



AGENDA

CITY COUNCIL MEETING - REGULAR SESSION

MONDAY, JANUARY 06, 2025 at 9:00 AM

Midtown Plaza, 401 McLaughlin Ave., Bonifay, FL 32425

I. CALL TO ORDER

A. Invocation

B. Pledge of Allegiance

II. APPROVE AGENDA

III. APPROVE MINUTES

A. December 16th, 2024 Meeting Minutes

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, state your name and address for the record

VI. PLANNING & ENGINEERING

VII. OLD BUSINESS

A. Ordinance No. 439 First Reading Comprehensive Plan

Kay Dennis - Staff Report on City of Bonifay Comprehensive Plan

Set Second Reading - Public Hearing, and adoption of Ordinance No. 439

[B.](#) Ordinance 2025-01 Property Preservation & Maintenance

VIII. NEW BUSINESS

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

A. Council Updates

B. Department Updates

C. Employee Spotlight

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, DECEMBER 16, 2024 at 6:00 PM
Midtown Plaza, 401 McLaughlin Ave., Bonifay, FL 32425

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

ABSENT

Council Member Eddie Dixon

Also present

City Clerk Rickey Callahan, City Attorney Jon Holloway-by phone, Deputy Clerk Tracy Walker, Executive Assistant Sierra Smith, Police Chief Johnny Whitaker, Fire Chief Travis Cook, and Public Works Director Aaron Taylor

John Udochi with Melvin Engineering

City Planner John Feeney with Alday-Howell

A. Invocation

Council Member James Sellers gave invocation.

B. Pledge of Allegiance

Council Member James Sellers led the Pledge of Allegiance.

II. APPROVE AGENDA

Before approving the agenda, Mayor Cook requested that Item A under Old Business be moved to Planning and Engineering; also Item A under New Business be moved down to Department Updates.

Motion made to approve agenda with amendments by Council Member Crews, Seconded by Council Member Carroll.

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

III. APPROVE MINUTES

A. December 2nd Regular Session Minutes

Motion made to approve December 2, 2024 minutes by Council Member Crews, Seconded by Council Member Carroll.

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

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

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

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

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, state your name and address for the record

None

VI. PLANNING & ENGINEERING

John Udochi told the Council Members that bids for the Downtown Stormwater Park were opened on December 9, 2024. Out of the 6 bids received, 3 were over the allotted budget, and 1 bidder had to withdraw their bid due to not having the required FDOT qualifications.

After reviewing the 2 remaining bids, ECSC, LLC is the lowest with a total bid amount of \$1,988,938.94 which is less than the budgeted construction amount of \$2,000,000, and Melvin Engineering recommended awarding the bid to ECSC, LLC., contingent on DEP approval.

Motion made to approve awarding the bid to ECSC, LLC by Council Member Crews, Seconded by Council Member Sellers.

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

A. Raley Drive Mobile Home Park - Land Use Change and Annexation into the City

NOTE: The Planning and Zoning Board met with the Developers and held a Public Hearing on October 16, 2024 on this project in order to make a recommendation to the City Council. The Planning and Zoning Board voted to recommend to the City Council a "NO" vote on both the Land Use Change and the Annexation into the City.

This item was tabled at the November 18, 2022 City Council Meeting, and no new or revised plans have been received from the developer as of today.

City Clerk Callahan informed the Council Members that the Planning and Zoning Board met with the developers for the Raley Drive Mobile Home Park on October 16, 2024, and the Board voted to recommend to the City Council a "No" vote on both the Land Use Change and the Annexation into the City.

Motion made to deny Land Use Change by Council Member Crews, Seconded by Council Member Sellers.

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

Motion made to deny annexation by Council Member Crews, Seconded by Council Member Sellers.

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

VII. OLD BUSINESS

A. Melvin Engineering - BON23RE- Recommendation of Award

Moved to Planning and Engineering.

B. Ordinance Number 2024-12 Second Reading, Public Hearing, and Adoption

City Clerk Callahan read the heading of Ordinance 2024-12.

AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, SETTING FORTH REQUIREMENTS AND PROCEDURES FOR THE PROVISION OF POTABLE WATER AND SANITARY SEWER UTILITY SERVICES TO NON-CITY CUSTOMERS; AUTHORIZING BULK WATER AND SEWER UTILITY SERVICE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL ON CONFLICTING ORDINANCES; PROVIDING FOR SCRIVENERS' ERRORS; AND PROVIDING AN EFFECTIVE DATE.

Mayor Cook opened the meeting up for Public Hearing.

Mayor Cook closed the Public Hearing and the meeting went back into Regular Session.

Motion made to approve second reading and adoption of Ordinance 2024-12 by Council Member Crews, Seconded by Council Member Carroll.

Voting Yea: Mayor Cook, Council Member Sellers, Council Member Carroll, Council Member Crews. Vote was taken by roll call voting.

C. Rural Infrastructure Fund Award

Executive Assistant Smith told the Council that Governor Ron Desantis awarded 17 Florida Communities the Rural Infrastructure Fund for Infrastructure Improvements. The City of Bonifay was awarded \$1,233,000 to construct drainage improvements to address significant flooding issues at four key locations on the south side of town.

D. FDOT SUN Trail Award

Executive Assistant Smith stated the City was awarded \$1.2 million in Sun Trail Funding for a bike path/pedestrian trail along US 90 from Banfill Avenue east to the Sheriff's Office in 2029.

Executive Assistant Smith requested to tie Item D under New Business into this, because the application to apply for \$2.3 million to complete the Sun Trail project was ready to be submitted.

Motion made to approve the application by Council Member Crews, Seconded by Council Member Carroll.

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

VIII. NEW BUSINESS

A. Council Updates:

(In Packet) Garbage Rates with Waste Pro for Council Information - no action required.

Moved to Department Updates.

B. Bonifay Fire Rescue Purchase Request- Chief Cook

Fire Chief Travis requested approval to order bunker gear for \$11,000 that was already in the budget.

Motion made to approve purchasing bunker gear by Council Member Crews, Seconded by Council Member Carroll.

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

C. Bonifay Fire Rescue Assistance to Firefighters Grant

Fire Chief Cook stated Bonifay Fire Rescue would like to submit an application for a Assistance to Firefighters Grant. It is a 95%, with 5% match, to replace the air tank filling station for approximately \$99,987.00.

Motion made to approve applying for grant by Council Member Crews, Seconded by Council Member Carroll.

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

D. SUN Trail Grant Application

Approved under FDOT Sun Trail Award.

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

A. Department Updates

Executive Assistant Smith stated that there was a good turnout at the Christmas Celebration, and thanked everyone for their involvement.

Fire Chief Cook told the Council Captain Jack Griffiths has been promoted by the Panama City Fire Department to Firefighter Engineer.

Police Chief Johnny Whitaker advised that he has solid evidence on the bank robbery suspects, and will be issuing warrants. He also stated that he should have the case closed by the end of the year.

Deputy Clerk Tracy Walker presented information for the Council on Waste Pro garbage rate increase. No action was required.

B. Employee Spotlight

Mayor Cook told the Council Members that employee Shawn Canaday has completed his training and passed the State test to be a licensed wastewater plant operator.

X. ADJOURN

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

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

Mayor Cook declared the meeting adjourned at 6:32 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.

ORDINANCE NO. 439

AN ORDINANCE AMENDING ORDINANCE 358, WHICH ADOPTED THE CITY OF BONIFAY COMPREHENSIVE PLAN, AND ORDINANCE 401 WHICH AMENDED THE CITY OF BONIFAY FUTURE LAND USE MAP TO PROVIDE THE CONSIDERATION OF ADOPTION OF A CERTAIN AMENDMENT TO THE CITY OF BONIFAY COMPREHENSIVE PLAN TO REVISE AND UPDATE THE EXISTING COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires the City of Bonifay ("City") to prepare, adopt, enforce and update a Comprehensive Plan; and

WHEREAS, the City of Bonifay Planning Commission held a Public Hearing to consider the recommended amendment to the Comprehensive Plan on March 4, 2024, and recommended the Amendment be transmitted by the City Council for Adoption to the Florida Commerce Department and other State, Regional and County agencies; and

WHEREAS, the Legislature adopted Chapter 163, Florida Statutes which requires the City of Bonifay ("City") to prepare, adopt, enforce and update a Comprehensive Plan to guide its future development and growth; and

WHEREAS, Section 163.3177(6)(i)2, Florida Statutes (Chapter 2021-195, Laws of Florida) requires the City to include a property rights element and an updated Capital Improvements Element in its City of Bonifay Comprehensive Plan; and

WHEREAS, the City respects judicially acknowledged and constitutional protected private property rights; and

WHEREAS, The City respects the rights of all people to participate in land use and planning processes; and

WHEREAS, this ordinance will amend the comprehensive plan by adding a property rights element; and

WHEREAS, this ordinance will amend the comprehensive plan to update the current language to follow the 2023 version of Florida Statutes; and

WHEREAS, this ordinance updates referenced measurements; and

WHEREAS, this ordinance updates the 2023-24 Capital Improvements Element; and

WHEREAS, the City Council of Bonifay, Florida held a public hearing as required by Chapter 163, Florida Statutes with due public notice having been provided, and having

reviewed and considered all comments received during the public hearings, and provided for necessary revisions; and

WHEREAS, in exercise of its authority, the City Council finds it necessary and desirable to adopt and does hereby adopt the Amendment to the Comprehensive Plan, in order to update the Comprehensive Plan.

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

SECTION 1. The City of Bonifay Comprehensive Plan is amended in accordance with Florida Statutes by adding the attached as Exhibit A and made part of this ordinance as is for in full.

SECTION 2. Authority. The authority for enactment of this ordinance is Article 1, Section 1.01 of the Charter of the City of Bonifay. Amendment consists of the attached hereto as Exhibit A, and made a part hereof and which will be incorporated in the current Comprehensive Plan of the City of Bonifay.

SECTION 3. Amendment. The Comprehensive Plan for the City of Bonifay is hereby amended, read as follows in Exhibit A.

SECTION 4. Severability. Each separate provision of this ordinance is deemed independent of all other provisions herein so that if any portion or provision of this ordinance is declared invalid, all other provisions there of shall remain valid and enforceable.

SECTION 5. Effective Date. This Ordinance shall become effective upon its adoption by the City Council as provided by law.

PRESENTED AND READ BY TITLE BY THE CITY COUNCIL OF THE CITY OF BONIFAY, FLORIDA ON THE 15th DAY OF JULY 2024.

PASSED AND ADOPTED BY THE CITY COUNCIL OF BONIFAY, FLORIDA ON THIS 6th DAY OF JANUARY 2025.

ATTEST:

BONIFAY CITY COUNCIL

Rickey Callahan, City Clerk

Larry Cook, Mayor/Council

Exhibit A

1

INTRODUCTION

The City of Bonifay 2044 Comprehensive Plan is divided into three volumes: a Technical Document, a Policy Document and a Map Document. The Technical Document contains background information including the technical support data and analysis for the various elements of the plan. The Policy Document contains the goals, objectives and policies for each element, the capital improvements implementation program, the concurrency management system, the Comprehensive Plan monitoring and evaluation procedures, and public participation procedures. The Map Document contains a series of maps, including the Future Land Use Maps for Bonifay.

This Policy Document contains the following sections of the Comprehensive Plan adopted by the City Council:

1. The Goals, Objectives and Policies contained in Chapter 2;
2. The Concurrency Management System, contained in Chapter 3;
3. Property Rights Element, Chapter 4
4. The Procedures for Monitoring and Evaluation of the Plan, contained in Chapter 5 4; and
5. The Procedures for Public Participation, contained in Chapter 6 5;
6. The Plan Adoption Ordinance, contained in Appendix A; and
7. The Future Land Use Map Series and Future Traffic Circulation Map, contained in the Map Document.

The Goals, Objectives and Policies contained in Chapter 2 are the primary mechanism for implementation of the Comprehensive Plan. Goals, objectives and policies are presented for the following required elements:

1. Future Land Use
2. Traffic Circulation
3. Housing
4. Public Facilities and Services (Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge)
5. Conservation
6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements

Chapter 3, Concurrency Management System, describes the system that the City will use to ensure that necessary facilities and services are available to support development concurrent with the impact of development.

Chapter 4, Property Rights Element, describes the methods the City will use to:

- 1) address the rights of a property owner to possess and control interest in property, including easements, leases and mineral rights;
- 2) use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances;
- 3) privacy;
- 4) exclude others from the property to protect the owner's possessions and property; and
- 5) dispose of his or her property through sale or gift.

Chapter 5, Monitoring and Evaluation Procedures, describes the procedures that the City will follow to ensure that the Goals, Objectives, and Policies of the Comprehensive Plan are implemented.

Chapter 6, Public Participation Procedures, describes the procedures that the City will follow to ensure public input in the Comprehensive Plan adoption.

2

GOALS, OBJECTIVES AND POLICIES

2.1 FUTURE LAND USE

Objective 1: The City shall identify and regulate existing incompatible land uses, and provide for the orderly elimination of such uses in an equitable manner. Redevelopment should be encouraged in areas that are exhibiting blighted conditions, or exhibiting evidence of decline, when such redevelopment does not create incompatibilities of land use districts or adjacent structures nor continue existing incompatibilities.

Policy 1.1 The City shall apply for community development block grants (CDBG) and other such financial assistance, public and private, to assist in rehabilitating and/or reconstructing homes, and for other neighborhood or rural redevelopment projects.

Policy 1.2 The City shall identify structures in substandard or dilapidated conditions and shall ensure that code enforcement processes require rehabilitation or removal of structures that are a hazard to the public health, safety and welfare.

Policy 1.3 Expansion or replacement of land uses inconsistent with the Future Land Use Maps will be regulated through eliminating non-conforming land uses and prohibiting expansion of incompatible land uses except where exceptions are approved.

Policy 1.4 Compatibility of proposed projects with adjacent land uses, buildings, structures, and developments within the City shall be achieved through the following measures:

1. Ensuring that new residential development is consistent with the

2. predominant housing type in the surrounding neighborhood;
2. Ensuring that residential and non-residential structures are consistent with the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building style or type; maintaining and/or complementing the fundamental development pattern of the surrounding neighborhood by considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and buildings; and
3. Maintaining similarity in density of residential development, intensity of non-residential development and scale and mass of buildings.

Policy 1.5 Compatibility of adjacent land use districts shall be considered during land use plan amendments, considering potential maximum densities, intensities, and consistency of the potential land uses with surrounding districts, and the manner in which the land uses on the Future Land Use Maps result in an appropriate transition of uses, densities, and intensities.

Policy 1.6 The extraction or removal of minerals shall be permitted only after it has been determined that such use is compatible with the Future Land Use Maps. All required permits, including county and municipal permits, shall be secured by the developer. Such sites shall be buffered in a manner to reduce or eliminate noise, airborne particulates, runoff and other pollutants and unsightly conditions to the adjacent area. A reclamation plan shall be submitted as part of any application for the extraction or removal of minerals.

Objective 2 *Important historic and archaeological resource protection shall be encouraged in the City of Bonifay through the identification, classification, designation and preservation of historic structures and sites.*

Policy 2.1 Priority will be given to the preservation and adaptive reuse of historic buildings over the construction of new public facilities. Historic Buildings shall be restored using The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Policy 2.2 The City of Bonifay shall work closely with the Florida Department of State, Division of Historical Resources, community organizations, landowners and volunteers to identify and designate all historical structures and sites that should be preserved, including archaeological sites. The City will then request that qualifying sites are placed on the Florida Master Site File and the National Register of Historic Places.

Policy 2.3 The City shall preserve identified historical structures by encouraging they be used for purposes consistent with their historic character as well as for purposes that are appropriate in the context of the current surroundings and adjacent land uses.

Policy 2.4 Archeological discoveries on public property shall not be destroyed and/or disturbed until a timely excavation and/or evaluation is made by those trained in the field of archeology, then the resources shall be protected or preserved to the

maximum extent possible.

Objective 3 *Natural resources and environmental lands shall be protected through identification, classification, planning and management, and limitations on use consistent with the degree of protection required (also refer to Conservation Element Goals, Objectives and Policies).*

Policy 3.1 Land designated as "conservation" on the Future Land Use Map shall be protected by limiting use with the following programs, activities and restrictions: wildlife and fishing practices, wildlife habitat protection, silviculture using best management practices, passive recreational areas, groundwater recharge, natural stormwater control and management, and other natural functions according to local, state and federal regulations.

Policy 3.2 Resource protection standards shall be designed to minimize flood damage and maintain the natural function of wetlands. Standards will include, but not be limited to, provisions such as native vegetative buffers around wetlands and surface water bodies and specific construction standards for flood hazard reduction.

Policy 3.3 Protecting the functions of potable water well fields and moderately-high to high aquifer recharge zones of the Floridan Aquifer shall be accomplished through implementation of the following standards:

1. Protection zones will be established around existing and future public wellfields as mapped and included in the Future Land Use maps. The City will establish a 200-foot radius zone of exclusion around wellheads, prohibiting future development near wells. The City will also establish a 500-foot radius buffer zone limiting development to land uses that would not create groundwater contamination around new and existing wellheads. Land uses to be prohibited in wellhead protection zones as well as in high aquifer recharge areas include commercial and industrial uses such as solid waste transfer stations or processing facilities and others that pose a threat of contamination.
2. Data for identifying the location of high aquifer recharge areas is not currently available on the City of County level for Bonifay and Holmes County. A generalized map of aquifer recharge areas for the northwest Florida region has been included in the Future Land Use maps series. Bonifay will work with the Northwest Florida Water Management District to acquire and monitor that data as it becomes available. At such time, the Land Development Code shall be updated to contain a definition and map of potential aquifer recharge areas in Bonifay.
3. Bonifay shall implement a septic tank monitoring program. Additional programs to protect the water quality and quantity in the aquifers should be pursued and established on a gradual ongoing basis, including establishing specific development criteria in the Land Development Code so that aquifer

recharge protection is a factor in the land use decision process.

4. Prohibition of domestic or industrial wastes. (Wastes shall be considered to be any liquid or solid product including, but not limited to, hazardous, non-hazardous, and toxic wastes and wastewater. Domestic or industrial wastewater effluent and by-products shall be considered wastes. This definition shall not be construed to prohibit the use of individual household septic tank systems or alternative individual domestic waste systems that satisfy all other locational requirements.)
5. Limitation of impervious surfaces will be enforced through the maximum allowable Impervious Surface Ratios established in Policy 5.1.
6. Managing stormwater runoff to reduce sedimentation and non-point pollution by modifying the land development code as identified in Section 2.4.3 of the Public Facilities Goals, Objectives, and Policies.
7. Prohibiting the establishment of new or expanded urban service area zones where existing development does not currently warrant the establishment of such zones. Pursuant to Section 163.3164(51) "public facilities and services, including, but not limited to, central water and sewer capacity and roads, are already in place or are identified in the Capital Improvements Element" or maps, regardless of the local government's limitations.

Policy 3.4 Natural resources will be protected in residential uses on the Future Land Use Maps:

1. By limiting densities and using compact and efficient development guidelines in such areas;
2. By requiring "Best Management Practices" on lands where formerly agricultural or silvicultural uses occurred, and requiring Northwest Florida Water Management District, Florida Department of Environmental Protection, and any other applicable permits to be secured by the land owner before any significant modification or development is allowed, to include silvicultural harvesting in wetlands as shown on the "National Wetland Inventory Maps";
3. Through utilization of federal and state programs (Soil Conservation Service, Agricultural Stabilization and Conservation Service, County Extension Service, etc.) that provide technical and financial assistance to farmers and rural property owners that protect soils and other natural resources;
4. In order to create wildlife habitat shelters, timber harvest shall be conducted with the use of various types of selective harvests and clear cuts which use irregular shapes tailored to the land contours and natural barriers. Harvest shall be planned to provide for varying age and height diversity supporting a variety of vegetative successional stages to benefit a range of wildlife species on an ecosystem basis. Harvest plans shall minimize disturbance in sensitive areas such as sloughs, streams, springs and low depressions.

Objective 4 *The City shall coordinate future land use with the appropriate topographic conditions, soil types and environmental constraints.*

Policy 4.1 The maximum densities and intensities permitted on a given parcel of land will be based upon the capacity of the infrastructure that is in place, the availability of potable water supply and other municipal utility services, and the ability to physically support buildings and improvements, as determined by the soils underlying the parcel. Private engineering studies and/or the latest SCS "Soils of the City of Bonifay" (see Map 1, "Soils City of Bonifay", in Map Document) manual may also be used in the determination. The maximum density and intensities permitted in the land use classifications is based upon ideal soil conditions, and may be reduced according to soil suitability, as defined in Section 163.3164 (46) a "degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development."

Policy 4.2 The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns, and further shall require appropriate stormwater management systems consistent with the adopted stormwater management level of service, natural drainage patterns, and soil conditions.

Policy 4.3 Floodplains and floodways shall be identified and development shall be limited, consistent with FEMA requirements (also see Policies 3.1 & 5.2 in the Conservation Element).

Objective 6 *The City shall provide densities and land use guidelines, and regulate the various land use categories shown on the Future Land Use Maps to allow for orderly growth and development patterns that promote efficient use of land; promote existing patterns of desirable growth; create a better economic future; create a more desirable quality environment to reside and work, and the City will identify urban and rural land use areas and direct development patterns through density and intensity guidelines, and land use designations.*

Policy 5.1 The following land use categories, depicted on the Future Land Use Maps, describe the type and extent of land use allowable in specified locations in the City of Bonifay.

a. Conservation

Development in the Conservation district shall be limited to conservation, recreation, residential, commercial, or public uses that would support and further such purposes as flood control, groundwater and surface water protection, floodplain management, and protection of wildlife habitat. Commercial and residential uses are only allowed in areas where mitigation has taken place that meet State and Federal standards. This category does not apply to land designated "conservation" or "conservation easement" or "environmental protection areas," the Choctawhatchee

River Water Management Area, or other similarly designated land that was set aside for park or open space. Development within areas poorly suited for septic tanks due to poor soils, inefficient drainage or location within flood-prone areas provides the potential for contamination of surface and ground water. These factors demonstrate the need to connect existing structures to a centralized sanitary sewer system. Centralized sanitary sewer systems in these areas should be considered for preventing surface and groundwater contamination.

(1) Density - Unless otherwise specified in Conservation Element Policy — residential density shall be no greater than one (1) dwelling unit per acre.

(2) Height- buildings in the conservation district can be a maximum of 50 feet tall.

b. Recreation

(1) Intent - This category is intended to provide opportunities and sites for public and private recreation.

(2) Intensity - No more than seventy-five percent (75%) lot coverage in areas that host activity-based recreation uses; no more than twenty percent lot coverage in passive recreation area.

(3) Height- Building heights cannot exceed 50 feet.

c. Residential

(1) Intent - To provide areas dedicated for housing and related accessory uses, places of worship, schools and recreational uses to reduce the potential for incompatible land uses and preserve the integrity, stability and value of residential areas.

(2) Density – In some areas the gross density shall be a maximum 4.0 units per acre when a public water system is available, or when a permit can be obtained under the Department of Health guidelines for private water wells and septic tanks.

With the use of central sewage treatment and central water, the City a maximum density limitation of twenty (20) apartments per acre has been established.

With the use of central sewage treatment, central water, and affordable housing the maximum density is twenty-five (25) housing units per acre

(3) Intensity - No more than seventy-five percent (75%) lot coverage for

single-family and multi-family dwellings.

- (4) Height- Building height cannot exceed 75 feet.

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 low intensity 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 of 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.
- (3) Density – The maximum density is ten (10) units per acre.
- (4) Intensity – The maximum intensity is ninety (90) percent on non-residential developments.
- (5) Height- The maximum height is 75 feet.

e. Public/Semi-Public/Educational

- (1) Intent – The “public/semi-public/educational” land use category is intended for activities and facilities of public or private primary or secondary schools, vocational and technical schools, and colleges and universities licensed by the Florida Department of Education; structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, recreation centers, hospitals and public health facilities, libraries, police stations, fire stations, airports, and government administration buildings; and systems or facilities for transportation, sewer, solid waste, drainage, and potable water.
- (2) Density – No more than sixteen units per acre.
- (3) Intensity - No more than seventy percent (70%) lot coverage.
- (4) Height- No more than 50 feet.

f. Commercial

The “commercial” land use category is designed for a wide range of business uses, including retail, wholesale, communication facilities, light industrial, offices, and professional services. Residential uses are allowed in the downtown area.

- (1) Intent - This category is intended to provide for a wide range of business uses, including retail, wholesale, communication facilities, light industrial, offices, and professional services.
- (2) Density – Commercial and residential uses shall not exceed 16 units per acre.
- (3) Intensity - No greater than ninety percent (90%) lot coverage.
- (4) Height- No more than 75 feet.

g. Industrial

- (1) Intent – The purpose of the “industrial” land use category is to protect lands for production, and distribution of goods, and other industrial activities. A wide range of commercial and light and heavy industrial activities are allowable in this category. Specific uses include mining facilities, manufacturing, wholesale business, warehousing, junk yards, concrete or asphalt plants, and borrow pits.
- (2) Intensity - No greater than eighty-five percent (85%) lot coverage.
- (3) Height- No more than 75 feet.

h. Agriculture/Silviculture

- (1) Intent – The “agriculture/silviculture” land use classification applies “agriculture/silviculture county” and is presently within the boundary of the City of Bonifay after annexation but will hold the Holmes County land use designation until such time that the City of Bonifay may change it. This future land use designation will apply to land that is presently used for production of plants useful to humans, including to a variable extent the preparation of these products for human use and their disposal by marketing or otherwise, and includes aquaculture, horticulture, floriculture, viticulture, silviculture, dairy, livestock, poultry, bees and any and all forms of farm products and farm production. The land in this category is suited for the cultivation of crops including cropland, pastureland, orchards, vineyards,

nurseries, ornamental horticulture areas and groves. The land in this category is suitable for livestock, confined feeding operations and specialty farms and silvicultural activities. Residentially, non-residential agricultural uses, churches, schools, parks, public and other similar uses are allowed.

- (2) Density – Gross density shall be a maximum of 1.0 dwelling unit per 40 acres, cumulatively for the category. However, the minimum lot size may be one (1) acre, so long as the cumulative total is maintained, and the following location requirements are met: When five (5) or less lots are created, access to each lot shall be provided by a county- or state-maintained road;
 - a. Lots shall have a minimum of 200 feet frontage along the road; and
 - b. Where two or less lots are created, access may be provided by a recorded easement;
 - c. The threshold for requiring subdivision improvements is the creation of more than five (5) one-acre to 2.4-acre lots.

It is expected that development will be served by a community public water supply system, which is provided to ensure safe potable water.

- (3) Intensity - No greater than seventy-five percent (75%) lot coverage.
- (4) Height- No more than 75 feet.

i.Overlay Districts

- (1) Intent - In addition to the land use categories established within this subsection, an Overlay District shall be depicted on the Future Land Use Map.
 - a. Historic Special Overlay District (HSOD)
Development and/or redevelopment in the HSOD shall be evaluated as to potential impacts on historic resources. Land use is limited to residential and accessory uses, churches and houses of worship.

Structures identified as being of historic significance will be subject to further evaluation for demolition or substantial alteration. Rehabilitation guidelines shall be as specified in the Secretary of the Interior's, Standards for Rehabilitation, 1983.

Policy 5.2 Small-scale agriculture is a potentially allowable use in the residential land use categories. Small-scale agriculture describes activities that are consistent with and compatible with residential uses, and generally includes gardens, greenhouses for the use of one family or for home use, hobby farms, and other farm

or agricultural activities that do not create an undue negative impact from noise, odor, or pests beyond the boundaries of the site. Approval for developments that include small-scale agricultural uses may require additional buffers to mitigate the negative impacts of the agricultural uses on adjacent properties.

Policy 5.3 Commercial use is a potentially allowable use in the Mixed Use-land use categories. Neighborhood business and commercial use is intended to allow those business activities providing for the convenience needs of residents in the surrounding neighborhood. Examples of appropriate uses include a convenience store or market with no more than four gas pumps, a beauty salon or barbershop, small appliance repair, dry cleaning store, pharmacy, offices, “store-front” clinics, video or bookstore, a deli, bakery or restaurant, or other similar uses based on scale, service area, and trip generation characteristics.

Policy 5.4 It is the intent of the City to provide affordable housing that includes that mobile and manufactured homes.

Policy 5.5 Any proposed residential development that meets the threshold for requiring a subdivision as described in the City of Bonifay’s Land Development Regulations, Florida Statutes, and Policy 5.64 shall be required to meet subdivision requirements of the City with regard to platting, and providing improvements such as roads, drainage and other facilities and services. All residential developments shall be required to meet concurrency requirements whether or not they are required to submit a subdivision plat.

Policy 5.6 Any division of land directly from inheritance either by testate or intestate, developed for the use of immediate family members (related by blood, marriage, or adoption) for their primary residences shall not be limited to the minimum lot sizes established by the “agriculture county” or “rural residential county” land use categories in Policy 5.1, provided that such division is not accomplished through recorded plats. The family member may develop a single family residence on a smaller lot up to the maximum gross density permitted under the Department of Health guidelines and permitting requirements for water wells and septic tanks.

Policy 5.7 Public or private primary or secondary schools shall be an allowable use in all land use categories except the “conservation”, “recreation”, “commercial” and “industrial” land use categories. Public schools are to be located in Agriculture/Silviculture County, Rural Residential County, or Estate Residential land use categories only when no feasible site exists in a non-agricultural county, non-rural residential, or non-estate residential category, or when necessary to serve student populations that are mainly located in agricultural areas. The City intends for future schools to be sited as closely to residential areas as practical. The City shall encourage the co-location of City public facilities, such as parks, libraries, and community centers, with schools to the extent possible.

Objective 6 Urban sprawl is defined in Section 163-3164(52) Florida Statutes as “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner; and failing to provide a

clear separation between urban and rural uses.” Urban Sprawl is not a desirable development pattern and shall be discouraged and/or reduced through the following techniques:

1. The use of appropriate designations of land for future land uses on the Future Land Use Maps;
2. The establishment of urban service zone boundaries;
3. Policies regarding provision, location and expansion of urban services and facilities;
4. Policies regarding conversion of agricultural and rural lands to urban uses;
5. Encouraging infill development;
6. Encouraging redevelopment; and encouraging the reuse of existing facilities.

Policy 6.1 Urban Service Zones (USZ) shall be defined on a map or map series and be included as a part of the Future Land Use Map Series. Urban Service Zones (USZ's) shall include all land within the municipalities and land adjacent to their boundaries where residential, commercial, mixed use, industrial and public/semi-public/educational uses constitute a majority of the existing land use as shown on the Existing Land Use Map Series.

Policy 6.2 The extension of public water and/or sewers to new development shall not be allowed outside of USZ's without a companion land use plan amendment to modify the boundary location and to amend the land uses for lands to be included

within the USZ. Direct connections to existing water or sewer lines outside of USZ's are not permitted. Facility expansions (such as wells or wastewater treatment plants) located outside of USZ's shall not permit connections to water or sewer lines where these lines are outside of a USZ. Exceptions may be considered where public health, safety, and welfare requires a community sewer or water system or the extension of sewer or water service to ensure safe potable water and water resources.

Policy 6.3 Planned Unit Developments (PUD's) may develop water and sewer systems according to guidelines established in Policy 6.2, regardless of location.

Policy 6.4 In the evaluation of proposed land use amendments for land in the residential category, the application shall demonstrate the following:

1. The need for such land use amendment;
2. The amendment will not result in urban sprawl;
3. A functional relationship of the proposed amendment to other more densely or intensely designated or developed lands;
4. The availability of facilities and services for a more dense or intense land use; and
5. The relationship of the proposed amendment site to the urban service zone boundary.

Policy 6.5 Consideration of expansion of an urban service zone boundary shall require demonstration of the following:

1. Additional land is required at urban densities and intensities to meet the needs of development within the City of Bonifay;
2. Lands within the existing urban service zone are not capable or suitable for urban development, with the resulting need for additional land to meet the existing need for urban development;
3. Population growth projections have changed with a resulting need for additional land at urban densities or intensities;
4. Changes in the economy, lifestyle, housing styles, or development expectations result in a need for additional land at urban densities or intensities;
5. Facilities and services are available or planned to be available concurrent with development to meet the needs of the expanded urban services zone;
6. Expansion of the urban services zone boundary does not result in a negative impact on environmentally sensitive lands or natural resources; and
7. Other lands are proposed for removal from the urban service zone resulting in no net change in the amount of land within the urban service zone.

Policy 6.6 Highway strip development and "leap frog" development will be discouraged through the designation of commercial uses in a compact design on the Future Land Use Maps. In addition, reduction of individual lot access along major

roadways by the use of shared driveways or subdivision design shall be required, and the infilling of vacant land, classified as "agricultural" on the Existing Land Use Maps shall be encouraged.

Policy 6.7 The City of Bonifay shall prioritize capital improvements funding in a manner that generally assigns first priority to the renewal, reuse and/or rehabilitation of existing facilities or the replacement of existing obsolete or worn out facilities as a preferred alternative to new construction. Capital Improvements will be completed in accordance with the five-year capital planning period as established in the Capital Improvements Element.

Objective 7 *Development, redevelopment and land use plan amendments shall be coordinated with the availability of facilities and services, including assurance that land is available for the needed facilities and services.*

Policy 7.1 The City shall each be responsible for maintaining the established levels of service for the services and facilities within their jurisdictions.

Policy 7.2 All development orders shall be conditioned upon the availability of services and facilities at the adopted level of service.

Policy 7.3 The development approval process shall:

1. Require the applicant to provide necessary information concerning service and facility requirements in the form of a project impact analysis and a determination of the availability of such facilities and services.
2. Require phasing of projects contingent upon the availability of facilities and services.
3. Establish uniform standards for developer exactions to provide necessary facilities and services. Exactions may include mandatory dedications or fees in lieu of dedications for street rights-of-way, utility rights-of-way, or park and open space areas.
4. Incorporate a concurrency management system.

Policy 7.4 Consideration of land use amendments shall include the relationship of the amendment to the water and sewer service areas, and shall ensure that the land use category is appropriate based on the land use category definition, density or intensity, and location of the site of the proposed amendment within or outside water and sewer service areas. Water and sewer service area boundaries shall not be changed as a result of annexation or a land use map amendment, but shall only be changed through a specific boundary change approved by the City of Bonifay Board of Commissioners with supporting data and analysis.

Objective 8 *City of Bonifay land development regulations shall implement the objectives established by the City of Bonifay 202044 Comprehensive Plan.*

Policy 8.1 Land development regulations shall control the use of land and water consistent with the future land use element.

Policy 8.2 Land development regulations shall control the division and subdivision of land to ensure that all division of land conforms to the City of Bonifay subdivision ordinance and other similar ordinances within the municipalities.

Policy 8.3 Land development regulations shall regulate signage and provide for the elimination of non-conforming signs through amortization or other means. Sign regulations will include definitions of on-site and off-site displays. Signs excluded from the application of regulations will be defined. Limitations will be provided related to number, character, location and size of signs, which have not been excluded.

Policy 8.4 Land development regulations shall provide for safe and convenient on-site traffic flow and provide for adequate parking based upon professionally accepted standards such as those of the Institute of Transportation Engineers. This shall include the provision of adequate loading and unloading areas. Consolidated access to roadways shall be encouraged through shared driveways.

Policy 8.5 Land development regulations will include standards for stormwater management for residential, commercial, public, and industrial land uses to eliminate adverse impacts on adjacent land uses and natural resources.

Policy 8.6 The city shall adopt a comprehensive Stormwater Master Plan designed to protect public and private property, human life, businesses, industry, and the natural environment.

Policy 8.7 Land development regulations shall require the provision of open space with development through the use of buffers, recreational sites, scenic vistas, and other similar requirements.

Policy 8.8 Land development regulations shall provide for development standards for locations in the city that are subject to seasonal or periodic flooding, as identified by the Flood Insurance Rate Maps (FIRM) for Zones A – B (See Map 2 in Map Document)

Policy 8.9 Land development regulations shall provide for buffers between adjacent land uses and may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping in and adjacent to parking lots and other vehicle use areas as a means of enhancing appearance, providing relief from paving, and mitigating wholly or partially the negative impacts from such vehicle use areas; provide open space in urban neighborhoods and communities; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

Objective 9 *The City of Bonifay land development regulations will include provisions to accommodate innovative development proposals.*

Policy 9.1 Land development regulations shall provide for Planned Unit Developments (PUD's) to encourage mixed land uses projects, to encourage

traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

Policy 9.2 Land development regulations shall provide for flexible land use management techniques, including, but not limited to transfer and/or sale of development rights, to protect historic and natural resources from the impacts of development or redevelopment.

Policy 9.3 Within the residential land use category, additional residential density beyond the normal maximum density may be possible, provided that the development provides affordable housing to meet the needs identified in the Housing Element. The criteria and procedures shall be maintained in the land development regulations and shall be designed to ensure that an eligible residential development is devoting a minimum of 5% of the dwelling units to affordable housing. The City will provide increased ratios of affordable housing, and additional bonuses in the form of increased density based on the residential zoning category.

Objective 10 *Certain properties in City of Bonifay retain the right to develop uses that were approved prior to the adoption of this Comprehensive Plan. It is the intent of the City to recognize such vested rights and to protect the property rights of property owners in Bonifay.*

Policy 10.1 The City shall maintain administrative procedures and criteria to allow a property owner to demonstrate that private property rights are vested as to the use or uses allowable.

Policy 10.2 A lot of record in existence on May 1, 1991, whether or not located within a subdivision, shall be allowed one single-family dwelling.

Policy 10.3 Valid, unexpired development orders and development permits in existence on July 19, 2007, shall be permitted to continue development as authorized by the development order or development permit, so long as development commences and continues in good faith in full compliance with the valid, unexpired development order or development permit.

Objective 11: *Provide flexibility in the ongoing approval process so as to encourage the redevelopment or renewal of blighted or unsightly areas.*

Policy 11.1: The City shall continue to encourage redevelopment in areas considered to be blighted or unsightly through the use of incentives. Such incentives may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; tax incentives; development agreements; density or intensity bonuses; deferral of fees or charges; provision of public facilities; or technical assistance.

Policy 11.2: The City shall continue to stimulate redevelopment of blighted areas by allowing for a functional mix of land uses in these areas consistent with the Future Land Use Map.

Policy 11.3: The City shall continue to use policies specified in the Housing Element of this Plan to stimulate redevelopment and revitalization of housing within blighted areas.

Policy 11.4: The City shall continue to reduce eyesores, junk, substandard housing or unsafe buildings.

Objective 12: Through the coordination of efforts with local private agencies, the City shall establish a program to redevelop blighted areas.

Policy 12.1: The City shall continue to encourage revitalization and redevelopment of blighted areas through appropriate State and federal assistance programs.

Policy 12.2: The City will promote redevelopment/revitalization efforts through administration of this Plan, capital improvements planning, Special Treatment Areas, and developer incentives.

Objective 13: The City shall require that all proposed development/redevelopment activities are designed and constructed in conformance with detailed and specific standards to be established in the Land Development Regulations.

Policy 13.1: The City will develop and maintain an ongoing program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon levels of service and criteria established in the Drainage Sub-Element.

Policy 13.2 The City shall continue to evaluate all proposed development/redevelopment activities located in the Conservation areas designated on the Future Land Use Map for potential impacts on flooding, drainage or damage to natural resources.

Policy 13.3: The City shall establish buffers and building setbacks for areas adjacent to natural drainageways as part of its Land Development Regulations. Such setback requirements shall require maintenance of natural vegetation for a distance of at least ten (10) feet from the natural drainageway.

Objective 14: Discourage urban sprawl to achieve a compact urban form. Measures to accomplish this Objective shall include site development regulations, access management, and density/intensity limitations consistent with this Element.

Policy 14.1 The City shall direct urban growth to areas which can be served efficiently by public services and facilities in conformance with local Land Development Regulations and shall be consistent with the City's Five-Year Schedule of Capital Improvements to discourage the proliferation of urban sprawl.

Policy 14.2: No land use approval for new development, redevelopment or annexation shall cause facilities or services to fall below the adopted level of service standards. Public facilities and services necessary to serve the proposed development must be available at or concurrent with the impacts of development

unless development orders and permits are conditioned on the availability of these facilities or services.

Policy 14.3: All development shall be compatible with and complementary to surrounding land uses and shall not negatively affect existing approved activities.

Policy 14.4: It is the intent of the City to promote in-fill and redevelopment of existing developed areas which are served by City infrastructure and to discourage the development of environmentally sensitive areas. The City shall continue to guide development away from environmentally sensitive areas by requiring developers of these areas to demonstrate that no suitable alternative exists for the location of such development, and through density/intensity restrictions found in the Conservation Element.

Objective 15: The City shall continue to discourage the proliferation of urban sprawl through provision of public facilities, density controls in land use districts, restrictions on extension of utilities, and incentives for city redevelopment and "in-fill."

Policy 15.1: The City shall not provide public facilities or services outside its incorporated limits, unless such facilities and services are intended to serve the City Utility Service Area.

Policy 15.2: The City shall continue to maintain land use districts and densities as appropriate to promoting "in-fill" of vacant areas.

Objective 16: The City shall, through the Land Development Regulations, continue to enforce provisions for public utility crossings, easements, or rights-of-way.

Policy 16.1: The City shall continue to enforce provisions to allow needed land area for public utilities provided the location of such facilities does not create a threat to public health or safety, or otherwise cause a public nuisance.

Policy 16.2: The City shall continue coordination with legally established public utilities or public works to provide land needed for location of utilities facilities.

Policy 16.3: The City shall coordinate with communication providers on the location of communication towers to ensure compatibility with the surrounding area and to ensure that the public welfare is protected.

GOAL: The City of Bonifay recognizes the need for a community to be a sustainable one. Initiatives must be taken in order to ensure an adequate quality-of-life for future generations and to protect existing environmentally-sensitive and significant lands from harmful development. Therefore, in order to promote energy-efficient land use patterns, ensure a more walkable community, and limit greenhouse gases, the City shall encourage the use of recognized "green" development practices and smart-growth techniques, such as: bicycle and pedestrian-oriented communities, mixed-use developments, and creative site and building design.

Objective 17: As walkable-communities promote healthier and active lifestyles through the

built environment, and improve the environment through reduced dependency on the automobile; the City shall encourage the development and preservation of neighborhoods and commercial centers that ensures a balanced mix of uses and promotes the use of alternative modes of transportation in lieu of personal automobile-based travel.

Policy 17.1: Development shall be encouraged along transportation corridors and in business, civic, and cultural centers. Development shall be encouraged in the following locations:

1. Remediated brownfield sites;
2. Infill sites with appropriate density;
3. Sites within the urbanized area; and
4. Sites with reuse of existing structure.

Policy 17.2: Development that incorporates the principles of traditional city design shall be encouraged. These principles include:

1. A mix of land uses that integrate a variety of uses;
2. Development with retail on the first floor;
3. Development that includes greenspace; and
4. Development that incorporates intra-modal transportation-connecting bicycle, pedestrian, and transit facilities.

Policy 17.3: The City will encourage high-density, mixed-use, infill development and creative use of brownfield, under-utilized and/or defunct properties within the urban core.

Policy 17.4: Promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel.

Policy 17.5: Developments shall be encouraged to include continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.

Policy 17.6: The City shall encourage community walkability through progressive site design:

1. Design streetscapes that provide buffers between moving traffic and pedestrians to increase pedestrian comfort;
2. Encourage the locating of buildings towards the street, with the primary entrances as pedestrian entrances;
3. Discourage the placement of parking lots between buildings and the street; and
4. Develop flexible parking strategies in neighborhood activity centers where alternative modes of transportation are available.

