



AGENDA

CITY COUNCIL MEETING - REGULAR SESSION

MONDAY, NOVEMBER 03, 2025 at 9:00 AM

Bonifay City Hall Council Meeting Room – 301 J Harvey Etheridge St.

I. CALL TO ORDER

A. Invocation

B. Pledge of Allegiance

II. APPROVE AGENDA

III. APPROVE MINUTES

A. October 20th, 2025

IV. APPROVE ACCOUNTS PAYABLE / TRANSFERS / FINANCIAL SHEETS TO REVIEW

V. VISITORS – PUBLIC ADDRESSING THE COUNCIL

NON- AGENDA AUDIENCE

Effective October 1, 2013, Florida Statute 286.0114 mandates that “members of the public shall be given a reasonable opportunity to be heard on a proposition before a Board or Commission.” Each individual shall have three (3) minutes to speak on the proposition before the board. **THIS IS NOT A QUESTION-AND-ANSWER SESSION.** It is NOT a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. Those who wish to speak are reminded to observe proper decorum, and to avoid the use of profane or vulgar language. If you would like to address the City Council please come to the podium and state your name and address for the record.

VI. PLANNING & ENGINEERING

A. Planning & Zoning Board

B. Southside Drainage Project Update

C. Resilient Stormwater Park Update

[D.](#) Florida Resilient Stormwater Park Amendment- Admin Fees

VII. OLD BUSINESS

[A.](#) Veterans Park FRDAP - Blue CS Quote

VIII. NEW BUSINESS

[A.](#) Ordinance 2025-05 Comprehensive Plan Mixed Use

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

A. Council Updates

B. Department Updates

C. Employee Spotlight - Sierra

X. ADJOURN

Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 547-4238, at least five days prior to the proceedings.



MINUTES

CITY COUNCIL MEETING - REGULAR SESSION

MONDAY, OCTOBER 20, 2025 at 6:00 PM

Bonifay City Hall Council Meeting Room – 301 J Harvey Etheridge St.

I. CALL TO ORDER

Mayor Larry Cook called the meeting to order at 6:00 pm.

PRESENT

Mayor Larry Cook
Council Member James Sellers
Council Member Shelley Carroll
Council Member Rick Crews
Council Member Eddie Dixon

Also present

Executive Assistant Sierra Smith, Finance/HR Director Tracy Walker, and Police Chief Johnny Whitaker

A. Invocation

Vice-Mayor James Sellers gave invocation.

B. Pledge of Allegiance

Vice-Mayor James Sellers led the Pledge of Allegiance.

II. APPROVE AGENDA

Motion made to approve the agenda by Council Member Crews, Seconded by Council Member Dixon.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

III. APPROVE MINUTES

A. October 6th, 2025 Regular Session

Motion made to approve the minutes of October 6, 2025 by Council Member Crews, Seconded by Council Member Carroll.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

IV. APPROVE ACCOUNTS PAYABLE / TRANSFERS / FINANCIAL SHEETS TO REVIEW

Motion made to approve Accounts Payable, Transfers, and Financial Sheets by Council Member Sellers, Seconded by Council Member Dixon.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

V. VISITORS – PUBLIC ADDRESSING THE COUNCIL

NON- AGENDA AUDIENCE

Effective October 1, 2013, Florida Statute 286.0114 mandates that “members of the public shall be given a reasonable opportunity to be heard on a proposition before a Board or Commission.” Each individual shall have three (3) minutes to speak on the proposition before the board. **THIS IS NOT A QUESTION-AND-ANSWER SESSION.** It is NOT a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. Those who wish to speak are reminded to observe proper decorum, and to avoid the use of profane or vulgar language. If you would like to address the City Council please come to the podium and state your name and address for the record.

Richard Wilsey, Happy Hollow Rd., questioned the council regarding Stephanie Cloud sitting on the City Planning Board. He questioned blue light bars on City employee vehicles driving through town. He also stated the he assumed the council must be meeting outside of public session or talking on the phone.

