreement. If the home is foreclosed on by a superior mortgage holder the County will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.
- f. Recipient/Tenant Selection Criteria: Applicants must meet SHIP program income eligibility regulations in addition to the criteria listed in Section I Program Details. Applications will be processed in date order as received by the SHIP Administrator as long as funds are available. SHIP funds will be committed on a first-qualified, first-served basis, providing funds are available. "First-qualified" is defined as having all commitment required documents on file with the SHIP Administrator: Construction or Sales Contract and Addendums (if applicable), Lender's Loan Application, Appraisal, Home Inspection Report conducted by a State of Florida certified Home Inspector (if applicable), and a Wood Destroying Organism (WDO) Report conducted by a State of Florida licensed Pest Control Inspector (if applicable), and any other documentation requested by the SHIP Administrator.
- g. Sponsor Selection Criteria: N/A
- h. Additional Information:
1. Down payment assistance cannot exceed 50% of the sales price of the home.
  2. Applicant contribution amount is 1% of the sales price.
  3. Subordination requests for refinancing will be in accordance with Exhibit G Subordination Agreement Policies.
  4. Client must complete a Home Ownership course.
  5. In the case of financing by an individual rather than a financial institution the following will apply:
    - a. SHIP Lien Agreement will be in the primary lien position and the financier will be in the subordinate lien position.
    - b. The interest rate cannot exceed 8%.
    - c. The maximum PITI cannot exceed 30% of the client's gross monthly income.
    - d. There can be no balloon payment.
    - e. An amortization schedule must be provided to the SHIP Administrator.
  6. The County's Board of County Commissioners will make the determination of forgiveness beyond stated above based upon client justification and circumstances.



<b>B. PURCHASE ASSISTANCE WITHOUT REHAB</b>	Code 02
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a. Summary: Assists applicants with the down payment and closing costs for the purchase of a newly constructed home or an existing home with no repairs paid for with SHIP funds.

b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low, low, and moderate

d. Maximum award: \$35,000 for Very Low, \$30,000 for Low, \$25,000 for Moderate

e. Terms:

1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded, subordinate mortgage
2. Interest Rate: 0%
3. Years in loan term: 10
4. Forgiveness: 10% per year from the date of the SHIP lien
5. Repayment: Not required if the loan is in good standing
6. Default: If, within the period of ten (10) years immediately following the date of the SHIP Lien Agreement, the property shall be sold, transferred or otherwise disposed of, or if the Owner shall die, Owner's estate, or the person or persons acquiring any title or interest in the property shall pay to the County that percent of said financial assistance provided to Owner under the SHIP program to be determined as set forth in the SHIP Lien Agreement with the exception of the allowance regarding transfer of the subject property from the Owner to the Owner's spouse; but if transferred to an Owner's spouse, the SHIP Lien Agreement shall run with title to the land and, thereafter, be applicable to any transfer made by the transferee's spouse; the time period for reimbursement to the County as set forth in the SHIP Lien Agreement shall be computed from the date of the SHIP Lien Agreement. If the home is foreclosed on by a superior mortgage holder the County will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

f. Recipient/Tenant Selection Criteria: Applicants must meet SHIP program income eligibility regulations in addition to the criteria listed in Section I Program Details. Applications will be processed in date order as received by the SHIP Administrator as long as funds are available. SHIP funds will be committed on a first-qualified, first-served basis, providing funds are available. "First-qualified" is defined as having all commitment required documents on file with the SHIP Administrator: Construction or Sales Contract and Addendums (if applicable), Lender's Loan Application, Appraisal, Home Inspection Report conducted by a State of Florida certified Home Inspector (if applicable), and a Wood Destroying Organism (WDO) Report conducted by a State of Florida licensed Pest Control Inspector (if applicable), and any other documentation requested by the SHIP Administrator.

g. Sponsor Selection Criteria: N/A

h. Additional Information:



1. Down payment assistance cannot exceed 50% of the sales price of the home.
2. Applicant contribution amount is 1% of the sales price.
3. New construction contracts must be “turn key” form with floor plans, costs of materials and labor, and statement of no changes made once submitted.
4. Subordination requests for refinancing will be in accordance with Exhibit G Subordination Agreement Policies.
5. Client must complete a Home Ownership course.
5. In the case of financing by an individual rather than a financial institution the following will apply:
  - a. SHIP Lien Agreement will be in the primary lien position and the financier will be in the subordinate lien position.
  - b. The interest rate cannot exceed 8%.
  - c. The maximum PITI cannot exceed 30% of the client’s gross monthly income.
  - d. There can be no balloon payment.
  - e. An amortization schedule must be provided to the SHIP Administrator.
6. The County’s Board of County Commissioners will make the determination of forgiveness beyond stated above based upon client justification and circumstances.

<b>Strategy Name: DEMOLITION / RECONSTRUCTION</b>	<b>04</b>
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a. Summary: Assists applicants with the demolition of an existing home when at least 50% of the dwelling is beyond reasonable repair, and construction of a new, affordable home.
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- b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026
- c. Income Categories to be served: Very low, Low, Moderate
- d. Maximum award: \$50,000.00. If cost exceed maximum award client must be awarded CDBG grant for the remainder.