Objective 18: The City of Bonifay will promote energy conservation through the promotion of green building and smart design techniques, and use of solar energy and other environmentally friendly techniques.

Policy 18.1. The City will establish incentives for use of energy efficient appliances.

Policy 18.2. The City will encourage planting trees in residential and commercial developments.

Policy 18.3. The City will encourage reuse, recycling and in the use of construction materials.

Policy 18.4 New development will be encouraged to use sustainable materials and solar panels.

Policy 18.5. Rainwater collection systems and tankless water heaters will be encouraged in new developments.

Objective 19: The City recognizes the long-term economic, environmental, and social costs of the loss of agricultural lands. The City of Bonifay will preserve agricultural areas and activities, including silviculture, and dormant, unique and prime farmland and soils.

Policy 19.1. The City will establish planning, regulatory and programmatic strategies to protect farmland and support agricultural sectors including, but not limited to:

1. Buffers;
2. Transfer of Development Rights;
3. Right to farm ordinances;
4. Farmland mitigation requirements;
5. Limitations on subdivision of farmland;
6. Promotion of the local Farmer's Market;
7. Cluster development;
8. Development of laws that protect farmers from nuisance complaints; and
9. Seeking out unique strategies to assist farm owners, such as leasing farm areas, and recognizing and utilizing historic sites located on farmland for tourism.]

GOAL: Promote a balanced economic environment which provides economic stability, maximizes job opportunities, encourages new business, and increases per capita income.

Objective 20: The City shall attempt to increase the number of new businesses and available jobs over the next planning period.

Policy 20.1: The City shall continue efforts to achieve a broad employment base including a cross-section of service, construction, professional and industrial jobs.

Policy 20.2: Specific emphasis will be placed on attracting new business and job opportunities on U.S. 90.

Policy 20.3: The City shall capitalize on its proximity to I-10 and rail lines to attract wholesale and distribution employment opportunities.

Policy 20.4: The City shall continue coordination with the Chamber of Commerce, and the Regional Planning Council to provide incentives for new business.

Policy 20.5: The City may waive certain fees, charges, or regulatory requirements to encourage the location of new business in targeted redevelopment areas.

Policy 20.6: The City shall continue to make sufficient land available on the Future Land Use Map to accommodate new business.

Objective 21: Establish a balance between economic development, environmental protection, and community redevelopment/revitalization.

Policy 21.1: The City will include an "Economic Development Element" in this Plan. The City will request assistance from the Florida Department of Commerce toward preparation of this new Element.

Policy 21.2: Economic development shall be considered a priority of the City. As such, the City may authorize waivers or variances to the Land Development Regulations if such actions promote Objectives 20 and 21. Any such waiver or variance must be consistent with the provisions of this Plan and provide for protection of environmental resources.

Objective 22 The City of Bonifay will promote a balance between residential and nonresidential development to ensure an equal supply of jobs and housing.

Policy 22.1 To measure the community job housing balance, the City will evaluate employed residents at jobs to housing ratio of 1.0 for parity between jobs and employees. To account for commuting employees, the City will divide the number of jobs by housing to establish the employment housing ratio.

Policy 22.2 The Land Development Regulations will encourage higher densities toward the city downcity and infill areas.

Policy 22.3. The Land Development Regulations will encourage and direct a variety of residential densities, and housing types for all income levels.

Policy 22.4. The City will provide designations for a variety of commercial uses and jobs for all income levels.

Objective 23 The City shall continue to establish procedures for the elimination or reduction of land uses inconsistent with the character of the City and the future land uses designated in this Plan.

Policy 23.1 The City shall continue to restrict proposed development which is inconsistent with the character of the community and will eliminate non-conforming land uses.

Policy 22.2: At a minimum, the Land Development Regulations shall regulate the following:

1. Regulate the subdivision of land through provision of or reference to specific and detailed requirements which shall include, but not be limited to, procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements;

2. Regulate the use of land and water consistent with this Element and ensure the compatibility of adjacent land uses through provision of or reference to specific and detailed requirements which shall include, but not be limited to, maintenance of an official land use map, creation of land use districts and allowable uses including accessory land uses, maintenance of environmental protection and development standards, creation of measures to reduce the potential for nuisances caused by incompatible land uses, provisions for the elimination of non-conforming land uses, and other such relevant requirements;
3. Protect the Conservation lands designated on the Future Land Use Map and in the Conservation Element through provision of or reference to specific and detailed requirements which shall include, but not be limited to, protection or conservation of environmentally significant resources, standards for development in areas containing such resources, coordination on permits from appropriate regulatory agencies, mitigation of environmental impacts, and other such relevant requirements intended to provide reasonable protection of natural resources in consideration of landowner's constitutional property rights;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through provision of or reference to specific and detailed requirements which shall include, but not be limited to, standards for construction in designated flood-prone areas, standards for design of drainage and stormwater management facilities, measures to protect drainageways and drainage conveyance systems, and other such relevant requirements;
5. Regulate signage through provision of or reference to specific and detailed requirements which shall include, but not be limited to, standards for the location or placement of signs, construction standards, prohibited characteristics, compliance with other codes, sign removal or repair procedures, standards for off-premise signs, illumination restrictions, or other such relevant requirements;
6. Ensure safe and convenient on-site traffic flow and vehicle parking needs through provision of or reference to specific and detailed requirements which shall include, but not be limited to, technical construction standards for roadways, roadway classifications, design standards, right-of-way protection and use, access control and vehicular connections, location of bicycle or pedestrian ways, standards for off-street parking and loading, or other such relevant requirements; and,
7. Provide that development orders and permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

2.2 TRAFFIC CIRCULATION

Goal: A safe convenient and efficient transportation system shall be available for all residents and visitors to Bonifay.

Objective 1 *Maintain the adopted level of service standards identified in Policy 1.1.*

Policy 1.1 The City of Bonifay hereby adopts the following Annualized PM Peak Hour level of service standards in accordance with the FDOT minimum standards, which are presented in Table 3.1 of the Traffic Circulation Technical Document:

Roadway Functional Classification	LOS Standard
Freeways (Major Arterial)	C
State Roads (Principal Arterial)	C
County Roads (Minor Arterial/collector)	C
Local (Local)	C

Policy 1.2 The City of Bonifay, in coordination with Holmes County shall jointly request FDOT to conduct a corridor management study for the SR79 highway corridor, from the end of the present four lane at I-10 to the northern Bonifay city limits that will include development of motorized and non-motorized transportation facilities, access management improvements, and any other transportation system alternatives that will alleviate traffic congestion on SR 79.

Policy 1.3 Bonifay shall not issue development permits to any proposed developments which cause the level of service to fall below the adopted minimum in Policy 1.1 until roadway improvements are scheduled to be completed concurrent with development impacts which would result in the minimum LOS being attained. Levels of service shall be assessed on a yearly basis.

Objective 2 *Maintain and enhance the safety and efficiency of the arterial road system and minimize transportation conflicts associated with development by coordinating FDOT driveway permitting process, limiting development access to the transportation system and increasing interconnection between adjacent developments.*

Policy 2.1 Bonifay shall support and work cooperatively with FDOT pursuant to implementation of the State Highway System Access Management Act on SR2, SR81, SR79 and SR10 (US90), and limit the number of driveway connections to the minimum necessary to provide for safe and reasonable access

Policy 2.2 The City of Bonifay shall adopt and implement Access Management Standards on county roads to limit the number of driveways and provide for safe and reasonable access.

Policy 2.3 Whenever possible, Bonifay shall require developments to provide direct vehicular and pedestrian connections to adjacent residential development and/or service commercial or institutional land uses to reduce the need for additional access onto collector and arterial streets.

Objective 3 *The City of Bonifay traffic circulation systems shall be coordinated with and guided by the Future Land Use Element through implementation of the Future Land Use Map, public safety concerns, and the FDOT 5-Year Work Program for the City.*

Policy 3.1 The City of Bonifay shall hereby adopt the Future Traffic Circulation Map (see the Map Document), which is consistent with the Future Land Use Element.

Policy 3.2 The City of Bonifay shall coordinate traffic circulation planning with the West Florida Regional Planning Council (WFRPC) Strategic Regional Policy Plan (SRPP) and FDOT Five-Year Work Program.

Policy 3.3 The City of Bonifay shall prioritize transportation improvement projects by the following criteria:

- a. The improvement is consistent with the Future Land Use designation, Future Traffic Circulation Map, and coordinated with the FDOT Five-Year Work Program and WFRPC SRPP.
- b. The improvement is necessary to improve an existing or forecast unacceptable level of service.
- c. The improvement is necessary to address public safety concerns.

Objective 4 *High accident locations shall be identified, analyzed and appropriate improvements implemented to correct safety concerns.*

Policy 4.1 Require transportation system design that:

1. directs through traffic onto principal arterials and away from local streets;
2. allows multiple connections and relatively direct routes; and
3. uses traffic control devices and traffic calming strategies to protect local streets from high traffic volumes and speeds.

Policy 4.2 Facilitate the provision of a network for pedestrians and bicyclists that allows shortcuts and alternatives to traveling along high-volume streets.

Objective 5 *Rights-of-way for future road improvements shall be established that will protect the rights-of-way from building encroachment.*

Policy 5.1 The City of Bonifay shall adopt a Right-of-Way Protection Ordinance requiring developments to dedicate adequate R-O-W for future planned road improvement.

Policy 5.2 The City of Bonifay shall include building setback requirements sufficient to allow for future road widening projects as determined by using federal, state, and local transportation guidelines.

Objective 6 *Transportation improvements, which maintain and improve the efficient operation of the existing system and negate the need for expensive road projects will be prioritized.*

Policy 6.1 The City of Bonifay shall base all intersection and signalization improvements on professionally accepted engineering studies, such as those of the

Institute of Traffic Engineers.

Policy 6.2 Prior to approving expensive major road widening projects, The City of Bonifay shall investigate the feasibility of lower cost alternatives such as: improved signalization, auxiliary lanes, i.e.: left turn, right turn, acceleration/deceleration lanes, etc.

Objective 7 *Policies shall be developed and implemented that will ensure safe and effective movement of bicyclists and pedestrians as a component of the overall transportation network.*

Policy 7.1 The City of Bonifay shall evaluate and begin to incorporate bicycle and pedestrian facilities into all new road construction and resurfacing projects, based on adequate funding, available right-of-way and traffic analysis. This policy shall provide sidewalks for pedestrians, and wide curb lanes, bicycle lanes, and/or paved shoulders for bicyclists where appropriate.

Objective 8 *Transportation services for the disadvantaged shall be supported.*

Policy 8.1 The City of Bonifay shall support the transportation disadvantaged program by providing any required local funds and/or in kind services to match state and federal funds.

Objective 9 *Public awareness of alternative modes of transportation shall be increased.*

Policy 9.1 The City of Bonifay shall make information available on the Share-A-Ride Commuter Assistance Program, Tri-County Community Council Coordinated Transportation Program, and Bicycle/Pedestrian Programs at county and municipal offices.

Objective 10 *Equitably distribute transportation costs by requiring all developments to make transportation improvements on the portion of the public road system that will be impacted by the development.*

Policy 10.1 The City of Bonifay shall require that all developers install ingress/egress lanes and all traffic control measures deemed appropriate to ensure safety of connections to the public road system.

Policy 10.2 Encourage or require new commercial developments or residential subdivisions, depending on their relationship to congested or deficient arterial roadways, to design an internal traffic circulation or public street system that will implement other goals, objectives and policies adopted in the traffic circulation element to mitigate further congestion on the arterial roadway system.

2.3 HOUSING

Goal: Assure the availability of housing to meet the existing and future needs of all residents of Bonifay for all income levels.

Objective 1 *Assist in the creation and/or preservation of affordable housing that meets special housing needs, and assure adequate sites and distribution of housing to meet the 2044 housing needs identified in the Affordable Housing Needs Assessment for the City of Bonifay.*

Policy 1.1 Provide information and technical assistance to the private sector in meeting the future housing needs of the projected population.

Policy 1.2 Establish involvement with the private sector, and non-profit organizations, to improve coordination among those providing housing production.

Policy 1.3 The City shall revise the building permit process so that it provides a more integrated process between the City and developers in order to facilitate the housing delivery system.

Policy 1.4 Continue to update and enforce building codes in order to provide safe housing structures.

Policy 1.5 Continue to provide all needed infrastructure and services associated with future housing of all types, except for those provided by the developer or resident.

GOAL: Provide the circumstances and conditions necessary to assist in the maintenance of an adequate supply of safe, sanitary, and affordable housing.

Objective 2: *The City shall provide an environment for a variety of housing types to accommodate the varying income needs of the existing and future population, anticipated population growth, and households with special housing needs through designation of land use categories for residential development, and provision of public facilities and services for development of affordable housing.*

Policy 2.1: The City shall continue to designate and maintain on its Future Land Use Map, land use categories and densities which provide for a varied and functional mix of housing types.

Policy 2.2: The City shall provide facilities and services necessary to accommodate anticipated residential growth through 202044, or will condition development approvals upon the availability of facilities and services by a specified future date.

Policy 2.3: The City shall permit accessory dwelling units in the residential and mixed use categories in order to increase the availability of workforce housing and affordable housing units in accordance with s. 163.31771 F.S.

Policy 2.4: The City shall amend the Land Development Regulations to permit the construction of accessory dwelling units when constructed in the residential and mixed use future land use categories.

Objective 3: *The City shall provide the regulatory circumstances and necessary*

infrastructure to promote the construction of affordable housing within the City.

Policy 3.1: The City will coordinate with private developers on the location and construction of affordable housing within the City. Such coordination may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; and development agreements, density bonuses, or other actions which serve to reduce construction costs leading to lower overall housing costs.

Policy 3.2: The City shall explore the potential for and implement when feasible the waiving or reducing of permitting and infrastructure fees associated with sponsored affordable housing projects.

Policy 3.3: The City will pursue partnerships and/or coordinate with private developers on the location and construction of affordable housing within the City. Such coordination may include, but not be limited to: provision of public facilities; relaxation of regulatory standards; development agreements or other actions which serve to reduce construction costs leading to overall lower housing costs.

Objective 4 *The City shall pursue all available grant sources to eliminate substandard housing. Modern construction codes shall be adopted for all new construction and renovations to existing housing. The number of substandard units shall decrease by 5% county-wide by the year 2044 through demolition and/or renovations, compared to the number of substandard structures as defined by the 2000 U.S. Census Bureau "Measuring the Quality of Housing" statistics.*

Policy 4.1 Inventory the City's housing stock by the year 2034 to identify substandard units and units qualifying for conservation, rehabilitation or demolition programs. Update on a yearly basis the inventory of substandard housing, removing rehabilitated housing from the inventory and entering housing that has become deteriorated or dilapidated since the last update.

Policy 4.2 Review the Southern Standard Building Code's minimum housing standards. Adopt and enforce a City-wide minimum housing code ordinance that meets the criteria of the Southern Standard Building Code.

Policy 4.3 Ensure that procedures enabling the rehabilitation and demolition of housing structures determined to be substandard are carried out in a timely manner.

Policy 4.4 Seek private, local, state and federal funding for the demolition or rehabilitation of substandard housing. Identify housing and neighborhoods (with the assistance of Health and Rehabilitative Services (HRS), Tri-County Community Council, local government officials, and the private sector) where Community Development Block Grants (CDBG) funds or other funding would be of greatest public benefit that would eliminate substandard housing and improve neighborhood quality through conservation, rehabilitation, weatherization and demolition. Apply funding for housing improvements to those locations in a timely manner.

Policy 4.5 Consistent with level of service standards, permit mixed-use, cluster

housing, or other reuses of the existing housing stock, which will result in the removal or renovation of substandard housing units.

Policy 42.6 The City shall review and update or establish nuisance abatement/litter ordinances to maintain the aesthetic qualities of residential areas.

Objective 5.3 *Allow for development of flexible regulations that meet elderly, handicapped, and low-and moderate-income citizen housing needs. Such needs include small homes, manufactured housing, mobile home sub-divisions and parks, accessory residences, and group/foster care facilities.*

Policy 53.1 Pursue federal sources of funding earmarked for low-and moderate-income housing, and allocate a minimum of 45% of CDBG funds for such housing.

Policy 53.2 The City shall appoint an "Affordable Housing Task Force" to assess on an annual basis low- and moderate-income housing needs and recommend programs to facilitate implementation of the Housing Goals, Objectives and Policies. Input shall be sought from each municipality. A report with recommendations will be provided to each municipal council and the county Council with suggestions as to how they can assist in the overall need for affordable housing.

~~**Policy 53.3** The City shall provide density bonuses for developments located within the "low density residential" and "medium density residential" future land use categories that provide affordable housing as defined by the Affordable Housing Needs Assessment for the City of Bonifay.~~

Policy 53.43 Residential design manufactured homes are allowable in future land use designations permitting residential development on any lot where a site built residential structure would be allowable, except that they would not be allowable in the "historic" land use category, subject to design criteria, including minimum construction standards, minimum dimensions for on-site assembled width across the narrowest portion, roofing material texture/color, roof pitch, materials used for exterior finish and skirting, removal of transportation equipment, and foundation and anchorage requirements. Residential design manufactured homes are also allowable in mobile home parks and subdivisions in some of the residential land use areas and the mixed use land use categories. The City's Land Development Code provides in-depth descriptions.

Policy 53.54 Standard design manufactured homes are allowable uses in the "agriculture" and "rural residential" future land use categories on any lot or metes and bounds parcel where a site built structure would be allowable and in manufactured/mobile home parks and subdivisions. Such developments shall be subject to all other development standards established by the Comprehensive Plan and the land development regulations. Standard design manufactured homes are also allowed in mobile home parks and subdivisions in the "medium density residential" and "urban mixed use" land use categories.

Policy 5.5 Mobile homes shall be allowable only in mobile home parks and subdivisions in the residential "estate residential and mixed-use land use

categories.

Policy 5.6 Accessory residential structures (i.e. "granny flats", "mother-in-law" and "studio" apartments) will be permitted in land use designations permitting residential development, subject to LPA approval, individual property covenants, densities, and level of service standards. To protect the aesthetic qualities of existing neighborhoods, accessory residential structures shall be required to meet site and design criteria so that exterior designs blend with nearby existing residential dwellings. Manufactured accessory residential structures shall be required to meet the site and design criteria of manufactured housing, as stated in Policy 3.4.

Policy 5.7 Community residential facilities (i.e. foster care, group homes) licensed or funded by the Florida Agency for Health Care Administration and the Department of Children and Families will be allowed to locate in land use designations that permit residential development, depending on the number of residents occupying the home pursuant to Chapter 419, F.S., as follows:

- A. Community residential homes (CRH) shall be located in accordance with the following principles and criteria in Ch4 19 F.S:
 - 1) a CRH shall be allowed in the "Residential" district when six (6) or fewer residents are located in a single-family, noncommercial, residential dwelling provided that such homes are not located within one thousand (1,000) feet of one another; and
 - 2) a CRH shall be allowed in the "Mixed Use" category provided that such homes are not located within one thousand two hundred (1,200) feet of one another or within five hundred (500) feet of a "Residential" category when location of such home is presumed to substantially alter the nature and character of the area. |
- B. Community residential facilities housing seven to fourteen residents are permitted in "residential" and "urban mixed use" future land use categories.

Objective 6 *The City shall develop procedures for the identification and protection of historically significant housing sites and structures, including structures that are significant examples of the architectural design of their period.*

Policy 6.1 The City shall assist property owners of historically significant housing in applying for and utilizing private, state and federal financial and technical assistance programs.

Policy 6.2 The City shall adopt an ordinance allowing for the timely evaluation of housing sites involved in public programs and projects for historical or architectural significance prior to alteration or demolition. Housing sites determined to be of historical or architectural significance shall be recorded prior to alteration or demolition.

Policy 6.3 Any alteration or rehabilitation of historically or architecturally significant housing shall be done in such a manner as to protect the structure's significance. The City shall adopt procedures that ensure that such significance is protected.

Policy 6.4 Amend the Building Code to include a delay-of-demolition provision for housing over 50 years old and/or housing found to be of historical or architectural significance. Preservation alternatives shall be evaluated and recording of the site shall be completed during the delay period.

Policy 6.5 Identify sites and areas with historic designation potential and take measures to have the site and/or district placed on the National Register of Historical Places.

Policy 6.6 Identify housing structures and sites that merit protection due to their unique characteristics or representative nature. Identify these structures and sites on a "Historic Resources Map" to be used as a reference in the Comprehensive Plan.

Objective 7: *The City shall implement a procedure for the conservation of historic and architecturally significant housing.*

Policy 7.1: The City shall continue to designate and maintain areas of historic and architecturally significant housing as a "Historic Overlay" on the Future Land Use Map.

Policy 7.2: The City shall use "The Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as a design standard for rehabilitation of identified historic buildings.

Policy 7.3: The City shall establish incentives for preserving historically significant housing.

Objective 9 *Provide relocation housing in a uniform and equitable manner for persons displaced by public programs or projects.*

Policy 9.1 A housing relocation plan shall be included as an element of any City program or project that requires displacement or relocation of residents. The plan shall contain provisions for interim or permanent housing for persons being

displaced. Very-low- and low-income residents displaced by government action shall be given high priority to obtain public housing or subsidized housing assistance.

Policy 9.2 Pursue grants to provide for relocating low- and moderate-income residents displaced during the housing rehabilitation process.

Policy 9:3: The City shall assist persons displaced by City activities in locating relocation housing as specified in Section 421.55, Florida Statutes.

Objective 10: The City shall incorporate provisions in the Land Development Regulations which address structural and aesthetic improvement of existing housing.

Policy 10.1: The City shall continue to use the "Nuisance" provisions of the City Code of Ordinances, to control eyesores, junk, nuisances or other similar problems.

Policy 10.2: The City shall amend its Land Development Regulations to provide aesthetic improvement regulations for the area within the **City CRA** which may include design guidelines, standards for streetscapes, sidewalks, and building exteriors.

Objective 11: The City shall use the following policies to provide for the location of housing for extremely low-, very low-, low- and moderate-income families, and for manufactured homes.

Policy 11.1: The City shall continue to allow housing, including mobile manufactured homes, for extremely low-, very low-, low- and moderate-income families within the "Residential" land use category. Location of these land uses will be specified by land use district in the Land Development Regulations.

Policy 11.2: Principles and criteria guiding the location of housing for low- and moderate-income families are:

- 1) Design must conform to provisions specified in the City's extremely low-, very low-, low- and moderate- income unless otherwise amended by a development agreement, exemption or variance;
- 2) Construction must conform to the provisions of the Standard Building Code; and,
- 3) densities and intensities must conform to standards specified in the Future Land Use Element of this Plan.

Policy 11.3: The City shall continue to use incentives to assist housing providers in constructing housing for extremely low-, very low-, low- and moderate- income families by maintaining adequate infrastructure capacities to accommodate such developments.

Policy 11.4: The City shall continue to investigate the feasibility of establishing selected housing programs through coordination with appropriate agencies such as the Farmers Home Administration.

Policy 11.5: Location of mobile manufactured homes must conform to density, intensity and performance standards specified in the Future Land Use Element, the Land Development Regulations, and tie-down requirements specified in the Standard Building Code and/or the Flood Damage Prevention Ordinance (Ordinance No. 731).

Objective 12: Provide infrastructure and public facilities capacity to allow for the location of households with special housing needs including extremely low-, very low-, low- and moderate-income households, group home and foster care facilities, mobile homes, and rural and farmworker households.

Policy 12.1: The City shall continue to make available, within the limits of realistic financial feasibility, infrastructure and public facilities capacity to accommodate households with special needs.

Objective 13: *Promote energy efficiency in new development.*

Policy 13.1: The City shall continue to utilize the Florida Building Code as the primary guide in establishing minimum standards for housing construction.

Policy 13.2: The City shall refer to the Florida Green Building Coalition or other state or nationally recognized program, for guidance in the development of local initiatives to foster sustainable development practices.

Policy 13.3: The City shall encourage housing design and development alternatives that promote renewable energy technologies.

2.4 Public Facilities and Services

2.4.1 Sanitary Sewer

GOAL: Provide adequate sewage capacity and collection facilities to accommodate anticipated population demand.

Objective 1: *Address existing facilities deficiencies by completion of minor upgrades to collection lines and pump stations.*

Policy 1.1: The City shall continue to evaluate the sewer system on an annual basis and shall upgrade, expand or replace its sewage facilities as determined by such evaluation to accommodate population demand and ensure operational efficiency.

Objective 2: *Maintain and operate the sewage system in an efficient and cost-effective manner.*

Policy 2.1: The City shall continue to require developers to provide sewage

collection lines constructed to City standards as part of proposed new developments and that such lines be connected into the City sewer system.

Policy 2.2: The City shall continue to evaluate the capacity, maintenance and operation of its sewage system on an annual basis.

Policy 2.3: The City shall maximize its sewage facilities to eighty percent (80%) of available capacity before making commitments for new or expanded facilities.

Policy 2.4: Priorities for replacement, correcting existing facilities and facility expansion shall be as follows:

- a. Correction of identified existing deficiencies;
- b. Replacement of facilities to allow for continued operation or design efficiency;
- c. Expansion of facilities.

Goal: To provide sanitary sewer facilities that protect ground and surface water quality, promote orderly and compact growth, and enable the local government to expand its economic base.

Objective 3 *The local government shall adopt a capital improvement program that provides sanitary sewer services so as to encourage compact growth and protection of natural groundwater resources.*

Policy 3.1 Municipal sewer collection lines shall not be extended to areas outside of municipal boundaries, except for PUD's, educational facilities, and industrial parks or sites located within the urban service zone of the municipality providing such services. Areas designated as "agriculture" and "rural residential" on the Future Land Use Map within a municipality shall not have sewer line extensions; however, sewer service may be extended to development in "agriculture" or "rural residential" land use categories and other land use categories outside urban service zones if it is shown that sewer service would reduce significant amounts of contamination of potable water sources.

Objective 4 *Correct existing deficiencies as identified under Department of Environmental Protection (DEP) Consent Orders. Provide additional service to areas where development is encouraged on the Future Land Use Maps, concurrent with development. Provide guidelines for on-site sewage disposal systems in areas not served by sanitary sewers.*

Policy 4.1 The City of Bonifay will repair and/or replace lines where Infiltration and Inflow (I&I) are discovered throughout the planning period.

Policy 4.2 The City of Bonifay shall maintain Level of Service standards for the municipal sewer system are as follows:

<u>Facility</u>	<u>Location</u>	<u>2010 LOS</u>
City of Bonifay	Bonifay Service Area	270 gpcpd

Policy 4.3 The municipal sewer system shall provide additional sewer services to areas of identified "residential", "commercial", "mixed use", "industrial", and "public/semi-public/educational" designations as shown on the Future Land Use Map, as long as the established level of service is not exceeded. Priority for establishing new service shall be limited to: 1) Locations within the municipality; and 2) Locations within the municipality's urban service zone.

Policy 4.4 Effluent from any Waste Water Treatment Plant (WWTP) or package plant shall be continuously monitored to meet minimum waste load allocations to areas of discharge, as established by DEP.

Policy 4.24.5 The local government operating a wastewater treatment system shall continuously monitor the maintenance of the system and annually evaluate the need for maintenance and repair in the Capital Improvements Element.

Policy 4.24.6 On-site sewage disposal systems shall be permitted where sewer services are not available within 200 feet of a dwelling or business, in accordance with Chapter 10D-6, FAC. Property owners shall be required to connect to sewers within one year of availability, as defined by Chapter 10D-6, FAC.

Objective 5: The City of Bonifay will continue its efforts to implement a procedure to determine impacts on level of service and available capacity for proposed development.

Policy 5.1: The City shall continue to use the impact measuring system described in Policy 5.2: of the Future Land Use Element to evaluate impacts caused by proposed development.

Policy 5.2: The City shall continue to use the following levels of service to evaluate facility capacity and for issuance of development orders or permits.

a. The City shall use sewage flows specified in Table II, "Estimated Domestic Sewage Flows", found in Rule 64E-6, Florida Administrative Code, for purposes of estimating sewage generated by development activities. These estimates shall be used to make certain that available facility capacity exists to serve the proposed development concurrent with the impacts of such development, and to maintain a cumulative allocation of facility capacity dedicated for approved developments.

b. The City shall use eighty percent (80%) of permitted sewage treatment capacity, or 2.4 mgd, as the threshold for concurrency requirements.

c. For areas which are not served by central sewer, the level of service shall be presumed adequate when the developer receives an on-site sewage treatment permit pursuant to Rule 64E-6, Florida Administrative Code.

Objective 6: The City shall use the following policies to coordinate extension, or increase

in capacity of, facilities to meet future needs based upon adopted level of service standards, population projections, and concurrency capacity thresholds.

Policy 6.1: All extensions of the sewer system shall be constructed in conformance with Chapter 62-600, Florida Administrative Code.

Policy 6.2: All connections to the sewer system shall be in conformance with the Standard Plumbing Code - 2009 Edition.

Policy 6.3: The City shall continue to coordinate the availability of sewer facilities and capabilities to accommodate the types and densities of land use shown on the Future Land Use Map, or shall adjust the types and densities of land use so as to be compatible with the City's capability to provide sewer service.

Policy 6.4: The City shall not permit development which causes the level of service to fall below the standards established in Sanitary Sewer Sub-Element Policy 6.2, unless provision of additional capacity is guaranteed in an enforceable development agreement.

Policy 6.5: Average and peak flow design capacity for the City collection system shall be as specified in Chapter 62-600, Florida Administrative Code and/or the Standard Plumbing Code - 2009 Edition.

Policy 6.6: Average peak flow design capacity for City treatment systems shall be as specified in the operating permit issued by FDEP. Policy 4.A.4.7: The City shall continue to research and investigate methods of reducing the volume of sludge produced from wastewater facilities and on re-use of wastewater effluent.

Objective 7: *Develop a procedure for providing sewage capacity as a means of discouraging urban sprawl and promoting "in-fill" of vacant urban areas.*

Policy 7.1: The City shall provide sewage capacity as applicable to promoting the redevelopment objectives of this Plan and shall consider provision of sewer in these areas to be a priority activity.

Policy 7.2: Unless a threat to public health and safety exists, the City shall not extend sewer service to unplanned and unserved areas unless it can be demonstrated by the developer that vacant areas with access to sewer or targeted redevelopment areas are unsuited for the proposed development.

Objective 8: *Locate damaged and dilapidated sewer lines and determine the course of action to correct deficiency.*

Policy 8.1: The City shall locate sewer facilities that are in need of repair so as to avoid or prevent damage to drainageways or surface waters.

2.4.2 Solid Waste

Goal 2: Ensure that adequate solid waste collection and disposal services are available to all citizens and businesses in the most cost effective and environmentally sound manner possible.

Objective 2.1 *Private and/or public solid waste removal services shall be available in all portions of the City. Inconvenience brought upon citizens due to geographic locations of landfills will be minimized or eliminated.*

Policy 2.1.1 The City will monitor the availability of private solid waste collection services for all residents and businesses in their jurisdiction.

Objective 2.2 *Establish levels of service for solid waste disposal capacity. Ensure landfill space for established LOS standards throughout the planning period. Implement a municipal recycling program. Establish and maintain a hazardous materials transfer facility.*

Policy 2.2.1 The City hereby adopts a level of service standard for solid waste of 3.80 pounds per capita per day.

Policy 2.2.2 The City will continue to utilize the Springhill Regional Landfill in Jackson County as the City's solid waste disposal site. Class I, II and III landfills are prohibited in Holmes County.

Policy 2.2.3 The City of Bonifay shall coordinate with the County and the County's private solid waste collection providers to establish whether a need exists for a solid waste transfer station and, if so, to identify a suitable site(s) and time frame for development of this facility as well as possible sources of funding.

Policy 2.2.4 The City of Bonifay will continue its recycling program for the County and municipal citizens and businesses. Promotional materials and/or advertising shall be distributed by each local government to encourage citizens to recycle. Grants through state, federal, and private sources will be pursued.

2.4.3 Stormwater Management

Goal 3: Provide adequate stormwater management to include reasonable protection from flooding, while protecting the quality of receiving waters and investments in drainage facilities.

Objective 3.1 *The City of Bonifay shall initiate efforts to plan for the overall management of stormwater.*

Policy 3.1.1 The City shall complete a Comprehensive Stormwater Master Plan. This may be done independently or cooperatively through interlocal agreements; however, any Stormwater Master Plan produced independently by the City shall be consistent with similar plans for unincorporated areas of Holmes County.

Policy 3.1.2 Priorities for replacement, correction of deficiencies that may be shown in the stormwater management plan and providing for future facility needs

shall be as follows:

1. When facilities must be replaced they shall be constructed according to the adopted level of service standards;
2. Correction of any remaining deficiencies shall be through the following implementation measures:
 1. Where feasible, new roads shall be designed and constructed and existing roads overlaid providing for stormwater management according to adopted level of service standards according to the time frame adopted in the Capital Improvements Element;
 2. The City shall coordinate with Natural Resource Conservation District erosion and sedimentation control programs and water quality improvement programs.
3. Development orders for new development and redevelopment shall not be issued until the applicant provides proof of DEP, Army Corps of Engineers, or other applicable federal or state agencies, permit or exemption and proof of meeting adopted level of service standards for stormwater management.

Policy 3.1.3 The development and adoption of a Comprehensive Stormwater Master Plan for the City shall be developed using professional engineering studies of the drainage basins within the City. The plan shall be made in cooperation with the Department of Environmental Protection and Northwest Florida Water Management District. The plan shall include an inventory of existing facilities and shall recommend needed stormwater management improvements, analyze the adopted level of service standards and recommend alternative standards if necessary.

Objective 3.2 *Coordinate the extension of or increase the capacity of stormwater management facilities to meet future needs. This shall be accomplished in part through enforcement of land development regulations that protect the quantity and quality of stormwater runoff and that ensure that the capacity of stormwater management facilities is designed to meet projected needs.*

Policy 3.2.1 Stormwater management facilities necessary to accommodate new development shall be designed and constructed by the development. The cost for design, construction and maintenance for stormwater management facilities for developments shall be the sole responsibility of the developer until accepted by the City for permanent maintenance by the City.

Policy 3.2.2 Projects to retrofit stormwater management facilities shall be prioritized by population served, vehicle traffic counts, quality and use of receiving waters, and ability of the facility to handle existing flows.

Policy 3.2.3 The City hereby adopts a minimum water quality level of service standard to require stormwater facilities which provide retention, or detention with filtration, of the run-off from the first one inch of rainfall; or, as an option for projects with drainage areas less than 100 acres, facilities which provide for retention, or detention with filtration, of the first one-half inch of run-off or provide for the discharge of stormwater equal to predevelopment levels, whichever is greater and ensure that the stormwater discharged will not degrade the receiving body of water below the state standards outlined in Section 17-302.500, Florida Administrative

Code. Based upon the findings of the Stormwater Master Plan, the City shall consider the need for a more stringent level of service in areas of special need.

Policy 3.2.4 The City hereby adopts a minimum water quantity level of service that requires the first one (1) inch of runoff from the property be retained on the site of the development and post-development runoff shall not exceed the pre-development runoff rate for a twenty-five (25) year storm event, up to and including an event with a twenty-four (24) hour duration. The LDR shall include design and performance standards that meet Section 17-25.025, Florida Administrative Code (F.A.C.) and Section 17-3.051, F.A.C.

The level of service standard for stormwater management on City roads shall allow street gutter systems to flow over full; however, ten to twelve feet of the road crown may not be submerged so as to allow traffic to move at a slightly reduced speed. Stormwater swales and ditches may be full with water overflowing the tops and edges in some locations and may be ponded eight to ten feet onto private property and yards. Inlets and culverts may flow full to overfull slightly backing up water at entrances.

Policy 3.2.5 No approvals for development shall be issued for new development which would not comply with the adopted level of service.

Objective 3.3 *Stormwater management regulations will be incorporated into the land development regulations. Revisions to the LDR will be made after the completion of a Stormwater Master Plan, as necessary.*

Policy 3.3.1 Stormwater management regulations will prohibit the alteration of existing drainage features unless such alterations will not create adverse impacts in the form of decreased performance for upstream and downstream areas. The evaluation of adverse impacts shall be by acceptable engineering methodologies and shall consider storage volume, conveyance capacity, water quality and maintenance. Stormwater management regulations shall require that future development utilize the stormwater management plan(s) as a basis for design.

Policy 3.3.2 Stormwater management regulations will:

- (a) Require that new developments provide stormwater management systems which meet the water quality and quantity levels of service defined in Drainage Policies 3.2.3 and 3.2.4;
- (b) Require that appropriate stormwater engineering, design and construction standards for on-site systems are provided and utilized;
- (c) Require that erosion and sediment controls are used during development;
- (d) Require that the owner provide periodic inspection and maintenance of on-site systems, unless the City for maintenance accepts the system;
- (e) Require buffer zones for areas adjacent to natural drainage features;
- (f) Provide for new commercial, industrial, public and residential developments to integrate their stormwater management systems into their project's landscaping, open space, or recreational areas and to require the maintenance of the building lot's native vegetation in order to absorb

- stormwater run-off; and,
- (g) Include provisions to prevent the creation of breeding areas for disease-carrying vectors, such as mosquitoes; and
- (8) Prohibit the channeling of stormwater runoff directly into water bodies.

2.4.4 Potable Water

Goal 4: To efficiently provide adequate supplies of potable water in the City of Bonifay for domestic, business, industrial, and outdoor uses, to provide for the conservation of potable water, and to provide adequate volume and flow for all purposes.

Objective 4.1 *The City shall implement procedures to correct potable water deficiencies to its well and delivery systems and serve future development within the adopted service area.*

Policy 4.1.1 The City adopts the following as its level of service for the provision of potable water.

Quantity- 276 gallons per capita per day (gpcpd)

1. Pressure-LOS of 35 psi at point of delivery
2. Minimum Storage Capacity -Sufficient storage to provide one half of the maximum daily system demand in combination with standby pumping capacity.

Policy 4.1.2 The City shall initiate a study for the need for new wells or potable water sources when the total use of the municipal water system reaches 85% of capacity.

Policy 4.1.3 The City shall continuously investigate suspected areas of major water line leaks and repair such leaks to reduce the loss of potable water in the municipal water system. Priority for repairs will be given to locations of known older water lines or to areas where reconstruction of underground facilities is scheduled.

Policy 4.1.4: Proposed upgrades to the system, including extension of distribution lines, shall be prioritized according to the degree each alleviates existing deficiencies, promotes infill development, and promotes growth in accordance with the "Future Land Use Map Series". The needs of water customers within the existing service area shall be met before extensions are constructed outside of present service area boundaries.

Policy 4.1.5 Improvements to the potable water system shall be timed to ensure capacity is available to serve future development in accordance with the "Future Land Use Element" of this plan. Development orders will not be issued until capacity equivalent to that identified under Policy 4.1.1 becomes available from the public water system.

Policy 4.1.6 The City of Bonifay will consider the impacts of development on the potable water system when surrounding unincorporated areas are being considered for annexation into the City. The City shall project the average demand of potable water in the proposed annexed area according to the City land use designations on the Bonifay Future Land Use Map.

Policy 4.1.7 All new development shall be required to connect to the public water system in the City of Bonifay upon adoption of the plan. Industries may use private wells if such use does not interfere with the quantity or quality of water withdrawn from public well.

Objective 4.2 *The City shall require water conservation fixtures and conservation irrigation techniques for landscaping in new development so as to maintain the adopted LOS standards throughout the planning period. (Conservation irrigation techniques shall not be construed to apply to agricultural activities.)*

Policy 4.2.1 Water conserving devices shall be required in all new and reconditioned development and structures. Water conservation devices include, but are not limited to, fixtures for water closets, showerheads, and faucets. New and reconditioned public restrooms shall be required to have fixtures which have automatic shut-off features.

Policy 4.2.2 New development, public or private, shall be required to protect natural vegetative communities on development sites, use native vegetation in landscaping, and use xeriscaping (no or low water landscaping techniques) in areas of public access (i.e. parking lot buffers, medians, landscaped areas).

Policy 4.2.3 The City will encourage the use of drought tolerant native vegetation and turf that adapt with soils and low-water holding capacities.

Policy 4.2.4. The City will encourage new development to use mulch in landscaped areas that require extensive watering.

Objective 4.3 *Afford protection to wellheads so as to reduce the possibilities of contamination near new and existing wells.*

Policy 4.3.1 Protection zones will be established around existing and future public wellfields. The City will establish a 200-foot radius zone of exclusion around wellheads that excludes future development near wells, and a 500-foot radius buffer zone limiting land uses to development that could not contribute to groundwater contamination around new and existing wellheads.

Objective 4.4 *The City will maintain a five-year schedule of capital improvement needs for water system facilities, to be updated annually in conformance with the review process for the Capital Improvements Element.*

Policy 4.4.1 The City will evaluate and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs.

Objective 4.5 *The Municipal water system shall follow standards established for other local governments for potable water services.*

Policy 4.5.1 The City shall follow State and Federal standards for potable water as established by the Department of Health.

2.4.5 Natural Groundwater Aquifer Recharge

Goal 5: Provide protection for the natural functions of groundwater aquifer recharge areas.

Objective 5.1 *The function of natural groundwater recharge to the Sand-and-Gravel Aquifer and Floridan Aquifer shall be protected through the regulation of land uses and provision of adequate open space.*

Policy 5.1.1 The City shall continue to require new development to provide for on-site percolation of stormwater.

Policy 5.1.2 The City shall continue to require new development to protect and/or create vegetated areas to provide natural pervious surfaces for Sand and Gravel and Floridan Aquifer recharge.

Policy 5.1.3 For the purposes of aquifer recharge protection, Land development regulations shall prohibit land uses that discharge substances that have the potential to infiltrate and degrade the quality of groundwater. All existing potable water wellfields which supply potable water for public consumption shall incorporate a minimum five-hundred (500) foot prohibited development zone around the perimeter of the well. All new wells which supply potable water for public consumption in the City shall be required to establish a two-hundred (200) foot zone of exclusion immediately surrounding the new wells and overlaying the five hundred (500) foot Wellfield Protection Zone.

Policy 5.1.4 The City of Bonifay shall rely on the Northwest Florida Water Management District (NFWFMD) to provide data for identifying the location of high aquifer recharge areas. This data is not currently available on the City or County level for Bonifay and Holmes County but may become available on the County level in the future. A generalized map of aquifer recharge areas for the northwest Florida region, as produced by the NFWFMD, has been included in the Future Land Use maps series. At such time as more detailed data or a more specific map is available, the Land Development Code shall be updated to contain a definition and map of potential aquifer recharge areas in Bonifay.

Policy 5.1.5 Bonifay is at least partially located in a vulnerable/more vulnerable area for aquifer recharge according to Florida Aquifer Vulnerability Assessment (FAVA) data. As such, land uses that pose a threat of contamination to groundwater, such as commercial and industrial uses or solid waste transfer

stations or processing facilities, are to be prohibited in wellhead protection zones as well as in high aquifer recharge. These high impact land uses shall be prohibited adjacent to natural areas such as wetlands, streams and other surface water bodies without a vegetative buffer as provided for in the Bonifay Land Development Regulations.

Policy 5.1.6 Bonifay shall limit the amount of allowable impervious surfaces through enforcement of the maximum allowable Impervious Surface Ratios established in Policy 5.1 of the Future Land Use Element.

Policy 5.1.7 Bonifay shall manage stormwater runoff in order to reduce sedimentation and non-point pollution by modifying the land development code as discussed in Section 2.4.3, Stormwater Management.

