



AGENDA

CITY COUNCIL MEETING - REGULAR SESSION

MONDAY, OCTOBER 21, 2024 at 6:00 PM

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. October 7th, 2024 Regular Session 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

A. City Planner/Alday Howell Engineering - 109 Industrial Drive

B. City Planner/Alday-Howell - John Feeney: Ordinance No. 2024-12 Raley Drive MHP

The developer for this project has requested that the Council table this request to a later meeting. The developers have been notified that new notices of Public Hearings will be required before presentation.

C. City Planner/Alday-Howell - John Feeney: Ordinance No. 2024-13 Raley Drive MHP

The developer for this project has requested that the Council table this request to a later meeting. The developers have been notified that new notices of Public Hearings will be required before presentation.

VII. OLD BUSINESS

A. Attorney Fees Reimbursement

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, OCTOBER 07, 2024 at 9:00 AM
Midtown Plaza, 401 McLaughlin Ave., Bonifay, FL 32425

I. CALL TO ORDER

Mayor Larry Cook called the meeting to order at 9:03 am.

PRESENT

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

Also present

City Clerk Rickey Callahan, Deputy Clerk Tracy Walker, Executive Assistant Sierra Smith, City Attorney Jon Holloway, Director of Public Works Aaron Taylor, Chief Plant Operator Matt Perry, and Chief of Police Johnny Whitaker

A. Invocation

City Clerk Rickey Callahan gave invocation.

B. Pledge of Allegiance

City Clerk Rickey Callahan led the Pledge of Allegiance.

II. APPROVE AGENDA

City Clerk Callahan stated that Chief Whitaker needed police cars added under Item VIII.

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

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

III. APPROVE MINUTES

A. September 16th, 2024 Regular Session Minutes

Motion made to approve the minutes of September 16, 2024 by Council Member Sellers,
Seconded by Council Member Crews.

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

B. September 24th Special Session Minutes

Motion made to approve the minutes of September 24, 2024 by Council Member Sellers,
Seconded by Council Member Dixon.

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

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

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

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

Mayor Cook commended all Department Heads for their work for the Rodeo.

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 about 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

Mr. Richard Willsey stated he was disappointed in the Council, that nobody has taken a moment to speak on the Jewish State of Israel and the Americans that lost their lives on the day of the attack.

Mr. Willsey also questioned the cost of the boots in front of the fire and police stations, grants for the Fire Department for new equipment, and mentioned the need for road improvements.

Mayor Cook asked Mr. Willsey if he would like to lead in prayer and a moment of silence.

Mr. Willsey led a prayer for Israel.

VI. PLANNING & ENGINEERING

A. Melvin Engineering

A. BON22OS - Bonifay Old School Rehab- Recommendation of Award

B. Downtown Stormwater Park Amendment 2

Executive Assistant Sierra Smith stated that Melvin Engineering recommended awarding the contract for the Old Middle School Rehab to Knight Commercial.

Motion made to approve awarding contract to Knight Commercial by Council Member Crews, Seconded by Council Member Dixon.

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

Executive Assistant Smith said the second item needed Council approval for Mayor Cook to sign the Downtown Stormwater Park Amendment 2.

Motion made to approve Amendment 2 for the Downtown Stormwater Park by Council Member Crews, Seconded by Council Member Dixon.

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

Mayor Cook asked if the water and sewer replacement, and the paving on Chance Road was on schedule?

Director of Public Works Aaron Taylor stated yes.

Mayor Cook asked if they were all the way to Son-In-Law Road.

Director Taylor stated yes.

Executive Assistant Smith told the Council Members that the Weeks Street repaving and drainage project should begin soon.

VII. OLD BUSINESS

VIII. NEW BUSINESS

Mayor Cook told the Council Members there were issues with beavers in the ditch by Middlebrooks Park. The Public Works crew would clean the ditch out, and within two days, it would be stopped back up.

Motion made to approve moving forward with beaver eradication by Council Member Crews, Seconded by Council Member Sellers.

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

A. Chief of Police Johnny Whitaker - Hardware and Software for Evidence Collection and Control

Police Chief Johnny Whitaker told the Council Members that a 5-year contract with Axon for evidence collection and control would cost \$28,524.80. It included 7 bodycams with unlimited storage.

Motion made to approve contract with Axon by Council Member Crews, Seconded by Council Member Dixon.

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

Chief Whitaker informed the Council Members that 2 of their 2019 Explorers were damaged, one wrecked at least twice and one needed a transmission. Based on our cost to maintain those vehicles, he sought some bids for a lease/purchase option.

Chief Whitaker recommended leasing two vehicles for approximately \$34,000.

Mayor Cook stated the 2 damaged vehicles could be sold at auction.

Motion made to approve lease/purchase of 2 vehicles by Council Member Crews, Seconded by Council Member Sellers.

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

IX. COUNCIL / DEPARTMENT SUPERVISORS / CITY ATTORNEY DISCUSSION

Items not listed on Formal Agenda.