- e. Terms:
  1. Repayment loan/deferred loan/grant: Deferred loan secured by a recorded subordinate mortgage.
  2. Interest Rate: 0%
  3. Years in loan term: 10
  4. Forgiveness: The loan is forgivable at 10% per year from the date of the SHIP lien.
  5. Repayment: Not required as long as the loan is in good standing.
  6. Default: If, within the period of ten (10) years immediately following the date of the SHIP Lien Agreement, the property shall be sold, transferred or otherwise disposed of, or if the Owner shall die, Owner’s estate, or the person or persons acquiring any title or interest in the property shall pay to the County that percent of said financial assistance provided to Owner under the SHIP program to be determined as set forth in the SHIP Lien Agreement with the exception of the allowance regarding transfer of the subject property from the Owner to the Owner’s spouse; but if transferred to an Owner’s spouse, the SHIP Lien Agreement shall run with title to the land and, thereafter, be applicable to any transfer made by the transferee’s spouse; the time period for reimbursement to the County as set forth in the SHIP Lien Agreement shall be computed from the date of the SHIP Lien



Agreement. If the home is foreclosed on by a superior mortgage holder the County will try to recapture funds through the legal process if it is determined that adequate funds may be available to justify pursuing a recapture.

- f. Recipient Selection Criteria: Homes must not be eligible for any other SHIP strategy. Applicants will be served on the basis of qualification for CDBG.
- g. Sponsor/Developer Selection Criteria: N/A
- h. Additional Information:
  - 2. SHIP Leveraging Resources: CDBG
  - 3. Subordination requests for refinancing will be in accordance with Subordination Agreement Policies attached hereto.
  - 4. Construction contract must be “turn key” form with floor plans, costs of materials and labor, and statement of no changes once submitted.
  - 5. The County’s Board of County Commissioners will make the determination of forgiveness beyond stated above based upon client justification and circumstances.

<b>C. DISASTER REPAIR/MITIGATION</b>	Code 05, 16
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a. Summary: Assists applicants following a disaster declared by the President of the United States or the Governor of the State of Florida.

- b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026
- c. Income Categories to be served: Very low, low, and moderate
- d. Maximum award: \$10,000
- e. Terms:
  - 1. Repayment loan/deferred loan/grant: Grant
  - 2. Interest Rate: N/A
  - 3. Years in loan term: N/A
  - 4. Forgiveness: N/A
  - 5. Repayment: N/A
  - 6. Default: N/A
- f. Recipient/Tenant Selection Criteria: Priority shall be given to households qualifying as Special Needs as defined in 420.0004 (13) FS or Elderly as defined in 420.503 FS
- g. Sponsor Selection Criteria: N/A
- h. Additional Information:
  - 1. SHIP disaster funds may be used for items such as, but not limited to:



- A. Purchase of emergency supplies for eligible households to weatherproof damaged homes.
  - B. Interim repairs to avoid further damage; tree and debris removal required to make the individual housing unit habitable.
  - C. Construction of wells or repair of existing wells where public water is not available.
  - D. Payment of insurance deductibles for rehabilitation of homes covered under homeowners' insurance policies.
  - E. Security deposit for eligible recipients that have been displaced from their homes due to disaster.
  - F. Rental assistance for eligible recipients that have been displaced from their homes due to disaster.
  - G. Other activities as proposed by the counties and eligible municipalities and approved by Florida Housing.
2. Existing homeowner's insurance is not required to be eligible for assistance.

<b>D. EMERGENCY REPAIR</b>	<b>Code 06</b>
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a. Summary: Assists applicants with the emergency repair of their primary residence to alleviate code violations or improve health hazards, and life and safety issues.
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b. Fiscal Years Covered: 2023-2024, 2024-2025, 2025-2026

c. Income Categories to be served: Very low and Low

d. Maximum award: \$~~16,000~~ 12,500

e. Terms:

- 1. Repayment loan/deferred loan/grant: Grant
- 2. Interest Rate: N/A
- 3. Years in loan term: N/A
- 4. Forgiveness: N/A
- 5. Repayment: N/A
- 6. Default: N/A

f. Recipient/Tenant Selection Criteria: In addition to meeting income eligibility requirements, recipients must meet certain other criteria listed in Section I Program Details. Applications will be ranked as set forth in Section I Program Details, Item I Waiting List/Priorities.

g. Sponsor Selection Criteria: N/A

h. Additional Information:

- 1. Existing homeowner's insurance is not required to be eligible for assistance.
- 2. Property must be free of delinquent property taxes.

### III. LHAP Incentive Strategies

In addition to the **required Incentive Strategy A and Strategy B**, include all adopted incentives with the policies and procedures used for implementation as provided in Section 420.9076, F.S.:

#### A. Name of the Strategy: **Expedited Permitting**

Permits as defined in s. 163.3177 (6) (f) (3) for affordable housing projects are expedited to a greater degree than other projects.

The current permitting process for Madison County should be retained until the case load increases to such a degree that a backlog is experienced. Madison County is a low growth county with limited requests for development permitting of all types. A building permit can currently be processed within one to two days, and subdivision and other development permits within approximately thirty to sixty days.