Objective 5.2 *Provide assistance for the identification of potential hazardous storage sites/underground storage facilities to appropriate state agencies to eliminate such contamination.*

Policy 5.2.1 The City shall cooperate with state and federal investigations whose purpose is to identify potential groundwater contamination sources within their jurisdictions.

2.5 CONSERVATION

Goal: Preserve, enhance, and maintain the natural resources and environmental amenities of the City to a state of quality which is the highest possibly attainable.

Objective 1 *The City shall coordinate with appropriate county, state, and federal agencies in the planning, management, and educational activities that will maintain or improve national ambient air quality standards in the city.*

Policy 1.1 Industrial land uses shall be located in compatible land use areas where impact on air quality can be minimized. Buffers between incompatible land uses shall be required. Ensure that industrial development complies with state and federal regulations regarding emission control.

Policy 1.2 The City shall implement transportation improvements that will reduce incidences of traffic congestion and promote the use of bike and pedestrian paths to help reduce automobile pollution.

Objective 2 *Prevent degradation of surface water, natural ground water recharge areas, and wellhead protection areas below water quality classifications designated by the Department of Environmental Protection (DEP).*

Policy 2.1 Throughout the planning period, the City shall require that all new development, using the site plan review process, provide safe and orderly stormwater management systems.

Policy 2.2 The municipality's central sewer systems shall be in compliance with

all effluent standards in the operation of the wastewater treatment plant. The City shall coordinate with the DEP to ensure that the plant is operating to standards and that necessary improvements in operation and/or facilities are made as required to meet the conditions of the operating permit and DEP standards as soon as funds can be procured.

Policy 2.3. The City shall decrease air pollution from auto emissions by maintaining established level of service standards and through provision of non automotive vehicular and pedestrian facilities.

Objective 3: Identify and provide reasonable conservation measures consistent with private property rights, for locally significant environmental resources.

Policy 3.1: Locally significant environmental resources are as follows:

1. Soils;
2. Wetlands;
3. Flood Zones;
4. Chipola River;
5. Aquifer Recharge Areas;
6. Natural Vegetation;
7. Wildlife Habitat; and,

Policy 3.2: Environmentally sensitive resources which shall be shown as "Conservation" on the Future Land Use Map are as follows:

1. Chipola River;
2. Wetlands;
3. Flood Zones; and
4. Soils with severe limitations to development.

Objective 3 *Throughout the planning period, the City shall reduce hazards to life and property in, and protect the flood assimilative functions of all areas that fall within, the 100-year floodplain by restricting development in these areas.*

Policy 3.1 The City shall continue to enforce existing setbacks along floodplain areas.

Objective 4 *Throughout the planning period, the City shall conserve the water supply and protect the quantity and quality of the current water source and any new water sources through appropriate land use planning, regulation, and education and through cooperation with environmental planning and regulatory agencies.*

Policy 4.1 The City shall continue to adhere to any emergency water conservation measures imposed by the Northwest Florida Water Management District.

Policy 4.2 When development or redevelopment cannot occur without degrading wetlands, the impacts shall be mitigated pursuant to DEP permitting regulations.

Policy 4.3 Channeling runoff directly into surface water bodies shall be prohibited, and natural watercourses shall not be dredged, cleared of vegetation, deepened, widened, straightened, or otherwise altered without appropriate local, state and federal permits. Stormwater facilities shall be designed to protect surface water bodies from the impact of runoff. Best Management Practices shall be utilized to avoid impacts of erosion or sedimentation or high rates of flow.

Policy 4.4 The City shall only allow septic tanks in areas where public sewer is unavailable and only where the soils are suited for septic tank use through enforcement of land development regulations.

Policy 4.5 The City shall restrict land uses with the potential to discharge substances which could infiltrate and degrade the groundwater and restrict land coverage by impervious surfaces in identified cones of influence well head protection zones and areas of high recharge potential.

The following restrictions shall be placed on development in areas of moderate to high recharge potential:

1. Impervious surface shall be limited to 50% of the total gross acreage of a given parcel for all land uses.
2. New solid waste disposal facilities and hazardous waste disposal and transfer facilities shall be prohibited.
3. Domestic and industrial wastes shall not be applied to the land. Wastes shall be considered to include any liquid or solid product including, but not limited to, hazardous, non-hazardous, and toxic wastes and wastewater. This definition shall not be construed to prohibit the use of individual household septic tank systems or other alternative domestic waste systems, which satisfy all other federal, state and local requirements.

Policy 4.6 The development and adoption of a comprehensive Stormwater Master Plan for Bonifay shall be completed in its entirety or in phases. This plan will include an inventory of existing facilities and shall recommend needed drainage improvements, analyze the adopted level of service standards and recommend alternative standards if necessary.

Objective 5 *Throughout the planning period, the City shall conserve and protect any existing minerals natural to the City.*

Policy 5.1 Identify locations of, and provide for the appropriate use and protection of areas suitable for extraction of commercially valuable deposits of

minerals. Regulations shall provide for buffer between mining activities and adjacent uses.

Policy 5.2 The City shall prohibit any mining activities within ecologically sensitive areas (e.g., wetlands or floodplains).

Objective 6 *The City shall conserve and protect soils, native vegetative communities, wildlife, and wildlife habitats, with an emphasis on threatened and endangered species.*

Policy 6.1 Environmentally sensitive lands shall be defined as property having one or more of the following characteristics: functioning wetlands; habitat for rare, threatened or endangered species or species of special concern; and potable water well fields. Land use activities within and adjacent to environmentally sensitive lands, including conservation and recreation areas designated on the Future Land Use Map, shall be limited to activities that will not degrade the natural, physical and biological functions of such lands. The following development criteria shall be applied to Environmentally Sensitive Lands:

1. Site plan approval shall be required;
2. No fill or regrading of the property shall be allowed except to establish required road elevations and for driveways, unless the environmental assessment shows that fill or regrading the site will not adversely alter the hydrology of the site;
3. The City will require that development proposals for land containing listed species of habitats for listed species and/or endangered and threatened plant species (as identified by the Florida Natural Areas Inventory, the U.S. Fish and Wildlife Service, and the Florida Fish and Wildlife Conservation Commission) must protect these habitats or prepare a suitable alternative management plan.

Policy 6.2 The City shall adopt a Landscape Ordinance, which provides for the extensive use of native vegetation, thereby promoting the regeneration of natural habitats.

Policy 6.3 The City shall cooperate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within one or more jurisdictions through interlocal agreements.

Policy 6.4 Coordinate with all appropriate agencies to develop a database to facilitate the identification, location and habitat needs of all plant and animal species in the City which are endangered, threatened or of special concern. Utilize this database to amend land development regulations where necessary and in reviewing development permit applications.

Policy 6.5 Cooperate with appropriate agencies, such as the Department of Environmental Protection and the Northwest Florida Water Management District in developing and annually updating a comprehensive list of conservation and recreation land acquisition programs.

Policy 6.6 All disturbed land, whether from mining, agriculture, forestry or other land use shall be revegetated with a permanent vegetative cover when such land uses are discontinued. Require that all land where cover vegetation has been disturbed shall be managed using "Best Management Practices" as recommended by the U.S. Soil Conservation Service, the Northwest Florida Water Management District, and the Division of Forestry of the Department of Agriculture.

Policy 6.7 The City shall seek to acquire environmentally sensitive lands for conservation lands when funds are available through the Preservation 2000 Program and its associate programs, the CARL Program, the Save Our Rivers Program, and the Florida Communities Trust.

Objective 7 *Throughout the planning period, the City shall prohibit the disposal of hazardous wastes into the public sewer system, canals, ditches and the sanitary landfill.*

Policy 7.1 Through intergovernmental coordination, City shall initiate hazardous waste amnesty days.

Policy 7.2 In order to protect natural resources and public sewer systems, the City, will coordinate with the Department of Environmental Protection and the West Florida Regional Planning Council to develop guidelines for the transfer, storage and treatment of hazardous wastes and the verification of disposal practices of small quantity generators, which shall be required to be following for issuance and renewal of business licenses.

Policy 7.3 The general public shall be informed of the dangers of hazardous waste materials and methods of safe disposal through periodic newspaper notices.

Policy 7.4. The City will work to distribute land uses in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by direction of incompatible land uses away from wetlands shall occur in combination with other principles. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetland functions.

Objective 8 *Throughout the planning period, the City shall conserve and protect any wetlands in the City.*

Policy 8.1 Identify locations of and provide for the appropriate use and protection of areas designated as wetlands by the wetlands inventory map in the Future Land Use Map series. Regulations shall provide for buffer between wetlands and adjacent uses.

Policy 8.2 The City shall discourage incompatible adjacent land use that may potentially impact the functionality of identified wetlands in the City, and provide principles, guidelines and strategies within this plan to protect identified wetlands. These incompatible uses include industrial and commercial uses and solid waste transfer stations or waste processing stations that pose a threat to sensitive water resources.

Policy 8.3 The City shall discourage development from areas designated as wetlands.

Policy 8.4 The City shall encourage the development of policies to provide for buffering of wetlands within the City.

Policy 8.5. For every ten year period the City shall analyze the demands on water availability, including evaluation of agricultural, industrial and potable water use and the quality and quantity.

2.6 RECREATION AND OPEN SPACE

Goal: Provide adequate recreation facilities, active and passive, and open space to sufficiently meet the needs of the present and future population of the City.

Objective 1 *The City will identify, ensure preservation of, and provide for public access to recreation facilities, and open spaces, and nature reserves.*

Policy 1.1 As deemed necessary, and when land is available, the City will provide parking areas and bicycle racks for recreation sites.

Policy 1.2 When necessary and when feasible, bike paths and pedestrian walkways that can accommodate alternative means of transportation shall be built to provide access to recreation areas. The City will encourage the establishment of recreation trails to increase opportunities for biking, walking and other forms of outdoor recreation.

Policy 1.3 All future recreation facilities shall provide usability and access to all segments of the population, including the very young, the handicapped, and the elderly.

Policy 1.4 When necessary and when feasible, all existing recreation facilities shall provide usability and access to all segments of the population, including the very young, the handicapped, and the elderly.

1. To facilitate barrier-free access to both existing and future parks, ramps will be used instead of stairs. Railings will also be provided for the elderly, handicapped, and the young to grasp. Restroom facilities will be designed to provide access to the handicapped. All other facilities will be constructed for use by all.

Objective 2 *Throughout the planning period, the City shall coordinate with, other local*

governments, and the private sector to ensure that future recreation needs of the City are met.

Policy 2.1 When necessary and when feasible the City shall seek formal or informal agreements with the Holmes County School Board for use of school playfields and other facilities.

Policy 2.2 The City shall require the dedication of land for recreation, or a fee in lieu of land, for all future residential developments.

Objective 3 *Ensure that parks and recreation facilities and open spaces are adequately and efficiently provided by public agencies and private enterprises to maintain the adopted level of service standard.*

Policy 3.1 The City hereby adopt the following recreation levels of service:

1. Neighborhood Parks - provide a compatible balance of activities through casual and programmed play with facilities found in a mini-park and multi-purpose courts/fields, pavilion, walkways, jogging paths, etc.
1-acre optimum minimum size up to 5 acres; within or adjacent to neighborhood(s); 2 acre per 1,000 population; 1/4-mile service area radius and/or serve population of up to 2,500
2. Open Space - medians, public squares or right-of-way
No minimum size; 1 acre per 1,000 population; municipal service area radius
3. Community Parks - includes facilities found in neighborhood parks, athletic facilities, and other specialized facilities such as community buildings, tennis courts, swimming pools, etc.
5-acre optimum minimum size up to 50 acres; serving more than one neighborhood or community; 2 acres per 1,000 population; 1/2-mile service area radius and/or serve population of 2,500+
4. Regional Parks - includes facilities found in community parks and other specialized facilities such as community centers, arenas, etc.
20-acre optimum minimum; serving several communities; 2 acres per 1,000 population; no service area radius and serves the entire county population.

Policy 3.2 The City shall meet bicycling needs during the planning period as state roads are repaved and paved shoulders/bike lanes are added under policies established by the Florida Department of Transportation.

Policy 3.3 The City, through the adopted Concurrency Management System, track the capacity of recreation facilities and when additional facilities are needed, shall utilize funds acquired through implementation of Policy 2.2, grant applications for State or Federal funds or local general revenues to provide the needed additional

facilities concurrent with that need.

Policy 3.4 The City shall continue to maintain and improve existing park sites and recreation facilities.

Policy 3.5 Through negotiations with property owners, obtain title, easements, or other ownership interest in areas commonly used for public access to waterways in the City.

Objective 4 *Throughout the planning period, the City, and the private sector shall coordinate in a continuing and professional effort to provide adequate open space within the City. This objective shall be accomplished, in part by using the subdivision review process, which shall require the provision of open space.*

Policy 4.1 In addition to open space provided through natural reservations, protected environmental lands, and stormwater management areas, the City shall require the provision of open space within all future residential development projects.

Policy 4.2 The land development regulations shall include definitions of open space, parks, and recreation facilities.

2.7 INTERGOVERNMENTAL COORDINATION

Goal: Coordinate the goals, objectives and policies addressed in the Comprehensive Plan between the City and other governmental and private sector entities to provide for consistent land use functions and effective and efficient governmental services.

Objective 1 *The City will meet annually or more often if needed with the Holmes County School Board to establish agreements on the locating of new educational facilities, coordinate the availability of services and population growth/trends with land use, and to improve the multiple use of municipal and county owned facilities.*

Policy 1.1 The City shall execute an interlocal agreement with the Holmes County School Board to coordinate population projections and implement school location criteria. The interlocal agreement will address at a minimum:

1. Collaboration on Department of Education enrollment projections and the population projections used in the Comprehensive Plan; and
2. Coordination between school siting compatibility requirements pursuant to sections 235.19 and 235.193, Florida Statutes (F.S.), including integration of the educational plan survey (required to be submitted every five years pursuant to s 235.15, F.S.), the general educational facilities report (required to be submitted annually by the school district pursuant to s. 235.194, F.S.), and applicable policies and procedures of the school district, with the Comprehensive Plan Future Land Use Element and land development regulations of the City.

Policy 1.2 Agreements will be reached that allow for the use of municipal and county owned recreational facilities for school activities, with a similar agreement being attained and maintained for public use of appropriate school facilities.

Objective 2 *The City will enter into interlocal agreements to coordinate governmental functions and impacts within their jurisdictions and initiate joint efforts with adjacent local governments or regional government agencies.*

Policy 2.1 The City will develop a plan that will specify services provided to locations outside of municipal limits to unincorporated areas and establish boundaries as to the geographic limits of such services. Adjacent local governments will evaluate this plan annually.

Policy 2.2 The City shall determine a method of developing a comprehensive Stormwater Master Plan. This plan shall establish an intergovernmental cooperative effort among the local governments by pursuing independent efforts towards the development of the plan, consistent with the Stormwater Master

Policy 2.3 Land use designations in areas annexed by the City shall be consistent with adjacent land uses within the County. Disputes over consistency will be negotiated through efforts of the local governments, local planning agency, mediation procedures through the regional planning council, or other methods agreed upon by the governments in dispute over the land use designations.

Policy 2.4 The City shall provide an invitation to Holmes County to develop common goals and objectives to provide for consistent land use along the shared borders as well as to develop cooperative economic opportunities for citizens of all jurisdictions. Meetings shall be held minimally on a biannual basis.

Policy 2.5 The City shall provide an invitation to Washington County, the City of Chipley and City of Carryville to develop common goals and objective to allow for consistent land uses along the shared border of these local governments and to develop cooperative economic opportunities for citizens of all jurisdictions. Meetings shall be held at least on an annual basis.

Policy 2.6 The City shall be provided with written reports concerning joint meetings held with adjacent local governments and shall act appropriately upon the recommendations provided.

Policy 2.7 The City council shall review the proposals of development within their jurisdictions and comment on the impacts of such development on adjacent local government jurisdictions in and outside of municipal or county boundaries.

Policy 2.8 During the development review process, each proximate municipality shall review, comment and make recommendations on development proposals within a given municipality's jurisdiction. The City shall give proximate municipalities and counties ample opportunity to schedule necessary meetings, advertise, and prepare any documentation necessary for such review. The reviews, comments and recommendations provided by a municipality to the City shall be made in a timely manner. The City shall act upon the comments and recommendations of the

municipalities and counties.

Policy 2.9 All amendments to the Comprehensive Plan will comply with the requirements of the Community Planning Act. Each adjacent or proximate municipality or county shall be notified by registered mail of these deadlines accordingly. The public will be notified through newspaper advertisements of such dates. It shall be the responsibility of the City to prepare amendment proposals to the Comprehensive Plan that affect development and/or concurrency within their jurisdictions. The City shall present amendment proposals to the County by the established deadlines. Amendment proposals submitted to the County shall be presented in a professionally written and/or mapped format for the convenience of the Holmes County Planning Commission, Board of County Commissioners, and the public.

Policy 2.10 The City will establish formal procedures for review of annexation requests and for resolving annexation issues noting agricultural enclaves are not defined as urban sprawl in Section 163.3164 Florida Statutes.

Objective 3 The City will biannually attend an intergovernmental coordination forum hosted by Holmes County with related local, state, and federal agencies with a specified interest in the region to increase cooperation and understanding among such governmental agencies.

Policy 3.1 The following agencies shall be invited to attend the forum:

Tri-County Community Council
 Florida Department of Transportation, District III
 Florida Department of ~~Community Affairs~~ Commerce
 Florida Department of Environmental Protection, Northwest District
 Florida Department of State, Division of Historical Resources
 Florida Division of Forestry
 Florida Fish and Wildlife Conservation Council
 Florida Department of Corrections
 Florida Department of Health & Rehabilitative Services, Holmes County Public Health Unit
 West Florida Regional Planning Council
 Northwest Florida Water Management District
 Other appropriate agencies as directed by the Local Planning Agency

Policy 3.2 The City will be invited to speak to the entire forum for a specified time about concerns related to the County and its municipalities, including the impacts of development. The Holmes County Planning Council will submit a report to the local governments reporting findings and providing recommendations to the Board of County Commissioners and city/city councils.

Objective 4 *The City will coordinate the setting of level of service standards for all public facilities consistent with any state, or regional entity having operational and maintenance responsibility for the facility.*

Policy 4.1 The Comprehensive Plan shall reflect coordinated level of service standards for all public facilities not owned by the City.

Policy 4.2 Coordinate with the West Florida Regional Planning Council in setting levels of service for transportation facilities.

Objective 5 *Conflict resolution with other agencies shall be achieved through formal or informal processes.*

Policy 5.1 Achieve conflict resolution through informal negotiation resulting in a "Memorandum of Agreement" or other statement of intent.

Policy 5.2 Consult with the West Florida Regional Planning Council for informal conflict mediation where appropriate to resolve issues related to findings of fact or consensus building.

Policy 5.3 Provide for joint meetings of the county Council and the city/city councils of adjacent local governments to resolve intergovernmental coordination issues.

Policy 5.4 Formal mediation shall be entered into only after other alternatives have failed to arrive at a resolution of the issue. A professional mediator specifically trained in mediation techniques should conduct formal mediation.

GOAL: Collaborate and coordinate with the School Board of Holmes County (School Board) to ensure high quality public school facilities, which meet the needs of the City of Bonifay's existing and future population.

Objective 6 *The City will implement the School Interlocal Agreement with the School Board, municipalities and adjacent counties providing for close coordination and evaluation of development proposals.*

Policy 6.1 General types of provisions that will be included in the interlocal agreement in order to advise the School Board, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

1. Transmission of a monthly memo from the Holmes County Planning Department and or Planning Districts to the above entities and others on the Comprehensive Plan mailing list describing proposed developments and planning activities;
2. Provision for a feedback process/information exchange so the above entities can inform the Planning Department of any potential adverse impact(s) from proposed developments and/or conflicting planning activities through the Local Planning Agency as well as through public meetings with notices published in the newspaper; and/or
3. Provision of district-wide application of LOS standards.

Objective 7 *The City of Bonifay shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision making.*

Policy 7.1 On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments and other units of local government providing

services, but not having regulatory authority over use of land, and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 7.2 On an annual basis, the City shall ask the School Board to provide information from their 5-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the City a yearly general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

Policy 7.3 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Holmes County, the Holmes County Board of County Commissioners, the Holmes County School Board, the City of Bonifay, and Cities of Esto, Noma, Ponce de Leon and Westville shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of the City of Bonifay, the annual Facilities Work Program and Educational Plant Survey of the Holmes County School Board;
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure;
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development;
4. Use of a unified database including population (forecasts of student population), land use and facilities;
5. Use of the Staff Working Group (with representative from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary; and/or

Use of the staff working group, with representation from all the entities, that will meet at least once annually to review and coordinate school LOS and issues of mutual concern. The group will review population and enrollment projections to ensure the maintenance of the LOS and financial feasibility of the Capital Improvements Program (CIP) and work plan.

2.8 CAPITAL IMPROVEMENTS

Goal 1: Establish the fiscal procedures and circumstances necessary for the timely and efficient provision of public facilities through sound fiscal policies.

Objective 1 Use this Element, and annual updates thereof, as the designated means to meet the needs for construction of capital facilities to correct existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities.

Policy 1.1 On an annual basis, the City shall continue to evaluate facility needs relative to: level of service deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth. Costs to accommodate capital improvements shall be funded, or phased for funding, as a distinct capital budget within each account fund.

- A. For inclusion in the Capital Improvements Element, capital improvements shall mean physical assets constructed to provide, improve, or replace public facilities and which are large in scale, high quality cost, nonrecurring, and often requiring multi-year financing. For the purpose of inclusion in this Element, capital improvements shall include projects of programs with a total cost of more than \$25,000. year financing. For the purpose of inclusion in this Element, capital improvements shall only include projects or programs with a total cost of more than \$25,000.
- B. The City shall establish a program for replacement and/or renewal of capital facilities to ensure that the levels of service do not fall below the standards called for in the Plan.
- C. The City-sponsored projects which are under negotiation prior to plan amendments shall be subject to the policies of the Capital Improvements Element. Potential impacts of the City-sponsored projects on the available capacity of the infrastructure to serve the projects shall be considered in accordance with the provisions of the Capital Improvement Element 1.5 of this plan.
- D. The City will, in conjunction with the annual process or preparation of the operating budget, prepare/update and adopt a five-year Capital Improvements Program (CIP), the first year of which shall

be annual capital portion of the adopted budget. The City will add a new fifth year by December 1st each year. The following criteria shall be followed in developing and updating the CIP:

- a. The timetable for preparation shall be similar to that used for the preparation of the annual operating budget so that financial resources available for capital projects can be identified, implication of planned capital projects on the projects can be identified, implications of planned capital projects on the operating budget can be reflected.
 - b. The CIP shall include those capital improvements required by the City to implement the level of service standards contained in this Plan; and
 - c. This element shall be reviewed at least annually in conjunction with the update of the CIP and shall be updated as needed to remain consistent with applicable new information.
- E. Amendments for capital improvements not included in this Element may be made periodically to the CapitalImprovement Program and shall not require a plan amendment. However, where amendments address facilities included in this Element, such amendments shall only be made in conformity with this Plan.

Goal 2. Provide public facilities to meet existing deficiencies and maintain adopted level of service standards as identified in the comprehensive plan.

***Objective 2** Capital improvements and fiscal resources shall be included in the Capital Improvements Element and shall be consistent with the needs identified in other elements of the comprehensive plan. The Capital Improvements Element and the Five-Year Schedule of Capital Improvements shall be reviewed annually and revised as appropriate to meet identified existing deficiencies, accommodate desired future growth, replace obsolete or worn-out facilities, and maintain adopted level of service standards.*

Policy 2.1 Evaluation of capital improvement projects shall include the following criteria:

- 1. Elimination of capacity deficiencies and public health and safety hazards;
- 2. Correction of deficiencies based on level of service;
- 3. Accommodation of new development and redevelopment consistent with the Future Land Use Element and Map;
- 4. Financial feasibility and the impact on the county and municipal budgets;
- 5. Financial feasibility relative to the size and capabilities of the City;
- 6. Availability of State or Federal financial assistance in defraying costs;
- 7. The extent to which the expenditure is necessary to meet the mandates or regulatory requirements of other units of government;
- 8. The extent to which the capital improvement will generate revenues or

- otherwise produce positive benefits for the City;
- 9. Need for the capital improvement to accommodate new or additional growth; and
- 10. Compatibility with other state agencies providing public facilities within Holmes County

Policy 2.2 The maximum ratio of total debt service to total revenue shall not exceed 25%.

Policy 2.3 Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize the operating costs and maximize the life of infrastructure.

Objective 3 *The Five-Year Schedule of Capital Improvements is the mechanism the City will use to coordinate land use decisions and fiscal resources to maintain the adopted level of service standards and to provide needed capital improvements identified in the other elements of the Comprehensive Plan. The Five-Year Schedule of Capital Improvements shall show financial feasibility.*

Policy 3.1 The City of Bonifay will coordinate the annual review and revision of the Five-Year Schedule of Capital Improvements. Final recommended projects to be included in the Schedule will be according to the following guidelines:

- a) an established need to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;
- b) increased efficiency of use of existing facilities, prevention or reduction of future improvement costs, provision of service to developed areas lacking full service, or promotion of in-fill development; and
- c) the project represents a logical extension of facilities and services within a designated urban service zone.

Policy 3.2 The City of Bonifay will show financial feasibility of the Five-Year Schedule of Capital Improvements through the fifth year with committed funding sources in years one through three.

Policy 3.3 The City shall continue to consider the deficiencies identified as part of the planning process to be priority needs and shall include funding, or phasing, to correct such deficiencies.

Policy 3.4 The City shall charge fees and rates for enterprise activities in sufficient amounts so as to meet applicable bond obligations, and maintain adequate funds for repair and replacement of facilities.

Objective 4 *Capital improvements identified in the Traffic Circulation, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Recreation Elements shall be scheduled consistent with the Five-Year Schedule of Capital Improvement Projects.*

Capital Improvements Element Balance Sheet

Section VII, Item A.

Fiscal Year: 2023-24

Category	2023-24 Committed Funds	2024-25 Committed Funds	2024-25 Planned Funds	2025-2026 Committed Funds	2025-2026 Planned Funds	2026-27 Committed Funds	2026-27 Planned Funds	2027-28 Committed Funds	2027-28 Planned Funds	Source
Public Facilities										
Revenue										
General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Utility Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$9,805,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,805,000.00	\$0.00	
Revenues Total	\$9,805,000.00									
Expenditures										
City Hall Remove	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	State and Federal Grants/ Loans
Police Department Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	State and Federal Grants/ Loans
Fire Substations 1 & 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$325,000.00	State and Federal Grants/ Loans
Recreation Center	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00	State and Federal Grants/ Loans
Affordable Housing Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	State and Federal Grants/ Loans
WWTP Solar Farm	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000,000.00	State and Federal Grants/ Loans
WWTP Expansion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000,000.00	State and Federal Grants/ Loans
Public Works Office and Maintenance Barn	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$280,000.00	State and Federal Grants/ Loans
Bonifay Police Substation 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450,000.00	State and Federal Grants/ Loans
Bonifay History Museum	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275,000.00	State and Federal Grants/ Loans
Hurricane Shelter Old Middle School Gym	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	State and Federal Grants/ Loans
Recreation Center Expansion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500,000.00	State and Federal Grants/ Loans
City Hall Server	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	State and Federal Grants/ Loans

Expenditure Totals	\$9,805,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,805,000.00	Section VII, ItemA.	
Annual Balance	\$9,805,000.00									
Five Year Planning Period Balance	\$9,805,000.00									

Category	2023-24	2024-25		2025-26		2026-27		2027-28		Source
Pedestrian Safety & ADA Improvements	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Revenue										
Utility Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$34,050,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$34,050,090.00	\$0.00	
Revenues Total	\$34,050,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures										
Waukesha (Hwy 90-North Avenue) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,200,000.00	State and Federal Grants/ Loans
Waukesha (I-10-Hwy90) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00	State and Federal Grants/ Loans
SUNtrail Hwy 90 (City limits- West)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,500,090.00	State and Federal Grants/ Loans
Main Street (Banfill Ave-W/ Pennsylvania Ave) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Moore Lane (Hubbard St- Magnolia St) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
10" Water Main Extension interconnecting medical district	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	State and Federal Grants/ Loans
Taylor St. (vv. Minnesota Ave-vv. Montana Ave) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Still St. (Banfill Ave.-Anderson St.) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Cook St. (Moody St. SR79) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
S. Varner St (US 90-End) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
S. Oklahoma St (US90-end) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Caldwell Ave. (Weeks St- Scenic Hill Circle) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Armstrong St (US90-Mckinnon Ave) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Mathusechek St (US 90- McKinnon Ave.) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans

										Section VII, Item A.
Jernigan Ave (SR 79 Clifford St.) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	Grants/ Loans
Stewart St (Banfill Ave - W. Hwy 90) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Byrd Ave ((SR 79- S. Weeks St) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
McKinley Dr. (CR 173-CR173) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Dena-Rob Road (Weeks St - End) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Judah Street (Clifford St.-Weeks St.) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Hightower Ave (SR 79 -Clifford St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Son-in-law Rd(SR 79 -Clifford) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Redbird Road (Banfill Ave - N.McGee Rd) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
McLaughlin Ave (Arretta St-Telefair St.) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Cotton St (McLaughlin AveHam - End) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Cotton St (McLaughlin AveHam - End) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Hamlin St (W. Iowa Ave- W Montana Ave) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
MLK Blvd. (SR 79-Pine St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Virginia Ave (J Harvey Etheridge-Pine St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
N Carryville Rd (Arretta ST-W North Ave) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Scenic Hill Circle (E. Brock Ave- S Weeks St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Evans Ave (Main St-Pine St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
McKinnon Ave. (Edison St-SR79) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Tracy St (W. Iowa Ave-W North Ave) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans

										Section VII, Item A.
Iowa Ave (Tracy St- Pine St) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	
Depot St (Banfill Ave- Folmar St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Wisconsin Ave (Rangeline St- Hubbard St.) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Minesota Ave (Hubbard St - N. Rangeline) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Kansas Ave (Arretta St - Varner St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Rangeline St (McLaughlin Ave- W North Ave) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Pennsylvania Ave (Telfair Ave - Pine St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
St Johns Road (SR79-Jenkins Road) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Indiana Ave (N. Carryville Rd- Hubbard St) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Brock Ave. (McGee Rd-Chance Rd) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Nebraska Ave (J. Harvey Etheridge St - Bonifay Chipley Rd) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Varner St (Evans -CR 173) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Michigan Ave (cul-de-sac end of W. Michigan-French Drive) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Clifford St (Son-in-law Rd- SR 79) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
State St (MLK Ave - SR 173) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Weeks St (Judah St-US 90) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Oklahoma St (US90-E North Ave) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Hubbard St (US90- CR173) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
E. North Ave (Hubbard St- Sylvanhurst Dr) sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
VWVTP stairs	\$0.00								\$250,000.00	
Expenditure Totals	\$34,050,090.00	\$0.00	\$0.00	\$0.400	\$0.00	\$0.00	\$0.00	\$34,050,090.00	\$0.00	

Annual Balance -Potable Water	\$34,050,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Section VII, ItemA.
Five Year Planning Period Balance										
Infrastructure Category	2023-24	2024-25	2025-26	2026-27	2027-28	Source				
	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Parks and Recreation										
Revenue										
General Revenue Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	
Utility Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants/Loans	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$5,623,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,623,000.00	\$0.00	
Revenues Total	\$5,623,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures										
Banfill Park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$85,000.00	State and Federal Grants/ Loans
Waukesha Dog Park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	State and Federal Grants/ Loans
The Sandlot Farmer's Market	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	State and Federal Grants/ Loans
Lift Station Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Updated pumping at each park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	State and Federal Grants/ Loans
ADA Playground Equipment at each park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	State and Federal Grants/ Loans
Middlebrooks Park land clearing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,000.00	State and Federal Grants/ Loans
Outdoor Adult Fitness Park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$145,000.00	State and Federal Grants/ Loans
Middlebrooks Park Splashpad	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,000.00	State and Federal Grants/ Loans
Decorative Street lights	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Decorative Street signage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48,000.00	State and Federal Grants/ Loans
Community Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600,000.00	State and Federal Grants/ Loans
Vetrans Memorial Park Upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	State and Federal Grants/ Loans
Mrs. Etta Hudson's Park Upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	State and Federal Grants/ Loans
Middlebrooks Park upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	State and Federal Grants/ Loans
										State and Federal Grants/ Loans

Memorial Field Softball upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	Section VII, Item A.
Pocket Park in Downtown	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$550,000.00	State and Federal Grants/ Loans
Ampitheater	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00	State and Federal Grants/ Loans
Memorial Field upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	State and Federal Grants/ Loans
Cemetery Land Expansion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$175,000.00	State and Federal Grants/ Loans
Expenditure Totals	\$5,538,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,538,000.00	\$0.00	State and Federal Grants/ Loans
Annual Balance	\$5,538,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Five Year Planning Period Balance	\$5,538,000.00									

Infrastructure Category	2023-24			2024-25		2025-26		2026-27		2027-28		Source
	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Public Safety												
Revenue												
General Revenue Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$1,895,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895,000.00	\$0.00	
Revenues Total	\$1,895,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures												
Fire - 8 sets of gear	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$80,000.00	State and Federal Grants/ Loans
Fire - APEX Jack kit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Fire- Jaws of Life	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	State and Federal Grants/ Loans
Fire - Breathing System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$95,000.00	State and Federal Grants/ Loans
Fire - Engine 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$625,000.00	State and Federal Grants/ Loans

Section VII, ItemA.											
Fire - Pumper 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	Grants/ Loans
Fire - Squad 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	State and Federal Grants/ Loans
Fire- Brush 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	State and Federal Grants/ Loans
Fire - SCBA Apparatus	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Fire and Police Radio Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	State and Federal Grants/ Loans
Police - Weapon Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Police - Vehicle Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	State and Federal Grants/ Loans
Police - Toughbook Computers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	State and Federal Grants/ Loans
Police - Bullet Proof Vest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	State and Federal Grants/ Loans
Police - Fire Extinguishers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	State and Federal Grants/ Loans
AEDs for all Vehicles and City Buildings (approximately 25)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	State and Federal Grants/ Loans
Fire and Police- Technology Upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Police - Misc. upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Expenditure Totals	\$1,895,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,895,000.00	\$0.00	Grants/ Loans
Annual Balance	\$1,895,000.00										
Five Year Planning Period Balance	\$74,400,000.00										

Infrastructure Category	2023-24 Committed Funds	2024-25 Committed Funds	2024-25 Planned Funds	2025-26 Committed Funds	2025-26 Planned Funds	2026-27 Committed Funds	2026-27 Planned Funds	2027-28 Committed Funds	2027-28 Planned Funds	Source
Roadway Improvements										
Revenue										
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$74,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,400,000.00	\$0.00	

Revenues Total	\$74,400,000.00										Section VII, ItemA.
Expenditures											
<u>Moody Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	FAA, State and Federal Grants
<u>Depot Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	FAA, State and Federal Grants
<u>McGee Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	FAA, State and Federal Grants
<u>Veteran's Memorial Blvd</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	FAA, State and Federal Grants
<u>Moody Street/Hwy 90 intersection</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	FAA, State and Federal Grants
<u>Hwy 90/Wakesha Intersection</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	FAA, State and Federal Grants
<u>Wakesha/St. Johns Intersection</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	FAA, State and Federal Grants
<u>hwy 90/ Blue Devil Loop Intersection</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	FAA, State and Federal Grants
<u>Weeks Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	FAA, State and Federal Grants
<u>Scenic Hill Circle</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Banfill Avenue</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>St Johns Road</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Son-in-law</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Brock Ave (East and West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Cotton Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Tracy Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Redbird Avenue</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Varner Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Wisconsin Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FAA, State and Federal Grants
<u>Stewart Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	FAA, State and Federal Grants
<u>Acorn Trail</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
<u>Anderson Drive</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
<u>Armstrong Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
<u>Arretta Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
<u>Blue Jay Drive</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
<u>Bobbie Smith Lane</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
<u>Brooks Drive</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants

Byrd Avenue East	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	Section VII, Item A.	
Caldwell Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Carville Road North	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Chance Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Clifford Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Cook Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Creswell Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Daisy Lane	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Dena Rob Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Edison Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Evans Avenue (East and West)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants	
French Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
FSU Lane	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Griffin Circle	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Hamlin Street (North)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Hatcher Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Hightower Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Highway 177A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants	
Hwy 90 East and West	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants	
Industrial Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
Iowa Avenue (East and West)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants	
Itchy Acres Lane	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
J. Havey Ethridge Street North	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
Jenkins Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
Jernigan Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
Judah Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
Judy Lucus Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	FAA, State and Federal Grants	
Kansas Avenue East and West	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants	

												Section VII, Item A.
<u>Lisenby Drive</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Lonnie Lindsey Lane</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Magnolia Street (South)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>McKinley Drive</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>McKinnon Avenue (West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>McLaughlin Avenue (West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Meadow Lane</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Michigan Avenue (East and West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00		FAA, State and Federal Grants
<u>Mid Park Avenue</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00		FAA, State and Federal Grants
<u>Midway Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00		FAA, State and Federal Grants
<u>Minnesota Avenue (East and West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00		FAA, State and Federal Grants
<u>Montana Avenue (East and West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00		FAA, State and Federal Grants
<u>Moore Avenue (East)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Moore Lane (East)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Neal Lane</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Nebraska Avenue (East and West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00		FAA, State and Federal Grants
<u>North Avenue (East and West)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00		FAA, State and Federal Grants
<u>Oak Terrace Lane</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Oklahoma Street (North and South)</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00		FAA, State and Federal Grants
<u>Panhandle Lane</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants
<u>Park Circle</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00		FAA, State and Federal Grants

											Section VII, Item A.
Parrish Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
Pecan Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FAA, State and Federal Grants
Pennsylvania Avenue (East and West)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants
Phase II Circle	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Raley Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Rangeline Street (North)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Sandpath Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Scenic Circle	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Segrest Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Sideline Boulevard	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
Smith Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	FAA, State and Federal Grants
State Street (North and South)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants
Sycamore Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Taylor Street (North)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Telfair Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Thomas Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Tiller Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Treadwell Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Varner Street (North and South)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants
Veneer Circle	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00	FAA, State and Federal Grants
Veteran's Boulevard	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00	FAA, State and Federal Grants
Virginia Avenue (East and West)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	FAA, State and Federal Grants
Wagner Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		FAA, State and Federal Grants
Washington Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Wendy Lewis Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$750,000.00	FAA, State and Federal Grants
Expenditure Totals	\$74,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$74,400,000.00	\$0.00

<u>Annual Balance</u>	\$74,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Section VII, Item A.
<u>Five Year Planning Period Balance</u>										

Infrastructure Category	2023-24	2024-25		2025-26		2026-27		2027-28		Source
	<u>Committed Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	
Revenue										
General Revenue Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
CDBG	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Utility Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$5,155,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,155,000.00	\$0.00	
Revenues Total	\$5,155,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures										
Downtown Building Purchase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Downtown Commerical Buildings Rehabilitation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,150,000.00	State and Federal Grants/ Loans
Redevelopment Agency Establishment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	State and Federal Grants/ Loans
Digital License and Permit Process	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	State and Federal Grants/ Loans
Comprehensive Plan Update	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90,000.00	State and Federal Grants/ Loans
Land Use Regulations Update	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65,000.00	State and Federal Grants/ Loans
City of Bonifay Branding Plan and Manual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	State and Federal Grants/ Loans
Main Street Designatin for Waukesha Way	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	State and Federal Grants/ Loans
Commercial Propety Purchase	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00	State and Federal Grants/ Loans
Commercial Property Development	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	State and Federal Grants/ Loans
CSX Spur Addition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000,000.00	State and Federal Grants/ Loans
Annual Balance	\$5,155,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,155,000.00	\$0.00	
Five Year Planning Period Balance	\$5,155,000.00									
Infrastructure Category	2023-24	2024-25		2025-26		2026-27		2027-28		Source

<u>Stormwater Drainage Improvements</u>	<u>Committed Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	
Revenue										
<u>Grants</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>General Fund</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00
<u>Planned + Committed (Years 4 & 5 Only)</u>	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400,000.00	\$0.00	
<u>Revenues Total</u>	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures										
<u>Stormwater Park near Middlebrooks Park</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	State and Federal Grants/ Loans
<u>Clifford Street-Waukesha-Judah Avenue Drainage Improvements</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	State and Federal Grants/ Loans
<u>Etheridge Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00	State and Federal Grants/ Loans
<u>Busy Bee Site</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	State and Federal Grants/ Loans
<u>Industrial Park Site</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000,000.00	State and Federal Grants/ Loans
<u>Moody Street</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	State and Federal Grants/ Loans
<u>Expenditure Totals</u>	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400,000.00	\$0.00	
<u>Annual Balance</u>	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>Five Year Planning Period Balance</u>	\$5,400,000.00									

<u>Infrastructure Category</u>	<u>2023-24</u>	<u>2024-25</u>	<u>2025-26</u>	<u>2026-27</u>	<u>2027-28</u>	<u>Source</u>
	<u>Committed Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	<u>Committed Funds</u>	<u>Planned Funds</u>	
<u>Sanitary Sewer/Wastewater</u>						
Revenue						
<u>General Fund</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>Grants</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>Planned + Committed (Years 4 & 5 Only)</u>	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>Revenues Total</u>	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures						

Lift Station Rehab	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	Section VII, ItemA. Grants and Federal Grants and Federal Grants and Federal Grants and Federal Grants
Service Expansion along N. Waukesha	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	
Service Expansion along E Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	
Service Expansion along W Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	
Service Expansion along North Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	
Collection System Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	
Expenditure Totals	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	
Annual Balance	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	\$0.00	
Five Year Planning Period Balance	\$650,000.00							\$0.00	\$0.00	

Infrastructure Category	2023-24	2024-25		2025-26		2026-27		2027-28		Source
Potable Water	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Revenue										
General Revenue Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)										
	\$38,410,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Revenues Total	\$38,410,000.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$38,410,000.00	\$0.00	
Expenditures										
Water Improvements Phase 1-4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400,000.00	and Federal
Remote Read Meters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1,000,000.00	and Federal
Fire Hydrant Renap and Replacement Phased Projects 1-	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FRDAP, State and Federal
										FRDAP, State and Federal
Well Pump 4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FRDAP, State and Federal
Well 4 Water Tank	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	and Federal
Water Main Replacement W/ Virginia Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FRDAP, State and Federal

Water Main Replacement E/W Michigan Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	Section VII, Item A.	
Water Main Replacement E/W Evans, E/W Pennsylvania	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Oklahoma	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Nebraska	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement E/W Iowa, E/W Kansas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Parking lots Water Main Replacement E/W Indiana	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement E/W Wisconsin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	FRDAP, State and Federal Grants	
Water Main Replacement N. State, E/W North	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Rangeline	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement W. Montana	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Hamlin	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement McLaughlin, Ethridge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Carryville	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Armstrong	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Barefield, Comet, Cricket	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Everly, Dusty, J. Powell	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
S. Waukesha	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Depot, McKinnon	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Moore Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement E. Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Veteran's Blvd.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal Grants	
Water Main Replacement Jenkins, Smith, Brooks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$460,000.00	and Federal Grants	
Water Main Replacement Sylvanhurst, Happy Hollow	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	
Water Main Replacement W. Hwy 90, McGee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	
Water Main Replacement Tracy, Telefair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	
Water Main Replacement Northdale	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	
Grey	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	
Water Main Replacement E. Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	
Service Expansion along N. Waukesha	\$0.00	\$0.00	\$0.00	\$01.050	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants	

Service Expansion along VV. Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	Section VII, Item A.
Service Expansion along North Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants
Service Expansion along E. Nebraska, Old Bonifay Road	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants
Water Main Replacement McLaughlin, Etheridge	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal Grants
Expenditure Totals	\$38,410,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,410,000.00	\$0.00
Annual Balance	\$38,410,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Five Year Planning Period Balance	\$38,410,000.00									

Infrastructure Category	2023-24	2024-25		2025-26		2026-27		2027-28		Source
Special Projects	Funds	Funds	Planned Funds	Committed Funds	Planned Funds	Funds	Planned Funds	Funds	Planned Funds	
Revenue										
General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Planned + Committed (Years 4 & 5 Only)	\$1,215,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,215,000.00	\$0.00	
Revenues Total	\$1,215,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures										
Mural Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300,000.00	FRDAP, State and Federal Grants
Born Learning Trail	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	State Grants
Art-Wauk (arts for all program supplies)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	FRDAP, State and Federal Grants
Bonifay Sports and Leisure Master Plan	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	and Federal Grants
Waukesha Crosswalk Revitalization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	and Federal Grants
City Structures Beautification Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00	and Federal Grants
Imagination Library	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	and Federal Grants
Including Students with Disabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00	and Federal Grants
Soil Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	and Federal Grants
Welcome Signs for City Limits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	and Federal Grants
Community Engagement Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	FRDAP, State and Federal Grants
Expenditure Totals	\$1,215,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,215,000.00	\$0.00	
Annual Balance	\$1,215,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Five Year Planning Period Balance	\$1,215,000.00									

Infrastructure Category	2023-24	2024-25		2025-26		2026-27		2027-28		Source
Fleet/Equipment	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	

Revenue

Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planned + Committed (Years 4 & 5 Only)	\$4,332,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,332,000.00	\$0.00
Revenues Total	\$4,332,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Expenditures

Vac-Con Truck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450,000.00	FRDAP, State and Federal Grants
Dump Truck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$125,000.00	FRDAP, State and Federal Grants
Crane Truck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$63,000.00	FRDAP, State and Federal Grants
Bucket Truck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,000.00	FRDAP, State and Federal Grants
Mowers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00	FRDAP, State and Federal Grants
Utility Trailers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00	FRDAP, State and Federal Grants
Backhoe	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	FRDAP, State and Federal Grants
Public Works Truck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	FRDAP, State and Federal Grants
Demolition Saw	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	FRDAP, State and Federal Grants
Backpack Blowers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	FRDAP, State and Federal Grants
Plate Compactors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	FRDAP, State and Federal Grants
Public Works Van	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,000.00	FRDAP, State and Federal Grants
Tractor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	FRDAP, State and Federal Grants

Section VII, Item A.										
Mini Excavator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	and Federal Grants
WWTP Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	FRDAP, State and Federal Grants
Emergency Power Generator City Hall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	FRDAP, State and Federal Grants
Emergency Power Generator City Hall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	FRDAP, State and Federal Grants
Emergency Power Generator Police Department	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	FRDAP, State and Federal Grants
Emergency Power Generator Hurricane Shelter	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	FRDAP, State and Federal Grants
Emergency Power Generator Fire Station 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	FRDAP, State and Federal Grants
Well 1 Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	FRDAP, State and Federal Grants
Well 2 Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	FRDAP, State and Federal Grants
Well 3 Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	FRDAP, State and Federal Grants
Well 4 Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	FRDAP, State and Federal Grants
Well 5 Generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	FRDAP, State and Federal Grants
Portable Generators	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	FRDAP, State and Federal Grants
Public Works Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	FRDAP, State and Federal Grants
Portable Sewer Diesel Bypass Pump	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$24,000.00	FRDAP, State and Federal Grants
Public Works Truck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	FRDAP, State and Federal Grants
Expenditure Totals	\$4,332,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,332,000.00	\$0.00	
Annual Balance	\$4,332,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Five Year Planning
Period Balance

\$4,332,000.00

Section VII, Item A.