Heather Shelby, Vice-Chair of the Tourist Development Council, asked the council members if anyone would be interested in filling the seat vacated by Mayor Cook. They meet on the 3rd Monday at the Chamber of Commerce at 5:00 pm. Council Member Rick Crews volunteered.

VI. PLANNING & ENGINEERING

VII. OLD BUSINESS

A. Brock Ave

Executive Assistant Sierra Smith stated the Vice-Mayor Sellers previously mentioned the importance of widening and re-paving West Brock Avenue, especially for emergency vehicles. We are proposing MSCOP funds for paving East and West Brock Avenue, and would like the Council to approve going after funding and to make that a priority.

Motion made to approve going after funding for paving East and West Brock Avenue by Council Member Crews, Seconded by Council Member Carroll.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

Motion made to also look for funding to re-pave Hamlin St. at Wisconsin Ave. by Council Member Crews, Seconded by Council Member Sellers.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

VIII. NEW BUSINESS

A. Holmes District School Board Olympics Request

Motion made to approve Holmes District School Board's Special Olympics request to use the Rec Center by Council Member Crews, Seconded by Council Member Dixon.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

B. Bonifay Police Department DataPilot Grant

Executive Assistant Sierra Smith stated this grant covers about 70 % of the cost with the balance being \$5,995.00.

Police Chief Whitaker said it will allow us to immediately download cell phone or computer records without having to wait. It will also be a cost savings to the city.

Motion made to approve Police Department DataPilot Grant by Council Member Crews, Seconded by Council Member Dixon.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

A. Council Updates

B. Department Updates

Finance/HR Director Tracy Walker updated the Council Members on the system conversion. We have Accounts Payable, Payroll and General Ledger done right now. Occupational Licensees and Utility Billing are in the near future.

C. Employee of the Quarter - Q3

Executive Assistant Sierra Smith announced that the employee of the 3rd quarter was awarded to Captain Zach Sellers with the Fire Department.

Police Chief Whitaker made a statement on the incident the other night with an officer involved shooting. He wanted to make it perfectly clear, to everyone in this room and the Council, that he

fully supports the Correctional Officer that was there that night and the action that was taken.
The investigation should be completed this week.

X. ADJOURN

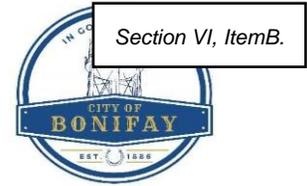
Motion made for meeting to adjourn by Council Member Crews, Seconded by Council Member Sellers.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews, Council Member Dixon

Mayor Cook declared the meeting adjourned at 6:19 pm.

Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 547-4238, at least five days prior to the proceedings.

Biweekly Construction Summary City of Bonifay



Project Title: Bonifay Southside Drainage Improvements

DHM Project ID # BON25CD

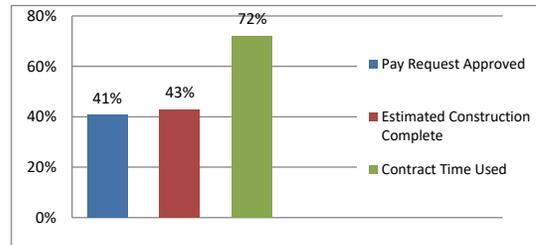
Work performed the week of: October 20, 2025 Through November 2, 2025

Holmes County Contact: <u>Sierra Smith, Grants Coordinator</u>	Design Engineer: <u>Rod Adams, P.E., DHM</u>
Contractor Project Mgr: <u>Kenneth Jenkins, GCUC</u>	CEI Project Mgr: <u>Jake Mathis, DHM</u>
Distribute To: <u>Larry Cook, Mayor of Bonifay</u> <u>Sierra Smith, City of Bonifay</u> <u>Kenneth Jenkins, GCUC</u> <u>Chris Corbin, GCUC</u>	Senior Inspector: <u>Sandra Toole, DHM</u> <u>David Melvin, DHM Engineering</u> <u>Brent E. Melvin, P.E., DHM Engineering</u> <u>Rod Adams, DHM Engineering</u> <u>Jake Mathis, DHM Engineering</u>