In accordance with the Policy of the Housing Element of the County's Comprehensive Plan, this includes the continued refining and streamlining of the existing development approval process, plus expedited plan reviews and inspections, explanatory brochures, and computer programs to further refine the existing one-stop permitting and development review process and reduce the financing cost for developers.

The County takes all steps necessary not to delay the review of affordable housing developments, and should review delays begin to occur, the County institutes the practice of reviewing the affordable housing development first.

The Planning and Zoning Commission will conduct a second meeting a month to accommodate specific affordable housing projects brought forth by planning and development if they are unable to meet the regular meeting schedule.

No delays have been experienced in Madison County's permitting procedures.

#### B. Name of the Strategy: **Ongoing Review Process**

An ongoing process for review of local policies, ordinances, regulations, and plan provisions that increase the cost of housing prior to their adoption.

1. Established policy and procedures: The current ongoing process of review allows the county to review any policy, procedure, ordinance, regulation, or plan revision that may increase the cost of housing prior to its adoption.
2. On November 6, 1996 Madison county adopted Resolution No. 96-11-6A amending Resolution No. 01/1994-1, providing an ongoing process of review of any policy ordinance comprehensive plan, building regulation or procedure which may significantly impact the cost of housing.
3. The County has the responsibility of performing the review procedure. The County or SREC, Inc. staff will review the action and prepare a written report with recommendations prior to the adoption of the plan if a policy, ordinance or regulation change, or plan provision is made by the County. The staffs' review will consider the following:

- a. Will the action increase the cost of development? If so, approximate cost. Explain how



- increased cost is worth the negative impact on housing cost.
- b. Will the action increase the time of approval? If so, how does benefit of this increase in approval time compare with the impact on housing costs?
  - c. Does the action increase the long-term development cost? If so, how do the increased cost compare with the benefits of the action?

**IV. EXHIBITS:**

- A. Administrative Budget for each fiscal year covered in the Plan.
- B. Timeline for Estimated Encumbrance and Expenditure.
- C. Housing Delivery Goals Chart (HDGC) For Each Fiscal Year Covered in the plan.
- D. Signed LHAP Certification.
- E. Signed, dated, witnessed, or attested adopting resolution.
- F. Ordinance: (If changed from the original creating ordinance).
- G. Subordination Policy



**ADMINISTRATIVE OFFICE OF THE  
BOARD OF COUNTY COMMISSIONERS**

229 S.W. Pinckney Street, Madison, FL 32340  
Mail: P.O. Box 539, Madison, FL 32341  
850-973-3179  
www.madisoncountyfl.com

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April 19, 2023

Mr. Mack Primm  
1117 NE Oregano Ave.  
Pinetta, Fl. 32350  
mackprimm@gmail.com

VIA EMAIL AND  
REGULAR U.S. MAIL

Dear Mr. Primm,

At its April 12<sup>th</sup> meeting, the Board of County Commissioners directed that the agenda for its April 26<sup>th</sup> meeting include as a discussion topic your performance as Chair of the Planning and Zoning Board its meeting on Thursday, April 6<sup>th</sup>.

This letter is to notify you that the above will be discussed at the April 26<sup>th</sup> meeting, which will be held at 6:00 p.m., so you may attend if you wish.

Sincerely,

A handwritten signature in blue ink that reads "Sherilyn Pickels".

Sherilyn Pickels  
County Manager

cc: Commissioner Brian Williams, Chairman  
Commissioner Alston Kelley  
Commissioner Donnie Waldrep  
Commissioner Ronnie Moore  
Commissioner Alfred Martin





**Madison County Fire and Rescue**  
**1314 W Base St Madison, FL 32340**

Phone: 850-973-3494  
[www.madisoncountyfl.com](http://www.madisoncountyfl.com)

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Dear BOCC,

Madison County Fire Rescue has been awarded a Helps grant opportunity with the Department of Health MQA services to bring Community Paramedicine to Madison County. In the operational plan the funding, which is \$50,000.00, must be used to expand operations within the community. After a great deal of research, it has been realized the need for a side by side (UTV) and an enclosed trailer to store and haul it. The Department will be receiving the first payout of \$ 28,750.00 by mid-late May with another payment of \$ 21,250.00 after reporting benchmark is met. Since services have also expanded, we are currently in need of 4 new ruggedized computers for apparatus. All equipment has been priced using state contract pricing.

Cost of Equipment

Side by Side: \$ 27,422.93

Enclosed Trailer: \$ 9,145.00

Computers and air gain cost: \$ 13,432.07

Total: \$50,000.00

Thanks,

Allen Clayton  
Fire Chief  
Madison County Fire Rescue  
Phone: 850-464-7586  
Email: [Fireco@madisoncountyfl.com](mailto:Fireco@madisoncountyfl.com)

A handwritten signature in black ink that reads "Allen Clayton". The signature is fluid and cursive, with the first name "Allen" and last name "Clayton" clearly distinguishable.

# MADISON COUNTY FIRE RESCUE

## H.E.L.P.S. PROJECT

### NEEDS ASSESSMENT & OPERATIONAL PLAN



#### NEEDS ASSESSMENT AND CAPABILITIES

To help the residents and visitors of Madison County and to increase ambulance availability in the 911/EMS system, Madison County Fire Rescue is establishing and implementing a Mobile Integrated Health/Community Paramedicine program in 2023. The MIH/CP program will consist of current employees who will serve as Community Paramedics (CPs) whose primary function is to provide a wide range of medical and supportive services to all those in Madison County who are in need. Services range from acute medical care needs such as catheter and wound care, chronic disease, and medication management, fall prevention assessments, and immunizations to help locate needed medical equipment and arranging additional medical or social services through our community partners.