Policy 4.1 Capital improvement projects identified in the Five Year Schedule of Capital Improvement Projects shall be included in the City of Bonifay annual Capital Budget.

Policy 4.2 Capital improvement projects adopted in the Five-Year Schedule of Capital Improvements shall maintain the following level of service standards:

LEVEL OF SERVICE (LOS) STANDARDS

A. Roads

Traffic Circulation Facilities from the Traffic Circulation Element
- LOS based on Peak Hour/PM Trips

<u>Roadway Type</u>	<u>LOS</u>
Freeways (Major Arterial)	C
State Roads (Principal Arterial)	C
County Roads (Minor Arterial)	C
Local (Local)	C

B. Sanitary Sewer

1. The City shall use sewage flows specified in Table II, "Estimated Domestic Sewage Flows" found in **Rule 64E-6**, Florida Administrative Code for purposes of estimating sewage generated by development activities. These estimates shall be used to make certain that available facility capacity exists to serve the proposed development concurrent with the impacts of such development, and to maintain a cumulative allocation of facility capacity dedicated for approved developments.
2. The City shall use 90% of permitted sewage treatment plant capacity (373 gallons per day), based on sustained average monthly flows, as the threshold for denying development permits for compliance with concurrency requirements.
3. For areas which are not served by central sewer, the level of service shall be presumed adequate when the developer receives an on-site sewage treatment permit pursuant to Rule 64E-6, Florida Administrative Code.

Public Facilities and Services from the Public Facilities Element

C. Sanitary Sewer

<u>Facility</u>	<u>Location</u>	<u>2010 LOS</u>
City of Bonifay	Bonifay Service Area	270 870 gpcpd

Potable Water

1. Quantity- 373_gallons per capita per day (gpcpd)
2. Pressure- LOS of 35 psi at point of delivery
3. Minimum Storage Capacity -Sufficient storage to provide one half of the maximum daily system demand in combination with standby pumping capacity.

D. Solid Waste

The City hereby adopts a level of service standard for solid waste of 3.80 pounds per capita per day.

E. Drainage

The City hereby adopts a minimum water quality level of service standard to require stormwater facilities which provide retention, or detention with filtration, of the run-off from the first one inch of rainfall; or, as an option for projects with drainage areas less than 100 acres, facilities which provide for retention, or detention with filtration, of the first one-half inch of run-off or provide for the discharge of stormwater equal to predevelopment levels, whichever is greater and ensure that the stormwater discharged will not degrade the receiving body of water below the state standards outlined in Section 17-302.500, Florida Administrative Code. Based upon the findings of the Stormwater Master Plan, the City shall consider the need for a more stringent level of service in areas of special need.

The City hereby adopts a minimum water quantity level of service that requires the first one (1) inch of runoff from the property be retained on the site of the development and post-development runoff shall not exceed the pre-development runoff rate for a twenty-five (25) year storm event, up to and including an event with a twenty-four (24) hour duration. The LDR shall include design and performance standards that meet Section 17-25.025, Florida Administrative Code (F.A.C.) and Section 17-3.051, F.A.C.

The level of service standard for stormwater management on City roads shall allow street gutter systems to flow over full; however, ten to twelve feet of the road crown may not be submerged so as to allow traffic to move at a slightly reduced speed. Stormwater swales and ditches may be full with water overflowing the tops and edges in some locations and may be ponded eight to ten feet onto private property and yards. Inlets and culverts may flow full to overfull slightly backing up water at entrances.

These water quality and quantity standards shall apply to all new development and redevelopment, regardless of project size.

F. Recreation

The City hereby adopt the following recreation levels of service:

Neighborhood Parks - provide a compatible balance of activities through casual and

programmed play with facilities found in a mini-park and multi-purpose courts/fields, pavilion, walkways, jogging paths, etc.

1-acre optimum minimum size up to 5 acres; within or adjacent to neighborhood(s);

2 acre per 1,000 population; 1/4-mile service area radius and/or serve population of up to 2,500

Open Space - medians, public squares or right-of-way

No minimum size; 1 acre per 1,000 population; municipal service area radius

3. Community Parks - includes facilities found in neighborhood parks, athletic facilities, and other specialized facilities such as community buildings, tennis courts, swimming pools, etc.

5-acre optimum minimum size up to 50 acres; serving more than one neighborhood or community; 2 acres per 1,000 population; 1/2-mile service area radius and/or serve population of 2,500+

4. Regional Parks - includes facilities found in community parks and other specialized facilities such as community centers, arenas, etc.

20-acre optimum minimum; serving several communities; 2 acres per 1,000 population; no service area radius and serves the entire county population.

Policy 3.3 Capital improvement projects identified in the Five-Year Schedule of Capital Improvement Projects shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Objective 4 *Future development shall bear a proportionate cost of facility capital improvements where necessary to maintain adopted level of service standards.*

Policy 4.1 Fees or special assessments will be utilized as necessary to provide funding for future capital projects or debt service. Fees or assessments will be based on the benefits derived by users of the related facilities.

Objective 5 *Development orders or permits shall be issued consistent with the provision of needed capital improvements and adopted level of service standards.*

Policy 5.1 The City shall not issue a development order or permit which results in the reduction in the level of service adopted in the Bonifay Comprehensive Plan.

Policy 5.2 Land development regulations shall include a development review process to determine the availability of public facilities concurrent with the impacts of development. Development orders and permits will not be issued unless facilities that meet the adopted level of service standards are available or are assured to be available concurrently with the impacts of development.

Policy 5.3 Reviews of proposed developments shall be coordinated by the City to determine the sufficiency of existing and planned infrastructure to serve the

development. Land development regulations shall include a development review process to determine the availability of public facilities concurrent with the impacts of development.

Objective 6 *The City of Bonifay shall adopt the Capital Improvements Projects from other agencies by reference.*

Policy 6.1 The City shall adopt by reference the Capital Improvements Plan from the Department of Transportation where the CIP refers to projects that address the adopted LOS for the City of Bonifay.

Policy 6.2 The City shall adopt by reference the Capital Improvements Plan from the Holmes County School Board where the CIP refers to projects that address adopted LOS for the City of Bonifay.

GOAL: The City shall ensure that future needs are addressed consistent with the adopted LOS standards for public schools.

Objective 7 *Implement School Concurrency by Managing the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted LOS standards for public school concurrency.*

Policy 7.1 Consistent with the Interlocal Agreement, the School Board and County agree to the following standards for school concurrency in Holmes County:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
K-8	100% of permanent FISH capacity
High	100% of permanent FISH capacity

Policy 7.2 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted LOS standards, using legally available and appropriate methods for school facilities.

Policy 7.3 The City hereby incorporates by reference the School Board's most current Facilities Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted LOS standards for public schools.

Policy 7.4 The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible CIP and to ensure LOS standards will continue to be achieved and

maintained during the 5-year planning period.

Policy 7.5 The 5-year schedule of improvements ensures the LOS standards for public school are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure LOS standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy 7.6 The City of Bonifay will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming 5 years of the School Board's CIP. Holmes County and the Holmes County School Board will coordinate during updates or amendments to the Holmes County 2010 Comprehensive Plan and updates or amendments for long range plans for School Board facilities.

Policy 7.7 The City of Bonifay shall ensure maintenance of the financially feasible CIP and to ensure LOS standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

Policy 7.8 The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure LOS standards are achieved and maintained;
2. Identification of adequate sites for funded and planned schools;
3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements; and
4. The establishment of a Staff Working Group that meets at least annually to consider amendment to LOS standards assuming cost feasibility and other amendments to the interlocal agreement and comprehensive plan consistent with Policy 5.1 of the Public Schools Facilities Element.

3

CONCURRENCY MANAGEMENT SYSTEM

The purpose of the Concurrency Management System is to establish a mechanism which ensures necessary capital facilities and services to support development concurrent with the impact of development. Maintaining adopted level of service standards for traffic circulation, sanitary sewer, solid waste, drainage, potable water, and recreation is the function of the City of Bonifay as described hereunder to guide the review of development order applications. The City shall commit to providing a financially feasible Capital Improvements Element as per SB 360 and Policy 2.2 of the Capital Improvements Element. Levels of service standards to be used for determining concurrency are identified in Policy 3.2 of the Capital Improvements Element.

The City shall prepare written findings on proposed developments' compliance with the concurrency requirement. The capacity of a new facility may be used in the compliance determination under one or more of the following scenarios for each facility type:

Roads

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or
- (5) The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforcement development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Sanitary Sewer, Solid Waste, Stormwater Management, and Potable Water

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of this Chapter. An enforceable development agreement may include, but is not limited to, develop or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

Recreation

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or
- (3) The necessary facilities are under construction at the time a permit is issued.

Sufficient information shall be provided by the developer/applicant for the purpose of determining concurrency. The City will advise the developer/applicant concerning the items of information necessary for an assessment of the proposed developments' impact on services. Compliance reviews, including review by all appropriate City departments, will be coordinated by the City and will occur simultaneously with the site plan review. Prepared findings shall be submitted to the City of Bonifay Planning Council for recommendation to the Board of City Commissioners. In no case shall a recommendation for issuance of a development order be made if the projected service demand exceeds capacity. Likewise, a determination of concurrence must be made prior to approval of an application for a development order.

A development order may be issued if a determination of available capacity is made. A development order shall not be issued if the demand for service created by the existing and/or new facility exceeds capacity. Development orders may be approved in stages or phases so that facilities and services required by each phase are available consistent with adopted level of service standards.

Any elimination, deferment or delay in the construction of a facility or service required to maintain the adopted level of service standard and contained in the five year schedule of capital improvements, shall require a Plan amendment.

Prior to the annual City budget process, coordination will occur with appropriate staff to review existing and projected capacity needs. The results and recommendations from this coordination will be provided during the budget process for use in amending the annual Capital Improvements Plan, where necessary. The City will have adopted a monitoring system to determine whether they are complying with the adopted LOS standards and schedules of capital improvements.

The following general guidelines shall be used to interpret and apply level of service standards to applications for development orders and permits. Concurrency evaluation shall be performed for roads, wastewater, potable water, solid waste, drainage, and recreation and open space. Service demand from previously issued development orders shall be included in calculations of existing capacity. The City shall apply all Concurrency Management System provisions into the appropriate portions of the City's Land Development Regulations.

Roads

Existing level of service shall be compared to the adopted level of service standard. Demand generated by new development will be based on trip generation characteristics included in the adopted land development regulations.

Wastewater

Proposed on-site septic systems shall show proof that all applicable HRS permits, pursuant to 10D-6, F.A.C., have been obtained. For all other than on-site septic systems, proof shall be required from the service provider that the project is within the service area and there is available capacity to serve the proposed development.

Potable Water

On-site potable water wells shall show proof of a permit issued by the Northwest Florida Water Management District. Applicants for owner-occupied mobile homes shall provide a notarized affidavit verifying the existence of a functioning potable water well on site. For all other than on-site potable water wells, proof shall be required from the service provider that the project is within the service area and there is available capacity to serve the proposed development.

Solid Waste

Applications for development orders and permits shall document the availability of service (collection) from private haulers serving the area.

Drainage

The following permits shall be required to accompany an application for a development permit in order to determine available capacity:

- All applicable DER stormwater management system permits, pursuant to 17-25, F.A.C.; and/or,
- All applicable DOT permits for drainage connections, pursuant to 14-86, F.A.C.; and/or,
- All applicable Northwest Florida Water Management District permits, pursuant to 373.451-373.4595, F.S.

Recreation and Open Space

Based upon the data and analysis contained in the Comprehensive Plan, adequate capacity exists for estimated demand for recreation and open space facilities through the planning period. A presumption of available capacity for all development shall exist until a re-assessment indicates otherwise.

4

PROPERTY RIGHTS

The City of Bonifay will make decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.

Objective 1 The City of Bonifay will respect judicially acknowledged and constitutionally

protected private property rights.

Policy 1.1 The City of Bonifay will consider in its decision-making the right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

Policy 1.2 The City of Bonifay will consider in its decision-making the right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

Policy 1.3 The City of Bonifay will consider in its decision-making the right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy 1.4: The City of Bonifay will consider in its decision-making the right of a property owner to dispose of his or her property through sale or gift.

Objective 2: People have the right to participate in planning and development decisions that affect their lives and property. The City of Bonifay decision-making will be transparent, so that all people may participate in decisions that affect their lives and property. Policies 10.2.1 through 10.2.4 provide minimum standards for some planning and development decisions. Land development regulations may provide for additional processes and standards.

Policy 2.1: Decisions for which must follow policies 2.2 through 2.4. must follow the procedures in policies 2.2 through 2.4 when The City of Bonifay amends this comprehensive plan; changes the zoning designation of property; or approves a development order for more than [9] residential dwelling units, for more than [9,999] square feet of non-residential development, governing more than [5] acres of land, requiring a variance, or requiring an exception.

Policy 2.2: Public hearing necessary. A decision policy 2.1 identifies must occur in a public hearing meeting the standards of this policy.

- A. Any affected person may participate. The City of Bonifay recognizes that planning and development decisions affect complex systems and have impacts that occur beyond the site of development. Any affected person may participate in and be a party to a hearing on a decision this policy governs. An affected person is any person or local government that will suffer an adverse effect to an interest protected or furthered by this comprehensive plan, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment or services, and environmental or natural resources. The alleged adverse interest may be shared in

common with other members of the community at large.

- B. An affected person's right to be heard. The City of Bonifay recognizes that it should make planning and development decisions in response to true and accurate information. In all decisions this policy governs, the City of Bonifay will provide every affected person an equal opportunity to be heard, to present and rebut evidence, and to be informed of all information on which bases its decision. The City of Bonifay will not grant any affected person a greater opportunity to be heard than another affected person.

Policy 2.3 The City of Bonifay must mail notice. The City of Bonifay recognizes that a person cannot participate in decisions about which they are unaware. In addition to providing notice as other laws require, when the City of Bonifay makes a decision, policy 2.1 identifies that relates to a piece or to pieces of real property that the City of Bonifay can specifically identify, the City of Bonifay will, at least 30 days before the hearing, mail notice of the hearing to the owners of real property and to residents within 500 feet of the real property to which the decision relates.

Policy 2.4: Public pre-application meeting. The City of Bonifay recognizes that planning and development decisions raise issues which the City of Bonifay may not be capable of adequately addressing in a single hearing and that the City of Bonifay will make the best decisions when every affected person has the opportunity to participate early and throughout the decision-making process. The applicant for a decision policy 2.1 identifies (or if the City of Bonifay initiates the decision-making process) must hold a public pre-application meeting prior to applying for or initiating the decision-making process. The party holding the meeting must request, at least 30 days before the meeting, that the City of Bonifay provide notice of the meeting in the normal manner that the City of Bonifay provides notice of public meetings and the City of Bonifay will comply with this request. In addition, if a proposal relates to a piece or to pieces of real property that the party holding the meeting can specifically identify, then the party holding the meeting must, at least 30 days before the meeting, mail notice of the meeting to residents and to owners of real property within 500 feet of the real property to which the proposal relates. In the meeting, the party holding the meeting must: present its proposal, provide time for all people attending to ask questions and share their perspectives, and record notes which it will provide to the City of Bonifay and which the City of Bonifay will make a part of the record related to its decision on the proposal.

Objective 3: People rely on this comprehensive plan and on the zoning designations of properties when deciding how to use property. The City of Bonifay decision-making will be reliable and predictable to promote sound, long-term investments in the community. Policies 3.1 through 3.3 provide minimum standards for some planning and development decisions. Land development regulations may provide for additional processes and standards.

Policy 3.1: Decisions for which must follow policies 3.2 and 3.3. The City of Bonifay must follow the procedures in policies 3.2 and 3.3 when the City amends this comprehensive plan or changes the zoning designation of property.

Policy 3.2: Majority-plus-one vote required. The City of Bonifay may only make a decision when policy 3.1 identifies by the affirmative vote of a majority plus one of the City of Bonifay City Council.

Policy 3.3: Right to evaluate proposed decisions. The City of Bonifay respects the right of people, including elected officials, to fairly evaluate proposed decisions this objective governs. The City may only make a decision policy 3.1 identifies ten or more days after the City has made available to the public the specific decision the City of Bonifay City Council will consider and the written record which will support the City Council's decision. If the City of Bonifay adds information to the written record, or if the City Council revises a proposed decision within ten days of a planned public hearing, the City must postpone its decision until enough time has passed to satisfy Chapter 163 Florida Statutes.

5

MONITORING AND EVALUATION PROCEDURES

The Community Planning Act requires that the Comprehensive Plan be evaluated and updated every five seven years through the preparation and adoption of an Evaluation and Appraisal Report (Sections 163.3161 and 163.3191, F.S.). Once in compliance the City will adopt new amendments implementing new statutory requirements at the time of the seven-year evaluation (Section 163.161(12)).

Procedures to be followed in the monitoring, updating, and evaluation of the Comprehensive Plan, are adopted as part of the City of Bonifay Comprehensive Plan address:

- (a) citizen participation in the process;
- (b) updating appropriate baseline data and measurable objectives to be accomplished in the first ten-year period of the plan, and for the long-term 20-year period;
- (c) accomplishments in the first ten-year period, describing the degree to which the goals, objectives and policies have been successfully reached;
- (d) obstacles or problems which resulted in underachievement of goals, objectives, or policies;
- (e) new or modified goals, objectives, or policies needed to correct discovered problems, and;

- (f) a means of ensuring continuous monitoring and evaluation of the Plan during the ten and 20-year period.

MONITORING IMPLEMENTATION OF THE COMPREHENSIVE PLAN

The following procedures are adopted for monitoring and evaluation of the Comprehensive Plan.

Updating Baseline Data

A process shall be established to monitor changed conditions necessary for maintaining the Comprehensive Plan database. The database may be used to monitor progress in achieving Comprehensive Plan objectives and in the to prepare the Evaluation and Appraisal

A list of specific areas to be monitored shall be established based on Comprehensive Plan objectives. The following types of information should be included;

- demographic data
- land development approvals
- issuance of state permits
- program activities (housing rehabilitation, transportation improvements)
- (changes in) level of service for public facilities
- archaeological/historical resources
- changes in status of threatened/endangered species

Preparation of the Annual Report

The Annual Report will be prepared as a management tool suitable for monitoring the implementation of the Comprehensive Plan. The plan calls for specific programs and activities. The Annual Report provides a format to monitor progress towards achieving plan objectives through specific programs and activities. The Annual Report has the following functions:

- Report on the activities of the department during the past year
- Establish a work program for the upcoming year
- Report on the Comprehensive Plan
 - relate past year's activities to the implementation of the Comprehensive Plan
 - relate the proposed work program to implementation of measurable objectives in the Comprehensive Plan
 - identifying constraints, problems, or opportunities in implementation of the Comprehensive Plan

Each local government shall designate an individual or department head to prepare an annual report. The report may be considered advisory or submitted to the elected officials for approval. The Annual Report will be reviewed to identify if problems or changed

conditions warrant a Comprehensive Plan amendment. The Annual Report is also a useful tool for reviewing a department's operating budget based on the proposed work program.

COMPREHENSIVE PLAN AMENDMENTS

Comprehensive Plan amendments are a form of ongoing evaluation of the Comprehensive Plan. Types of plan amendments include:

- Small scale development activity amendments (Ch. 163.3187 F.S.)
- Expedited Amendments
- Large Scale Amendments

COMPREHENSIVE PLAN IMPLEMENTATION ISSUES

The following issues should be considered in the design of procedures for monitoring the implementation of the Comprehensive Plan:

1. **Plan Implementation Requirements:** The section of the Plan containing goals, objectives and policies must describe specific plans, programs, activities, and land development regulations that implement the Plan. Comprehensive Plan objectives must be specific and measurable. The need for monitoring these measurable objectives should be considered in the preparation of the Comprehensive Plan.
2. **Legal Status of the Comprehensive Plan:** The legal status of the Comprehensive Plan as defined by Florida Statute (Ch. 163.3194, F.S.) requires that all development orders, land development regulations and all expenditures by the local government be consistent with the Comprehensive Plan. It is essential that the Plan be continuously monitored to ensure that government actions are consistent with the Plan
3. **Concurrency Requirement:** The concurrency requirement mandates that the local government cannot issue a development order or permit that results in a reduction in the level of service for public facilities below the level of service provided in the Comprehensive Plan.

The implications of the concurrency requirement indicate that the local government will be responsible for:

- 1) Monitoring existing levels of service and
- 2) monitoring the cumulative impact of development approvals on public facilities.

These functions should become an integral part of Comprehensive Plan implementation. Establishing and maintaining a Comprehensive Plan database will ensure that adequate information is available to implement the concurrency requirement.

THE CAPITAL IMPROVEMENTS PROGRAM AND BUDGET

All public facilities must be consistent with the capital improvements element (Ch. 163.3177, (3) (b), F.S.). The Capital Improvements Element must be updated annually.

The five year capital improvements element becomes the capital improvements program for the Local Governing Body, the first year of which is the capital budget for the fiscal year. The annual update of this element provides a means of monitoring the implementation of the Comprehensive Plan.

The local government operating budget is a tool for allocating resources to the appropriate departments for implementation of the Comprehensive Plan. When the departments submit their budgetary requests for the fiscal year, the work program shall identify that portion of the department's budget which is related to the implementation of specific Comprehensive Plan objectives.

PUBLIC PARTICIPATION PROCEDURES

Public participation procedures are designed to ensure that the public participates in the comprehensive planning process to the fullest extent possible, beyond the minimum provisions for public hearing required by law. Public participation means that the public is fully informed concerning the Comprehensive Plan and that the public input is considered and responded to in the preparation of the plan. The procedures described in this section are designed to provide for ongoing public participation in the preparation, amendment, and evaluation of the City of Bonifay 2044 Comprehensive Plan.

RULE REQUIREMENTS

The procedures adopted by the City the following:

- (a) Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area of other method adopted by the local government, of official actions that will affect the use of their property;
- (b) Provisions for notice to keep the general public informed;
- (c) Provisions to assure that there are opportunities for the public to provide written comments;
- (d) Provisions to ensure that the required public hearings are held;
- (e) Provisions to ensure the consideration of and response to public comments.

THE LOCAL PLANNING AGENCY

The City is Responsible for formulation of the Comprehensive Plan and for conduct of public participation. The local planning agency is created under the authority of Ch. 163.3174, F.S., which requires that the local government establish by ordinance a "local planning agency" (LPA). The LPA is responsible for preparing the Comprehensive Plan, conducting hearings, and making recommendations to the governing body concerning adoption of the plan. The LPA may be designated as (1) the local governing body itself, (2) the planning commission, (3) the planning department, or (4) other instrumentality, such as a city wide planning entity established by special act. The LPA has the responsibility for the review of proposed development regulations for consistency with the Comprehensive Plan when the LPA serves as the land development regulation commission.

The Local Planning Agency in the City of Bonifay is the West Florida Regional Planning Council. The land development regulation Council function is assigned to the City of Bonifay City Council.

THE PUBLIC PARTICIPATION PLAN

The Public Participation Plan is designed for use in the preparation, amendment, and evaluation of the Comprehensive Plan.

Formulation of the Comprehensive Plan occurs in three stages: preparation of a draft plan, plan revisions, and plan adoption. The draft plan provides the data and analysis which serve as the Support Document for the Plan. The draft also recommends goals, objectives, and policies. The maximum amount of public participation should occur during the preparation of the plan revisions, especially the formulation of goals, objectives and policies. At this stage, the necessary background information and draft goals, objectives, and policies are available for consideration as alternatives.

RECEIVING PUBLIC INPUT

It is recognized that the "public" consists of various groups. The community consists of the public at large, the public as defined by neighborhood or geographical location, or the public defined by socio-economic group (such as the elderly). The public may be defined by affiliation with a special interest, public or business groups. Other involved entities include state and regional agencies, adjacent local governments, utilities, the School Board and other agencies. The public participation procedures are designed to reach all of these "publics" at the appropriate stage of plan preparation.

The City of Bonifay City Council has the primary authority for conducting public workshops on the plan and receiving input from the public at large, interest groups, and technical advisors. The planning Council meets on a regular basis to provide a forum for public input and to consider and make recommendations concerning the comprehensive plan. The planning Councils made up of citizens at-large, not representing a specific interest in the community. The City encourages various interest groups to organize advisory groups and submit their comments to the planning Council so that they may be represented in the planning process. It is the responsibility of these organizations to obtain the necessary information, convene, and formulate formal comments to be provided to the planning commission.

REVIEW OF COMPREHENSIVE PLAN

Copies of the draft comprehensive plan shall be made available to all affected agencies for their technical review prior to plan revisions. Such agencies shall be requested to submit their comments in writing and to participate in a public workshop to present their comments. The City of Bonifay Planning Council shall develop a list of technical advisors for notification concerning opportunities for participation and plan review. This list should include, at a minimum, the regional offices of the designated review agencies for the comprehensive plan as identified in Exhibit 5.I, below.

EXHIBIT 5.I
AGENCIES FOR REVIEW OF THE COMPREHENSIVE PLAN

- West Florida Regional Planning Council
- Department of Environmental Protection
- Department of Transportation
- Northwest Florida Water Management District
- Florida Department of State

Florida Game and Freshwater Fish Commission
Department of Agriculture and Consumer Services, Division of Forestry

Copies of the comprehensive plan shall be readily available to the public at the City of Bonifay Clerk's office. Advisory groups and technical advisors shall receive copies of the plan for their review. Executive summaries of the comprehensive plan support document will be prepared for wider distribution to the public. Copies of the goals, objectives, and policies shall be made available in their entirety.

Public comment comes in many forms, ranging from spoken comments to a staff member to formal written reports presented during a meeting. Written comments are preferable as they can be retained as a permanent record and are less subject to interpretation. It is important that the public participation be documented. For this reason, all written comments shall be kept as part of the public record. All public workshops, meetings, and hearings shall be recorded and minutes kept.

NOTIFYING THE PUBLIC

Public notification ensures that information concerning the comprehensive plan reaches the public during the various stages of plan preparation. Notification includes keeping the public aware of meetings and providing public advertisement

ADVERTISEMENT

Advertisement requirements for public hearings are found in s. 166.041(3)(a) and s. 163.3184 (15). Public workshops shall be advertised in a similar manner. The advertisements shall include a statement of the date, time, place of the meeting, the subject of the meeting, direct the public where additional information is available, and state that opportunities for comment are available. The advertisement shall be prominently displayed in the local newspaper.

NOTIFICATION TO PROPERTY OWNERS

It is presumed that the statutory requirements for public advertisement are sufficient to notify owners of real property concerning adoption of the comprehensive plan affecting land use city-wide. Adoption of comprehensive plan amendments affecting specific properties or planning areas which will "regulate the use of property" shall be addressed using the "affected persons" standard found in Ch. 163.3215 (2), F.S. This standard states that the interest of the affected person should exceed in degree the general interest of the community shared by all persons. Where a presumption of such affect exists, it is recommended that additional means of notification be employed, such as direct mailings, posting of affected properties, community or neighborhood meetings, or other legal means.

PUBLIC INFORMATION PROGRAM

The West Florida Regional Planning Council shall have the responsibility for conducting a public information process. This process shall include effective use of the media, including press releases, feature articles, and interviews. Alternatives for keeping the public informed include:

- Direct mailings/notification of meetings and progress reports;
- Speakers' Bureau; and
- Public Service Announcements.

ADOPTION, AMENDMENT AND EVALUATION OF THE COMPREHENSIVE PLAN

The law requires two public hearings prior to plan adoption, amendment or evaluation submittal to the Department of ~~Community Affairs~~ Commerce. The first is to be held by the Local Planning Agency to recommend the Plan to the City Council. The second is held by the City Council for the purposes of approving the plan for transmittal to the State. Legal notice is required for both meetings. The final hearing is by the City Commission for adoption.

6

APPENDIX A - ADOPTION ORDINANCE

The City of Bonifay 2044 Comprehensive Plan is divided into three volumes: a Technical Document, a Policy Document and a Map Document. The Technical Document contains background information including the technical support data and analysis for the various elements of the plan. The Policy Document contains the goals, objectives and policies for each element, the capital improvements implementation program, the concurrency management system, the Comprehensive Plan monitoring and evaluation procedures, and public participation procedures. The Map Document contains a series of maps, including the Future Land Use Maps for the City of Bonifay, and other maps that clarify and support the Technical Document.

This Policy Document contains the following sections of the Comprehensive Plan adopted by the City Council:

1. The Goals, Objectives and Policies contained in Chapter 2;
2. The Concurrency Management System, contained in Chapter 3;
3. The Procedures for Monitoring and Evaluation of the Plan, contained in Chapter 4; and
4. The Procedures for Public Participation, contained in Chapter 5;
5. The Plan Adoption Ordinance, contained in Appendix A; and
6. The Future Land Use Map Series and Future Traffic Circulation Map, contained in the Map Document.

The Goals, Objectives and Policies contained in Chapter 2 are the primary mechanism for implementation of the Comprehensive Plan. Goals, objectives and policies are presented for the following required elements:

1. Future Land Use
2. Traffic Circulation
3. Housing
4. Public Facilities and Services (Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge)
5. Conservation

6. Recreation and Open Space
7. Intergovernmental Coordination
8. Capital Improvements

Chapter 3, Concurrency Management System, describes the system that the City will use to ensure that necessary facilities and services are available to support development concurrent with the impact of development.

Chapter 4, Property Rights Element that describes how the City will address rights of residents and others in the City.

Chapter 5 Monitoring and Evaluation Procedures, describes the procedures that the City will follow to ensure that the Goals, Objectives, and Policies of the Comprehensive Plan are implemented.

Chapter 6 Public Participation Procedures, describes the procedures that the City will follow to ensure public input in the Comprehensive Plan adoption, as well as in the adoption of the Evaluation and Appraisal Report.

CITY OF BONIFAY NEW FLUM

Section VII, ItemA.



Legend

- Historic District

ZONING

- AG
- COH
- IND
- Mixed Use
- PUB
- REC
- Residential

BonifayCity.com

SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY EXISTING FLUM

Section VII, Item A.



Legend

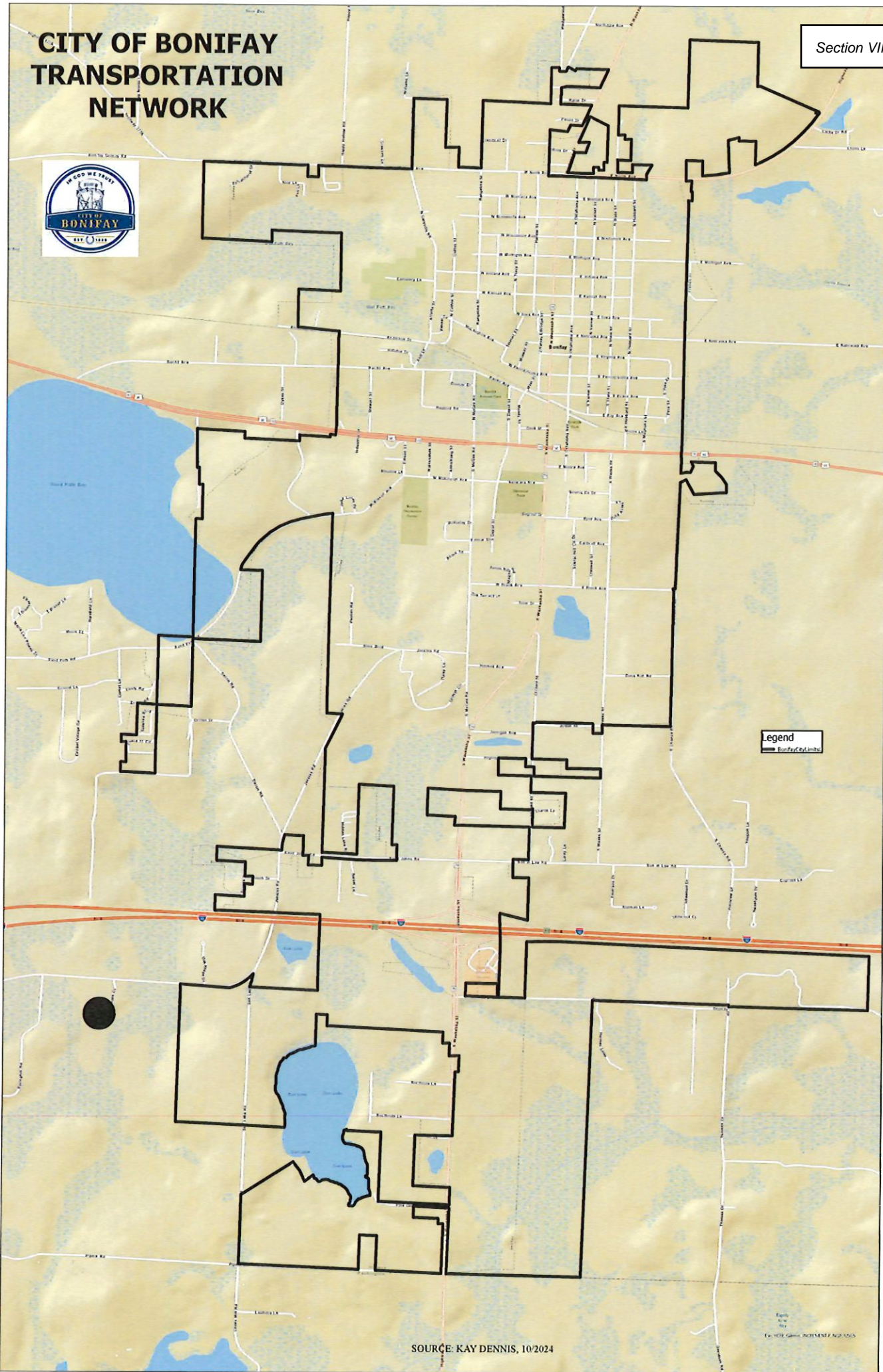
FLUM

	Agriculture
	Agriculture/Spiculture County
	Commercial
	High Density Residential
	Industrial
	Low Density Residential
	Medium Density Residential
	Public/Semip/Educational
	Recreation
	Rural Residential County
	Urban Mixed Use
	Urban Mixed Use County
	Bonifay City Limits

SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY TRANSPORTATION NETWORK

Section VII, Item A.



SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY WETLANDS

Section VII, Item A.



Legend
Bonifay City Limit

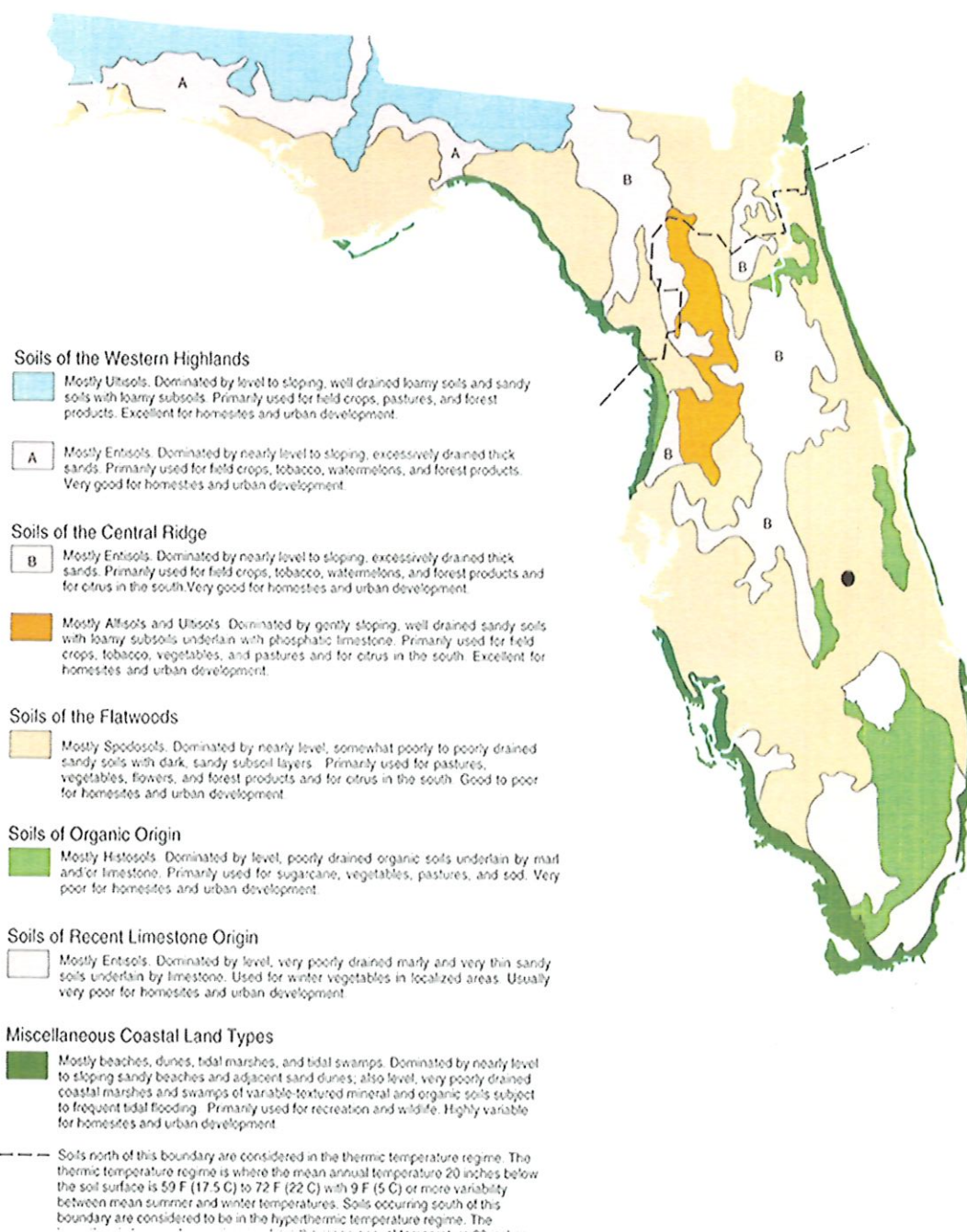
SOURCE: KAY DENNIS, 10/2024

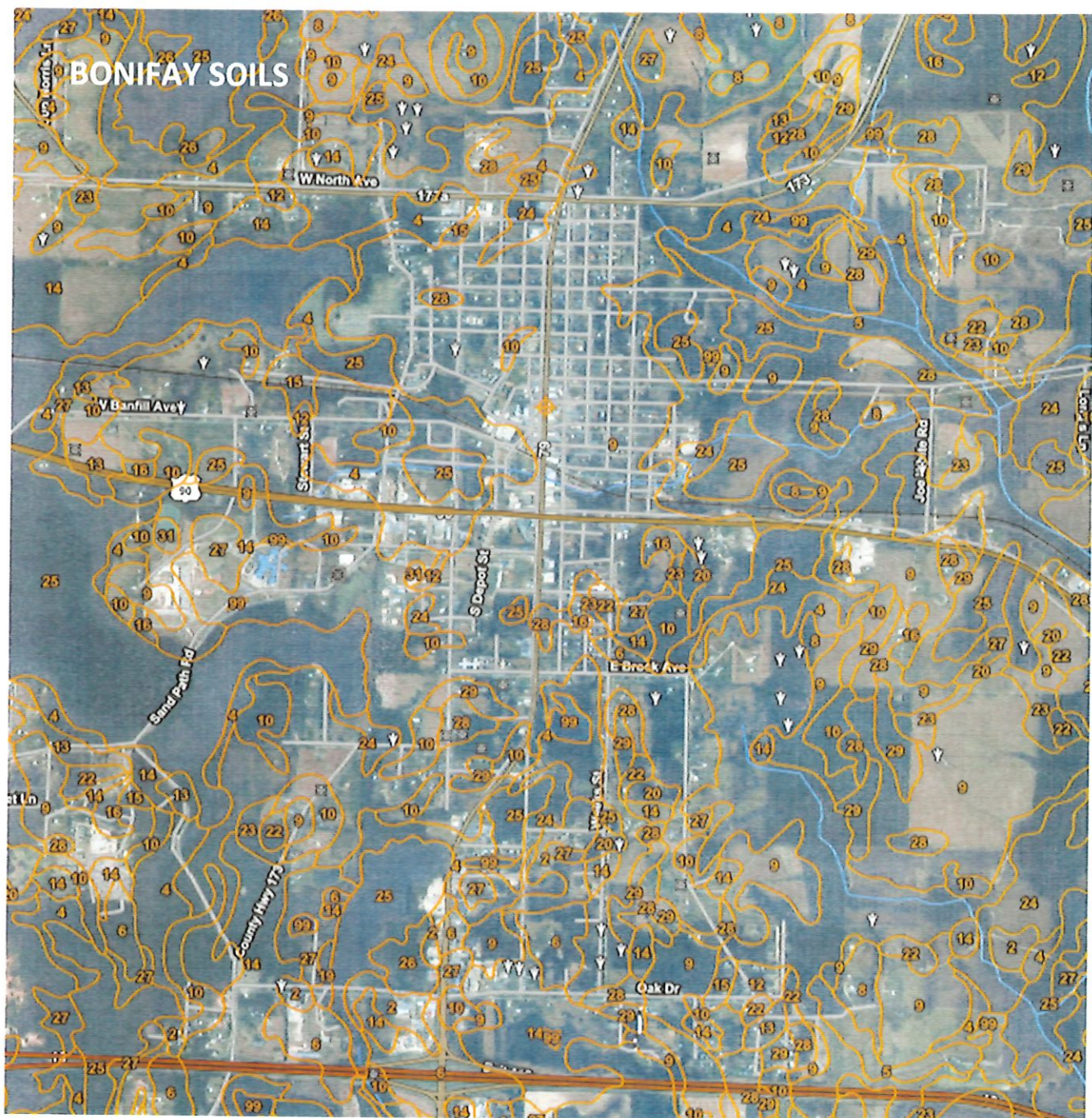
CITY OF BONIFAY TOPO

Section VII, Item A.