Notice To Proceed Date:	<u>June 16, 2025</u>	
Substantial Completion Date:	<u>November 26, 2025</u>	
Final Completion Date:	<u>December 26, 2025</u>	
Previous Contract Amount:	<u>\$915,008.25</u>	
Current Contract Amount:	<u>\$1,023,292.63</u>	
SA / WCO's Approved No.	<u>2</u>	<u>\$108,284.38</u>
Pay Estimate Approved No.	<u>4</u>	<u>\$415,708.59</u>
Estimated Constr. Complete:		<u>41%</u>
Contract Time Used:		<u>43%</u>
		<u>72%</u>

Total Contract Days:	<u>194</u>
Previous Contract Days:	<u>150</u>
Contract Day:	<u>140</u>
Substantial Days Remaining:	<u>24</u>
Final Days Remaining:	<u>54</u>
Total Weather Days:	<u>3</u>
Total Holidays:	<u>1</u>

Project is on Schedule? X Yes No



Description of Work:

Accomplishments:

Clifford St, Jernigan Ave, and Hightower Ave, all work completed.
Walk-Thru conducted on 10/10/25 for Clifford St, Jernigan Ave, & Hightower Ave.
Subcontractor completed 4" sewer and 8" waterline bores on St. Johns Rd.
Subcontractor completed all utility tie-ins located on St. Johns Rd.
Contractor began Road Closure on St. Johns Road on 10/16/2025.
Message Boards placed for St. Johns Rd 10/10/2025.
Contractor installed S-1 and S-3 Box Culverts

Current Activities:

GCUC
Maintained Message Boards and set up Detour Signs and Road Closure for St. Johns Rd.
Contractor remove remaining existing guardrail post on St. Johns Rd.
Contractor completed punch list items for Hightower Ave. and Jernigan Ave.
Contractor installed S-1 and S-3 Box Culverts.
Contractor primed and placed joint sealant on all Box Culvert joints.
Contractor grouted joints and lift holes.

A & W Contracting

No Work This Period.

Holiday & Weather Days

Holiday's = Sept. 1, 2025
Weather days = August 4, 13, October 27, 2025

Pending Issues:

NONE

Potential Problems:

NONE

Project Changes:

Work Change #1 added 30 days for utility issues on St. Johns Rd.
Work Change #2 Added 14 days for work change #3 and #4 for equipment and labor on utility issues for St. Johns Rd. and Hightower Ave.
Work Change added two concrete driveway aprons in exchange for Mr. Fisher signing the easement for lateral ditch excavation.

Future:

Tightline, Subcontractor to begin existing S-2 Box Culvert footings, Culvert extensions and forming endwalls.

Jake Mathis
Construction Project Manager





St. Johns Rd
Contractor excavated for S-1 Box Culverts and installed 1 LF thick rock bed & checking grades



St. Johns Rd
Contractor setting Box Culverts for S-1



St. Johns Rd
Contractor installing joint seal on primed tongue and grooves of Box Culverts



St. Johns Rd.
Contractor grouting all outside joints and lift holes on S-1 Box Culverts





St. Johns Rd
Contractor completed S-1 Box Culverts
All joints wrapped with filter fabric



St. Johns Rd
J & M testing compacted lifts of backfill West side of S-1



St. Johns Rd
J & M testing compacted lifts of backfill between
S-1 and existing S-2 Box Culverts



St. Johns Rd.
Contractor installing S-3 East Side of existing S-2
Box Culverts





St. Johns Rd
Contractor setting up box culvert puller in S-3 Box
Culverts

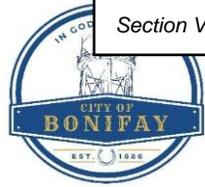
St. Johns Rd
Contractor installing S-3 Box Culverts