We believe with the inception of the program; we will receive hundreds of patient referrals from our community partners and EMS crew members. Many of which will be continual users of the 911/EMS system for low acuity medical issues. Of those referrals, many will be enrolled in the program including a large amount who will require extensive follow-up from our CPs. Multiple patients will be successfully discharged to long-term continued care providers. Of the remaining, many will require help navigating the healthcare system or may refuse MIH services altogether.

As a result of the MIH/CP program implementation, Madison County Fire Rescue should see a decrease in those patients who continually use EMS services for primary care and should see an increase in ambulance availability in Madison County.

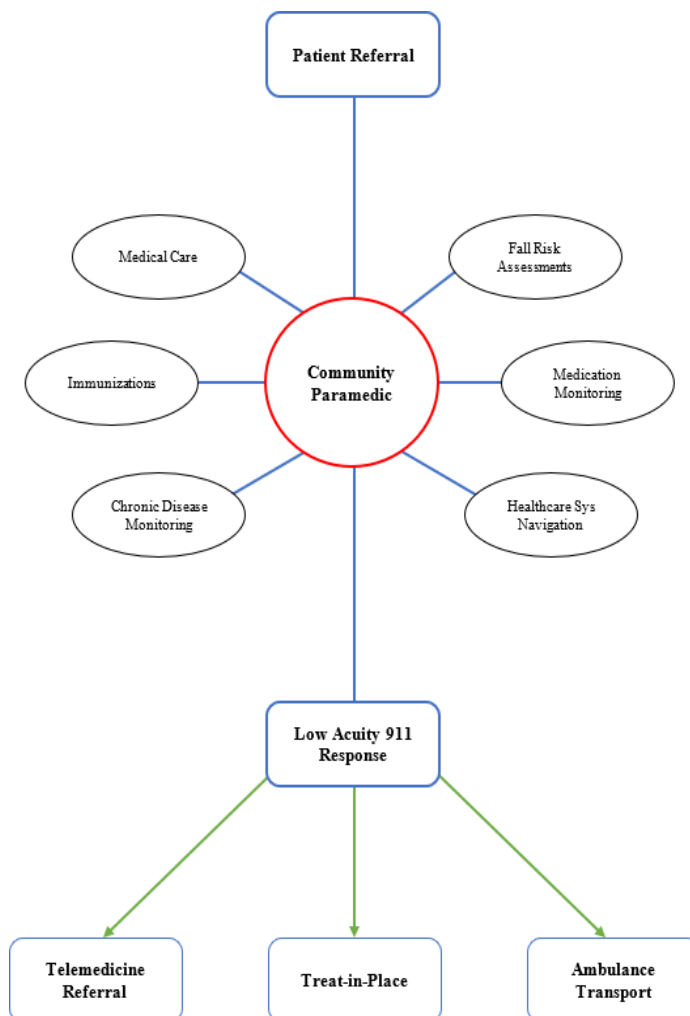
Additionally, due to the inception of the MIH/CP program, our CPs will be operating out Med 4 which is a 12-hour status truck. In the future, our Community Paramedics will be outfitted with at least one new response unit and equipment, to further advance the program, when funding becomes available.



## OPERATIONAL PLANS / STAFFING MODEL

CPs work a shift-based schedule, and CP duties will be in addition to their regular duties, responsible for the beginning startup of services through the MIH/CP program model. Additionally, CPs will be equipped to operate independently as paramedics on quick response vehicles and respond to low acuity cases coming in from the 911 EMD system.

CPs will have the ability through medical direction to determine if patients need ambulance transport via EMS, can be treated in place by the CP, or if patients can be referred to telemedicine through outside partners.





## TARGET DEMOGRAPHICS / PATIENT ELIGIBILITY

In Madison County, more than 32% of the community under the age of 65 lacks health insurance. Roughly 20% of the population is 65 years of age or older, with some having limited access to transportation to receive medical care. Many will need proper healthcare evaluations or medications to prevent health deterioration over time. In addition, the rural Madison County areas which includes Greenville and Lee may need more health education and management resources to fulfill patient needs. It is the goal of the CP program at Madison County Fire Rescue to serve all residents of the County who have a need for medical services, making all residents available for this service.

## COMMUNITY PARTNERS AND ASSOCIATED SERVICES

- **Madison County Health Department**
- **Madison Memorial Hospital**
- **Tallahassee Memorial Hospital**
- **HCA Capital Regional**
- **Big Bend Coalition**
- **Community Chaplains and Pastors**
- **Madison County Sherriff Office (Communications Division)**

## EMS CALL VOLUME ASSESSMENT

- **Total EMS Calls in 2022:** 3,775
- **Location:** *Madison County FL*
- **Percentage of Low Acuity EMS Calls:** 36.0%
- **Number / Location of High Utilizers:**
  - 14 Patients who utilized EMS more than 10x in 2022.
- **Estimated patients that will be served through MIH/CP Program:**
  - 362 for both low-acuity 911 responses and medical/resource case management services.