Soil Types





Holmes County, Florida (FL059)

Holmes County, Florida (FL059) Ⓐ

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany sand	120.2	0.7%
4	Ardilla loamy sand, 0 to 2 percent slopes	2,881.0	17.8%
5	Bibb association	352.3	2.2%
6	Bonifay sand, 1 to 8 percent slopes	533.2	3.3%
7	Chipley sand	31.2	0.2%
8	Dothan loamy sand, 0 to 2 percent slopes	176.0	1.1%
9	Dothan loamy sand, 2 to 5	4,402.5	27.2%

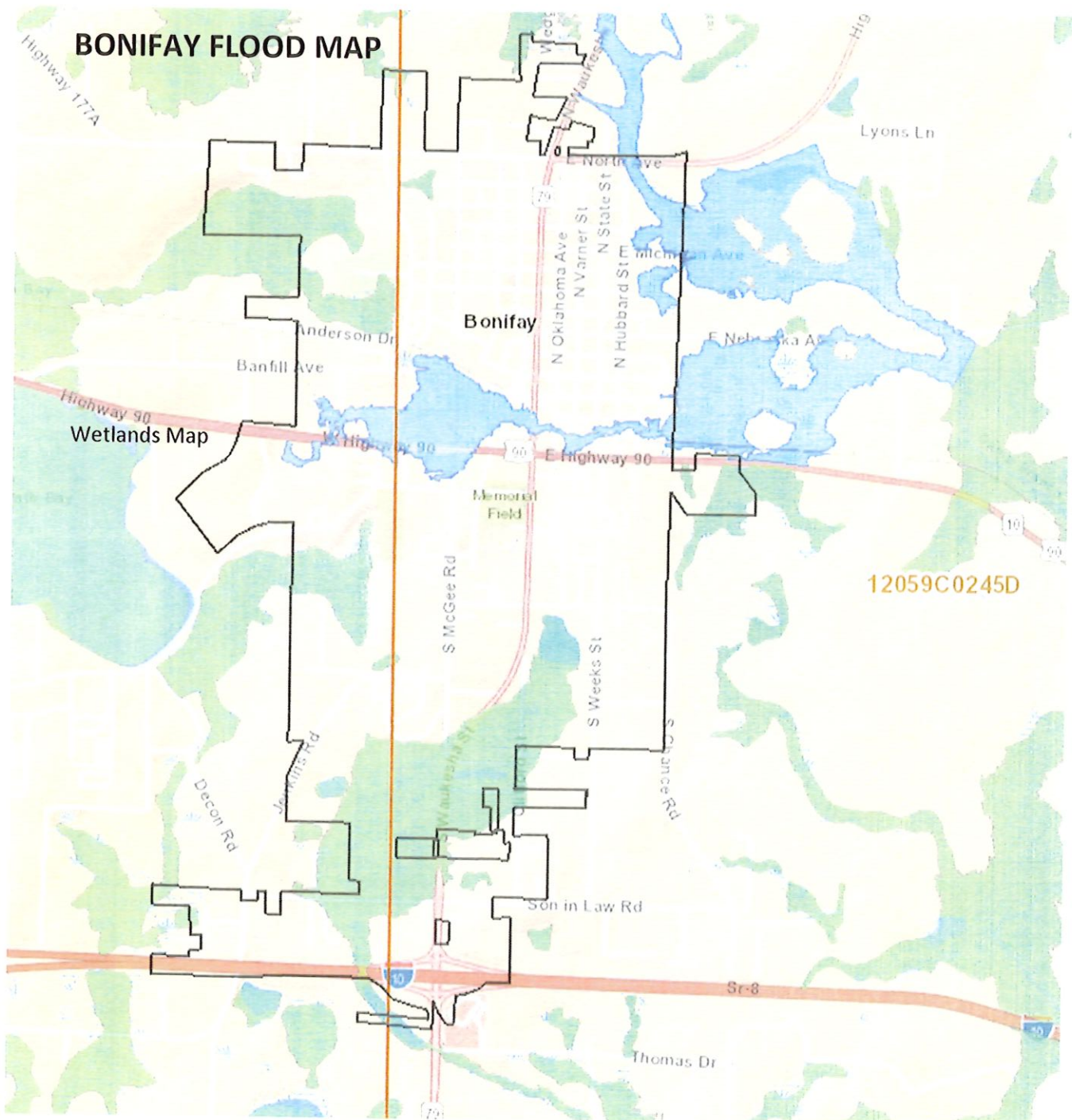
10	Dothan loamy sand, 5 to 8 percent slopes	830.7	5.1%
11	Dothan complex	5.4	0.0%
12	Faceville sandy loam, 2 to 5 percent slopes	71.1	0.4%
13	Faceville sandy loam, 5 to 8 percent slopes	117.5	0.7%
14	Fuquay loamy sand, 1 to 8 percent slopes	1,430.0	8.8%
15	Gritney loamy sand, 2 to 5 percent slopes	68.9	0.4%

16	Gritney loamy sand, 5 to 8 percent slopes	75.1	0.5%
18	Lakeland sand	33.2	0.2%
19	Leefield loamy sand	5.8	0.0%
20	Lucy loamy sand, 1 to 8 percent slopes	146.9	0.9%
22	Orangeburg loamy sand, 2 to 5 percent slopes	190.4	1.2%
23	Orangeburg loamy sand, 5 to 8 percent slopes	197.9	1.2%
24	Pansey loamy sand	529.3	3.3%
25	Pantego complex	2,555.2	15.8%

26	Plummer fine sand	92.1	0.6%
27	Stilson loamy sand, 1 to 3 percent slopes	500.8	3.1%
28	Tifton loamy sand, 2 to 5 percent slopes	439.7	2.7%
29	Tifton loamy sand, 5 to 8 percent slopes	226.8	1.4%
31	Borrow pit	24.0	0.1%
99	Water	135.2	0.8%

Totals for Area of Interest 16,173.8 100.0%

<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>



Request for Approval of
EAR-Based Amendments to the
City of Bonifay
Comprehensive Plan

FOR INFORMATION CONTACT:

Kay Dennis, AICP
Kay.dennis@icloud.com
(850) 272-6569

PROPOSED EAR-BASED AMENDMENT TO THE
CITY OF BONIFAY COMPREHENSIVE PLAN

I. Background/Introduction:

Bonifay is a small town found in Holmes County in the Florida Panhandle, considered by some to be a village or hamlet because of its size. Bonifay has a population of approximately 2,847 people, and is known for its quiet, rural character. It serves as a contrast to Florida's larger urban centers like Miami, Jacksonville, Tampa, and Orlando, making it appealing for those seeking a slower pace of life.

Bonifay covers approximately 4.84 square miles of land area, according to the U.S. Census Bureau. This includes both residential and rural spaces, reflecting its status as a small town in the Florida Panhandle. The nearest town east of Bonifay is Chipley, located approximately 10 miles away. The nearest town to the west is Westville, located approximately 10 miles away near the Florida-Alabama state line. To the south of Bonifay, Caryville is the closest town found approximately 8 miles away. While not directly north of Bonifay, unincorporated communities like Esto, are in that direction.

The topography of Bonifay ranges from approximately 80 feet to 150 feet above sea level. The area is flat, consistent with much of the Florida Panhandle, but features gentle rolling hills typical of the region. This elevation range makes Bonifay slightly higher than Florida's coastal area, contributing to its rural and inland character, and attractiveness attractiveness for families.

The Town of Bonifay's Comprehensive Plan is designed to shape the Town's future for generations to come. Bonifay offers a slower pace lifestyle that is not available in large cities. The residents know each other and as a community work together to raise and guide children. The town is nestled between agricultural activities, such as cattle, dairy and blueberry farms. Finally, the town has an abundance of natural resources to enjoy.

II. THE LIVABLE VISION FOR BONIFAY

The Plan's vision is about creating an attractive and safe town that evokes pride, passion, family values and a sense of belonging--a town where everyone cares about quality of life. The strategy for Bonifay's future focuses on sustainable growth that provides better paying jobs that will keep the children from leaving, without sacrificing the small-town feel, relationships, and character. Every person makes these choices every day: where to live, play, work and shop. While these choices seem quite small, they add up over time. That is why this document is being updated.

The purpose of this amendment is to update the Town of Bonifay's Comprehensive Plan and bring it into compliance with laws that have changed since 2011. The town would also like for the Comprehensive Plan to be easier to use and flexible for economic development opportunities. Bonifay is a Rural Area of Economic Opportunity, and with a small staff, ease of use it critical for relaying information to developers and residents.

- Retain small town character, while attracting economic development that can provide competitive paying jobs for residents.
- Protect agricultural resources.
- Protect natural and heritage resources.
- Offer safe opportunities for mobility options.
- Attract ecotourism and visitors to festivals to increase business sales.
- Retain attractive and safe environment
- Support choice of lifestyles
- Integrate mixes of uses

Prior to these proposed changes, in 2022 and 2023, the Planning Collaborative reviewed and provided an analysis of Bonifay's Comprehensive Plan (EAR). A list of changes to bring the Plan into compliance were developed and submitted in April 2023. The findings of the Planning Collaborative were utilized in the creation of this document to ensure compliance with State requirements.

III. FOCUS VISION ON FUTURE GROWTH

The town would like to see new commercial businesses located in the downtown area and at the I-10 interchange in Bonifay. Industrial growth focuses are on a western section of SR10 and at I-10.

IV. COMMUNITY BACKGROUND, EXISTING CONDITIONS AND ADOPTED CHANGES

A. History

Incorporated in 1921, the City of Bonifay is over 100 years old, but the town's history dates back to the 1800s when it was known as the Four Hills Area. Bonifay was later named after a judge, who was also an official in the railroad that traverses the town (city of Bonifay.com).

B. Profile Today

Bonifay has expanded slightly over time with annexations. The town encompasses 4.84 square miles with land-surface elevations ranging from 80 feet above sea level to approximately 150 feet above sea level. The town's climate is humid, subtropical, characterized by substantial rainfall, hot temperatures, and dry moderate winters, contributing to its rural and inland character, and attractiveness for families. The climate in Bonifay supports lush vegetation and agricultural activities, typical of the southeastern United States.

The quality of life in Bonifay is built upon past generations. While innovative ideas are welcomed, cherished traditions and values make Bonifay a wonderful place to live. Known for rodeos, Bonifay draws thousands of visitors in October. In the Spring the famous Down-home Street Festival is an ecotourism draw. The primary challenge of this comprehensive plan is to protect and enhance this rich inheritance of the town.

C. Demographic Profile

Bonifay' a population is approximately 2,847 (WorldPopulationReview.com). The majority of the citizens of Bonifay were born in the US (97.97 percent), with 61.92 percent born in Bonifay. Of those not born in the US, the majority were born in Latin America.

The town is the county seat for Holmes County and has a 0.78 percent annual growth rate, which is visible in a 3.28 percent population increase since 2020. With the current growth rate, the projected growth of the population in 2029 is 2959, for 2034 is 3,100.8 and 2044 is 3,351.33. At this current growth rate, the population will include an additional 500 residents in twenty years.

The ethnic breakdown in Bonifay is dominated by 72.75 percent white citizens. The black or African American population makes up 15.54 percent and there is a combination of Native Americans, Native Islanders, Asian and other races making up the remaining 11.71 percent. There are 2144 adults living in Bonifay, 823 of which are senior citizens. The majority of the population speaks english only (97.01 percent). Approximately 2.96 percent speak other languages, which is dominated by Spanish.

The population is dominated by the female gender, which makes up 58.51 percent to the male 41.49 percent. The age dependency ratio in Bonifay is 108.9, with the elderly making up 62.3 and children 46.6.

The average family size in Bonifay is 2.88 people. However, the average household size is 2.01 people. More than half of the families own their homes. The percentage of people married in Bonifay is 32.6 percent with the male rate higher than the female. The 45-54 age range is the most likely to be married.

In terms of education, 45.4 percent have a high school diploma, 3.3 percent have earned an associate's degree, 6.24 percent have a bachelor's degree, and 5.6 percent have a graduate degree from college. While white student education numbers are higher than most, 100% of the Native American students obtained a high school diploma and one obtained a

bachelor's degree. The highest rates of bachelor's degrees are among two other minority ethnic groups.

Bonifay has 43.3 percent of the population participating in the labor force. The employment rate is 39.6 percent. The average wage in Bonifay is \$27,247 annually, with the average male salary at \$32,3823 and the average female salary at \$25,750. Bonifay has a poverty rate of 31.96 percent with an average household income of \$39,630. The median age for men in Bonifay is 40.2 years and women is 45.3 years.

There are 156 veterans in Bonifay, 134 of which are men. Of the 156 veterans, 80 are age 75 or above and 123 are white. The Veteran poverty rate is 4.55 percent, and the veteran disability rate is 46.97 percent.

From these demographics the following can be deduced:

- A smaller choice when it comes to shopping, medical services, and so on.
- A lower cost of living.
- Lower wages and more poverty.
- An aging population.

D. Land use

Although a small town surrounded greenways and agriculture, Bonifay is the County seat of Holmes County. The area is rich in natural resources, farm, and ranch land. The small population size leads to low density development.

Table 1. Existing Uses

Future Land Use Category	Acres	Percentage
Conservation	0	0 %
Recreation	43	1 %
Estate Residential	0	0%
Low Density Residential	814	21%
Medium Density Residential	49	1 %
High Density Residential	15	0.4 %

Urban Mixed Use	1248	32 %
Public/Semi-Public Educational	240	7 %
Commercial	895	23 %
Industrial	101	3 %
PUD	0	0 %
Urban Mixed-Use County	85	2 %
Agriculture/Silviculture County	337	9 %
Rural Residential County	48	1 %
Total	3,875	100%

The City of Bonifay has 1511 parcels. There are 284 properties in the Urban Mixed-Use category, which makes up 32 percent of the City. Low Density Residential has the most parcels (870 lots), but due to the average parcel size of 0.94 acres, this category is 21 percent of the City of Bonifay. There are 178 commercial lots in the 23% of Bonifay's Land Uses. Agriculture is a strong part of this rural community and comprises nine percent of the town. Bonifay's Industrial land use only comprises three percent of the land use map but is strategically located for future development.

Bonifay's existing Comprehensive Plan is mirrored by the adopted Land Development Regulations. Combining residential and Mixed Uses uses allows the city to save valuable time and money when zoning changes are needed, it also provides the City Council the ability to provide variances when determined necessary without an expedited or major Comprehensive Plan Amendment. Bonifay has some land uses that include the language "County" in the name. The uses were adopted to provide a temporary use on a parcel annexed into the City until a future land use could be established. This does not work because the newly annexed land holds the County land use until a city land use is determined. These uses were eliminated and replaced with the closest type of land use as currently described, since all the Comprehensive Plan language is within the Land Development Regulations, the proposed Comprehensive Plan language reduces the wording to make the document easier to use. The Planned Unit Development Use was also removed. While still in the City's Land Development Regulations, the Planned Unit Development (PUD) category does not need to be a future land use category, as will. When a PUD is necessary, an amendment can be submitted

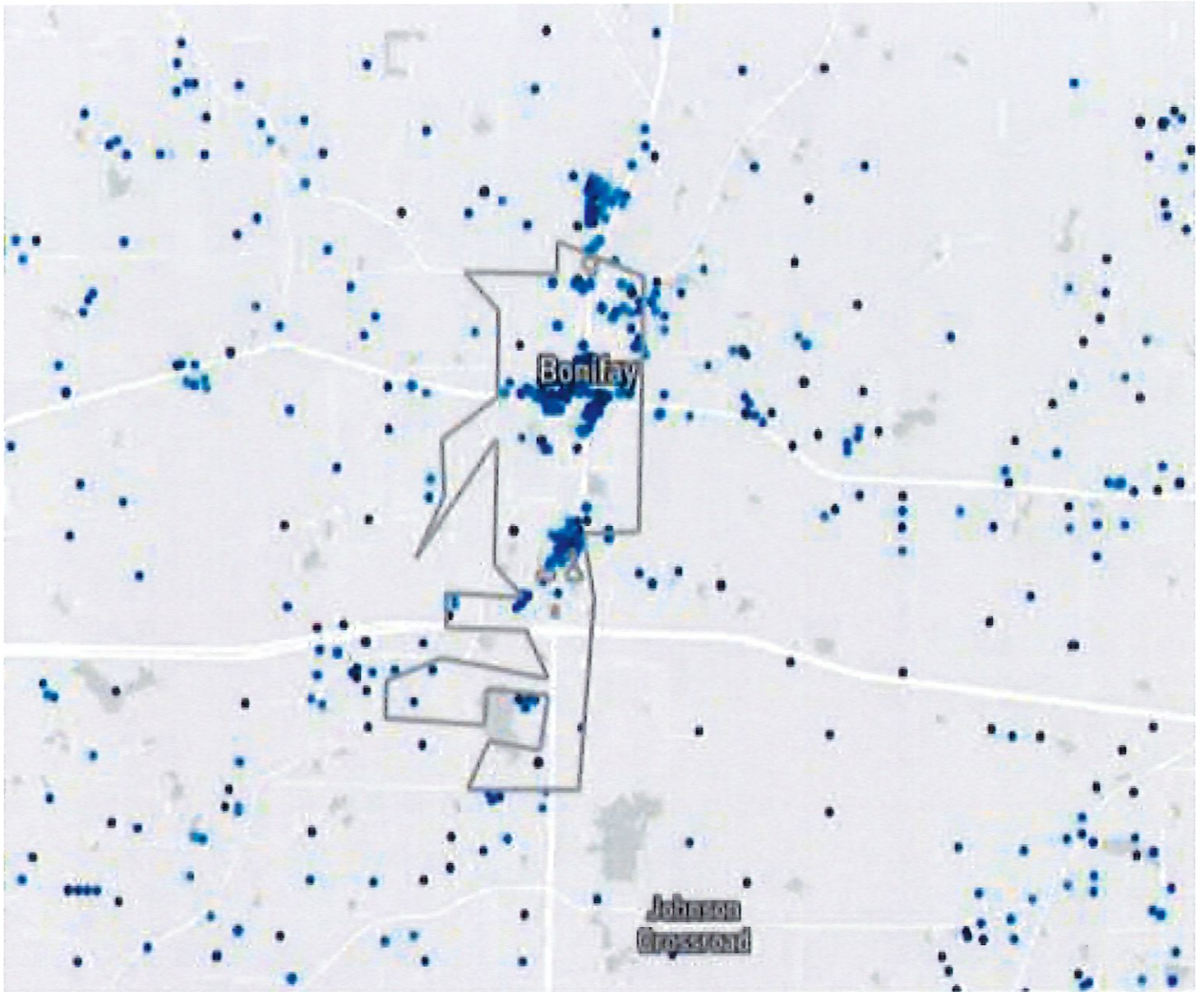
to change the existing use to desired one(s). Floor Area Ratio is a planning technique frequently used in larger cities. This proposal recommends height and units per acre requirements to provide ease of use for residents. A Property Rights Element is being proposed, and the Capital Improvements Element is being updated.

D. Environment

The city of Bonifay has minor food risks. There are 225 (15.1 percent) properties in Bonifay at risk of flooding over the next 30 years.

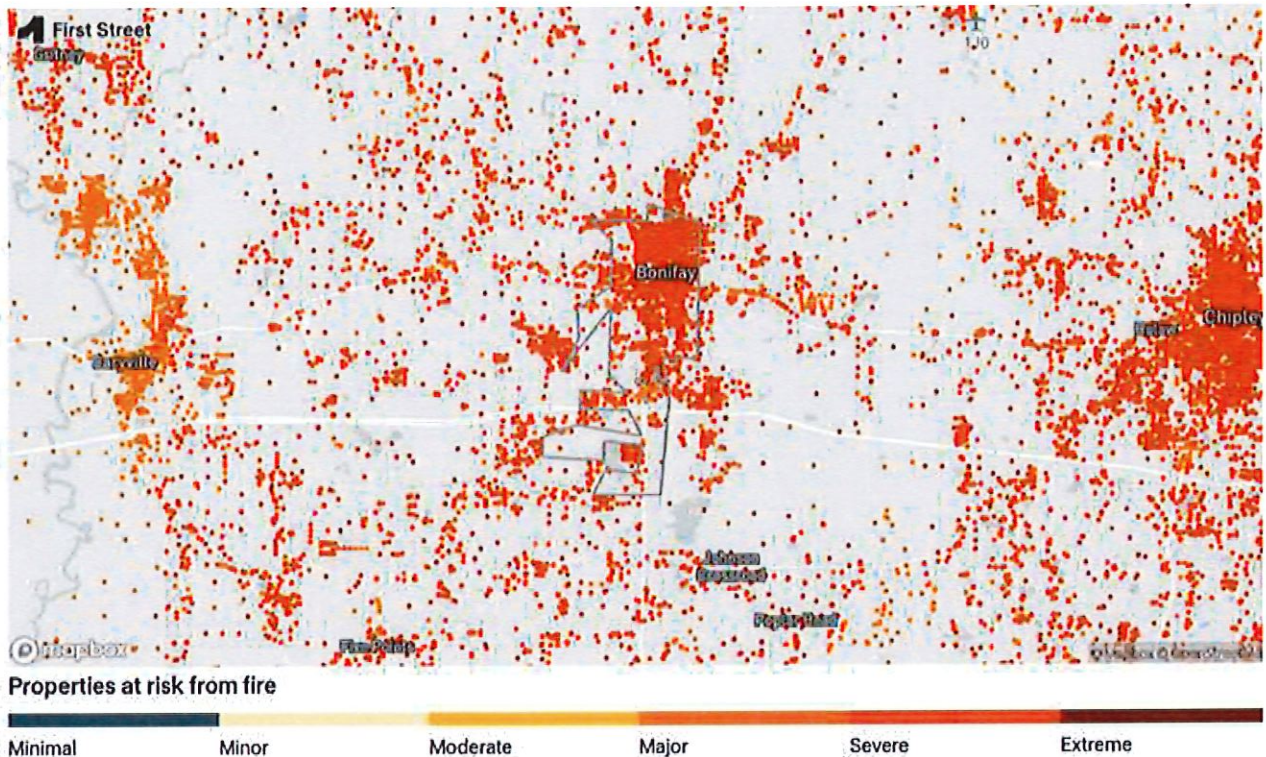
In addition to property damage, flooding can cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Overall, the city of Bonifay has a minor risk from flooding. This is based on the level of risk the properties face rather than the proportion of properties with risk. To determine community impact from flooding, the operational risk for today and in 30 years is calculated for all properties in the community based on the property use and flooding depth. This includes special calculations for hospitals, power stations, police stations, fire stations, airport, roads, and other critical infrastructure.

Deeper floods from major event like hurricanes are less likely to occur but affect more properties than more shallow flood events, like heavy rains. As Bonifay feels the effects of the changing environment, events of all kinds will affect more properties. If a low-likelihood storm resulting in severe flooding (a 1 in 100 storm event) occurred today, it could affect 160 properties. Thirty years from now an event of the same size would affect 159 properties due to change in environment. This year 14.8 percent of properties in Bonifay have a risk of flooding. In 30 years, the percentage will increase to 15.1 due to climate change producing higher seas and stronger storms.



https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

All properties in Bonifay that have some risk of being affected by wildfire over the next 30 years. Wildfire can damage properties, eliminate access to utilities and emergency services, impact the overall economy well-being of an area. Therefore, Bonifay has a substantial risk of wildfire over the next 30 years.

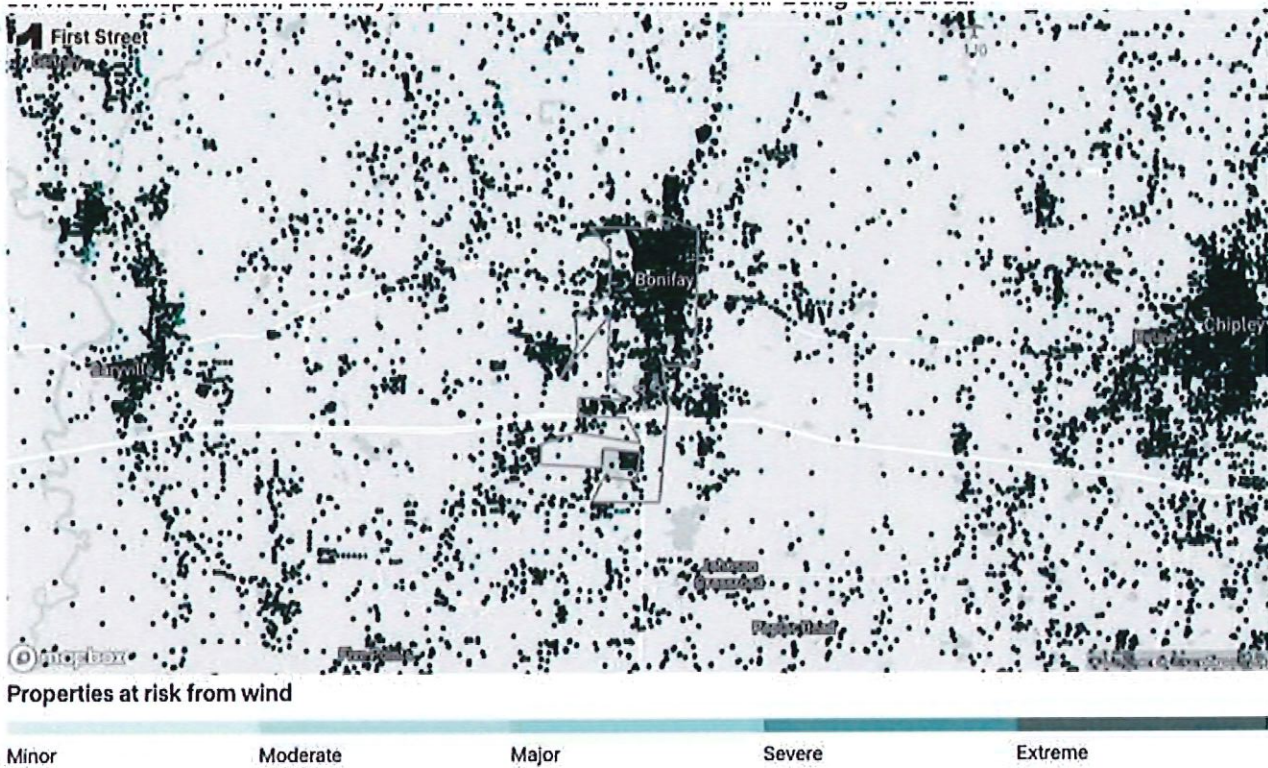


https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

Bonifay has an extreme wind factor risk based on the projected likelihood and speed of hurricane, tornado, and other severe storm winds impacting it. Bonifay is most at risk from hurricanes. Average maximum wind speeds in Bonifay are higher now than 30 years ago, and 100 percent of homes have some risk. Severe winds can also knock down trees and shatter debris that can cause harm to anyone outside during an event, or cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Since 1917, there have been 114 recorded wind events in Bonifay. The most severe was a category 4 hurricane with one-minute sustained winds up to 150 mph and three-minute gusts up to 192 mph on September 28, 1917.

If an exceedingly rare windstorm (a 1-in-3,000-year storm event) occurred today, it could cause wind gusts of up to 132 mph to reach Bonifay. A hurricane of this severity has a one percent chance of

occurring at least once over the next 30 years. In 30 years, an event of this same likelihood would show increased wind gusts of up to 141 mph due to a changing environment.



Wind Factor: Minimal

0 out of 1,491 properties at risk

Wind Factor: Moderate

0 out of 1,491 properties at risk

Wind Factor: Severe

1 out of 1,491 properties at risk

Wind Factor: Minor

0 out of 1,491 properties at risk

Wind Factor: Major

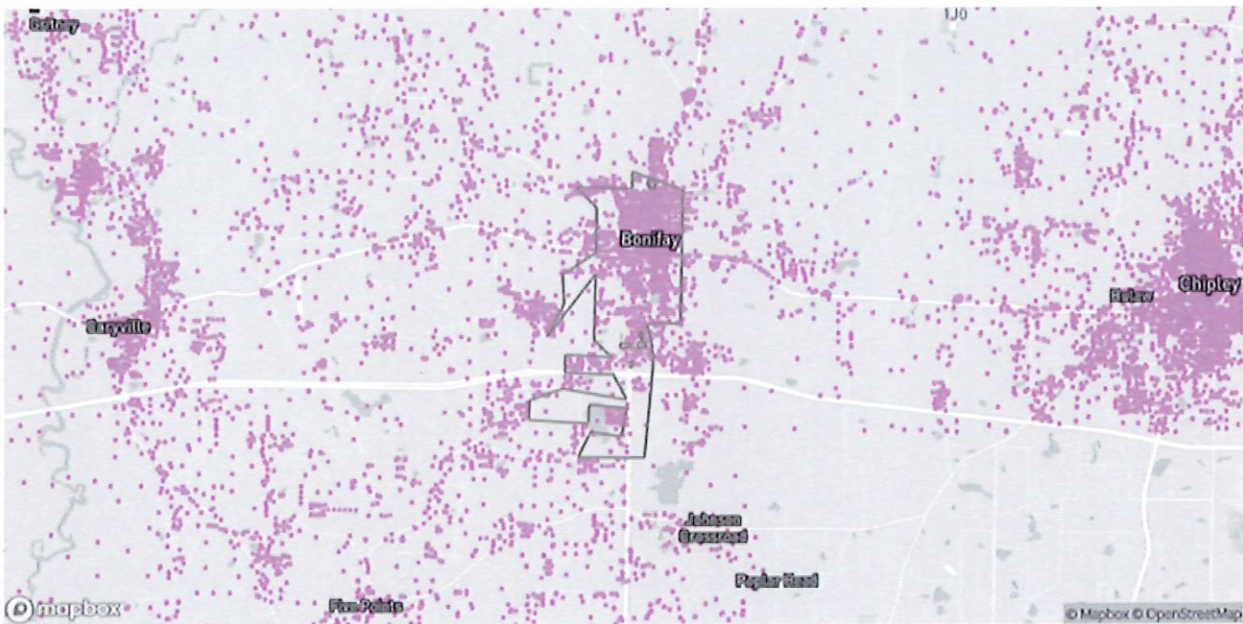
0 out of 1,491 properties at risk

Wind Factor: Extreme

1,490 out of 1,491 properties at risk

https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

Bonifay has a minor risk from air quality. The number of poor air quality days with an Air Quality Index (AQI) over 100 in Bonifay will increase in 30 years. Based on the the number of poor air quality days, Bonifay has better air quality than 72 percent of Florida cities. Any day with an AQI over 100 is a poor air quality day. Bonifay is predicted to experience one such day this year and another day in 30 years.



Properties at risk from air



Air Factor: Minimal

0 out of 1,491 properties at risk

Air Factor: Moderate

0 out of 1,491 properties at risk

Air Factor: Severe

0 out of 1,491 properties at risk

Air Factor: Minor

1,491 out of 1,491 properties at risk

Air Factor: Major

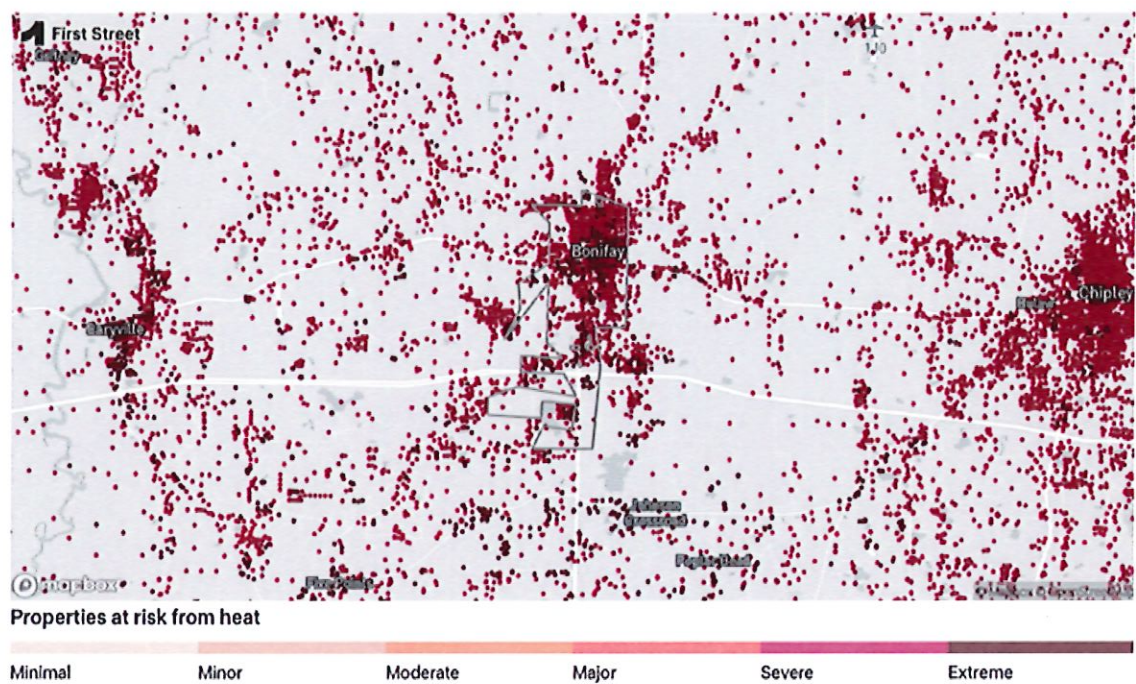
0 out of 1,491 properties at risk

Air Factor: Extreme

0 out of 1,491 properties at risk

Bonifay has a severe risk from heat. This is due to "feels like" temperatures increasing. A sweltering day in Bonifay is any day above a "feels like" temperature of 107 degrees Fahrenheit. Bonifay is expected to experience seven hot days this year. Due to a changing climate, Bonifay will experience 19 days above 107 degrees Fahrenheit in 30 years.

Synthetic materials such as asphalt concrete, glass trap, and reflect heat, causing heat to radiate in areas that are densely built up with these materials, even after sunset.



Heat Factor: Minimal	Heat Factor: Minor
0 out of 1,491 properties at risk	0 out of 1,491 properties at risk
Heat Factor: Moderate	Heat Factor: Major
0 out of 1,491 properties at risk	0 out of 1,491 properties at risk
Heat Factor: Severe	Heat Factor: Extreme
1,166 out of 1,491 properties at risk	325 out of 1,491 properties at risk

https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

City officials must periodically evaluate development patterns to reduce the heat factor. The way buildings are arranged and spaced across an area can create pockets of insulation that trap heat and prevent airflow that would release it, exacerbating heat in the process. Trees, plants, and bodies of water absorb heat from sunlight and even reduce the surrounding air temperature. Areas that are from water and vegetation are more likely to experience heat island effects. Operating vehicles, use of air-conditioning, and industrial activities all release heat as a by-product, which means that areas where these activities are abundant will experience more severe heat island effects. One of the resulting effects of heat is the increase in energy usage that occurs as homes and businesses try to keep cool indoors. Projections for this year in Bonifay estimate the use of air conditioning will cause an increase in energy consumption on 275 days annually. This risk is predicted to become more pronounced in 30 years with the number of cooling days expected to increase to 283 days per year. The increase needed for cooling is expected to increase Bonifay's electricity usage by 9.2 percent.

Bonifay is part of a region underlain by limestone bedrock, making it susceptible to sinkhole formation. Sinkholes occur when the limestone beneath the surface dissolves over time due to natural processes involving water. Rainwater, often slightly acidic, seeps into the ground and erodes the limestone, creating underground voids. When these voids become too large to support the surface material, the ground collapses, forming a sinkhole.

Although sinkholes are more commonly associated with central Florida, the Panhandle, including Bonifay, experiences its share of sinkhole activity. These events are often linked to heavy rainfall, hurricanes, or human activities like excessive groundwater withdrawal or construction. Changes in water levels, such as those caused by pumping for agriculture or prolonged droughts, can also destabilize underground structures, triggering sinkholes.

In Bonifay, sinkholes pose risks to properties, infrastructure, and natural ecosystems. Roads, buildings, and farms may be affected, sometimes resulting in costly repairs and disruptions to daily life. For residents and local authorities, monitoring groundwater usage and land stability is essential in mitigating sinkhole risks.

Despite these challenges, sinkholes also play a natural role in the region's karst landscape. They contribute to the formation of unique features like springs, caves, and wetlands, which support biodiversity and provide recreational opportunities. Bonifay's proximity to the Choctawhatchee River basin, a region with significant karst topography, underscores the importance of understanding and managing these geological phenomena.

By raising awareness and implementing responsible land-use practices, Bonifay can address the risks posed by sinkholes while preserving the natural beauty and resources of the region.

E. Natural Resources in Bonifay

Bonifay is endowed with several valuable natural resources that support its economy, community, and environment. These resources include the following:

1. Forests and Timber

Bonifay is nestled in the Panhandle region, an area known for its rich and diverse forested landscapes. The region's forests, consisting of pine and hardwood species, are an integral part of the local economy, environment, and community. These forests not only provide raw materials for the timber industry but also serve as vital ecosystems supporting wildlife and contributing to the overall health of the environment.

The timber industry in Bonifay plays a crucial role in the area's economic development. Pine trees, particularly loblolly and longleaf pine, are cultivated for their high-quality wood, which is used in construction, paper production, and furniture manufacturing. The hardwoods, such as oak and hickory, are valued for their durability and aesthetic appeal, making them popular in specialty wood markets. Logging and timber processing create jobs and generate significant revenue, supporting both local businesses and larger commercial operations.

In addition to their economic importance, Bonifay's forests provide essential ecological benefits. They act as carbon sinks, absorbing carbon dioxide and helping to mitigate the impacts of climate change. The forests also play a critical role in water regulation, preventing soil erosion and maintaining the health of nearby water bodies like the Choctawhatchee River.

Forests in the region are managed carefully to balance economic needs with environmental conservation. Sustainable forestry practices, such as selective logging and replanting, ensure the long-term health of these ecosystems. The preservation of forests also supports outdoor recreation, including hiking, hunting, and birdwatching, which are popular activities in the area.

Bonifay's forests and timber resources are not just a foundation for economic activity but also a cornerstone of the community's natural heritage and environmental resilience, making them invaluable to the region's present and future.

2. Agricultural Land

Bonifay is home to fertile agricultural lands that play a vital role in the local economy and community. Situated in the Florida Panhandle, the region benefits from a favorable climate, nutrient-rich soils, and abundant water resources, making it ideal for a variety of crops and livestock farming.

The primary agricultural activities in Bonifay include the cultivation of staple crops like peanuts, cotton, corn, and soybeans. Peanuts are a significant crop, contributing to the region's reputation as part of the "Peanut Belt." Cotton farming is also prominent, with local producers supplying raw materials for the textile industry. Corn and soybeans are grown both for human consumption and as feed for livestock, supporting the area's integrated agricultural economy.

Livestock farming, including cattle and poultry, is another cornerstone of Bonifay's agricultural sector. Cattle ranching thrives due to the availability of open pastures and supplemental feed from locally grown crops. Poultry production, particularly chicken farming, is a major contributor to the local and regional food supply.

The agricultural lands of Bonifay also support smaller-scale operations, including vegetable farming, orchards, and beekeeping. These diversify the local food economy and provide fresh, locally sourced products to the community.

Beyond their economic importance, Bonifay's agricultural lands contribute to the preservation of open spaces and rural character. They also play a role in environmental sustainability, with many farmers adopting conservation practices like crop rotation, reduced tillage, and cover cropping to maintain soil health and minimize environmental impact.

Bonifay's agricultural lands are a testament to the region's resourcefulness and resilience, serving as both a vital source of income and a cornerstone of community life.

The combination of tradition and innovation ensures these lands remain productive and sustainable for future generations.

3. Water Resources

Bonifay benefits from a variety of water resources that are essential for the local ecosystem, agriculture, and community life. These water resources, which include rivers, creeks, and groundwater reserves, play a significant role in supporting the area's economy and environment.

One of the most notable water features near Bonifay is the Choctawhatchee River, which flows through the region and provides water for irrigation, recreation, and wildlife habitats. The river and its tributaries sustain local ecosystems and are critical for agricultural activities, ensuring a steady water supply for crops like peanuts, cotton, and soybeans. Smaller streams and creeks, such as Holmes Creek, contribute to the area's hydrology, enhancing its biodiversity and serving as a source of water for livestock.

In addition to surface water, Bonifay relies on its abundant groundwater resources. The Floridan Aquifer, one of the largest and most productive aquifers in the United States, lies beneath the area and supplies clean drinking water to homes, businesses, and farms. Wells tapping into this aquifer provide a reliable and high-quality water source, essential for the community's daily needs and agricultural operations.

Recreational opportunities are another benefit of Bonifay's water resources. Residents and visitors enjoy fishing, kayaking, and boating on the Choctawhatchee River and local lakes. These activities not only support tourism but also foster a connection between the community and its natural surroundings.

Conservation efforts are critical to maintaining these water resources. Protecting wetlands, reducing pollution, and managing water usage responsibly ensure that Bonifay's water resources remain sustainable for future generations. These water systems are not just a lifeline for

the local economy and environment—they are a vital part of the community’s identity and resilience.

4. Wildlife and Biodiversity

Bonifay, nestled in the rural heart of Florida’s Panhandle, boasts a rich array of wildlife and biodiversity. This natural abundance stems from the region’s varied ecosystems, including forests, wetlands, rivers, and grasslands, all of which create habitats for diverse plant and animal species. These natural areas are critical not only for the environment but also for the community, which benefits from recreational opportunities, ecological services, and a connection to the natural world.