St. Johns Rd
View inside S-3 Box Culverts

St. Johns Rd.
Contractor grouting joints and lift holes for S-3 Box
Culverts inside and outside





Biweekly Construction Summary City of Bonifay

Project Title: City of Bonifay Resilient Stormwater Park

Grant #23FRP18

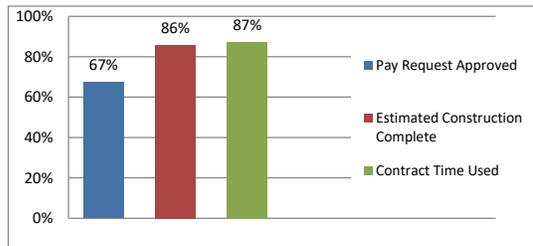
DHM Project ID # BON23RE

Work performed the week of: October 6, 2025 Through October 19, 2025

City of Bonifay Contact: <u>Sierra Smith, City Clerk</u>	Design Engineer: <u>Brent E. Melvin, P.E., DHM</u>
Contractor Project Mgr: <u>Adam Albritton, ECSC, LLC</u>	CEI Project Mgr: <u>Jake Mathis, DHM</u>
Distribute To: <u>Larry Cook, Mayor of Bonifay</u> <u>Sierra Smith, City of Bonifay</u> <u>Adam Albritton, ECSC, LLC</u>	Inspector: <u>Tommy Hays, DHM</u>
	<u>David Melvin, DHM Engineering</u> <u>Brent E. Melvin, P.E., DHM Engineering</u> <u>Jake Mathis, DHM Engineering</u>

Notice To Proceed Date:	<u>March 24, 2025</u>
Substantial Completion Date:	<u>October 19, 2025</u>
Final Completion Date:	<u>November 18, 2025</u>
Contract Amount:	<u>\$1,988,938.94</u>
Current Contract Amount:	<u>\$1,964,213.41</u>
SA / WCD's Approved No.	<u>1</u> <u>\$28,323.02</u>
SA / WCO's Approved No.	<u>1</u> <u>-\$53,048.55</u>
Pay Estimate Approved No.	<u>6</u> <u>\$1,323,015.37</u>
Estimated Constr. Complete:	<u>86%</u>
Contract Time Used:	<u>87%</u>

Total Contract Days:	<u>240</u>
Contract Day:	<u>210</u>
Substantial Days Remaining:	<u>0</u>
Final Days Remaining:	<u>30</u>
Total Weather Days:	<u>22</u>
Total Holidays:	<u>4</u>



Project is on Schedule? X Yes No

Description of Work:

Accomplishments:

Contractor installed advanced warning road signs.
 Contractor has installed 45.8% of SP 9.5 Structural Asphalt.
 Subcontractor has completed 100% of the irrigation around stormwater pond.
 Subcontractor has completed 100% sidewalks, curb and gutter and concrete ditch pavement.
 Contractor has installed 100% RIP RAP.
 Contractor completed 100% of S-05 Box Culvert on Moody St.
 Contractor completed 100% of 2" water service and the 2" HDPE service line per plans.
 Contractor and Subcontractor completed 100% double 60" Headwall on Banfil and box culvert Headwall on Moody St.
 Contractor installed 100% of 18" RCP, 60" RCP, 60" ADS and 60" MES.
 Contractor removed 100% of milled asphalt per plans.
 Contractor completed 100% of silt fence and staked hay bales and clearing and grubbing.

Current Activities:

ECSC
 Contractor installed Limerock Base Material above Box Culvert on Moody St.
 Contractor installed 20.07 TNS of SP 9.5 Structural Asphalt on Moody St.
 Contractor continued to dress and shape around the retention pond and Headwalls on Moody and Depot St.

Lawn Masters

Subcontractor continued installing plants and trees around stormwater and installed pine straw around the plants and trees around pond.
 Subcontractor installed performance turf sod around stormwater pond and retention pond.