**Primary Reason for Call:**

Date Range: 1/1/2022 to 12/31/2022

NOC	Calls	Total Calls
Abdominal Pain	138	3.66%
Allergies	8	0.21%
Animal Bite	5	0.13%
Assault	45	1.19%
Back Pain	34	0.90%
Blood Draw for LEO	1	0.03%
Blood pressure check	1	0.03%
Breathing Problem	260	6.89%
Burns	2	0.05%
Cancel	1	0.03%
Cardiac Arrest	34	0.90%
catheter blocked	1	0.03%
Chest Pain	217	5.75%
Choking	4	0.11%
Convulsions/Seizure	107	2.83%
Critical labs from doctor's office	1	0.03%
Diabetic Problem	35	0.93%
Drowning	2	0.05%
Electrocution	1	0.03%
Elevated Blood Pressure	1	0.03%
Eye Problem	4	0.11%
Fall Victim	294	7.79%
Fire	63	1.67%
G-Tube replacement	1	0.03%
Headache	29	0.77%
Heart Problems	10	0.26%
Heat/Cold Exposure	6	0.16%
Hemorrhage/Laceration	29	0.77%
hip pain	1	0.03%
Ingestion/Poisoning	16	0.42%
iv start	2	0.05%
Medical Alarm	49	1.30%
No Other Appropriate Choice	273	7.23%
Pregnancy/Childbirth	41	1.09%
Psychiatric Problem	49	1.30%
Sick person	964	25.54%
Stab/Gunshot Wound	14	0.37%
Standby	16	0.42%
Stroke/CVA	66	1.75%