Bonifay’s forests and open spaces are home to numerous mammal species, including white-tailed deer, foxes, bobcats, raccoons, and squirrels. These animals play vital roles in maintaining the balance of local ecosystems. Birdlife is particularly abundant, with the area serving as a haven for both migratory and resident species. Birds like wild turkeys, woodpeckers, hawks, and songbirds can be commonly spotted, while wetland areas attract wading birds such as herons, egrets, and ibises. The area’s rich bird diversity also makes it a popular spot for birdwatching enthusiasts.

The Choctawhatchee River and its tributaries, which flow near Bonifay, are rich in aquatic biodiversity. Fish species like bass, catfish, and sunfish thrive in these waters, supporting both recreational fishing and ecological balance. These rivers and streams also provide habitat for turtles, amphibians, and a variety of freshwater invertebrates, which are essential for maintaining water quality and the food web.

Bonifay’s warm climate supports a variety of reptiles, including snakes, lizards, and turtles. Amphibians such as frogs and salamanders are common in the region’s wetlands and forests, serving as indicators of environmental health due to their sensitivity to changes in water quality and habitat conditions.

The plant life in and around Bonifay is equally diverse, with native species like longleaf pine, live oak, cypress, and magnolia dominating the landscape. Wetlands are rich

with plants like cattails and pickerelweed, which stabilize soil and provide shelter for wildlife. Seasonal wildflowers add vibrant colors to the countryside, supporting pollinators like bees, butterflies, and hummingbirds.

While Bonifay's biodiversity is impressive, it faces several threats, including habitat loss due to agricultural and urban development, pollution, and climate change. Wetlands and forests, critical habitats for many species, are particularly vulnerable. Invasive species such as feral hogs and certain non-native plants also pose challenges by disrupting local ecosystems.

Efforts to protect and preserve Bonifay's wildlife and biodiversity are ongoing. Local and state programs work to conserve wetlands, protect forests, and ensure the health of waterways. Residents also play a key role by participating in sustainable land-use practices, reducing pollution, and supporting wildlife-friendly initiatives. Outdoor recreation, like hunting and fishing, is often managed through regulations to ensure the long-term sustainability of wildlife populations.

Bonifay's rich wildlife and biodiversity are a testament to the region's ecological value. By safeguarding its natural habitats and promoting conservation, the community ensures that future generations can continue to enjoy and benefit from its incredible natural heritage. From deer roaming the forests to herons fishing in the rivers, Bonifay remains a vibrant sanctuary for Florida's wildlife.

5. Sand and Clay Deposits

Bonifay is endowed with natural deposits of sand and clay that contribute to the region's economic and environmental significance. These materials, formed over millions of years through geological processes, play an essential role in supporting the local construction, agricultural, and manufacturing industries.

The sand and clay deposits in Bonifay are the result of sedimentary processes associated with ancient rivers, oceans, and weathering. Sand deposits in the area are typically composed of quartz grains, which are abundant in Florida due to the erosion of older rock formations.

These sands are known for their durability and uniformity, making them ideal for various industrial uses. Clay deposits, on the other hand, are formed from fine-grained minerals such as kaolinite and montmorillonite, which accumulate in low-energy environments like floodplains and lakebeds. The clay in Bonifay is valued for its plasticity, water retention properties, and ability to form strong bonds when fired.

Economic Uses

Sand and clay are integral to many industries in and around Bonifay. Sand is a key ingredient in concrete, asphalt, and mortar, making it vital for building roads, homes, and other infrastructure. It is also used as a base material for landscaping and leveling. Clay is used to produce bricks, tiles, and ceramics, essential for construction and design purposes. Clay-rich soils improve water retention, making them beneficial for crops in the region. Sand is used for soil amendment to enhance drainage and aeration, particularly in areas prone to waterlogging. Sand from Bonifay is utilized in glass production, filtration systems, and industrial abrasives. Clay is processed into pottery, stoneware, and even cosmetic and pharmaceutical products due to its unique chemical properties.

Beyond their economic value, sand and clay deposits contribute to the region's environmental health. Sand, found in riverbeds and wetlands, plays a crucial role in maintaining water quality and preventing erosion by stabilizing soils. Clay deposits, often found in wetlands and lowlands, act as natural filters, trapping pollutants and improving water retention in ecosystems. Together, they support habitats for a variety of plant and animal species.

The extraction of sand and clay poses challenges that require careful management. Over-extraction can lead to habitat destruction, erosion, and water table depletion. Mining activities must be regulated to minimize environmental impact and ensure long-term availability. Sustainable practices, such as reclamation of mined lands and controlled extraction, help balance industrial needs with environmental preservation.

Bonifay's sand and clay deposits continue to be a valuable resource with growing potential in emerging industries. For instance, specialized clays are finding applications in renewable energy technologies, while high-quality sands are in demand for advanced manufacturing processes.

The sand and clay deposits in Bonifay, Florida, are a cornerstone of the region's natural wealth. By balancing economic development with environmental conservation, the community can continue to harness these resources responsibly, ensuring their benefits for future generations. Whether in construction, agriculture, or environmental preservation, sand and clay remain integral to Bonifay's identity and prosperity.

6. Renewable Energy Potential

Bonifay, Florida has significant potential for renewable energy development. With its abundant natural resources, favorable climate, and growing interest in sustainable practices, the region is well-positioned to explore and expand its use of renewable energy sources. This shift could reduce dependence on non-renewable energy, promote economic development, and contribute to environmental preservation.

Florida is nicknamed the "Sunshine State," and Bonifay benefits from elevated levels of solar radiation throughout the year. This makes solar energy one of the most promising renewable energy options for the region. Solar panels can be installed on residential, commercial, and public buildings, as well as on agricultural lands that are not in active use. Community solar projects, where residents share the energy produced by a centralized solar farm, could be particularly beneficial in a rural setting like Bonifay.

Advancements in solar technology and decreasing costs of installation make solar energy increasingly accessible. Implementing solar farms in open areas or incorporating solar arrays into agricultural operations (agrivoltaics) could provide dual benefits of energy generation and land productivity.

Bonifay's agricultural and forestry resources create excellent opportunities for biomass energy production. Crop residues, livestock manure, and forestry byproducts like wood chips and sawdust can be converted into bioenergy through processes such as anaerobic digestion or combustion. Biomass plants could generate electricity or produce biofuels for transportation, reducing waste while providing a sustainable energy source.

Livestock farms in the area could adopt biogas systems to capture methane from manure, turning a greenhouse gas into a renewable energy source for heating or electricity. This approach also improves waste management and reduces environmental pollution.

While Florida is not traditionally known for strong wind resources, advancements in wind turbine technology have made it possible to harness energy from lower wind speeds. Bonifay's open landscapes and rural setting may offer potential for small-scale wind energy projects, particularly in agricultural areas. Installing wind turbines alongside farming operations could provide additional income streams for local farmers while contributing to renewable energy goals.

The Choctawhatchee River and its tributaries near Bonifay offer limited but viable opportunities for small-scale hydropower projects. Micro-hydro systems could generate electricity for individual properties or small communities without causing significant ecological disruption. These systems are especially suited for rural areas with flowing water sources and minimal energy infrastructure.

Bonifay could also explore newer renewable energy technologies, such as geothermal heating and cooling systems, which are particularly efficient for rural homes and businesses. In addition, investing in energy storage solutions like batteries would enhance the reliability of renewable energy systems, addressing the intermittency of solar and wind power.

Expanding renewable energy in Bonifay would create jobs in installation, maintenance, and manufacturing while reducing energy costs for residents. It would also decrease

the community's carbon footprint and enhance energy independence.

Bonifay's renewable energy potential is vast and diverse, encompassing solar, biomass, wind, and hydropower options. By investing in these technologies and fostering community engagement, Bonifay could become a model for sustainable energy development in rural Florida, ensuring a cleaner, more resilient future for its residents.

7. Scenic and Recreational Resources

Bonifay is rich in scenic beauty and recreational opportunities. Its natural landscapes, outdoor attractions, and rural charm make it an inviting destination for residents and visitors alike. These resources not only enhance the quality of life in the community but also contribute to the local economy through tourism and recreation-based activities.

Bonifay's scenic beauty lies in its rolling pastures, lush forests, and winding waterways. The surrounding countryside offers expansive views of agricultural lands dotted with cattle, as well as towering pine trees and ancient oaks draped in Spanish moss. These landscapes change with the seasons, offering bursts of wildflowers in the spring and golden hues in the fall, making it a picturesque location for nature lovers and photographers.

The Choctawhatchee River and its tributaries near Bonifay add to the area's scenic appeal. These waterways are lined with cypress trees and wetlands, providing serene settings for relaxation and exploration. The river's calm waters reflect the beauty of the surrounding environment, creating idyllic spots for picnics or quiet contemplation.

Bonifay offers a wealth of recreational activities, appealing to a wide range of interests. The Choctawhatchee River, local creeks, and nearby lakes provide excellent opportunities for fishing, boating, and kayaking. Anglers can enjoy catching bass, catfish, and sunfish, while paddlers can explore peaceful waterways. Trails in nearby forests and parks allow visitors to immerse themselves in the natural surroundings.

Birdwatchers can spot species like hawks, woodpeckers, and herons, while hikers may encounter deer, foxes, and other wildlife. Bonifay's rural location and abundant forests make it a popular destination for hunters. Deer, turkey, and small game are common in the area, drawing hunters from across the region. The area's quiet, natural settings are perfect for camping, whether at designated campgrounds or more secluded sites along rivers and forested areas.

Bonifay's parks and community spaces add to its recreational appeal. Veterans Memorial Park offers walking trails, picnic areas, and open spaces for family gatherings. Local events, such as the annual Northwest Florida Championship Rodeo, draw crowds for fun-filled days of entertainment, celebrating the town's rural heritage and community spirit.

The scenic and recreational resources in Bonifay make it an ideal location for eco-tourism. Visitors can enjoy activities that highlight the area's natural beauty, such as guided kayaking tours, birdwatching excursions, and educational programs about the region's ecosystems. Sustainable tourism initiatives could further promote Bonifay's appeal while preserving its pristine environment.

Bonifay's scenic landscapes and diverse recreational resources are a treasure for its community and a draw for visitors. From tranquil rivers and lush forests to community parks and outdoor adventures, these assets make Bonifay a unique and inviting destination. By preserving and promoting these resources, the town can ensure that its natural beauty and recreational opportunities remain a source of pride and enjoyment for generations to come.

V. ANALYSIS AND RECOMMENDED CHANGES

A. ANALYSIS OF LAND USE PATTERNS

Bonifay exhibits a diverse range of land use patterns that reflect its commitment to balanced development and community well-being. The city's Comprehensive Plan outlines these patterns, emphasizing sustainable growth and the preservation of its unique character.

Bonifay has high, medium, and low-density residential areas. However, the greatest number of residential lots are in the low-density residential Future Land Use Category.

The commercial future land use areas include the central business district located in downtown Bonifay, this area serves as the hub for retail, dining, and professional services. There are additional commercial land use areas along Hwy 79 and I-10 that cater to businesses requiring larger spaces, such as automotive services and large retailers.

The industrial areas of Bonifay are designated for manufacturing, warehousing, and distribution facilities strategically placed to minimize impact on residential neighborhoods. The largest industrial land use area is located on the south side of I-10.

Bonifay's agricultural and rural Lands encompass the outskirts of Bonifay. These areas support farming, silviculture, and other agricultural activities, preserving the city's rural heritage.

The recreational and open spaces in Bonifay include parks, sports complexes, and natural reserves which provide residents with opportunities for leisure and outdoor activities.

Bonifay has public and institutional future land uses including schools, government buildings, and healthcare facilities essential for community services.

Bonifay has established a comprehensive Future Land Use Map (FLUM) that delineates various land use categories to guide the city's development.

- Conservation- Areas intended to protect sensitive environmental areas.
- Recreation- Spaces dedicated to parks, sports facilities, and open areas for public enjoyment and leisure activities. Estate Residential – Areas within the City used for production of plants useful to humans.
- Low Density Residential – Areas for single family residential uses with larger lots.
- Medium-Density Residential- Areas designated for single and multi-family residential uses at a medium density.
- High -Density Residential – Areas designated for higher density residential development including manufactured home parks.
- Historic District- Areas designated for historic structures within the city.
- Urban Mixed-Use: Areas intended for a combination of residential, commercial, and recreational uses to promote a vibrant, integrated community.
- Public/Semi-Public/Educational- Areas for public developments, such as schools, government offices and utilities.

- Commercial: Areas designated for business activities, including retail, services, and offices, supporting the local economy.
- Industrial – Areas dedicated to manufacturing and distribution businesses.
- Planned Unit Development-Areas dedicated to higher density planned development projects.
- Urban Mixed-Use County- Areas with a variety of uses recently annexed into the city that the future land use has not been changed to City of Bonifay with an Amendment.
- Agriculture/Silviculture County- Areas designated for agriculture and related uses within the city.
- Rural Residential: Areas reserved for low-density housing, often with agricultural uses, preserving the rural landscape that have been recently annexed into the city and have not undergone a future land use change.

1. Recent Amendments:

- Ordinance No. 2024-06: This ordinance amended the FLUM by changing the designation of two parcels totaling approximately 31.37 acres from “Rural Residential” and “Low-Density Residential” to “Urban Mixed-Use.”
- Ordinance No. 2024-10: This ordinance amended the FLUM by changing the designation of four parcels totaling approximately 17.43 acres from “Low-Density Residential” and “Recreation” to “Urban Mixed-Use.”
- Ordinance No. 2024-11: This ordinance amended the FLUM by changing the designation of two parcels totaling approximately 86.23 acres from “Mixed-Use” to “Commercial.”

These amendments reflect the city’s efforts to adapt land use designations to current development needs.

2. Issues and Opportunities Analysis for Bonifay

This analysis evaluates the key factors, driving forces, and trends influencing land use patterns in Bonifay, Florida. It highlights current challenges, opportunities, and desired future changes in land use planning to foster sustainable growth and development.

Key Factors and Driving Forces

a. Urban Encroachment

- Issue: Increasing pressure from urban and suburban development could encroach upon agricultural and rural

lands, threatening Bonifay's small-town character and agricultural economy.

- Opportunity: Implement zoning regulations to protect farmland and rural areas, while encouraging growth in designated urban mixed-use zones.

b. Economic Development

- Issue: Limited commercial and industrial growth has constrained economic opportunities, with many residents commuting to nearby cities for work.
- Opportunity: Designate more land for mixed-use development and commercial zones to attract businesses, create jobs, and reduce commuting distances.

c. Infrastructure Limitations

- Issue: Aging infrastructure, including roads, utilities, and broadband access, hampers the city's ability to support growth and attract new residents and businesses.
- Opportunity: Include aging infrastructure in the Capital Improvements Element (CIE) and use the CIE to acquire state and federal funding to modernize infrastructure, prioritize broadband expansion, and improve access to essential services.

d. Environmental Sustainability

- Issue: Land use changes may negatively impact natural resources, including water quality, soil health, and wildlife habitats.
- Opportunity: Promote best management practices for stormwater management, soil conservation, and habitat preservation within development areas.

e. Housing Needs

- Issue: There is a shortage of affordable and diverse housing options to meet the needs of a growing population, particularly for low-income families.
- Opportunity: Encourage higher-density residential developments in designated urban areas and mixed-use zones to provide affordable housing options.

f. Agricultural Preservation

- Issue: Declining profitability in traditional agriculture creates pressure to convert farmland to other uses.
- Opportunity: Support agritourism, value-added agricultural products, and sustainable farming practices to maintain the viability of agricultural lands.

4. Expected Changes from Past Trends

a. Shift Toward Mixed-Use Development:

- Recent amendments to the Future Land Use Map (FLUM) indicate a trend toward urban mixed-use areas to accommodate residential, commercial, and recreational uses.
- This shift reflects an effort to centralize growth and reduce sprawl.

b. Increased Commercial Activity:

- Changes in land use designations suggest a push to attract businesses and expand the local economy, particularly in retail and service industries.

c. Focus on Sustainability:

- Adoption of environmentally conscious policies and practices to mitigate the impacts of growth on natural resources.

d. Expanded Infrastructure Investments:

- Anticipated improvements in transportation and utilities to support future development.

5. Desired Changes in Land Use Patterns

a. Concentrated Growth:

- Focus development on urban cores and mixed-use zones to reduce sprawl and protect rural areas.

b. Balanced Development:

- Promote a mix of residential, commercial, and industrial uses that align with community needs and economic goals.

- c. Enhanced Connectivity:
 - Improve transportation networks and broadband access to support local businesses and residents.
- e. Sustainable Practices:
 - Incorporate green infrastructure, energy-efficient buildings, and stormwater management systems into new developments.
- f. Preservation of Rural Identity:
 - Protect agricultural lands and natural areas from urban encroachment through zoning and conservation easements.

By addressing these issues and leveraging opportunities, Bonifay can create a balanced and sustainable land use framework that supports economic growth, preserves its rural charm, and enhances the quality of life for its residents.

6. Alternative land use scenarios

Bonifay's existing Comprehensive Plan is mirrored by the adopted Land Development Regulations. Combining residential and Mixed Uses uses allows the city to save valuable time and money when zoning changes are needed, it also provides the City Council the ability to provide variances when determined necessary without an expedited or major Comprehensive Plan Amendment. Bonifay has some land uses that include the language "County" in the name. The uses were adopted to provide a temporary use on a parcel annexed into the City until a future land use could be established. This does not work because the newly annexed land holds the County land use until a city land use is determined. These uses were eliminated and replaced with the closest type of land use as currently described, since all the Comprehensive Plan language is within the Land Development Regulations, the proposed Comprehensive Plan language reduces the wording to make the document easier to use. The Planned Unit Development Use was also removed. While still in the City's Land Development Regulations, the Planned Unit Development (PUD) category does not need to be a future land use category, as will. When a PUD is necessary, an amendment can be submitted to change the existing use to desired one(s). Floor Area Ratio is a planning technique frequently used in larger cities. This proposal recommends height and units per acre requirements to provide ease of use for residents.

7. Proposed policies

a. Community Character-urban design and rural character

Defining rural areas can vary depending on the purpose and context. Establishing a definition of rural areas is challenging due to varying characteristics such as low population density, distance from cities, and travel requirements for work and daily activities. Public agencies like the Office of Management and Budget (OMB) and the Census Bureau have created differing definitions of rurality, leading to complexities in classification. For example, the 2003 OMB reclassification placed much of the Census-defined rural population within metropolitan areas, revealing inconsistencies.

Traditionally, counties have been used to define rural areas in political, social, and economic contexts. However, large counties, especially in the Western U.S., may obscure rural populations due to their size and diverse geography. To address these shortcomings, the Housing Assistance Council (HAC) introduced a sub-county classification system using housing density and commuting patterns at the Census tract level. This system defines six classifications: rural, small-town, exurban, outer suburban, inner suburban, and urban. These classifications can be further grouped into three broad categories: small-town and rural, suburban, and exurban, and urban.

HAC's approach leverages Rural-Urban Commuting Area (RUCA) codes, which are based on population density, urbanization, and commuting patterns. Developed by the U.S. Department of Agriculture's Economic Research Service, RUCA codes offer a detailed geographic settlement classification system by using Census tracts rather than counties. Census tracts, small and stable statistical subdivisions, provide reliable data for analysis and enable consistent comparisons over time.

Defining rurality requires nuanced methods to account for geographic, economic, and social factors. HAC's sub-county approach and RUCA codes offer a more precise and adaptable framework, addressing the limitations of traditional definitions based solely on counties. This ensures better representation and policymaking for rural areas.

Population density (1000 per square mile) and distance from urban centers or metropolitan areas based on economic and commuting connections are not the only methods for defining rural areas. Rural areas are often dominated by open space, agriculture forests and natural features. This does not simply

identify rural areas by physical appearance but also functional characteristics. Areas with economies based on agriculture, silviculture, fishing, and mining, rather than industrial or service-based sectors are often classified as rural. Areas with fewer housing units per square mile (e.g., less than 16 housing units per square mile, as per HAC's classification) are another indicator of rurality. Communities that are culturally or socially distinct from urban lifestyles may be defined as rural, focusing on community identity rather than geography. Limited access to infrastructure like roads, healthcare, schools, and internet connectivity can indicate rural areas. Areas where a significant percentage of the population commutes to work in nearby towns or cities may be classified as rural or exurban. Finally, combining factors like population density, land use, and commuting patterns offers a more nuanced approach to defining rural areas. Each method serves specific research, policy, or planning needs and reflects the diverse nature of rural America.

However, there is another way of defining a rural community that encompasses all the above definitions and more – rural lifestyle. A rural lifestyle refers to the quality of life experienced by people living in rural areas, characterized by specific cultural, economic, and social attributes tied to the natural and agricultural environment. Rural lifestyle has a connection with nature. It is not only living close to nature, but being surrounded by open spaces, forests, fields, or farmland. Connection with nature means the residents have greater exposure to natural cycles, wildlife and outdoor activities like fishing, gardening, farming, hunting, or hiking. Rural lifestyle features a lower population density featuring small, close-knit communities with fewer people and limited infrastructure. There is less traffic, noise, and pollution compared to urban areas. People in rural areas have strong community bonds. Neighbors often know each other and rely on mutual support. There is an emphasis on shared events, traditions, and local gatherings, such as fairs, church functions, or town meetings. People in rural areas know agricultural and self-sufficient practices. In fact, many rural lifestyles revolve around agriculture, ranching, or gardening. There is an emphasis on self-sufficiency, such as growing food, raising livestock, or engaging in home repairs. Rural areas feature a slower paced of life. There is a focus on living with simpler rhythms based on nature (e.g., moon phases, equinoxes, tides, etc.). It is a less hurried and more aware of what's important lifestyle compared to the fast pace of urban areas. There is more time for family, hobbies, and community activities. Rural areas have limited access to services such as healthcare, education, and entertainment, which

sometimes can be more challenging. This often leads to traveling long distances to larger towns or cities for specialized services. While one does not often think of rural areas being economically diverse, jobs may include farming, forestry, mining, small businesses, or remote work. Many people adapt by having multiple income sources or trades. Finally, rural areas feature cultural values. The people have passed down traditions that often emphasize hard work, resilience, and family ties. These family values and practices are strong and difficult, if not impossible, to change. While a rural lifestyle includes challenges such as isolation and limited access to modern amenities, it offers unique advantages, such as health, peace, community, and connection to nature. It is the rural lifestyle that the people of Bonifay cherish.

8. Land Use Compatibility

The City of Bonifay, Florida, has established a Comprehensive Plan to guide its future land use and development, ensuring sustainable growth and the well-being of its residents.

The Key Components of Bonifay's Future Land Use Plan includes Land Use Districts where the city is divided into specific land use districts, each designated for types of development, such as residential, commercial, industrial, and recreational areas. These policies serve as a guide for future development decisions. Bonifay includes zoning regulations in the adopting Land Development Regulations (LDRs) and Map that include regulations including building heights, densities, and other development standards. Bonifay's LDRs implement the policies of the Comprehensive Plan by providing specific criteria and procedures for development approvals. The city encourages public involvement in the planning process to ensure that the Comprehensive Plan reflects the community's vision and needs. The Comprehensive Plan includes policies to protect natural resources, manage stormwater, and preserve open spaces, promoting environmental sustainability. Strategies are outlined to ensure that infrastructure, such as transportation, utilities, and public facilities, supports the anticipated growth and development.

It is important to note that the Comprehensive Plan is periodically updated to adapt to changing conditions and community aspirations. Engaging with the city's planning department or attending public meetings can provide opportunities to participate in shaping Bonifay's future land use policies.

Table 2. Land Use Changes

Future Land Use Category	Acres	Percentage
Conservation	0	0 %
Recreation	43	1 %
Residential	926	23 %
Mixed Use	1333	34 %
Public/Semi-Public Educational	240	7 %
Commercial	895	23 %
Industrial	101	3 %
Agriculture/Silviculture	337	9 %
Total	3,875	100%

9. Community festivals

Bonifay, Florida hosts many community festivals throughout the year, including the Down-Home Street Festival and the Northwest Florida Championship Rodeo. The Down-Home Street Festival is a free family event featuring a 5K race, food and craft vendors, a car show, live entertainment, and an inflatables kid zone. This festival is traditionally held in the spring. Northwest Florida Championship Rodeo is sponsored by the Bonifay Kiwanis Club and will be held in the fall of the year. This 80+ year-old tradition includes a parade, pageant, run, mutton busting, and pancake breakfast. These events bring the community together and attract visitors from across the country which is good for the Bonifay economy.

10. Agricultural heritage and open space

Bonifay is surrounded by agricultural land, most notably cattle, blueberries, dairy, and silviculture. Therefore, it is important to provide for these future land use patterns.

The vision for the future of agricultural land use is centered around sustainable practices that balance productivity, environmental stewardship, and economic viability. This includes a harmonious integration of key agricultural sectors such as silviculture, dairy farming, cattle grazing, and blueberry cultivation, each contributing to a resilient and thriving rural landscape.

Sustainable management practices for silviculture include encouraging long-term forest health by adopting the practices of selective harvesting, reforestation, and maintaining biodiversity. Agroforestry Integration will promote mixed-use agricultural land management systems that combine tree cultivation with crops or livestock, enhancing soil quality and reducing erosion. This does not necessarily need to change the Future Land Use Map. Bonifay can look toward Carbon Sequestration by leveraging forests as natural carbon sinks to combat climate change, aligning with regional and national carbon-reduction goals.

Precision Agriculture can be used in planning for dairy farming by implementing advanced technologies for feed optimization, milk production tracking, and waste management to enhance efficiency and reduce environmental impact. Manure recycling develops systems for manure reuse as fertilizer or energy production, contributing to a circular economy. Finally, in terms of animal welfare, farmers will prioritize animal health and well-being through ambitious standards of housing, veterinary care, and nutrition.

Cattle farming requires rotational Grazing Systems which adopt rotational grazing to maintain pasture health, prevent overgrazing, and enhance soil fertility. Through integration with crops, farmers can combine cattle grazing with crop cultivation to improve land use efficiency and reduce dependency on external feed sources. It is equally important to establish systems for efficient water use, ensuring clean and adequate supplies for livestock while protecting natural water bodies.

Success with blueberry cultivation requires high density planting techniques to optimize land use and maximize yields. Farmers need to invest in drip irrigation systems to conserve water and minimize runoff. Finally, blueberry farmers must encourage the preservation of native pollinator habitats and introduce managed bee colonies for improved fruit production.

11. Overarching Strategies

- **Zoning and Land Use Planning:** Designate agricultural zones to protect farmland from urban encroachment while encouraging agritourism and value-added enterprises.
- **Technology Adoption:** Encourage the use of precision agriculture, GPS mapping, and drone technology to optimize yields and monitor environmental conditions.
- **Environmental Stewardship:** Implement best management practices to protect soil health, reduce chemical runoff, and preserve surrounding ecosystems.
- **Economic Incentives:** Provide grants, tax incentives, and technical support to farmers transitioning to sustainable practices or diversifying their operations.
- **Community Engagement:** Foster partnerships between farmers, local governments, and researchers to align agricultural practices with regional economic and environmental goals.

By integrating these themes and strategies, agricultural areas can remain productive and profitable while preserving the environmental and cultural heritage of rural communities. This balanced approach ensures that silviculture, dairy, cattle, and blueberry farming thrive as part of a dynamic and sustainable agricultural landscape.

Expected Outcomes:

1. Preservation of Bonifay's farmland and rural landscapes.
2. Concentrated and efficient growth in urban mixed-use zones.
3. Reduced urban sprawl and protection of natural resources.
4. Enhanced economic opportunities through well-planned urban development and sustainable agriculture.

B. Environment

1. Management Resources for Natural Hazards

Bonifay, Florida, is situated in a region prone to natural hazards such as hurricanes, flooding, tornadoes, wildfires, and extreme heat. Effective management resources and strategies are essential to mitigate the risks these hazards pose to the community and ensure public safety.

Bonifay benefits from coordination with Holmes County Emergency Management, which develops and implements

disaster preparedness plans. These plans include early warning systems, evacuation routes, and community shelters to protect residents during emergencies. The county collaborates with state and federal agencies, such as the Florida Division of Emergency Management (FDEM) and the Federal Emergency Management Agency (FEMA), to access resources and funding for disaster response and recovery.

Given the area's susceptibility to flooding, especially near the Choctawhatchee River, Bonifay utilizes floodplain management strategies to reduce risks. These include enforcing zoning regulations, maintaining stormwater drainage systems, and participating in the National Flood Insurance Program (NFIP) to provide affordable flood insurance to residents. Public awareness campaigns help educate homeowners about flood risks and preparedness.

Bonifay's rural and forested areas are at risk for wildfires. To mitigate this, the Florida Forest Service works with local agencies to conduct controlled burns, manage vegetation, and create firebreaks. These efforts reduce fuel for wildfires and minimize the potential for large-scale damage.

Public workshops and resources educate residents about preparing for hurricanes, securing property, and creating family emergency plans. Community outreach ensures that residents are aware of available shelters, supplies, and services.

By leveraging a combination of local, state, and federal resources, Bonifay effectively manages natural hazard risks. Continued investment in planning, education, and infrastructure is essential to enhance resilience and safeguard the community.

2. Management Resources for Natural Resources

Bonifay, Florida, relies on a range of management resources and strategies to preserve and sustainably use its natural resources, which include forests, water bodies, agricultural lands, and wildlife habitats. Effective management ensures these resources remain available for future generations while supporting the local economy and environment.

Bonifay benefits from state and federal programs that promote sustainable forestry practices. The Florida Forest Service provides

technical assistance to landowners on reforestation, wildfire prevention, and sustainable harvesting techniques. Programs like the Forest Stewardship Program encourage landowners to manage their forests for timber production, wildlife habitats, and recreational uses while maintaining ecological balance.

Water resources, including the Choctawhatchee River and aquifers, are managed through partnerships with agencies like the Northwest Florida Water Management District (NFWFMD). These organizations regulate water use, protect water quality, and restore wetlands. Public education programs encourage responsible water usage, such as efficient irrigation practices for agriculture and reducing contamination of local water bodies.

The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) provides research-based guidance to local farmers on soil health, crop rotation, and conservation practices. Programs like the Natural Resources Conservation Service (NRCS) offer funding and technical support for sustainable farming practices, such as cover cropping and erosion control, which protect soil fertility and reduce environmental impact.

Wildlife and biodiversity are protected through state wildlife management initiatives and conservation easements that prevent habitat loss. Agencies like the Florida Fish and Wildlife Conservation Commission (FWC) monitor species populations, restore habitats, and enforce regulations to protect endangered species.

Local and state agencies collaborate to provide educational workshops and resources for landowners and residents. These programs emphasize the importance of sustainable practices, conservation, and stewardship of natural resources.

C. Transportation element

1. Existing conditions

Bonifay features a transportation system that supports its residents and local economy. The city's infrastructure includes roadways, proximity to major highways, and access to regional airports, facilitating connectivity within the Florida Panhandle.

2. Roadways and Highways:

Interstate 10 (I-10) runs east-west along southern Holmes County. I-10 is a major corridor providing access to larger cities and neighboring states. Bonifay is accessible via Exit 112 at State Road 79 (SR 79). U.S. Highway 90 (US 90) runs Parallel to I-10. US 90 traverses Bonifay, serving as a primary route for local traffic and connecting to surrounding communities. State Road 79 (SR 79) is a north-south route passing through Bonifay. SR 79 links the city to the Florida-Alabama state line to the north and Panama City Beach to the south, supporting both local and regional travel.

3. Local Streets:

Bonifay's local street network facilitates provide intra-city travel, connecting residential neighborhoods, commercial areas, and public facilities. The city maintains these roads to ensure safe and efficient movement for vehicles and pedestrians.

4. Public Transportation:

Currently, Bonifay lacks a formal public transportation system. Residents primarily rely on personal vehicles for mobility. Regional transit services are limited, and there is no local bus or rail service operating within the city.

5. Air Transportation:

Tri-County Airport (1J0) is located approximately 5 miles northwest of Bonifay. This general aviation airport serves private and small aircraft, offering facilities for regional air travel. Northwest Florida Beaches International Airport (ECP) is situated about 50 miles south in Panama City Beach and provides commercial flights, connecting residents to national and international destinations.

6. Railroads:

Holmes County has one railroad line, the Florida Gulf Atlantic. This service was formerly known as CSX and went to New Orleans but was truncated in 2005 due to Hurricane Katrina.

7. Recent Developments:

In 2024, the City of Bonifay approved a state-funded grant agreement with the Florida Department of Transportation (FDOT) to enhance local infrastructure. This initiative aims to

improve road conditions, address traffic concerns, and support future growth.

8. Challenges and Considerations:

The Infrastructure Maintenance of the transportation network is ongoing. Efforts are necessary to maintain and upgrade aging infrastructure to meet current safety standards and accommodate future development. While Bonifay experiences relatively low traffic congestion, monitoring traffic patterns is essential to prevent potential issues as the city grows. The absence of public transportation options may impact residents without access to personal vehicles, highlighting a potential area for future development. Bonifay lacks ample multi-modal opportunities for bike lanes and sidewalks. Overall, Bonifay's transportation system provides essential connectivity for its residents and supports the local economy. Strategic planning and investment in infrastructure will be crucial to accommodate anticipated growth and enhance mobility within the region.

Bonifay's transportation infrastructure supports local and regional connectivity. Below is an inventory of the key transportation facilities in and around Bonifay:

a. Roadways

1. Highways

- Interstate 10 (I-10):
 - Major east-west highway located near Bonifay, connecting the area to larger cities like Tallahassee and Pensacola. Exit 112 at State Road 79 (SR 79) serves as Bonifay's primary access point.
- U.S. Highway 90 (US 90):
 - Parallel to I-10, US 90 runs through Bonifay, providing a local route for commuters and regional traffic.
- State Road 79 (SR 79):
 - North-south route passing directly through Bonifay, linking the city to the

Alabama border in the north and Panama City Beach to the south.

b. Local Roads

- City Streets:
 - Bonifay features a network of local streets connecting residential neighborhoods, schools, and commercial areas. Streets are maintained by the city to ensure smooth vehicular and pedestrian traffic.

c. Rail

- Florida Gulf Atlantic Transportation Rail Line:

Bonifay is served by a Florida Gulf Atlantic rail line, part of the larger freight network across Florida. While primarily used for freight, the line has historical significance for passenger service.

d. Airports

Tri-County Airport (1J0) is located approximately 5 miles northwest of Bonifay. Tri-County Airport is a general aviation airport offering services for private and small aircraft.

Northwest Florida Beaches International Airport (ECP) is approximately 50 miles south in Panama City Beach. The airport provides commercial air travel options with connections to major cities.

e. Public Transit

Bonifay currently lacks a formal public transportation system. Residents primarily rely on personal vehicles for mobility, with limited regional transit options available.

f. Pedestrian and Bicycle Facilities

Sidewalks exist in the downtown area and near schools but are limited in other parts of the city. Dedicated bike lanes are minimal, with cycling accommodated on local streets and rural roads.

8. Freight Facilities

Florida Gulf Atlantic operates freight rail services in the area, supporting local and regional industries. SR 79 and US 90 are vital corridors for trucking, connecting Bonifay to larger distribution networks like I-10.

g. Parking Facilities

Public parking is available in downtown Bonifay, near government buildings, and community facilities. Commercial establishments provide parking for customers.

h. Future Planned Facilities

Bonifay has secured state-funded grants for road maintenance and other transportation enhancements. Plans for expanding sidewalks, bike lanes, and addressing traffic flow issues are in the planning phase.

This inventory demonstrates Bonifay's reliance on roadways and regional facilities for its transportation needs. Enhancing multimodal options and public transit could address future growth and connectivity challenges.

9. Functional Class System

In Bonifay, Florida, the roadways are categorized based on the Federal Functional Classification System, which organizes roads according to the service they provide within the overall transportation network.

a. Functional Classification Categories:

1. Principal Arterials:

- Interstate 10 (I-10): A major east-west interstate facilitating long-distance travel and connecting Bonifay to regional and national destinations.
- U.S. Highway 90 (US 90): An important route running parallel to I-10, serving regional traffic, and linking Bonifay to neighboring communities.

2. Minor Arterials:

- State Road 79 (SR 79): A north-south route passing through Bonifay, connecting the city to the

Florida-Alabama state line in the north and Panama City Beach to the south.

3. Collectors:

- Local Collectors: Roads that gather traffic from local streets and funnel it to the arterial network, facilitating movement within Bonifay and access to arterial roads.

4. Local Roads:

- City Streets: Streets primarily providing direct access to residential, commercial, and other local destinations within Bonifay.

These classifications are essential for urban planning, roadway design, and determining eligibility for federal funding. They help in prioritizing maintenance, improvements, and expansions based on the role each roadway plays in the transportation network.

FDOT's Urban Area Boundary and Functional Classification Handbook provides guidelines and procedures for classifying roadways, which can offer further context on how these classifications are determined.

10. Issues and needs

The arterial network is critical for facilitating efficient travel within and through Bonifay. It includes major roadways like Interstate 10 (I-10), U.S. Highway 90 (US 90), and State Road 79 (SR 79). Below is an analysis of key issues and needs associated with the arterial network in Bonifay.

11. Issues

a. Traffic Congestion

- Problem: While Bonifay does not experience major urban traffic congestion, peak periods, and special events, such as the annual rodeo, can strain the arterial network.
- Impact: Delays and reduced mobility on SR 79 and US 90, particularly near commercial zones and I-10 interchanges.

- b. Roadway Maintenance
 - Problem: Aging infrastructure on key arterial roads requires frequent maintenance.
 - Impact: Potholes, uneven surfaces, and outdated signage can reduce safety and efficiency.
 - c. Connectivity and Accessibility
 - Problem: Limited connectivity between local roads and arterials can hinder access to key destinations, such as businesses and schools.
 - Impact: Longer travel times and inefficient traffic patterns for residents.
 - d. Safety Concerns
 - Problem: High speeds and limited pedestrian crossings on major arterials like SR 79 and US 90 increase the risk of accidents.
 - Impact: Vulnerability of pedestrians and cyclists to vehicular traffic, especially in areas with limited sidewalks or bike lanes.
 - e. Freight Traffic
 - Problem: Heavy truck traffic on I-10 and SR 79 creates wear and tear on roads and potential conflicts with passenger vehicles.
 - Impact: Increased Road degradation and safety risks.
12. Needs
- a. Infrastructure Improvements
 - Resurfacing and widening sections of SR 79 and US 90 to accommodate growing traffic demands.
 - Updating signage, signals, and road markings for enhanced visibility and safety.
 - b. Traffic Management

- Implementing smart traffic management systems at key intersections to improve flow and reduce delays.
- Adding roundabouts or traffic calming measures to improve safety and reduce bottlenecks.
- c. Multi-Modal Integration
 - Building pedestrian crossings, sidewalks, and bike lanes along arterials to enhance safety and accessibility.
 - Establishing park-and-ride facilities to encourage carpooling and reduce traffic volume.
- d. Freight and Logistics
 - Designating specific routes for freight traffic to minimize conflicts with local traffic.
 - Strengthening roadbeds on SR 79 and US 90 to handle heavy loads from freight vehicles.
- e. Emergency and Evacuation Planning
 - Ensuring arterial roads are well-maintained and equipped to handle increased traffic during emergencies or evacuations.
 - Expanding emergency response access points along I-10 and other major routes.
- f. Regional Coordination
 - Collaborating with the Florida Department of Transportation (FDOT) and neighboring municipalities to align arterial improvements with regional growth and development plans.
- 13. Proposed Solutions
 - Funding: Secure state and federal grants for arterial improvements.
 - Planning: Incorporate arterial network upgrades into the city's Comprehensive Plan.
 - Community Engagement:
- 14. Levels of service

The Level of Service (LOS) is a qualitative measure used to evaluate the operational conditions of roadways, ranging from LOS A (free-flow conditions) to LOS F (highly congested conditions). In Bonifay, Florida, the arterial road network comprises major routes such as Interstate 10 (I-10), U.S. Highway 90 (US 90), and State Road 79 (SR 79).

While specific LOS data for these arterials in Bonifay is not readily available in the provided sources, the Florida Department of Transportation (FDOT) has established LOS targets for the State Highway System during peak travel hours. These targets are outlined in FDOT's policies and are used to guide planning and operational decisions.

For detailed and up-to-date information on the LOS of specific roadways in Bonifay, consulting FDOT's Quality/Level of Service Handbook and related resources is recommended. These documents provide methodologies for assessing roadway capacity and LOS, which are essential for transportation planning and management.

Additionally, FDOT's Functional Classification and Urban Boundary Maps can offer insights into the classification of roadways, which is a factor in determining appropriate LOS standards.

Understanding the LOS of the arterial network is crucial for identifying areas that may require capacity enhancements, traffic management strategies, or other interventions to maintain or improve traffic flow and safety.

15. Vehicle miles traveled

Determining the Vehicle Miles Traveled (VMT) on arterial roads within Bonifay, Florida, requires specific traffic data that is typically collected and maintained by the Florida Department of Transportation (FDOT). While precise VMT figures for Bonifay's arterial network may not be readily available in public reports, FDOT provides comprehensive traffic data and reports that can offer insights into roadway usage.

a. Key Resources for Traffic Data:

1. Reports of Highway Mileage and Travel (DVMT):

FDOT publishes annual reports detailing centerline miles, lane miles, and Daily Vehicle Miles Traveled (DVMT) across various highway systems and functional classifications. These reports include summaries by county and district, which can be useful for understanding traffic patterns in the region.

2. Traffic Information:

FDOT's Traffic Information page offers access to various traffic data, including annual summaries of traffic data by county and highway facility. This resource can assist in analyzing traffic volumes and trends pertinent to Bonifay's arterial roads.

3. Public Road Mileage and Travel (DVMT) Report:

This report provides detailed data on public road mileage and DVMT, with subtotals by county, urban size, and functional classification. Reviewing the data for Holmes County, where Bonifay is located, can offer insights into the vehicle miles traveled on arterial roads in the area.

Understanding DVMT:

Daily Vehicle Miles Traveled (DVMT) is a measure of the total traffic on a road, calculated by multiplying the average daily traffic count by the length of the road. DVMT is utilized to assess roadway usage, plan infrastructure improvements, and allocate funding. Analyzing DVMT helps in understanding traffic patterns and identifying areas that may require capacity enhancements or maintenance.

b. Other indicators

Alternative transportation network analysis (traffic forecast modeling may be used with current and projected land use and socio-economic assumptions.

Traffic Forecast Modeling for Bonifay's Arterials

Traffic forecast modeling is an essential tool for understanding future traffic conditions on Bonifay's arterial network, which includes Interstate 10 (I-10), U.S. Highway 90 (US 90), and State Road 79 (SR 79). This modeling helps in predicting traffic volumes, evaluating the impact of proposed developments, and planning infrastructure improvements.

16. Steps in Traffic Forecast Modeling

a. Data Collection

- Existing Traffic Data:
 - Collect traffic counts, vehicle miles traveled (VMT), and level of service (LOS) data from FDOT and local traffic studies.
 - Identify peak-hour traffic patterns and major traffic generators, such as schools, businesses, and tourist attractions.
- Land Use Data:
 - Integrate data on current and planned land use patterns from Bonifay's Comprehensive Plan to forecast future growth areas.
- Socioeconomic Data:
 - Gather population and employment projections for Bonifay and Holmes County from regional planning organizations.

b. Traffic Growth Factors

- Population Growth:
 - Use demographic trends and projections to estimate future traffic demand.
- Economic Development:
 - Account for new businesses, industrial developments, and agritourism growth that may impact traffic volumes.
- Regional Connectivity:
 - Consider planned improvements or expansions to I-10, US 90, and SR 79 that could affect traffic flow.