Highway Specialties

No work This Period

Holiday & Weather Days

Holiday's = May 26, July 4, 2025, September 1, 2025, October 3, 2025
 Weather days = March 31, April 1, 7, 8, May 7, 8, 9, 12, 29, 30, June 9, 10, 26, 30, July 2, 3, 15, 24, 25, August 4, 6, 13, 2025

Pending Issues:

Potential Problems:

Project Changes:

WCD #2-Additional removal of Ex. Concrete, Concrete Curb and Gutter Type F, and Concrete Ditch Pavement, 6" Reinforced.
 WCD #3-Additional grading/shaping/prep work and dewatering for concrete ditch paving.

Future:

Contractor to pave Banfil Ave., Depot and Moody St.
 Subcontractor to install guardrails on Banfil Ave. and Moody St.

Jake Mathis
Construction Project Manager

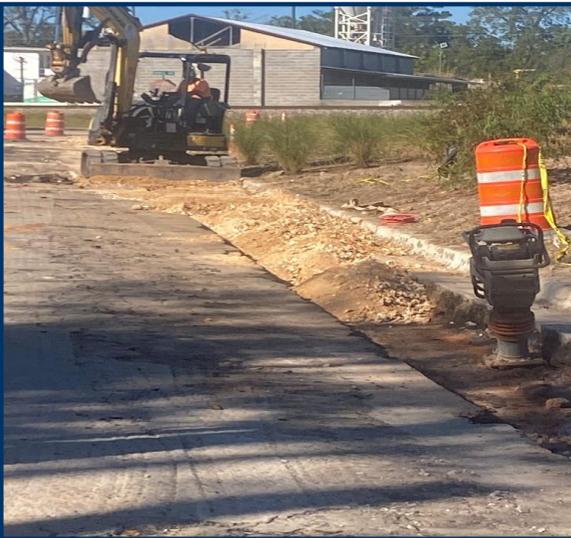




Resilient Stormwater Park
Contractor installed RipRap around the Headwall on the west side of Depot St.



Resilient Stormwater Park
Contractor installed Limerock Base on the edge of curb and gutter in roadway on east side of Depot St.



Resilient Stormwater Park
Contractor spread and compacted Limerock Base in roadway on edge of curb and gutter on east side of



Resilient Stormwater Park
Contractor installed and compacted limerock base over utility cut in roadway on Depot St.





Resilient Stormwater Park
Contractor installed and spread Limerock Base Material
in roadway over the box culvert on Moody St.



Resilient Stormwater Park
Contractor compacted limerock Base Material over
the box culvert on Moody St.



Resilient Stormwater Park
Contractor had density test performed on Limerock
Base Material on Moody st.



Resilient Stormwater Park
VT-Verifying density test on Limerock Base on
Moody St.





Resilient Stormwater Park
Subcontractor installed pine straw around plants and trees around the stormwater pond.



Resilient Stormwater Park
VT-Verifying temperature of asphalt delivered to site.



Resilient Stormwater Park
Contractor installed SP 9.5 asphalt over box culvert on Moody St.



Resilient Stormwater Park
Contractor compacting SP 9.5 asphalt over box culvert on Moody St.



AMENDMENT TO
AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN CITY OF BONIFAY AND DAVID H. MELVIN, INC.
DHM Project No. BON23RE

Heretofore on August 5, 2024, the City of Bonifay and David H. Melvin, Inc. entered into an agreement to provided engineering services in connection with FDEP Resilient Florida Grant 23FRP18 which was awarded to the City of Bonifay; and