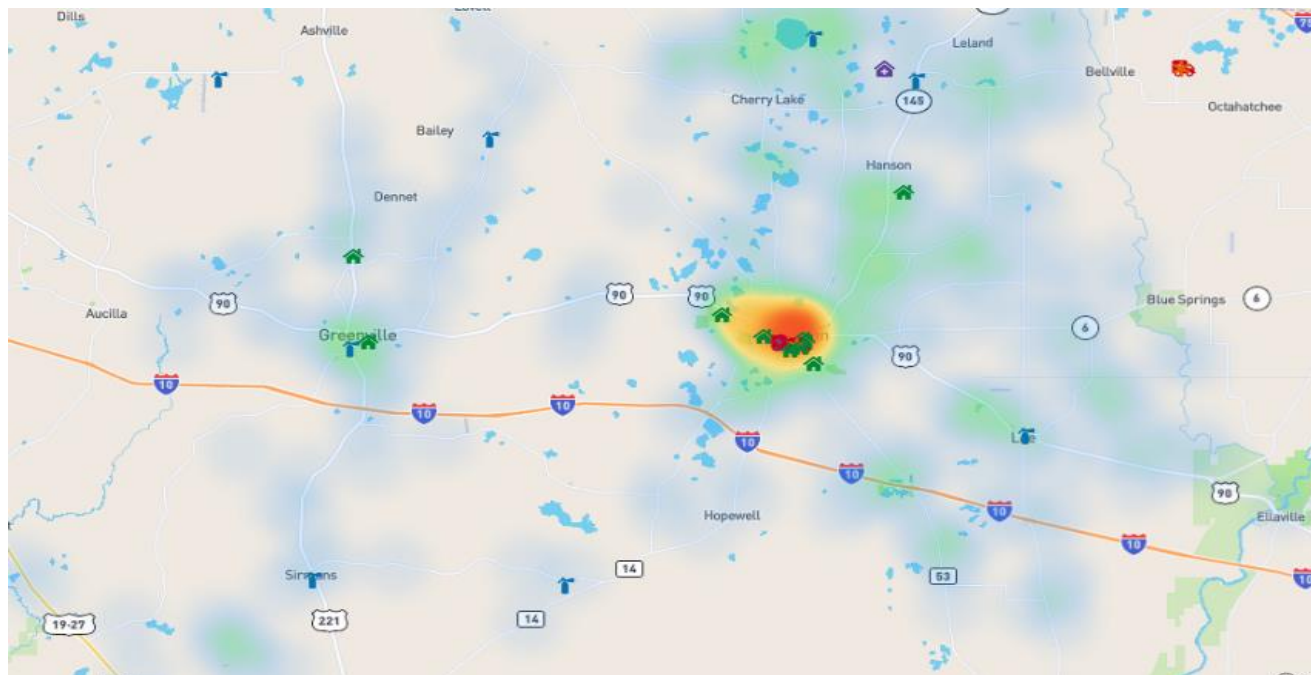


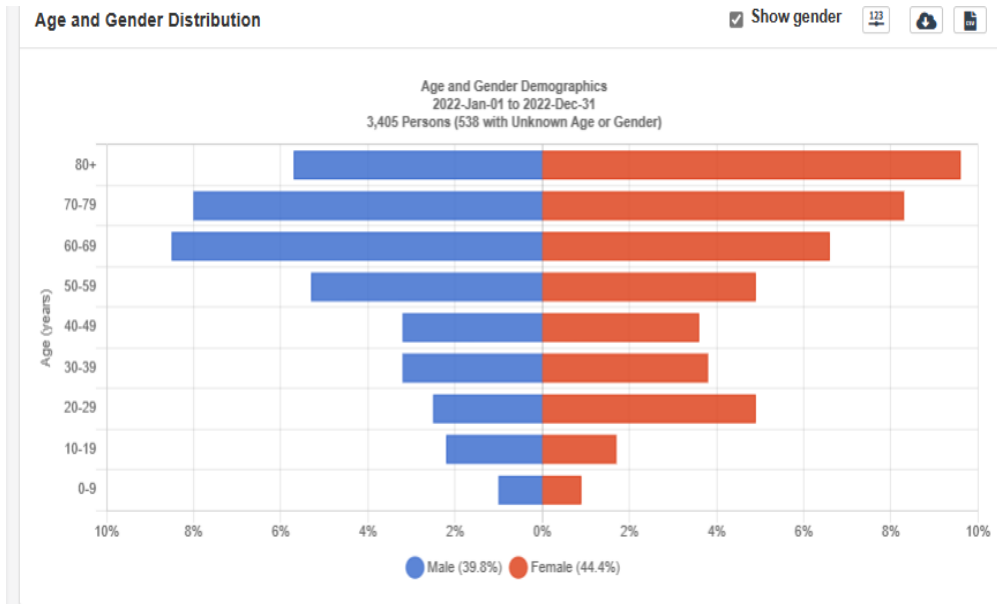
Date Range: 1/1/2022 to 12/31/2022

NOC	Calls	Total Calls
Syncope	1	0.03%
Tachycardia	1	0.03%
tooth pain	1	0.03%
Traffic Accident	314	8.32%
Traffic/Transportation Incident	37	0.98%
Transfer/Interfacility/Palliative Care	247	6.54%
Traumatic Injury	61	1.62%
Unconscious/Fainting	133	3.52%
Unknown Problem Man Down	59	1.56%
Vomiting	2	0.05%
Weakness	1	0.03%
Well Person Check	93	2.46%
<b>SYSTEM TOTAL</b>	<b>3,775</b>	<b>100%</b>

**DATA DRIVEN:**

Lower acuity calls are higher percentage in Madison and Greenville which are more rural communities, that are further distances from the concentration of services.





**PROJECT SUCCESS MEASURES (Notated in S.O.W. 5.1.1.6)**

Planned data collection tools, data element and metrics that demonstrate the program measures of success:

- HELPS project data collection form.
- Documed Patient Care Reports and CP/MIH Contact Runs

Specific measures of success will be demonstrated by:

- Decrease number of 911 calls for high utilizers.
- Utilization of the community paramedic program, number of people in the program that have been helped.

**REFERENCE:**

The Madison County Community Health Improvement Plan (C.H.I.P.) is a vital assessment of the needs in Madison County, especially with the planning and implementation of this program. We appreciate the vital, dynamic working relationship we have with Madison County Health Department.



# retail strategies



DUKE  
ENERGY®



Retail Development Services

**Madison County,  
Florida**



# Madison, Madison County, FL

## SUMMARY REPORT

Madison is the county seat of Madison County with a rich historical architecture including the courthouse built in 1912 and still operating today. The business momentum already created by Madison Antiques Market, Sunrise Coffee and Wine, Norris Café and other local businesses are a good start and we believe we can do more together.

Tourism is driven through Ragans Family Campground, formerly Yogi Bear's Jellyston Park, Madison Blue Spring State Park, Madison County Down Home Days Festival and the Madison County Agricultural Fair. Locals and tourists enjoy the Madison Four Freedoms Park and Trail.

Grocery shows a retail surplus meaning Madison is a regional draw within 20 minutes. The mobile tracking report confirms this showing the Winn-Dixie as #2 of 10 ranked in the Tallahassee, FL DMA.

The daytime population exceeds the household population also supporting restaurants. Retail leakage is largest in health and personal care with every other category excluding furniture showing a retail leakage of less than \$5 million.

The ESRI lifestyles shows a diversified population of City Commons, Modest Incomes and Rural Bypasses. It will be important for leadership to be inclusive of all house types and needs when thinking about long term planning and growth.



## MADISON, FLORIDA

Sarah Beth Stewart, *Business Development*  
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# Madison, Madison County, FL

## Next Steps

Recommend Next Steps: Retail Recruitment

An opportunity with Duke Energy will allow Madison County to apply for a Foundation Economic Development Grant that would help fund an agreement with Retail Strategies to recruit desirable businesses to the county and city.

Retail Strategies, is the national expert in recruiting businesses on behalf of communities. Within our Retail Recruitment platform, Retail Strategies provides a team to serve as an extension of the community's staff to bring the real estate expertise, analytical tools, and human effort that position deserving towns as alluring locations for national businesses. With confidence, we pursue this mission by delivering unparalleled customer service as a unified team with unmatched real estate expertise.

Attracting new retail to a community is a complex, connection critical, and time-consuming endeavor. We give rural communities the option to outsource retail recruitment services to well-connected, experienced, and licensed retail real estate professionals.