- c. Traffic Assignment
 - Assign projected traffic volumes to the arterial network using a traffic assignment model, which distributes trips based on:
 - Route travel times.
 - Connectivity between origins and destinations.
 - Capacity constraints of the network.
- d. Scenarios for Modeling
 - Base Scenario:
 - Forecast traffic under existing conditions without significant changes to infrastructure.
 - Planned Development Scenario:
 - Include proposed developments, such as new mixed-use zones, and evaluate their impact on traffic.
 - Alternative Scenarios:
 - Assess the effects of potential roadway improvements, such as widening SR 79 or adding turn lanes on US 90.

17. Modeling Tools

- FDOT's Regional Planning Model (RPM):
 - Use this tool for detailed traffic forecasting and regional analysis.
- Traffic Analysis Zone (TAZ) System:
 - Define TAZs for Bonifay and assign trip generation rates based on land use and population data.
- Software Tools:
 - Employ software like TransCAD, CUBE, or VISUM for traffic simulation and scenario analysis.

18. Forecasting Outputs

- Traffic Volume Projections:
 - Daily and peak-hour volumes for key arterial segments.

- Level of Service (LOS):
- Evaluate future LOS to identify potential congestion hotspots.
- Impact Assessment:
- Analyze the impact of new developments and proposed infrastructure projects on traffic flow.

19. Recommendations Based on Modeling

- a. Capacity Enhancements:
 - Widen SR 79 and US 90 or add auxiliary lanes on I-10 to accommodate forecasted traffic growth.
- b. Intersection Improvements:
 - Upgrade intersections on US 90 and SR 79 with signal optimization
 - Upgrade some local street intersections to roundabouts.
- c. Multimodal Planning:
 - Incorporate pedestrian and bicycle facilities to reduce local vehicular trips.
- d. Policy Adjustments:
 - Adjust land use and zoning policies to guide growth in areas with adequate transportation capacity.

20. Next Steps

- Collaborate with FDOT and regional planning organizations to obtain baseline traffic data.
- Develop a traffic forecast model tailored to Bonifay's unique characteristics.
- Use the model to guide updates to the city's Comprehensive Plan and prioritize transportation investments.

Traffic forecasting will ensure Bonifay's arterial network supports anticipated growth while maintaining mobility, safety, and sustainability.

21. Special Studies that guide high priority strategies in the plan— None exist.
22. Future Transportation Network Policies

Public Utilities

D. Existing Conditions

1. Sanitary Sewer: Public sanitary sewer is currently available throughout the City of Bonifay and has considerable available capacity (see Table 3). The facility was constructed in 2016 and is scheduled for upgrades in 2026. Capacity needs will be addressed during the development review process.

Table 3

Municipality	Committed Capacity	Available Capacity
Bonifay		0.373

2. Potable Water: Bonifay has four wells with the capacity of 1.08 mgpd combined. Upgrades are not needed in the foreseeable future. Public potable water and fire protection water service is currently available throughout the City of Bonifay and has considerable available capacity (see Table 4). The City of Bonifay will seek out grant funding for upgrades as needed.

Table 4

Municipality	Permitted Capacity	Available Capacity gpd
Bonifay	1.4 mgpd	870,000

3. Solid Waste: Bonifay utilizes a Jackson County Regional Solid Waste Landfill (Springhill) currently permitted by F DEP Data obtained from the Waste Management Area Engineer indicates potential for 38 million cubic yards of solid waste disposal space associated with the current

facility. The estimated future of the existing facility is 60 years. order process.

- 4 Stormwater. The proposed revisions will not impact stormwater treatment and control standards adopted by City or Bonifay and the State of Florida. Bonifay Comprehensive Plan, Section 2.4.3 evaluates impact of development and permitting review for both "Water Quality" and "Water Quantity."

The Development Order review process used by City staff will ensure stormwater for any future development will meet or exceed this requirement and be managed by the property owner. Stormwater permitting is also regulated through the Environmental Resource Permitting (ERP) process of the Northwest Florida Water Management District.

E. RECREATION

Bonifay offers a variety of recreational opportunities that reflect the area's rural charm, natural beauty, and powerful sense of community. From outdoor adventures to cultural events, Bonifay provides activities for residents and visitors of all ages. These opportunities not only enhance the quality of life but also draw tourists to the region, supporting the local economy.

Bonifay's natural landscapes provide a wealth of outdoor activities for nature enthusiasts. The nearby Choctawhatchee River, local creeks, and smaller lakes are ideal for fishing and boating. Anglers can catch species like bass, catfish, and sunfish, while paddlers enjoy the serene waterways surrounded by cypress trees and wetlands.

Trails in the surrounding forests and natural areas allow visitors to explore the local flora and fauna. Birdwatchers can spot species like wild turkeys, hawks, and herons, while hikers may encounter deer, foxes, or other wildlife. These experiences offer an immersive connection to the region's natural beauty.

Bonifay is a popular destination for hunting enthusiasts. The area's forests and open lands provide opportunities for deer, turkey, and small

game hunting, which also contribute to the local outdoor recreation economy.

With its peaceful natural settings, Bonifay is an excellent location for camping. Families and outdoor enthusiasts can enjoy nights under the stars at nearby campgrounds or more secluded sites.

Bonifay offers several parks and public spaces that serve as hubs for recreation and community gatherings.

Veterans Memorial Park features walking trails, picnic areas, and open spaces for family gatherings, exercise, and relaxation. It is a favorite spot for locals to unwind or participate in recreational activities.

Community facilities include playgrounds, basketball courts, and sports fields where children and adults can engage in recreational activities like baseball, soccer, or pickup basketball games.

Bonifay's recreational calendar is highlighted by the Northwest Florida Championship Rodeo, one of the region's most popular events. Held annually in October, the rodeo draws thousands of visitors for a weekend of family-friendly activities, rodeo competitions, parades, and live entertainment. The event celebrates Bonifay's rural heritage and fosters an intense sense of community pride.

Bonifay's natural resources make it an ideal location for eco-tourism activities like guided kayaking tours, birdwatching excursions, and environmental education programs. Promoting eco-friendly tourism could further enhance the area's recreational appeal while preserving its natural environment.

Bonifay also offers indoor activities, including community centers that host fitness classes, social events, and cultural programs. Local organizations often arrange events like craft fairs, live music performances, and holiday celebrations, providing year-round entertainment.

Bonifay's recreational offerings highlight its blend of natural beauty, outdoor adventure, and community spirit. From fishing and hiking to vibrant community events, Bonifay provides opportunities for relaxation, exploration, and celebration. By preserving its resources and promoting its attractions, Bonifay continues to be a welcoming destination for both residents and visitors.

The City of Bonifay has a population of 2,759 (2020 Census). Within the incorporated area there are five parks that extend across approximately 36 acres (see Table 5).

Table 5 Recreation LOS

Adopted LOS	Currently Available	2020 Pop. Est. need
Parks Standard 2 ac/1000 pop	6 acres	4 acres

VI. Public Participation

Public Hearings were held for transmittal of this amendment before the Planning and Zoning Board on March 4, 2024, and Bonifay City Council on March 4, 2024. An advertised workshop of the Planning and Zoning Board and a Planning and Zoning Board Meeting was held on June 6, 2024.

Pursuant to Florida Statutes 166.041, display ads appeared in the Holmes County Advertiser on February 14, 2024, May 23, 2024, June 26, 2024, and December 11, 2024 (See attachments).

VII. References

<https://ruraldataportal.org/geoterms.aspx>

https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

(WorldPopulationReview.com).

Census bureau

Tow of Bonifay.com

https://firststreet.org/environmental-changes/flood?_gl=1*1320foo*_ga*MTM2MzU0OTkxLjE3MTA3OTk0ODQ.*_ga_74PQ3C54LC*MTcxMzM2NzA1Mi4xMTUuMS4xNzEzMzY4Mzc4LjQ3LjAuMA..*_gc_l_au*MTQzNDQ2NDk0OC4xNzEwNzk5NDg0&from=riskfactor.com

VIII. Attachments

Ordinance

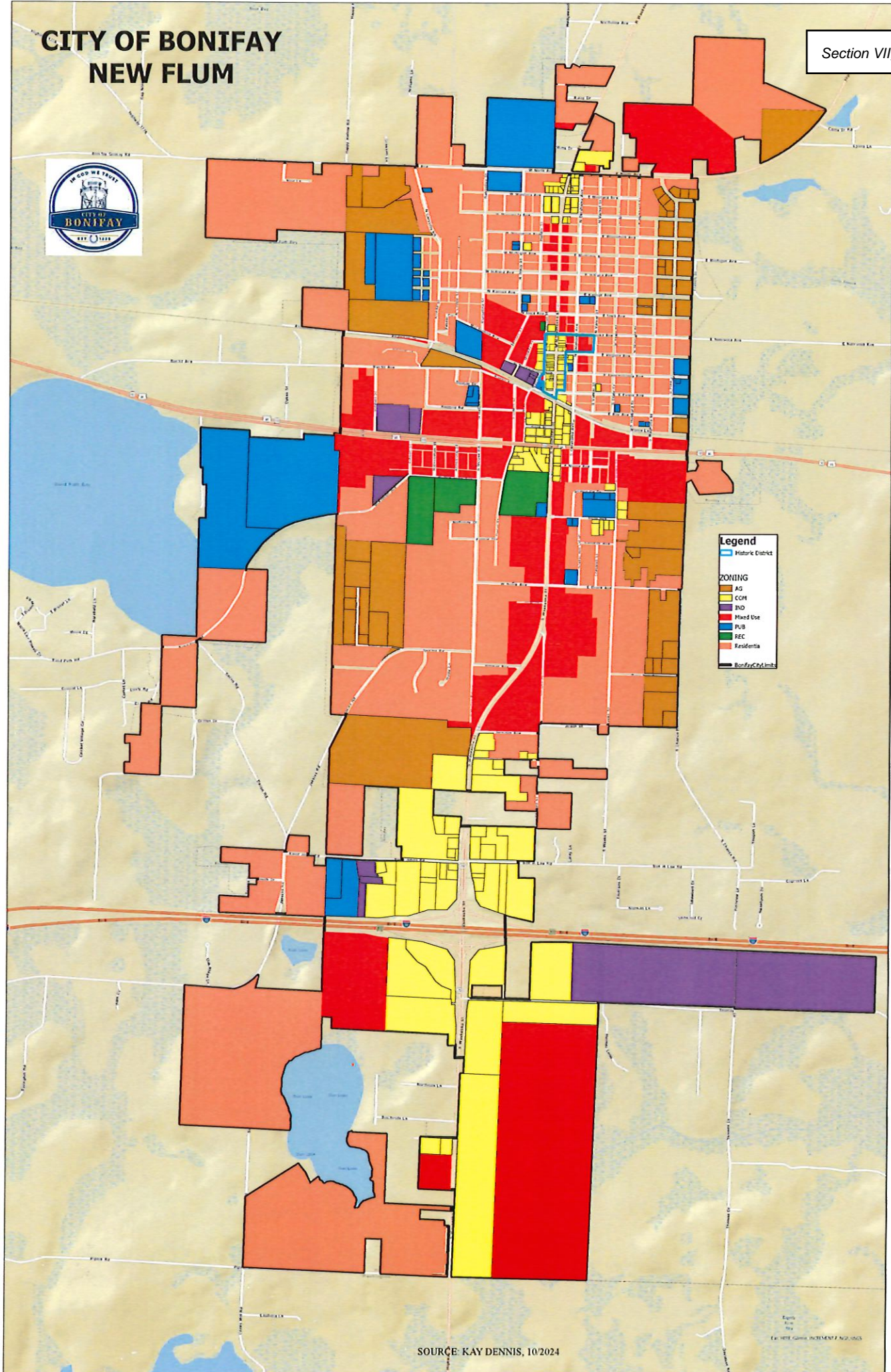
Agenda Items

Sign-In Sheets

Advertisements

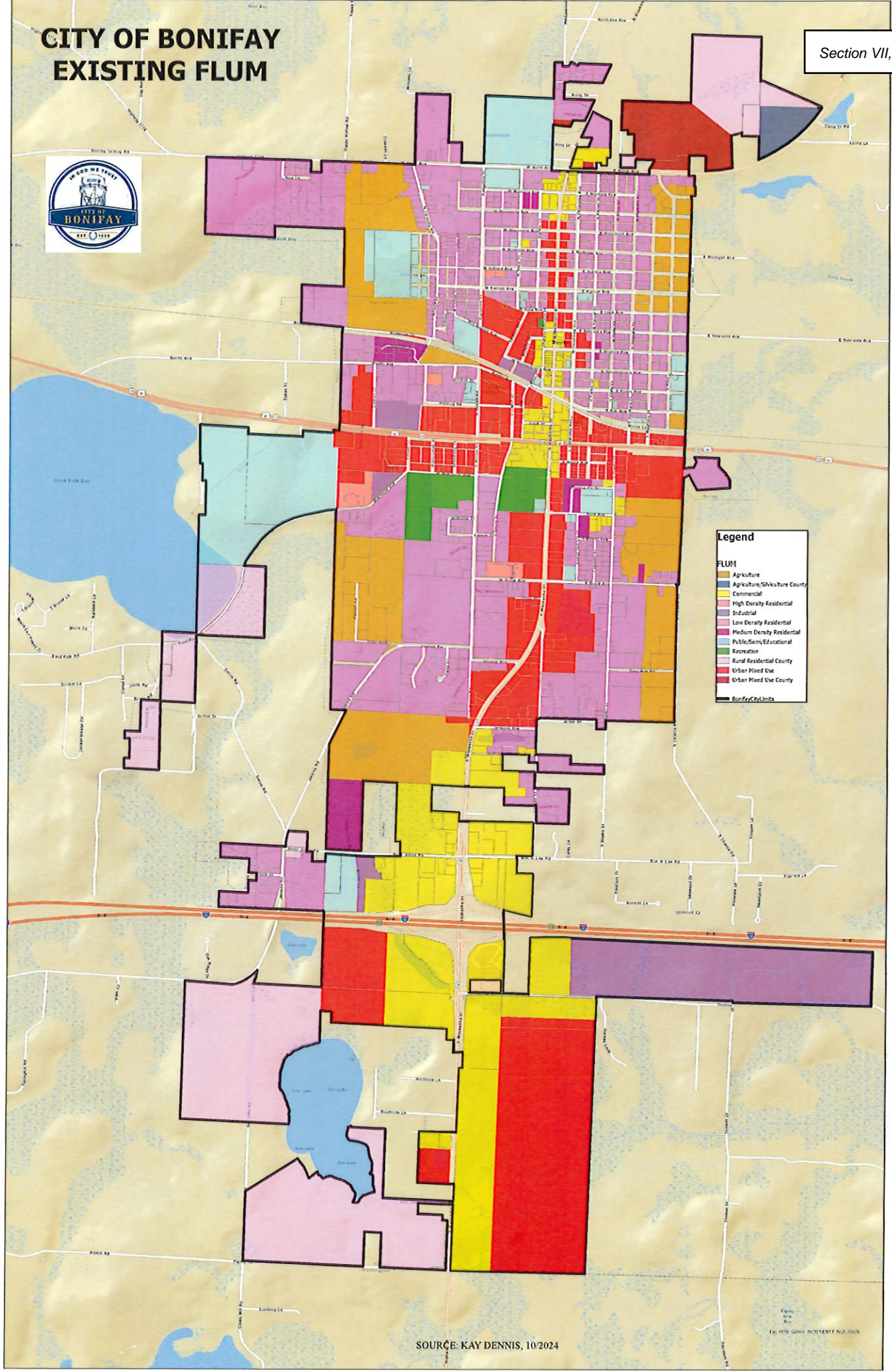
CITY OF BONIFAY NEW FLUM

Section VII, ItemA.



CITY OF BONIFAY EXISTING FLUM

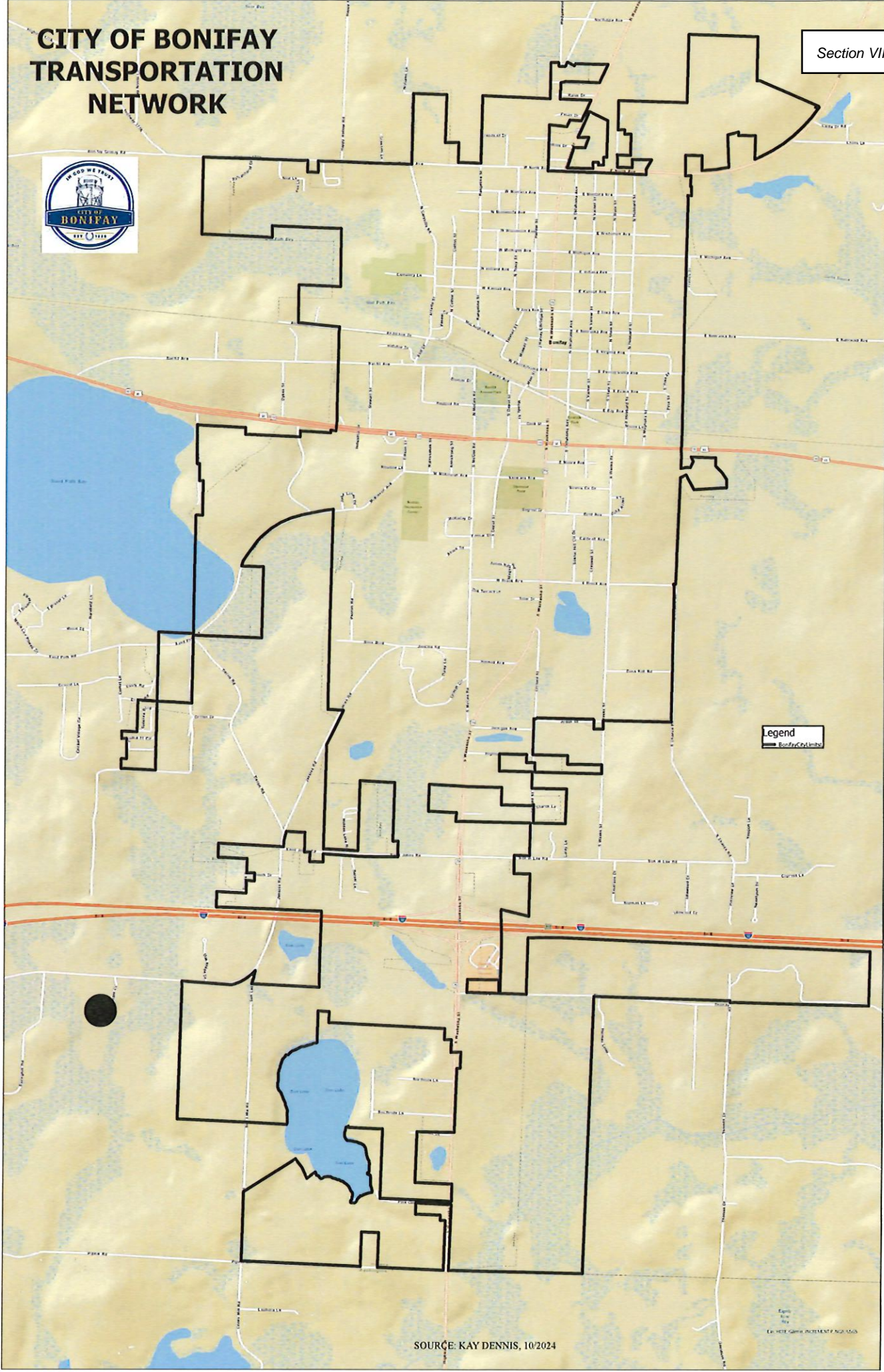
Section VII, Item A.



SOURCE: KAY DENNIS, 10/2024

**CITY OF BONIFAY
TRANSPORTATION
NETWORK**

Section VII, ItemA.



SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY WETLANDS

Section VII, Item A.

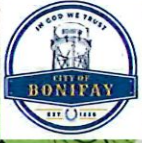


Legend
 Bonifay City Limit

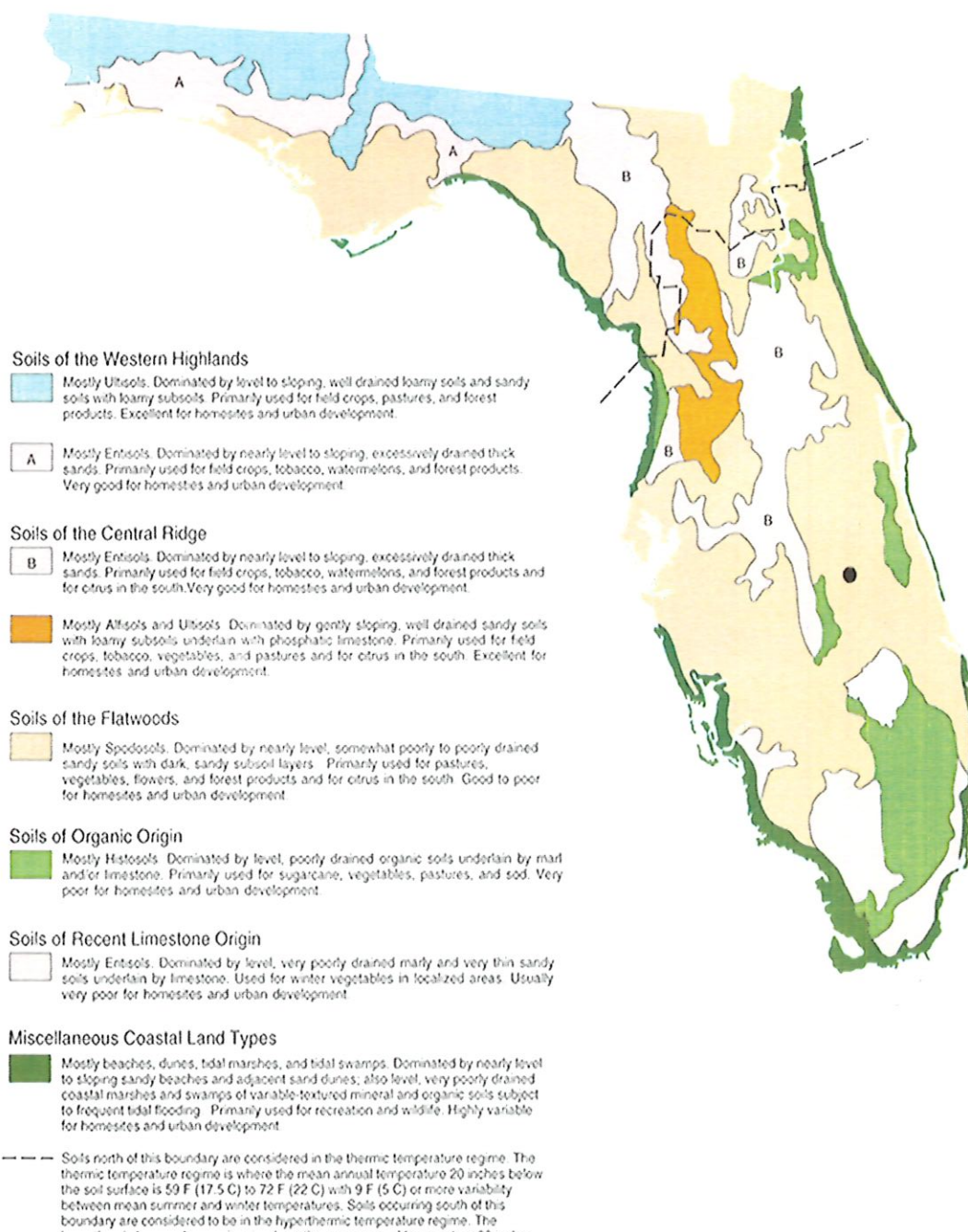
SOURCE: RAY DENNIS, 10/2024

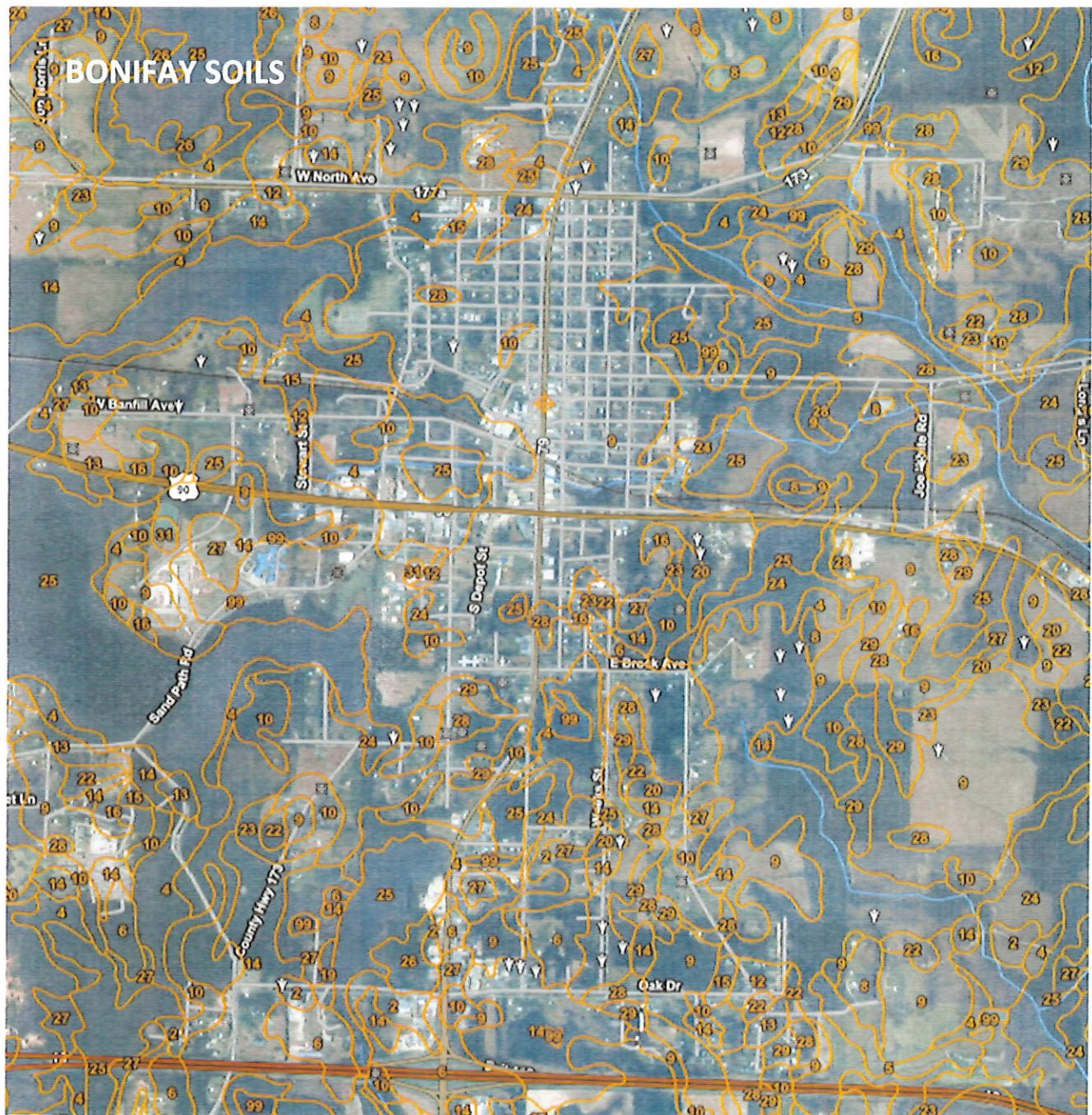
CITY OF BONIFAY TOPO


Section VII, ItemA.



Soil Types





Holmes County, Florida (FL059)Holmes County, Florida (FL059) 

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany sand	120.2	0.7%
4	Ardilla loamy sand, 0 to 2 percent slopes	2,881.0	17.8%
5	Bibb association	352.3	2.2%
6	Bonifay sand, 1 to 8 percent slopes	533.2	3.3%
7	Chipley sand	31.2	0.2%
8	Dothan loamy sand, 0 to 2 percent slopes	176.0	1.1%
9	Dothan loamy sand, 2 to 5	4,402.5	27.2%

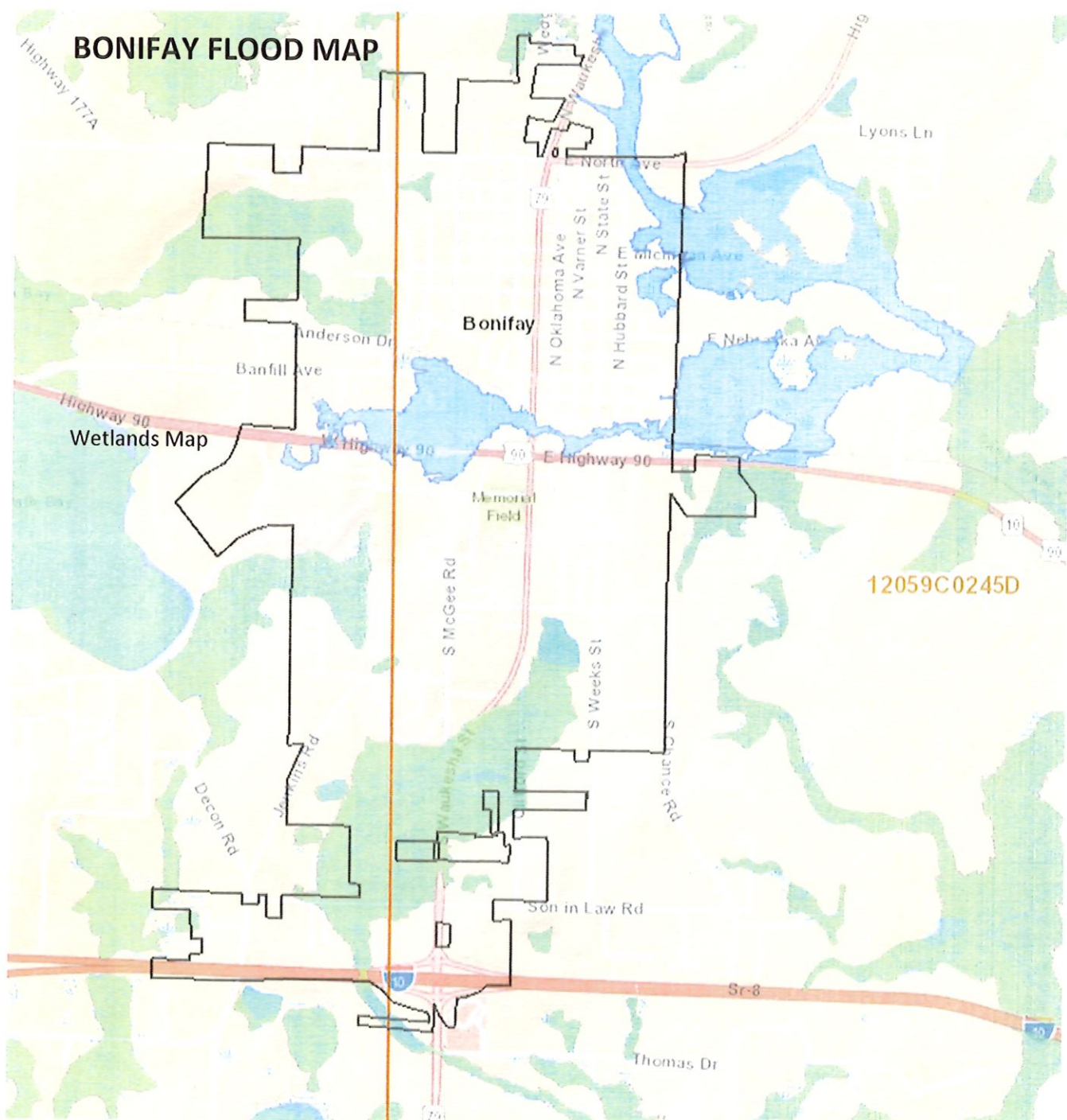
10	Dothan loamy sand, 5 to 8 percent slopes	830.7	5.1%
11	Dothan complex	5.4	0.0%
12	Faceville sandy loam, 2 to 5 percent slopes	71.1	0.4%
13	Faceville sandy loam, 5 to 8 percent slopes	117.5	0.7%
14	Fuquay loamy sand, 1 to 8 percent slopes	1,430.0	8.8%
15	Gritney loamy sand, 2 to 5 percent slopes	68.9	0.4%

16	Gritney loamy sand, 5 to 8 percent slopes	75.1	0.5%
18	Lakeland sand	33.2	0.2%
19	Leefield loamy sand	5.8	0.0%
20	Lucy loamy sand, 1 to 8 percent slopes	146.9	0.9%
22	Orangeburg loamy sand, 2 to 5 percent slopes	190.4	1.2%
23	Orangeburg loamy sand, 5 to 8 percent slopes	197.9	1.2%
24	Pansey loamy sand	529.3	3.3%
25	Pantego complex	2,555.2	15.8%

26	Plummer fine sand	92.1	0.6%
27	Stilson loamy sand, 1 to 3 percent slopes	500.8	3.1%
28	Tifton loamy sand, 2 to 5 percent slopes	439.7	2.7%
29	Tifton loamy sand, 5 to 8 percent slopes	226.8	1.4%
31	Borrow pit	24.0	0.1%
99	Water	135.2	0.8%

Totals for Area of Interest 16,173.8 100.0%

<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>



**AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA,
SETTING FORTH PROPERTY PRESERVATION AND
MAINTENANCE STANDARDS AND PROCEDURES FOR
ENFORCEMENT; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES; PROVIDING FOR
SEVERABILITY; PROVIDING FOR SCRIVENERS'
ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has home rule authority pursuant to Article VII, Section 2 of the Constitution of the State of Florida, and Chapter 162, Florida Statutes, to enact this ordinance; and

WHEREAS, a uniform system of property preservation and maintenance standards and the efficient and effective enforcement thereof serves the public interest and encourages pride in the community, fosters environmental cleanliness, and discourages substandard housing conditions and substandard property conditions, all of which is beneficial to the residents of the City, and

WHEREAS, numerous prior ordinances related to code enforcement and property maintenance created a patchwork system of ordinances which often conflicted, the result of which made enforcement difficult; and

WHEREAS, to protect public welfare and ensure the security and safety of its citizens, the City finds it is necessary to enact uniform property maintenance standards and an efficient enforcement mechanism for violations thereof.

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

SECTION I. The above recitals represent the legislative findings of the City Council of the City of Bonifay and are incorporated herein by reference.

SECTION II. Exhibit A, "Property Preservation and Maintenance Standards" is hereby adopted by the City of Bonifay as a new section of the City's ordinances.

SECTION III. In the event there is a conflict or conflicts between this ordinance and any other ordinance, this Ordinance shall control to the extent of the conflict.

SECTION IV. Section II of this Ordinance shall be codified and made a part of the City of Bonifay Code of Ordinances at such time as the said ordinances of the City are codified.

SECTION V. It is the intent of the City Council of the City of Bonifay, and it is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalid or unconstitutional portion shall not be construed to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION VI. Upon the discovery of scriveners' errors in Exhibit A, the City is authorized to correct any such non-material errors by filing an affidavit of scriveners' error with the City Clerk, which must reference this Ordinance by number, state the scriveners' error, and indicate the corrective language which was intended. The City Clerk shall file such affidavit with the original ordinance and, if the ordinances are codified, initiate an editorial amendment to the code of ordinances to reflect the correction of the scriveners' error.

SECTION VII. This Ordinance shall become effective upon adoption.

PASSED AND ADOPTED ON SECOND READING BY THE CITY COUNCIL OF BONIFAY, FLORIDA, ON THE 3rd DAY OF FEBRUARY, 2025.

CITY OF BONIFAY, FLORIDA

ATTEST:

By its Mayor, Larry Cook

By Rickey Callahan, City Clerk

PROPERTY MAINTENANCE AND HOUSING STANDARDS

ARTICLE I. DEFINITIONS

1.1. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cover means any device, equipment, container, close-fitting tarpaulin, chain, rope, wire, or line used on vehicles to prevent any part of a vehicle load to shift, blow, leak, fall or escape in any manner from the vehicle.

Developed means any lot, tract, or parcel which currently has a structure or structures upon said property or an approved parking lot which meets the requirements of city code.

Enforcement agency means the City of Bonifay Police Department, and designee, to include code inspectors.

Front yard means Any lot line that abuts a public right-of-way.

Graffiti means unauthorized writings, drawings, inscriptions, figures or marks of paint, ink, chalk, dye, or other similar substances on public or private buildings, structures, or places, regardless of the content or the nature of materials, not approved by the city.

Hazardous trees means a tree is considered hazardous if it has defects, is diseased or is dying, that may cause the tree to fall on the right-of-way, adjacent property resulting in property damage, personal injury, or death.

Litter means refuse and rubbish, including, but not limited to, paper, bottles, cans, glass, crockery, scrap metals, plastic, rubber, yard trash, tar paper, lumber, masonry, concrete, drywall, packaging and crating materials, tree, and shrub trimmings, leaves and disposable packages and containers.

Nuisance means an unlawful act, or omission of the performance of a duty, or the suffering or permitting any condition or thing to be or to exist, which act, omission, condition, or thing either:

- (1) Injures or endangers the comfort, repose, health, or safety of others;
- (2) Offends decency;
- (3) Is offensive to the senses;
- (4) Unlawfully interferes with, obstructs, or tends to obstruct or renders dangerous for passage any public or private street, highway, sidewalk, stream, ditch, or drainage;
- (5) In any way renders other persons insecure in life or the use of property;
- (6) Essentially interferes with the comfortable enjoyment of life and property, or tends to depreciate the value of the property of others;
- (7) Is declared by ordinance to be a nuisance; or
- (8) Is declared by state law to be a nuisance or public nuisance.

Preserve areas means vegetative areas required to be preserved by law.

Property owner means the owner of any lot, tract, or parcel as listed in the current Holmes County tax and/or property appraiser records.

Public right-of-way means the paved and unpaved area of a highway, roadway, street or alley, or other such strip of land, reserved for public use, whether established by prescription, easement, dedication, gift, purchase, eminent domain, or any other legal means.

Rear yard means any lot line that is not a front or side lot line.

Recreational vehicle means any vehicle used for recreational purposes such as, over-sized vehicles, travel trailers, camping trailers, motorhomes, private motor coaches, any vehicle designed as temporary living quarters for recreational, camping, or travel use which either has its own mode of power or is mounted on or drawn by another vehicle, van conversions, park trailers, fifth-wheel trailers, and other similar type vehicles.

Salvaging means the controlled removal of valuable or useful material from solid waste for utilization.

Side yard means any lot line that intersects a front lot line.

Special magistrate means the person who is a licensed attorney and a member of the Florida Bar appointed by the City Council of the City of Bonifay to have the same status as a code enforcement board pursuant to Chapter 162, Florida Statutes. The special magistrate has the authority to subpoena witnesses and records, order rulings on violations, assess fines and order liens to be placed upon property.

Storage means the interim containment of litter in an approved manner, such as by use of roll-off containers, wire fencing, wood fencing or other controlled measures, after generation and prior to proper and final disposal.

Unauthorized accumulation means the accumulation of litter on residential or commercial properties in violation of any of the provisions of this division. This shall not include building materials used in constructing or repairing a building or stored for future construction or repairs.

Weeds means plants that by reason of abandonment, lack of care or lack of maintenance choke outgrowth, or other plant material in the area. Dead, dying, or unattended plant life, named or unnamed, which is abandoned or overgrown to a height more than 12 inches in height shall, for the purpose of this code, be defined as a weed unless it is pristine.

Written corrective notice means a written statement issued to the violator of any of the provisions of this division, or an, identifying and specifying the violation, the date of issuance, the corrective measures to be taken and the date by which the correction is to be completed.

ARTICLE II. ENFORCEMENT; PENALTIES; ABATEMENT; NUISANCE CORRECTION

2.1. General.

Unless stated otherwise, violations of this chapter are punishable as provided for in article II. Imposition of the penalty provided in this section shall not prohibit a court from imposing civil penalties for violations of any of the provisions of this chapter, including, but not limited to, picking up litter or performing other labor commensurate with the offense committed.

2.2. Enforcement authority.

The City of Bonifay Police Department and the Holmes County Sheriff's Department, if designated by the City Council to provide law enforcement within the City of Bonifay, and the persons appointed by the Bonifay Police Department and Holmes County Sheriff's Department as code inspectors, shall enforce this chapter. Police officers are hereby authorized to issue citations, court summonses, to make arrests, and to issue written corrective notices, to persons violating this chapter. Code inspectors, including law enforcement officers designated by the Bonifay Police Department and Holmes County Sheriff's Department, are hereby authorized to issue written corrective notices and citations, in accordance with this ordinance and Chapter 162, Florida Statutes.

2.3. Right of entry by city to abate nuisance.

Code inspectors, and other persons authorized by the Mayor, shall have the right to enter upon real property, and shall be immune from prosecution, civil or criminal, for trespassing upon such real property, in the discharge of the duties in removing, terminating, or abating a public nuisance as described in this Code.

2.4. Illegal litter prosecution.

Violation of any of the provisions of this chapter shall be initiated by the enforcement agency who witnesses such offense or has sufficient probable cause to believe that such offense has been committed, or who discovers an article of litter bearing the name or address of a person on the property of another, or on any public property. It shall be presumed that any article of litter discovered, is the property of such person whose name or address appears thereon, and that such person placed, or caused to be placed such article of litter on the property of another or public property. This presumption is based on the tenet that all generators of such litter are responsible for such litter until such time as it has been properly disposed of.

2.5. Corrective notice, citations, to abate nuisances.

Whenever the code enforcement inspectors, the building official, or any other authorized designee becomes aware of, or finds that any nuisance condition exists, it shall be their duty to immediately give written notice to the owner of the property. The notice shall be mailed by certified mail in accordance with Section 162.12, Florida Statutes, by personal service, or by posting such notice on the property, directing such person to remove, terminate and abate such public nuisance within the time specified in the notice, with the time for compliance beginning on the date of the mailing, personal delivery, or posting as the case may be. The written notice shall include a sufficient description to identify the property upon which the public nuisance exists, a description of the public nuisance to be terminated, and a statement notifying the owner that if the property remains in violation after the specified time frame, a citation may be issued, a notice to appear may be issued, a public hearing before the special magistrate may be held, or the city will cause the nuisance to be abated and all costs, fees including administrative costs, and the city shall cause a lien to be placed on the property for all such costs. If the certified mailing is not signed for by the property owner, or if the property is unoccupied, or vacant, then posting of the notice upon the property shall constitute sufficient notice to the owner, and no additional notice shall be required for any action pursuant to this chapter. All citations, notices, and court summons issued, shall be maintained by the issuing authority for public inspection during normal office hours.

2.6. Remedy for noncompliance with corrective notice.

If a person served with a corrective notice fails to comply with the notice within the period stipulated, the council may cause the property to be cleaned up and the nuisance abated. The cost for such cleanup shall be billed and mailed via certified mail to the last known address of such owner. If such bill is not paid within 30 days from the mailing date, the city shall cause a lien to be placed on the property for the amount expended on the nuisance abatement, including administrative costs, which amount shall accrue interest at the applicable prejudgment interest rate until the lien is satisfied. The lien shall contain the authority for the lien imposition; a description of the subject real property sufficient to described the real property to others in the public records; the name of each title holder of record as of the date the lien is prepared, according to the records of the county property appraiser; and the amount of the lien itemized as to charges and costs.