WHEREAS, said agreement addresses addressed the necessary engineering and design services for Resilient Florida Bonifay Stormwater Facility funded through the FDEP 2022 Resilient Florida Program. The City of Bonifay completed a Stormwater Drainage Study in 2021 to identify options to reduce or prevent flooding in the downtown area. This has been a major concern for retaining existing businesses and attracting new business in the area. The study identified problems associated with incomplete drainage systems, undersized pipe and structures, and general lack of cohesive design and system capacity for conveying, attenuating, treating, and discharging stormwater within the City of Bonifay. Due to the condition of the system and its very limited capability, flooding often occurs even with short lived heavy rainfall events. The primary infrastructure component recommended in the drainage improvement plan is the construction of a stormwater treatment and flood mitigation facility and reconstruction of the Moody Street culvert in the downtown Bonifay area. These improvements will provide next step in controlling stormwater flows, reducing erosion, providing water quality treatment, and assisting with mitigating flood impacts to the central downtown area and along US 90; and

WHEREAS, there are additional funds available under said grant to provide for project management fees and the City desires to amend said agreement to include project management fees to be paid to David H. Melvin, Inc. as compensation for such project management;

NOW, THEREFORE, the City of Bonifay and David H. Melvin, Inc. hereby amend the agreement entered into by and between the parties on August 5, 2024 to included project management fees in the amount of \$104,575.00 which will be paid with grant funds. Said agreement shall remain unchanged in all other aspects.

DATED this ____ day of _____, 2025.

DAVID H. MELVIN, INC., Consultant
By: 
Name/Title: Brent Melvin, Vice President

CITY OF BONIFAY
By: _____
Name/Title: _____

ESTIMATE

Blue CS Construction LLC
 2800 Georgia Ave
 West Palm Beach, FL 33405-1418

info@pro-
 constructionsolutions.com
 +1 (678) 761-3790



Bill to
 Hunter Potts
 Melvin Engineering
 4428 Lafayette Street
 Marianna, FL 32446

Ship to
 Hunter Potts
 Melvin Engineering
 4428 Lafayette Street
 Marianna, FL 32446

Estimate details

Estimate no.: 1009
 Estimate date: 09/25/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Chain Link Fence 168 LF of 4.5 FT fence with two 4 FT gates matching existing design Includes posts	<p>a. Approximately 168 LF of 4.5 FT Tall fence (includes two 4 FT swing gates with gate opening hardware)</p> <p>b. Fence should match existing 4.5 FT tall fence: Posts: 2 3/8" O.D. Terminal/End/Corner; 1 7/8" O.D. Line Fabric: 9GA x 2" Galvanized Mesh Top rail: 1 5/8" O.D. Middle Rail: 1 5/8" O.D Bottom Rail: 1 5/8" O.D Post Caps: Dome Style Ties: 9GA Aluminum Footings: Terminal posts 42" deep x 12"; Line Posts 36" x 10"; Concrete: 3000 PSI</p> <p>c. Contractor responsible for removing and stockpiling all existing concrete attached to fence (light gray concrete) and fence materials, City will haul off.</p> <p>d. Install new 4FT wide concrete entrance ramps at both gate locations</p>	1	\$12,000.00	\$12,000.00
2.	Park Sign 3 FT x 7 FT full color poly metal sign with park name city logo and dedication sentence.	<p>a. Poly metal sign (full color)</p> <p>b. At minimum, the sign will feature park name, city logo, and a one sentence stating the park dedication</p>	1	\$3,000.00	\$3,000.00
3.	Tennis Courts Install new nets clean and pressure wash add new entrance gate and ramp and provide tw	<p>a. New Nets</p> <p>b. Remove all grass/weeds. Pressure wash & clean</p>	1	\$13,000.00	\$13,000.00

c. New entrance gate and landing (keep same footprint just add new gate, support pole, and remove/poor new entrance ramp

d. Shaded benches (x2) in ground mount
Expanded Steel Park Benches |
UltraLeisure™ Series | Belson Outdoors®
with shade covers Outdoor Mini-Shade
Canopy | Shade Structures | Belson
Outdoors®