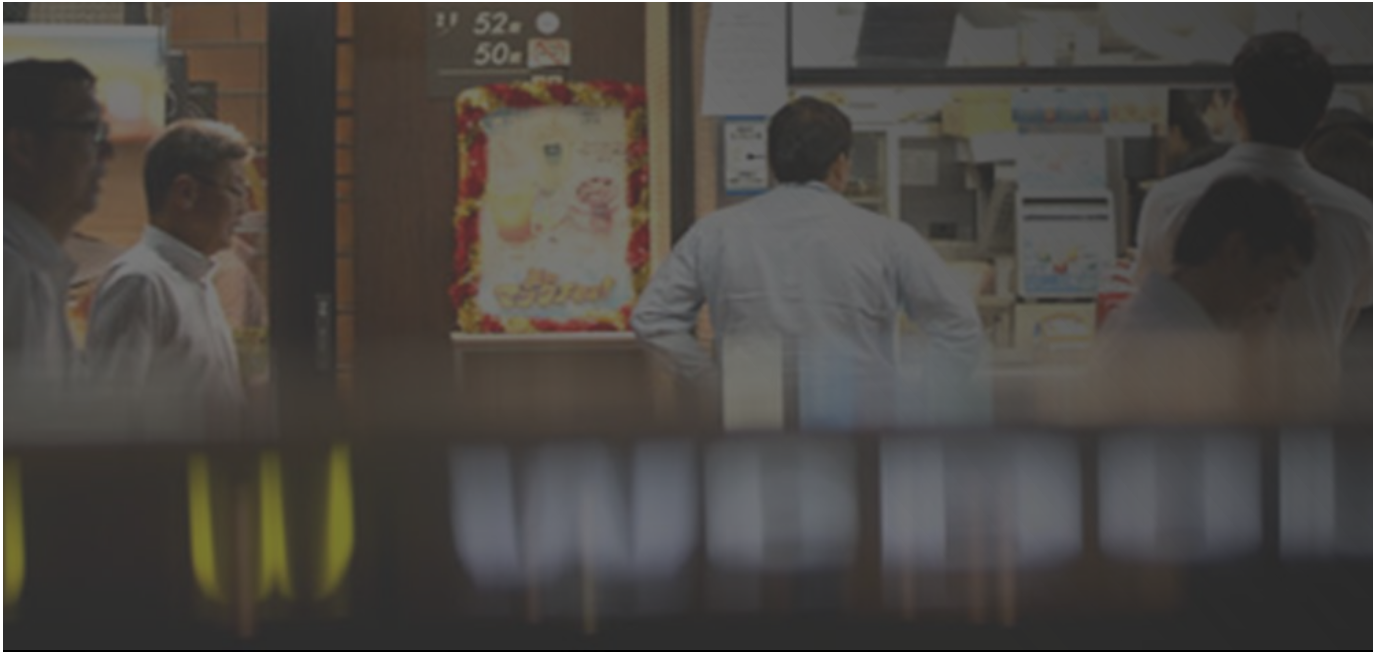
Our activities pay a return in sales taxes, added jobs, and businesses that enhance and add to the unique qualities of your community.

CONFIDENTIAL



## MADISON, FLORIDA

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# Retail Recruitment

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Your dedicated team will act as an extension of your staff to create and execute a tailored retail recruitment strategy.

## **Data Analysis**

The first step is to understand who your consumers are, not just your constituents. Utilizing mobile data, we can uncover where people are coming from and what is their buying power.

## **Real Estate Analysis**

Every retail site in your market will be catalogued by your team at Retail Strategies; shopping centers needing to be backfilled, open land ready for development, or under-utilized retail space all will be assessed by a licensed real estate professional

## **Retail Recruitment Plan**

Based off your data, real estate assets, community input and retail trends, we will develop a Retail Recruitment Plan with specific restaurant, grocery, home improvement, entertainment, and hospitality targets.

## **National Recruitment and Representation**

This is where the rubber meets the road. MadisonCounty will receive a dedicated team that will implement the Retail Recruitment Strategy by connecting with retailers, brokers, property owners, tenant reps and any other industry players to get new retail to open in your market.



# Approach & Methodology



## Discover: Research



The process begins with market analysis. We take the deep dive into data, advanced analytics, and proprietary tools we developed to uncover and define the potential in your community.

Retail Strategies assembled industry-trusted data providers that are used by national pharmacy, grocery, and restaurant brands.

This data consistently delivers the highest level of accuracy and allows our team to analyze over 3,365 individual variables (per geography) to provide the deepest, most reliable, information possible to our Clients.

### Gap Analysis

Examining the market supply and demand (leakage and surplus) within the trade area to uncover categories of retail desired by your community.

### Consumer Spending Patterns

Drilling down into each retail segment to identify and understand your consumers' spending patterns.

### Business Recruitment Categories

After reviewing key demographic information, we deliver a list of priority business categories for recruitment and/or expansion that will elevate your community.

### Mobile Data Collection

An industry-leading report which utilizes cell phone data to identify the location of consumers that visit a defined shopping area within the community.

### Retailer Void Analysis

Identifying businesses that have entered similar communities but not your market provides an initial list of realistic prospects.

### Psychographic Analysis

Tapestry Lifestyles define the type of consumers by breaking down demographics, consumer preferences, expenditures, and cultural ideals through psychographic profiles.

### Trade Area Identification

By utilizing mobile data, analytics and real estate acumen, we identify consumer opportunity, demand, traffic counts, shopping patterns that answer key questions for retailers.