2.7. City clerk duties.

The city clerk shall:

- (1) Cause a copy of the lien to be entered in a book, which shall be prepared and kept for that purpose by the city clerk. The book shall show the title holder of record, the amount of such cost, the date of completion of the work and a legal description of the property upon which the lien is placed. A certified copy of the lien shall be recorded in the official records of the county; and the original of the lien shall be kept on file as a public record in the office of the city clerk.

- (2) Upon entry of the copy of the lien into the lien book, cause a copy of the lien to be sent by certified mail, return receipt requested, to each title holder of record according to the records of the county property appraiser on the date the notice was mailed.

2.8. Finality and priority of lien.

The lien shall be effective and final against the real property upon which the work has been done from the time of entry of the copy of the lien into the lien book. Liens in the lien book shall take priority as of the time of the entry therein. With respect to liens recoded in the official records of Holmes County, lien priority shall be based on the time of recording unless otherwise required by applicable statutes.

2.9. Payment and enforcement of lien.

Each of the liens provided for in this action may be paid within 90 days after the publication of the notice of assessment and lien without interest. Thereafter, the lien, including administrative costs and the cost of the publication of the notice of assessment and lien, together with interest at the applicable statutory rate for judgment as established in F.S. § 55.03, and the costs of collection, including attorney's and court costs, shall be a lien against the property and shall be collected and enforceable in the same manner as is provided by law for the enforcement of other taxes levied upon the property.

2.10. Rates and charges.

The Mayor or designee shall cause to be prepared a current schedule of rates, charges and costs that may be assessed by the city using its own equipment and personnel for abatement of public nuisances, as provided in this chapter, and shall file such schedule with the city clerk.

2.11. Judicial proceedings for nuisance abatement.

Whenever, in the judgment of the Mayor, it is necessary for the city to obtain the assistance of the courts to remove, terminate or abate a public nuisance, and in all cases in which the person in possession of the property involved has refused code inspectors entry upon such property, the Mayor shall request that the council commence and maintain all necessary actions in a court of competent jurisdiction to assist the city in carrying out its responsibilities under this chapter. Such actions may encompass any or all the following proceedings:

- (1) An application for an injunction or restraining order, whether temporary or permanent, to prevent a person from maintaining or continuing to maintain any of the conditions declared in this chapter to be public nuisances, or to compel a person to remove, terminate or abate a public nuisance as provided in this chapter or to compel the performance of any act specifically required of a person to remove, terminate, or abate a public nuisance; or
- (2) To empower the code inspectors or designee to enter upon any property whereon a public nuisance exists or is maintained for the purpose of removing, terminating, or abating such nuisance and to prevent the person in possession of such property from interfering with the code inspectors or designee while exercising this power in accordance with the court's order.

2.12. Judicial proceedings as last resort.

The judicial remedies authorized to be sought by this section are in addition to the power of the city to terminate public nuisances granted in this chapter. The Mayor, code inspectors or designee shall, as much as possible, terminate public nuisances without recourse to the courts.

2.13. Contractor as city's agent.

Whenever the city has contracted with a private contractor to terminate a public nuisance, as provided in this chapter, the remedies authorized in this chapter to be sought for the Mayor, code inspectors or designee and the city may be sought by the Mayor, code inspectors or designee on behalf of the private contractor, to the extent that they are necessary to enable the private contractor to terminate the public nuisance.

ARTICLE III. DECLARATION OF GENERAL NUISANCE

3.1. Purpose.

The purpose of this article is to establish minimum standards for the maintenance, upkeep, and appearance of improved or unimproved premises; to minimize impacts of construction; and to provide a just, equitable and practicable method to preclude:

- (1) Residential and commercial buildings, structures, and premises from causing and/or endangering the life, limb, health, property, safety, or welfare of the public or theirs;
- (2) Diminished property values; or
- (3) Detracting from the appropriate appearance of the residential area, by way of example:
 - a. Failure to remove abandoned property, litter, or debris; or
 - b. Failure to cut and/or remove the accumulation of weeds, grass, or uncultivated vegetation.

3.2. Property nuisances prohibited.

No person shall cause, permit, allow or suffer any of the conditions described in this section to occur or exist upon any lot, tract or parcel of land, improved or unimproved, or in any building thereon, in the city, to an extent and in a manner that such lot, tract or parcel of land or building is or may reasonably become infested with or inhabited by rodents, vermin, reptiles or wild animals, or may furnish a breeding place for mosquitoes, vermin or reptiles, or may threaten or endanger the public health, safety or welfare or where the condition of the unmaintained property will negatively impact the peaceful use or value of surrounding properties. Such conditions are hereby declared to be public nuisances and may be abated as such.

3.3. Nuisance conditions.

A public nuisance includes, but is not limited to, the following actions or omissions:

- (1) Failure to maintain property in accordance with the standards set forth in this section or Code in general.
- (2) Accumulation or open storage of trash, debris, garbage, bottles, paper, cans, rags, dead plants, or trees, dead or decayed animal matter, fruit, vegetables, offal, tools, equipment, lawn and garden products, buckets, containers, appliances, household furniture, bricks, concrete, scrap lumber or any other refuse of any nature.
- (3) Any condition that provides harborage for rats, mice, snakes, other vermin, or pests except on pristine lots and in preserve areas.
- (4) Any building or structure which does not meet the requirements of the Code and is in such a dilapidated condition that it is unfit for human habitation or kept in such a structurally unsafe or

unsanitary condition that is a menace to the health of people residing in the vicinity thereof or presents a fire hazard to the vicinity in which it is located.

- (5) All unnecessary or unauthorized noises and annoying vibrations, including animal noises, generators, and activities not germane to the zoning district.
- (6) All disagreeable or obnoxious odors and stench, as well as the conditions, substances or other causes which give rise to the emission or generation of such odors and stench.
- (7) Hazardous trees that potentially may fall on adjacent properties or rights-of-way shall be removed.
- (8) Any condition constituting a fire hazard.
- (9) Any worn-out, scrapped, partially dismantled, non-operative, unusable, or discarded materials or objects, such as motor vehicles or parts thereof, building materials, machinery, boats, or part thereof, trailers, or other such items.
- (10) The storage of any vehicle or boat, or parts thereof, without a valid current license plate or other registration certificate, showing said vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which said vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that said property is worn-out, scrapped, non-operative, unusable, or discarded, as provided in this chapter.
- (11) Grass, weeds, and uncultivated vegetation: All grasses or weeds, and uncultivated vegetation, shall not exceed 12 inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.

3.4. Duty of property owner.

It shall be the duty of the owners, or other persons in control of property within the city to maintain their lot, tract or parcel and the abutting right-of-way but not including that area which is paved as roadway consistent with the standards set out in this title.

3.5. Duties for developed, undeveloped property.

The owner, or person in charge or control of the property, developed or undeveloped, within the city shall cut down and remove all weeds, grass, and undergrowth on said property when said weeds, grass, or undergrowth exceeds 12 inches in height. Said vegetative material growing in the abutting right-of-way shall not exceed 12 inches in height for both developed and undeveloped properties.

3.6. General standards.

- (a) All vacant lots shall be free from potential fire hazards, to include but not be limited to dead trees, loose branches, and palm fronds.
- (b) All vacant lots, including the area between the edge of pavement in the street and the lot line, shall be kept free from dry vegetation, accumulation of weeds, grass, and uncultivated vegetation:
 - (1) Which present a visual blight upon neighborhoods;
 - (2) Which may harbor insect or rodent infestations;
 - (3) Which may likely become a fire hazard;
 - (4) Which result in a condition which may threaten the health and safety or the economic welfare of abutting or adjacent property owners; or

- (5) All grasses or weeds, and uncultivated vegetation, shall not exceed 12 inches in height on vacant lots including the area between the edge of the pavement in the street and the lot line.
- (c) Motor vehicles are prohibited from parking on or driving across any portion of a vacant lot, except for:
 - (1) Areas designated and approved by the Mayor or designee; and
 - (2) Where the owner of the vacant lot has given written permission to the vehicle owner or operator. This provision does not authorize inoperable vehicles, or vehicles or trailers without current registrations and current license plates, to be parked on a vacant lot.

3.7. Preserve areas.

In preserve areas all maintenance requirements shall be determined by the department of environmental protection, except that the entire property shall be kept free of trash, debris, and litter.

3.8. Landscape materials.

Landscape materials shall be maintained reasonably free of weeds and foreign matter and shall always be kept in reasonably healthy conditions. All dead material shall be removed. Hazardous trees that potentially may fall on adjacent properties or rights-of-way shall be removed.

ARTICLE IV. GRAFFITI NUISANCE.

4.1. Graffiti nuisance.

It shall be prohibited for any person to write, paint, inscribe, scratch, scrawl, spray, place or draw graffiti of any type on any public or private building, structure or any other real or personal property.

- (1) It shall be prohibited for any person owning property, acting as manager or for the owner of the property, or in possession or control of the property to fail to remove or effectively obscure any graffiti upon any public or private building, structure or any other real or personal property.
- (2) This section shall not be construed to prohibit temporary, easily removable chalk or other water-soluble markings on public or private sidewalks, streets or other paved surfaces which are used in connection with:
 - a. Traditional children's activities such as drawing, creating bases or a playing field for games such as stickball, kickball or handball, hopscotch, and similar activities, and any lawful business or public purpose or activity.
 - b. Any lawful business or public purpose or activity.

ARTICLE V. CONSTRUCTION SITE MAINTENANCE

5.1. Development activity, grading or excavating of land.

Development activity, grading or excavating of land, must receive prior approval before construction activity can proceed.

5.2. Waste.

All construction and demolition contractors, and owners shall provide onsite control measures for the storage of loose debris, paper, tar paper, packaging and crating materials and other litter to prevent wind-driven scattering of such materials if the materials are otherwise not properly disposed of daily. All litter, tarpaper, packaging and crating materials and similar materials shall be removed within 30 days after the completion of the construction or demolition. In the event of a failure to control construction debris resulting in litter, the enforcement authority may provide a written citation to the permit holder, property owner or both.

5.3. Erosion and sediment control, landscape maintenance, shrubbery, plants, and ground cover.

All premises shall be maintained in a condition to prevent erosion of soil by:

- (1) Landscaping with grass, trees, shrubs, other planted ground cover, silt fencing.
- (2) Such other suitable means as shall be approved by the building official.
- (3) Where landscape plans have been specifically incorporated and approved in a development plan, the landscape areas shall be maintained in a manner equal to the original landscaping approval.
- (4) Failure to maintain erosion and sediment control may result in a written citation to the permit holder, the property owner, or both.

5.4. Draining; re-grading; fill required.

Any lot, tract, or parcel, including swimming pools thereon, which shall be unwholesome or unsanitary, have stagnant water standing thereon, or be in such other condition as to be susceptible to producing disease shall be drained, re-graded or filled by the owner in a manner approved by the city.

5.5. Clay pits; storm water ponds; caves; depressions.

The owner, lessor, or occupant of any real property in the city wherein there exists any clay pit, storm water ponds, cave, or other depression, so located and of such depth that a child might conceivably be drowned therein when such depression is filled with rainwater or other liquid, shall enclose the depression with a fence of a height of six feet or more, with a vertical mesh spacing not to exceed two inches. The enclosure shall be of such construction as not to be penetrable without the aid of tools or another mechanical device. The existence of any such depression not so protected is hereby declared to be a dangerous and attractive nuisance.

ARTICLE VI. LITTER CONTROL

6.1. Areas to be free of trash and debris.

The property, and right-of-way adjoining such property shall be kept free of trash, debris, and litter by the property owner whose property adjoins the sidewalk and right-of-way. Sidewalks shall be kept free of trash, debris, or litter. Bushes, trees, and other vegetative matter shall not obstruct the public sidewalk or obstruct motorist's vision. Irrigation systems shall not overspray the public sidewalk.

6.2. Storage of litter.

- (a) All commercial businesses shall store litter in containers to eliminate wind-driven debris. The number and size of receptacles for each commercial business shall be that number required to maintain a clean, neat, and sanitary premises. Spillage and overflow of litter around containers is a violation.
- (b) Commercial businesses shall provide and maintain litter containers adequate to contain litter generated from such business at its loading and unloading zones.
- (c) Commercial businesses open to the public shall provide and maintain containers adequate to contain litter generated from such business.
- (d) Every person in possession or in control of any place, public or private, where litter is accumulated or generated shall provide and maintain adequate and suitable containers capable of holding such litter until proper final disposal is accomplished.
- (e) Any accumulation of litter in or upon any property, vacant or improved, is deemed a nuisance, and is prohibited. Failure to remove the accumulation by the property owner, tenant, manager, or other person who owns, maintains, or controls any premises or portion thereof, whether improved or unimproved, is a violation.

6.3. Unauthorized disposal.

No private property owner, tenant, or occupant shall grant permission to any person to dispose of litter on the property in any manner other than in permitted disposal sites.

6.4. Disposal of litter required.

Whoever generates litter in the city shall manage, store, handle, transport and dispose of it in accordance with the provisions of this Code.

No person shall throw, discard, place, drop, or deposit litter in any manner or amount in or upon any public property, private property, highway, street, right-of-way, or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

6.5. Materials, objects blown from vehicles.

An owner, or driver of a vehicle, from which any materials or objects have fallen, blown, leaked, sifted, or otherwise escaped, shall immediately cause the materials or objects on public property or private property to be cleaned up and shall pay any costs.

6.6. Litter at commercial, public establishments.

The owners and operators of commercial establishments shall store their litter in a controlled manner to eliminate wind-driven debris and litter in and about their establishments, to include but not be limited to the following requirements:

- (1) The number and size of containers necessary for each commercial establishment shall be required to control all waste generated on the premises.
- (2) Spillage and overflow around containers shall immediately be cleaned up by the generator thereof as it occurs.

- (3) All commercial establishments shall provide adequate receptacles in the loading and unloading areas to store loose debris, paper, cardboard, packaging materials and similar materials.
- (4) Every person owning or operating a public establishment, or public place, shall have adequate receptacles available to contain litter generated.
- (5) Every person in possession, in charge of, or in control of any place, public or private, where litter is accumulated or generated, shall always maintain litter in adequate and suitable receptacles and/or containers capable of holding such materials until proper final disposal is accomplished.
- (6) No person shall keep an accumulation of litter on any property, vacant or occupied, on any premises, public street, alley, public or private.

6.7. Responsibility for surrounding areas.

Each owner, or operator of any business, industry, or institution, private or public, profit or nonprofit, shall keep the adjacent and surrounding areas clean of wind-driven litter generated from such business, industry, or institution. These areas include public property, roads, rights-of-way, grounds, parking lots, loading, and unloading areas and vacant lots owned or leased by such business, industry, or institution.

6.8. Property exteriors.

- (a) Property exteriors shall be free of trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment, and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe, and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.
- (b) No owner, operator, or tenant shall maintain premises, private or open to the public, upon which litter is permitted, caused, allowed or existing in any manner as to be a sanitary nuisance.

ARTICLE VII. VEHICLE STORAGE

7.1. Outside storage of recreational vehicles.

- (a) Recreational vehicles shall not be lived in, slept in, or otherwise used as a residence or for residential or commercial purposes to include storage, except as provided in section 7.2, Temporary use of recreational vehicles.
- (b) Recreational vehicles shall not be connected to any water or sanitary sewer line, or utility apparatus, except as provided in section 7.2, Temporary use of recreational vehicles.
- (c) One recreational vehicle may be stored on a parcel in a single-family dwelling district, provided that any electrical service connection to a recreational vehicle shall be done in a lawful, safe, and secure manner in accordance with the manufacturer's specifications and applicable Florida Building Code, and a permit is obtained for such connection.

7.2. Temporary use of recreational vehicles.

- (a) The parcel must be located within a single-family dwelling district.
- (b) Prior to the occupancy of a recreational vehicle, a temporary use permit, which allows the recreational vehicle to be temporarily used in a residential capacity, must be obtained from the city.

- (c) The temporary use permit is valid for 180 consecutive days, however, if the continuation of the construction elements is necessary for the structure to return to acceptable condition and there is a valid, open building permit for the construction activities, the temporary use of the vehicle may be continued via new permit or an extension of permit for an extension period of 90 days.
- (d) The recreational vehicle shall be fully licensed and ready for highway use.
- (e) Any electrical service connection to a recreational vehicle shall be done in a lawful, safe, and secure manner in accordance with the manufacturer's specifications and applicable Florida Building Code.
- (f) Any potable water connection to a recreational vehicle must be completed under the regulations and inspection of the city and must have the required backflow protection device installed prior to use.
- (g) Recreational vehicles must be pumped out by a Florida licensed and bonded wastewater hauler or taken to a fully licensed wastewater receiving station. Under no circumstance, shall connection be made to any sanitary sewer service or any disposal of wastewater be disposed of in a manner inconsistent with city code and Florida law.
- (h) The provisions of this section are not intended to, nor shall they be interpreted as in any way preempting the requirements of any private agreement and/or covenant.

7.3. Recreational vehicle placement.

Recreational vehicles may be placed in the side and rear yards. Recreational vehicles are prohibited from being placed in the front yard.

ARTICLE VIII. PROPERTY MAINTENANCE

8.1. General provisions.

All premises shall be maintained in compliance with the standards in this section.

- (a) *Maintenance.* Equipment, systems, devices, and safeguards required by this chapter or a prior code under which the structure or premises was constructed, altered, or repaired shall be maintained in good working order. The requirements of this chapter are not intended to provide the basis for removal or abrogation of fire protection or safety systems and devices in existing structures. Except as otherwise specified herein, the owner shall be responsible for the maintenance of buildings, structures, and premises.
- (b) *Existing remedies.* The provisions in this chapter shall not be construed to abolish or impair other remedies of any local, state or federal jurisdiction or its officers or agencies relating to the removal or demolition of any structure.
- (c) *Requirements not covered by this chapter.* The building official shall determine requirements necessary for the strength, stability or proper operation and general conditions acceptable for an existing fixture, structure or equipment not specifically covered by this chapter.
- (d) *Deviation from chapter.* Where practical difficulties are prohibitive in carrying out the provisions of this chapter, the building official has the authority to grant modifications for individual cases. The modification must comply with the intent and purpose of this chapter and shall not lessen health, life, and fire safety requirements. The basis for granting modifications shall be recorded and entered in the department files.
- (e) *Compliance.* It shall be the duty of every owner and operator of improved or unimproved property within the city to comply with the requirements set forth in this chapter. No permit or certificate of occupancy shall be issued unless there is compliance with all applicable sections of this chapter. No premises or building, or combination, shall be used in a manner inconsistent with or in conflict with the requirements of this chapter.

- (f) *Conflict with other codes.* The provisions of this chapter shall apply to all buildings, structures or premises in existence or built within the city limits or annexed therein. Where the provisions of this chapter impose a standard different than that set forth in any other ordinance of the city or under the laws of the state, the most restrictive standard shall prevail.
- (g) *Building permits.* Prior to commencing work to correct a violation as described in section 8.2 below, a building permit, or approval from the building official is required. Failure to obtain a building permit is punishable by F.S. ch. 553 in addition to city code.

8.2. Standards for improved property.

- (a) *Foundation.* The building foundation system shall be adequately maintained and capable of supporting the load for which it was designed.
- (b) Wood supports shall be sound and free from insect infestation and rot.
- (c) Metal supports and connections shall be free from rust and the equivalent of new supports.
- (d) Skirting shall be maintained free from broken or missing sections, pieces, or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure.
- (e) *Exterior walls.* Exterior walls of buildings shall be:
 - (1) Maintained free from holes, breaks, and loose or rotting materials; and
 - (2) Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.
- (f) *Windows.*
 - (1) Every window shall be maintained in sound working condition and good repair to be substantially weather-tight and rodent-proof.
 - (2) Openings originally designed as windows shall be maintained as windows unless approved by the building official for enclosure. The enclosure of a window shall be by either bricking the opening, blocking the opening with concrete blocks, and stuccoing the exterior or boarding the opening. When boarding is used, it shall be of trim fit, sealed to prevent water intrusion, and painted or stained to conform to the other exterior portions of the building. The boarding shall not remain for a period of more than 90 days from the date of the initial violation. When an act of God, such as a hurricane or tornado, the city manager may extend the time as needed.
- (g) *Shutters.* All shutters shall be maintained in good repair and securely attached to a structure. Peeling paint or preservatives is prohibited.
- (h) *Exterior doors.* Every exterior door and hatchway or garage door shall be kept in sound working condition and good repair.
- (i) *Exterior doorframes and storefronts.* Exterior doorframes and storefronts shall be maintained in good condition. All moldings shall be securely attached to the structure and maintained in good condition without splitting or deterioration.
- (j) *Exterior surface treatment.* All exterior surfaces, including by way of example and not limitation, doors and window frames, cornices, porches, decks, trim, balconies, fences, and docks, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling paint is prohibited and surfaces shall be repainted. All metal surfaces shall be coated to inhibit rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated.

- (k) *Structural supports.* Every structural element of a dwelling shall be maintained in a structurally sound condition and shall not show evidence of deterioration that would make it incapable of carrying normal loads.
- (l) *Porches and balconies.* All exterior porches, balconies, stairs, and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs, and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.
- (m) *Stairs.* All stairs shall be maintained safe and free from tripping hazards. Treads shall be sound, without broken or chipped edges. Wooden stairs shall be free from decay or substantial wear that could cause a tripping hazard or have an unsightly appearance. Handrails and guardrails shall be maintained to withstand loads prescribed by the Florida Building Code.
- (n) *Roofs.* Roofs shall be maintained in a structurally sound and safe manner. Roofs shall be repaired using like materials to existing materials.
- (o) *Gutters and downspouts.* Gutters and downspouts shall be maintained in good repair, and securely installed. Water run-off shall be contained on the property and shall not run-off onto adjacent properties.
- (p) *Chimneys, flues, and vent attachments.* Chimneys, flues, and vent attachments shall be maintained in a structurally sound manner, free from defects to capably perform the functions for which they were designed.
- (q) *Overhang extensions.* All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound condition. All exposed surfaces of metal or wood shall be protected from the elements, decay, or rust. For properties located in the downtown overlay district, any commercial awning in disrepair must be repaired to original condition. Awnings in this district may not be removed but must be repaired. In the event the original material cannot be located, the property owner must obtain a permit and replace with a similar product.
- (r) *Insect screens.* All windows and other outside openings required for ventilation of food preparation areas, food service areas, or any areas where products utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per 25 mm. Every swinging door shall have a self-closing device in good working condition.
- (s) *Accessory structures.* Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
- (t) *Swimming pools.* No person owning, operating, or having possession of any property within the city shall allow the accumulation of stagnant water. All swimming pools, spas, architectural pools, ponds, or bodies of water shall be properly maintained so as not to create a safety hazard or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted. Pools and spas shall be kept in working order, and the water quality shall be such that it does not create a breeding ground for mosquitoes or other insects. Roofs or other structures, or improvements designed for the retention of water are exempt from this section but shall be subject to the design capabilities of a said roof, structure, or improvement or other governing codes.
- (u) *Rodent harborage.* All structures and exterior premises shall be kept free from rodent harborage and infestation. Where rodents are found, the owner shall promptly exterminate rodents through a process which will not be injurious to human health.
- (v) *Exterior lighting.* All outdoor lighting shall comply with the following:
 - (1) Non-vehicular light sources that shine into the eyes of drivers of vehicles or pedestrians which could impair safe traverse are prohibited.

- (2) All lighting shall be shielded and aimed at the owner's premises, or sidewalk and street abutting the premises.
- (w) *Fences and walls.* Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted. Fences shall be free from loose or rotting materials. Metal fencing shall be free from rust or deterioration.
- (x) *Floors, interior walls, and ceilings.* All floors, interior walls and ceilings of every structure shall be maintained in a structurally sound manner and in a condition consistent with its use.

8.3. Accessory structures.

Garages, storage buildings and all other accessory structures shall be maintained in good repair and sound structural condition. Structures attached or unattached, to the principal structure, which are found by the building official to be structurally deficient, shall be repaired or demolished within the timeframe set by the building official. Maintenance of accessory structures shall comply with the following:

- (1) The exterior of the building and premises to include but not limited to parking areas and landscaped areas shall be maintained in a sound, clean and neat condition.
- (2) Signs shall be maintained in good condition. Where the sign structure remains, the sign faces are to be replaced with blank panels (permit required). The design and color are subject to approval by the building official.
- (3) All advertising structures, awnings and accompanying supporting members shall be maintained in good repair and shall not constitute a nuisance or safety hazard. Advertising structures or awnings not properly maintained in accordance with this subsection shall be removed. Awnings or marquees made of cloth, plastic or a similar material shall not show evidence of tearing, ripping or holes. Upon removal of an advertising structure, such as a sign, all supporting members shall be removed. Awnings must be repaired or replaced to original condition. Where supporting members have been left from sign removal prior to adoption of the ordinance from which this chapter is derived, such supporting members shall be removed within three months of the effective date of such ordinance. Nothing in this subsection shall be construed to authorize any encroachments on streets, sidewalks, or other parts of the public right-of-way.
- (4) Where parking areas are to be barricaded to prohibit vehicular travel, it shall be accomplished by installation of parking bumpers pinned to the pavement.

8.4. Responsibilities of owner and operator.

It shall be the duty and responsibility of the operator and the owner to ensure compliance with the following:

- (1) All parts of the premises under the control of the owner or operator shall be maintained in a safe and sanitary condition consistent with the business use.
- (2) The owner or operator shall not perform any acts:
 - a. Which render other parts of the premises unsafe or unsanitary;
 - b. Which obstruct any adjacent owner or operator from performing any duty required or maintaining the premises in a safe and sanitary condition.
- (3) Every owner or operator shall eliminate infestation of rodents or insects in and on the premises subject to the owner's or operator's control.
- (4) Every owner or operator shall maintain all plumbing fixtures in a safe and sanitary condition.

- (5) Upon learning of a defect or inoperable status of any facility, utility or equipment required under this chapter, which is the owner's responsibility, the operator shall provide written notice to the owner.

(Ord. No. 1813 , § 2, 4-26-21)

8.5 General maintenance.

- (a) *Nuisances and hazards.* Premises shall be maintained free of nuisances and any hazards to the safety of the customers or persons utilizing the premises or to pedestrians passing by.
- (b) *Walls exposed because of demolition.* Where a wall of a building is exposed because of demolition, the owner of the building shall have the wall with its doors, windows, vents, or other similar openings closed with material of the type composing the wall. No protrusions or loose material shall be in the wall. The exposed wall shall be painted, stucco or bricked, and weatherproofed, if necessary, based on construction material, to prevent deterioration of the wall.
- (c) *Storage of flammable or combustible materials.* There shall be no storage or accumulation of flammable or combustible liquids or other materials on the premises and only in such quantities prescribed by the regulations.
- (d) *Abandoned curb cuts.* Where curb cuts are abandoned due to new construction or change of access by the owner, the curb cut shall be closed and replaced with curb and gutter design to match original.
- (e) *Sidewalks or curbs damaged by delivery vehicles.* Damage to public sidewalks or curb and gutter located in the public right-of-way shall be repaired or replaced by the owner at no expense to the city when such damage is caused by vehicles making deliveries to the commercial premises.

8.6. Applicability of standards to vacant buildings; securing vacant buildings.

The provisions of this chapter that apply to the exterior premises include vacant structures. Vacant structures are not required to comply with the interior requirements of this chapter. All vacant structures shall be secured to prevent the entry of unauthorized persons or the formation of nuisance conditions. Securing a vacant structure may include boarding of the building, for a limited time not to exceed 90 days. If required by the building official, windows and doors shall be boarded by the owner and the boarding shall be maintained to keep the building secured. The design and color of boarding is subject to approval by the building official and shall be designed so that the building does not appear to be abandoned.

8.7. Unsightly conditions.

The following conditions are hereby deemed to be unsightly conditions and are prohibited. The following conditions are prohibited on any premises in the city:

- (1) Structures that are:
 - a. Partially destroyed;
 - b. Left in a state of disrepair; or
 - c. Left in a state of partial construction beyond the valid timeframe of the permit.
- (2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
- (3) Building exteriors in a condition of deterioration or disrepair such that the condition causes measurable diminution of surrounding property values.
- (4) Garbage and trash containers stored in a manner visible from the street.

- (5) Prior to issuance of a demolition permit for a building where commercial activity is a permitted use, performance bond or equivalent security shall be filed with the city, or a letter of credit may be submitted to the city manager for approval, in the amount defined below.
 - a. *Total demolition.* The amount to demolish the building, and remove all debris from the site, and disposal cost for the debris and grading the lot in compliance with the land development code; or
 - b. *Partial demolition.* The amount to demolish the building, and remove all debris from the site, and disposal cost for the debris, grading the lot and the cost of additional construction or reconstruction so the exterior of any partially demolished building or building abutting an adjacent building that results in repair or reconstruction complies with this chapter and the Florida Building Code, as amended.
- (g) Where buildings in any zoning district are destroyed by fire, disaster or other acts of God, the requirements of this section and the land development code shall apply.

ARTICLE IX. SPECIAL MAGISTRATE

9.1. Purpose.

The purpose of this article is to create the position of special magistrate with authority to impose administrative fines and other noncriminal penalties to promote, protect, and improve the health, safety, morals, and welfare of the city and to provide an equitable, expeditious, effective and an inexpensive method of enforcing city codes and ordinances where a pending or repeated violation exists or continues to exist. The special magistrate is authorized pursuant to Chapter 162, Florida Statutes, and other applicable law.

9.2. Definitions.

The following terms shall have the meanings set forth in this division unless the context clearly indicates otherwise:

City attorney means the legal counselor or advisor to the city as appointed from time to time by the city council, who shall be legal counsel to the code enforcement officer ("CEO") and shall advise the CEO accordingly concerning the officer's duties, powers, jurisdiction, and authority. The city attorney shall not advise the CEO and the special magistrate simultaneously.

City council means the elected governing and legislative body of the city.

Code enforcement officer means any authorized agent or employee of the city whose duty it is to enforce codes and ordinances enacted by the city, and who has received appropriate training as determined by the city. This shall include, but not be limited to, code inspectors, including law enforcement officers, and municipal fire safety inspectors as defined in F.S. ch. 633. Designation of a code enforcement officer and appropriate training for such officer shall be determined by the Mayor.

Special magistrate means a special magistrate appointed under this chapter.

9.3. Creation and appointment of special magistrates; jurisdiction; powers.

- (a) Pursuant to F.S. ch. 162, there is hereby created the position of special magistrate. The Mayor shall appoint at least one special magistrate to exercise the authority and powers set forth in this division. The Mayor may appoint up to three special magistrates. Appointments shall be made based on experience or interest in code enforcement, and subject to the following requirements:

- (1) A special magistrate must be an attorney and a member in good standing with the Florida Bar;
- (2) A special magistrate shall possess knowledge and experience in local government law, judicial and administrative procedure, and rules of evidence;
- (3) A special magistrate shall not be a city employee;
- (4) A special magistrate shall serve a term of two years, and may be reappointed for succeeding terms; and

The Mayor may suspend or remove a special magistrate at any time, with or without cause, based on the needs of the city.

- (b) A special magistrate shall have jurisdiction to hear and decide cases in which violations are alleged of any provisions of city code, ordinances and state statutes authorizing hearings by special magistrates, except as specifically excluded herein.
- (c) Special magistrates are vested with all powers provided in F.S. ch. 162 and with the following specific powers, which shall not be construed as a limitation on available powers:
 - (1) Control proceedings before the special magistrate;
 - (2) Impose sanctions necessary to maintain dignity of the proceedings and to stop any activity which impedes or obstructs the administration of justice;
 - (3) Subpoena alleged violators and witnesses;
 - (4) Subpoena evidence;
 - (5) Administer and take testimony under oath;
 - (6) Issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance; and
 - (7) Make findings of fact based on the evidence in the record and state conclusions of law.

A special magistrate may request to have independent legal counsel to advise him or her, concerning the duties, powers, jurisdiction, and authority of the office. The Mayor, with consent of the city council, may appoint independent legal counsel to advise the special magistrate.

9.4. Enforcement procedure.

- (a) It shall be the duty of the code enforcement officer to initiate enforcement proceedings of the various codes.
- (b) Except as provided in subsections (c) and (d), if a violation of the codes is found, the code enforcement officer shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code enforcement officer shall notify a special magistrate and request a hearing. The special magistrate, through clerical staff provided by the city, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed to the violator as provided in F.S. § 162.12. At the option of the special magistrate, notice may additionally be served by publication or posting as provided in F.S. § 162.12. If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code enforcement officer, the case may be presented to the special magistrate even if the violation has been corrected prior to the hearing, and the notice shall so state.
- (c) If a repeat violation is found, the code enforcement officer shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code enforcement officer, upon notifying the violator of a repeat violation, shall notify a special magistrate and request a hearing. The special magistrate, through clerical staff provided by the city, shall schedule a hearing and shall provide notice pursuant to F.S. § 162.12. The case may be presented to the special magistrate even if the repeat violation has been corrected prior to the hearing, and the notice shall so state. If the repeat violation has been corrected, the special magistrate retains the right to schedule a hearing to determine costs and impose the payment of reasonable

enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the special magistrate.

- (d) If the code enforcement officer has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code enforcement officer shall make a reasonable effort to notify the violator and may immediately notify the special magistrate and request a hearing.
- (e) If the owner of property that is subject to an enforcement proceeding before a special magistrate or court transfers ownership of such property between the time the initial pleading was served and the time of the hearing, such owner shall:
 - (1) Disclose, in writing, the existence and the nature of the proceeding to the prospective transferee.
 - (2) Deliver to the prospective transferee a copy of the pleadings, notices, and other materials relating to the code enforcement proceeding received by the transferor.
 - (3) Disclose, in writing, to the prospective transferee that the new owner will be responsible for compliance with the applicable code and with orders issued in the code enforcement proceeding.
 - (4) File a notice with the code enforcement officer of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within five days after the date of the transfer.

A failure to make the disclosures described in subsections (1), (2), and (3) before the transfer creates a rebuttable presumption of fraud. If the property is transferred before the hearing, the proceeding shall not be dismissed, but the new owner shall be provided a reasonable period of time to correct the violation before the hearing is held.

- (f) In addition to the enforcement procedures set forth herein, the "Supplemental County or Municipal Code or Ordinance Enforcement Procedures" set forth in F.S. ch. 162, pt. II, and F.S. § 125.69, are hereby incorporated herein by reference.

9.5. Conduct of hearing.

- (a) Upon request of a code enforcement officer, or at such other times as may be necessary, the special magistrate may call a hearing. Minutes shall be kept by city clerical staff of all hearings conducted by a special magistrate, and all hearings and proceedings shall be open to the public. The city shall provide clerical and administrative personnel as may be reasonably required by a special magistrate for the proper performance of his or her duties.
- (b) Each case before a special magistrate shall be presented by the code enforcement officer or by a member of the administrative staff of the city. If the city prevails in prosecuting a case before the special magistrate, it shall be entitled to recover all costs incurred in prosecuting the case before the special magistrate and such costs may be included in the lien authorized under F.S. § 162.09(3).
- (c) A special magistrate shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. The special magistrate shall take testimony from the code enforcement officer and alleged violator. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.
- (d) At the conclusion of the hearing, the special magistrate shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted to the special magistrate in this chapter. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and, under the conditions specified in F.S. § 162.09(1), the cost of repairs may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property,

and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If an order is recorded in the public records and the order is complied with by the date specified in the order, the special magistrate shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.

9.6. Administrative fines and penalties; costs of repair; liens.

- (a) A special magistrate, upon notification by a code enforcement officer that an order of the special magistrate has not been complied with by the set time or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the special magistrate for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code enforcement officer. In addition, if the violation is a violation described in F.S. § 162.06(4), the special magistrate shall notify the city manager, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Making such repairs does not create a continuing obligation on the part of the city to make further repairs or to maintain the property and does not create any liability against the city for any damages to the property if such repairs were completed in good faith. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a special magistrate finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in subsection (b)(1).
- (b) (1) A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (a). However, if a special magistrate finds the violation to be irreparable or irreversible in nature, he or she may impose a fine not to exceed \$5,000.00 per violation.
- (2) In determining the amount of the fine, if any, the special magistrate shall consider the following factors:
 - a. The gravity of the violation;
 - b. Any actions taken by the violator to correct the violation; and
 - c. Any previous violations committed by the violator.
- (3) A special magistrate may reduce a fine imposed pursuant to this section.
- (c) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the city, which may execute a satisfaction or release of lien entered pursuant to this section. After three months from the filing of any such lien which remains unpaid, a special magistrate may authorize the city attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under § 4, article X of the State Constitution. The money judgment provisions of this section shall not apply to real property or personal property which is covered under § 4(a), article X of the State Constitution.
- (d) Actions for money judgments under this division may be pursued only on fines or penalties levied after October 1, 2000.

- (e) The special magistrate shall have jurisdiction to assess a reasonable administrative fee to recoup the actual costs of notice, preparation, and presentation of alleged violations.

9.7. Appeals.

An aggrieved party may appeal a final administrative order of a special magistrate to the circuit court as provided in F.S. § 162.11.

9.8. Notices.

All notices required by this part must be provided to the alleged violator using any method authorized by F.S. § 162.12.

Article X. CODE ENFORCEMENT CITATIONS

10.1. Issuance of citation.

An employee of the city who is duly authorized by the Mayor as a code enforcement officer or code inspector, and any law enforcement officer of the city, may issue a citation to a person to appear in county court of Holmes County, Florida when the officer upon personal investigation has reasonable cause to believe that the person has committed a civil infraction in violation of a city ordinance. Employees whom may be designated as code enforcement officers may include but are not limited to, code inspectors, law enforcement officers, public works inspectors, fire safety inspectors and zoning inspectors.

10.2. Notice of violation.

Prior to issuing a citation, the code enforcement officer shall provide notice to the person that the person has committed a violation of a city ordinance and shall establish a reasonable period, not to exceed 30 days, within which the person must correct the violation. If, upon personal investigation, the code enforcement officer finds that the person has not corrected the violation within the time period, the code enforcement officer may issue a citation to the person who has committed the violation. A code enforcement officer does not have to provide the person with a reasonable time period to correct the violation prior to issuing a citation and may immediately issue a citation if a repeat violation is found. If the code enforcement officer has reason to believe the violation presents a serious threat to the public health, safety, or welfare or if the violation is irreparable or irreversible, the code enforcement officer does not have to provide a reasonable time period to correct the violation prior to issuing a citation.

10.3. Form of citation.

A citation and notice to appear shall be in the form prescribed by the Mayor and when issued, shall constitute notice that an officer has probable cause to believe an infraction of city code has been committed and that the cause will be heard in the county court in and for the county. Exclusive jurisdiction and authority shall be in the county court to dispose of or make adjudication based upon a citation once it has been issued. A citation shall include the following:

- (1) The date and time of issuance.
- (2) The name and address of the person to whom the citation is issued.
- (3) The date and time the civil infraction was committed.
- (4) The facts constituting reasonable cause.

- (5) The number or section of the Code or ordinance violated.
- (6) The name and authority of the code enforcement officer.
- (7) The procedure for the person to follow in order to pay the civil penalty or to contest the citation.
- (8) The applicable civil penalty if the person elects to contest the citation.
- (9) The applicable civil penalty if the person elects not to contest the citation.
- (10) A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, the person shall be deemed to have waived his or her right to contest the citation and that in such case, judgment may be entered against the person for an amount up to the maximum civil penalty.

10.4. Issuance of citation.

For violation of any of the provisions of city code, the code enforcement office shall have the discretion to either issue a warning with no civil penalty, issue a citation for a fine in the amount as approved by the city council, or a notice to appear in court. Any person cited for violation of city code shall be deemed to be charged with a civil infraction and/or cited to appear in court.

10.5. Payment of civil penalty.

Any person cited with a violation of city code may pay the civil penalty within ten days of the date of receiving the citation. If the person cited follows the above procedure, he shall be deemed to have admitted the civil infraction and to have waived his right to a trial on the issue of commission of the violation.

- (1) If a person fails to pay the civil penalty within ten days of receipt of the citation, the clerk of the court shall issue a notice to appear. An additional amount shall be assessed as a late fee for each penalty paid after the initial ten-day period in accordance with the fee resolution as established by the city council.
- (2) If a person fails to pay the civil penalty or fails to appear in court to contest the citation, the court may issue an order to show cause upon the request of the municipality. This order shall require such person to appear before the court to explain why actions on the citation have not been taken. If any person who is issued such order fails to appear in response to the court's directive, that person shall be held in contempt of court.
- (3) Any person who willfully refuses to sign and accept a citation issued by a code enforcement officer shall be guilty of a misdemeanor of the second degree, punishable as provided in F.S. § 775.082 or 775.083.

10.6. Filing of citation with county court.

After issuing a citation to an alleged violator, a code enforcement officer shall deposit the original and one copy of the citation with the county court.

10.7. Schedule of civil penalties.

A person who receives a citation from a code enforcement officer for a violation of a city ordinance and who elects not to contest the citation shall be subject to a civil penalty in accordance with the fees set in the comprehensive fee schedule adopted by the city, but (a) in the absence of a fee schedule, or (b) if the fee schedule does not set forth a civil penalty for the specific violation cited, the fee shall be \$250.00 for a first offense and shall not exceed the maximum penalty set forth in Section 162.21, Florida Statutes, for a second offense and subsequent offense.

10.8. Judgment upon failure to contest citation.

Any person who fails to pay the appropriate civil penalty with the time period allowed, or who fails to appear in county court to contest the citation, shall be deemed to have waived his right to contest the citation, and judgment may be entered against the person in an amount not to exceed the amount set in the comprehensive fee schedule, or in the absence of a fee schedule, the amounts set forth in Sec. 10.7.

10.9. Exceptions.

The provisions of this section shall not apply to the enforcement, pursuant to F.S. §§ 553.79 and 553.80, of building codes adopted pursuant to F.S. § 553.73, as they apply to construction, provided that a building permit is either not required or has been issued by the city. For purposes of this section, the term "building codes" means only those codes adopted pursuant to F.S. § 553.73.

10.10. Provisions supplemental.

The provisions of this article are additional and supplemental means of enforcing city codes or ordinances. Nothing contained in this article shall prohibit the city from enforcing its codes or ordinances by any other means.

10.11. Separate offenses.

In addition to the penalties provided in this article, any condition caused or permitted to exist in violation of any of the provisions of city code or any ordinance shall be deemed a public nuisances and may be, by the city, abated as provided by law, and each day that such condition continues shall be regarded as a new and separate offense.

10.12. Notice to appear.

- (a) Notwithstanding F.S. § 34.07, a code enforcement officer, designated by the city, may issue a notice to appear at any hearing conducted by a county court if the officer, based upon personal investigation, has reasonable cause to believe that the person has violated a code or ordinance. A notice to appear means a written order issued by a code enforcement officer in lieu of physical arrest requiring a person accused of violating the law to appear in a designated court or governmental office at a specified date and time. If a person issued a notice to appear under this section refuses to sign such notice, the code enforcement officer has no authority to arrest such person.
- (b) Prior to issuing a notice to appear, a code enforcement officer shall provide written notice to the person that the person has committed a violation of a code or ordinance and shall establish a reasonable time period within which the person must correct the violation. Such time period shall be no fewer than five days and no more than 30 days. If, upon personal investigation, a code enforcement officer finds that the person has not corrected the violation within the prescribed time period, a code enforcement officer may issue a notice to appear to the person who has committed the violation. A code enforcement officer is not required to provide the person with a reasonable time period to correct the violation prior to issuing a notice to appear and may immediately issue a notice to appear if a repeat violation is found, or if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety, or welfare or that the violator is engaged in violations of an itinerant or transient nature, as defined by local code or ordinance within the city, or if the violation is irreparable or irreversible.