Total

\$28,000.00

Accepted date

Accepted by

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONIFAY, FLORIDA, AMENDING THE CITY OF BONIFAY COMPREHENSIVE PLAN BY REVISING POLICY 5.1.d RELATING TO THE MIXED USE FUTURE LAND USE CATEGORY, PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City of Bonifay adopted its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, and periodically updates that plan to guide growth and development; and

WHEREAS, recent text in the Mixed Use category has been interpreted to require multiple uses on each individual parcel, which is more restrictive than intended and has created uncertainty for infill and redevelopment; and

WHEREAS, the City Council finds it in the public interest to clarify that mixed use is achieved across the Mixed Use category over time without requiring more than one use on an individual parcel, while retaining established caps for density, intensity, and height; and

WHEREAS, the amendments set forth herein are consistent with and further the goals, objectives, and policies of the Comprehensive Plan and are adopted in accordance with Section 163.3184, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BONIFAY, FLORIDA:

Section 1. Adoption of Amendment to Policy 5.1.d

The City Council hereby amends the City of Bonifay Comprehensive Plan by revising Policy 5.1.d Mixed Use to read as set forth and underlined in “Exhibit A”, which is attached to and incorporated in this Ordinance. The current language for Policy 5.1.d Mixed Use, as amended is hereby stricken as shown in the Exhibit. Additions are shown by underline and deletions by strikethrough.

Section 2. Conflicts

All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 3. Severability

If any section, subsection, sentence, clause, phrase or other portion of this Ordinance, or any particular application thereof shall be held void, invalid or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases and their application shall not be affected and shall remain in full force and effect.

Section 4. Scrivener's Errors

Upon adoption, the City Clerk is directed to codify the amendment in the City’s Comprehensive Plan and to make necessary conforming edits, including table of contents and cross references. Staff is further directed to prepare any Land Development Code updates necessary to implement this policy.

Section 5. Authority

This Ordinance is adopted pursuant to the home rule powers of the City of Bonifay and applicable provisions of Florida law, including Chapter 163, Part II, Florida Statutes.

Section 6. Effective Date and Readings

This Ordinance shall become effective in accordance with Section 163.3184, Florida Statutes. For a text amendment subject to state review, the effective date shall be the date a final order is issued by the state land planning agency or the Administration Commission finding the amendment in compliance. If no challenge is filed, the effective date shall be 31 days after adoption or upon receipt of notice from the state land planning agency that the amendment is in compliance, as applicable.

INTRODUCED on first reading in the City Council on the ____ day of _____, _____.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the City Council of City of Bonifay, Florida the ____ day of _____, _____.

CITY OF BONIFAY, FLORIDA

By its Mayor, Larry Cook

ATTEST:

By: Tracy Walker, Deputy City Clerk

EXHIBIT A**d. Mixed Use**

(1) Intent - To provide areas for an attractive and functional mix of residential, professional office, neighborhood commercial, schools, churches, and other similar land uses. Compatibility shall be applied to redevelopment sites and projects within the ~~urban~~ mixed use category to ensure that redeveloped sites do not create an unacceptable negative impact on adjacent properties and the surrounding neighborhood.

~~(2) Mix of Uses – Properties within this category must develop with a mix of at least two uses, one if which is required to be residential. Residential uses shall comprise a minimum of 50% of the development. The remainder uses may be non-residential. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use.~~

(2) Permitted uses - Residential uses including single family, townhome, duplex, multifamily, accessory residential, mobile home parks and mobile home subdivisions. Non-residential uses include neighborhood and general commercial, offices, restaurants and food service, lodging, clinics and medical facilities, personal services, indoor and outdoor recreation, civic and educational, houses of worship, public utilities, and essential services. PUDs are allowed and encouraged in this category.

(3) Density - Maximum residential density is ten (10) dwelling units per gross acre.

(4) Intensity - The intensity of non-residential uses is limited by a Floor Area Ratio (FAR) of 2.0 and an impervious surface coverage of 90%.

(5) Height - Maximum building height is 75 feet.

(6) Access and services - Areas in this district should be served by central water and sewer where available or planned.