### Peer Community Analysis

Identification and comparison of similar communities to measure your retail base and identify opportunities from a categorical perspective.

### Real Estate Analysis

A real estate study that identifies opportunities for strategic focus properties, underutilized assets, development zones, and redevelopment zones.



# Approach & Methodology



## Discover: Real Estate Analysis

We bring our real estate professionals to your community for a Boots on the Ground analysis to view and inventory properties, sites and buildings.

Our team uncovers your underutilized real estate assets and identifies sites and properties for development, redevelopment, highest and best use, or vacancies to be filled.



## Discover: Local Real Estate Professionals

Your dedicated team will identify and conduct outreach to property owners, brokers, developers, retailers, restaurants, and all other industry players to connect the dots to your market. We understand that property owners can sometimes be the biggest hindrance to retail growth, your team will deploy specific strategies to influence all local parties.

## Discover: Community Input

Each community is engaged in a meaningful dialogue to identify past efforts, interests and goals for retail.

Our process is built around creating a relationship with you and getting communication and information flowing. This is partnership. We know that no one knows your community better than you.

Your buy-in to our recruitment approach is vital to us being successful for you.





# Approach & Methodology



## Connect: Retail Recruitment Strategy and Plan

At the end of our Discovery process - we combine your data, analytics, real estate, and community vision to create your Retail Recruitment Plan and Strategy.

This 70+ page document highlights our research on the community, demographic information, retail analysis and our Boots on the Ground real estate analysis.

Identified are the top prospects (minimum of 30) where our team of experts will perform outreach to match your real estate and market opportunities.

Retail Strategies will present the Plan for approval before implementation. As your partner, your buy-in is vital to our efforts and our success.

Once approved, your dedicated team will kick into high gear to connect with the retail, restaurant, hospitality and real estate community to move the needle on business recruitment.



## Connect: Community Marketing Guide

You will receive a customized Marketing Guide that showcases critical market intelligence, data, real estate information, and advanced analytics to illustrate the top facts to industry professionals that position you for economic growth. These flyers can be printed and/or uploaded to your website.





RETAIL STRATEGIES

# Approach & Methodology



## Advance: Retail Recruitment

Utilizing our connections and 150 years of collective real estate experience Retail Strategies will be reaching out to property owners, brokers, developers, retailers, restaurants and industry players to connect the dots to your market. Our connections are deeply rooted in trust and success which gives your community the upper hand in connecting with the right partners.

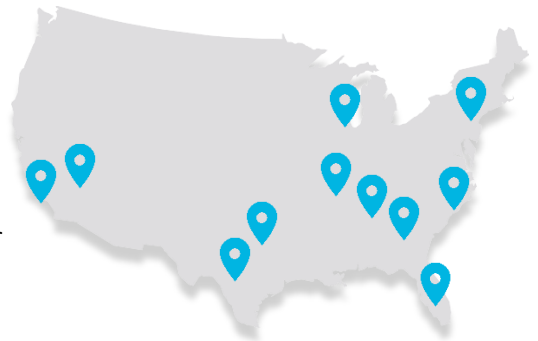


## Marketing and Representation

Our team attends more than a dozen retail real estate conferences including ICSC Orlando, ICSC Recon and RetailLive! Retail Strategies attends these shows to meet with industry leaders and market your opportunities.

At conferences, we set up meetings with targeted retailers, restaurants, brokers, and developers on your behalf.

Following the conference, you receive an update on who we met with, what was said, and what our next steps are for your community.



# Investment

Our services will help reduce your **\$42 million** in annual retail leakage, pay a return by adding jobs, increasing property taxes, and new businesses that enhance your community.

Retail Strategies' agreements are annual with defined prices for up to two additional years of service. The Client will have the option to extend or discontinue the agreement each year.

The lead time on a real estate transaction is typically 18-36 months. To fully realize the benefits of the investment and maximize the seeds we plant in year 1, we recommend a 3-year partnership.

	<b>Funding Source</b>	<b>Investment</b>
<b>Year 1</b>	Duke Energy Foundation Grant	\$25,000
	Madison County	\$15,000
	<b>Year 1 Investment</b>	<b>\$40,000</b>
<b>Year 2</b>	Potential Future Grant	\$25,000
	Madison County	\$15,000
	<b>Year 2 Investment</b>	<b>\$40,000</b>
<b>Year 3</b>	Potential Future Grant	\$25,000
	Madison County	\$15,000
	<b>Year 3 Investment</b>	<b>\$40,000</b>
	<b>Total 3-Year Partnership Investment</b>	<b>\$120,000</b>

The total fee for completion of work is due upon execution of agreement. Project fees are due within 30 days of receipt of the invoice.

Should the Client request a special assignment, additional work, and/or additional travel needs not specifically referenced in the contract, we will prepare written authorization to be signed by the Client in advance of commencing any additional work.

**Pricing valid for 60 days**



RETAIL STRATEGIES

# Recap

Retail recruitment is a marathon, not a sprint. Our partnerships are built to provide the foundational support and relationships to take your community forward as quickly as possible. With the help of Duke Energy, we are excited for the opportunity to partner with Madison County.

## We Multiply and Enhance Your Staff



## We Make Sure Your Story is Heard