A. Council Updates

B. Department Updates

Executive Assistant Smith congratulated Chief Plant Operator Matt Perry for pushing for a \$102,000 grant, that was originally being considered a loan.

Mayor Cook stated that Matt Perry was the Employee Spotlight.

Chief Whitaker stated the rodeo went well and that they had to slow some traffic down.

City Clerk Callahan stated they the front third of the ceiling in for the city hall renovation project; the doors that were ordered were in a warehouse in Jacksonville, and they were hoping the storm did not damage them.

C. Employee Spotlight

X. ADJOURN

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

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

Mayor Cook declared the meeting adjourned at 9:30 am.

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.

Larry Cook, Mayor
James Sellers, Vice Mayor
Rickey Callahan, City Clerk
301 J. Etheridge Street
Bonifay, Florida 32425
Telephone (850) 547-4238
Fax (850) 547-9014



City Council Members:
Rick Crews, Councilman
Shelley Carroll, Councilwoman
Eddie Dixon, Councilwoman

City of Bonifay
Planning and Development Services Division
301 J Harvey Etheridge Street
Bonifay, FL 32425
Phone 850-547-4238

Date: 10/16/2024
To: City of Bonifay Planning and Zoning Commission
From: John Feeney, PE – Alday Howell Engineering, Inc.
RE: Minor Development Order for Industrial Drive

Staff Project Summary

Project: Proposed Minor Development Order for a 10,000 square foot Industrial /Commercial Building

Location: Parcel ID Number 1001.01-000-000-011.000. Located at the intersection of Industrial Drive and W Highway 90.

Land Use Designation: Urban Mixed Use

Planner Review:

- The project is located in Flood Zone X. Flood zone X means that the area is determined to be outside the 0.2% annual flood chance.
- There are no wetlands on the project site.
- The developer has complied with all requests for additional information and has revised the plans and documents to be in accordance with City Regulations.
- Land Use District Requirements:

Minimum Lot Size: .10 acres

Maximum ISR: 0.90

Maximum FAR: 1.8

- Proposed Development:

Lot Size: 10.33 acres

Proposed ISR: 0.15

Proposed FAR: 0.04

- **Parking Requirements:**

1/2 space per 1000 square feet of industrial area. 5 spaces per 1000 square feet of commercial area.

10 spaces required.

16 spaces provided.

Intergovernmental Review:

Northwest Florida Water Management District: Stormwater design meets the requirements of the City of Bonifay and NFWFMD. A 10-2 Self-Certification has been used for this project.

Potential Actions: Approve, Approve with Conditions, or Deny the Minor Development Order Application and forward it to the Board of County Commissioners for a final decision. If additional pertinent information is requested, the Planning and Zoning Board may vote to Table to request until more information is provided.

Requested Action: Based on the review conducted by the County's Consultant Planner, John Feeney, PE (Alday-Howell Engineering, Inc.), the Minor Development Order complies with the provisions of the City of Bonifay Comprehensive Plan and Land Development Regulations and the Planner respectfully requests a motion to approve the project.

Larry Cook, Mayor
James Sellers, Vice Mayor
Rickey Callahan, City Clerk
301 J. Etheridge Street
Bonifay, Florida 32425
Telephone (850) 547-4238
Fax (850) 547-9014



City Council Members:
Rick Crews, Councilman
Shelley Carroll, Councilwoman
Eddie Dixon, Councilwoman

City of Bonifay
Planning and Development Services Division
301 J Harvey Etheridge Street
Bonifay, FL 32425
Phone 850-547-4238

Date: 10/07/2024
To: Wellenwright LLC
From: Nathan Shaw – Alday Howell Engineering, Inc.
RE: Minor Development Order Review for 109 Industrial Drive ~ Bonifay, FL

Planning Comments:

1. Planning is sufficient.

Engineering Comments:

1. Engineering is sufficient.

All previous comments and planning requirements have been met.

Sincerely,

Nathan Shaw
City of Bonifay Planning Technician

Cc: John Feeney, PE
City of Bonifay Consultant Planning Official

CONSTRUCTION PLANS FOR:

HIGHWAY 90 COMMERCIAL

A COMMERCIAL DEVELOPMENT
105 INDUSTRIAL DRIVE
BONIFAY, FLORIDA
SECTION 01, T4N, R15W

FOR PERMIT
PURPOSES ONLY
NOT FOR CONSTRUCTION



SITE DATA

PARCEL ID NUMBER: 81111-122-200 & 81111-401-000
FLOOD ZONE: X
FLOOD ZONE: X



SITE MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

STATEMENT OF COMPATIBILITY:

THE PROPOSED PROJECT IS A COMMERCIAL DEVELOPMENT WITH HEIGHTS NOT COMPATIBLE WITH THE SURROUNDING ZONING AND DEVELOPMENT. THIS PROJECT IS COMPATIBLE WITH THE SURROUNDING ZONING AND DEVELOPMENT.

DESIGN CRITERIA

CITY OF BONIFAY LAND DEVELOPMENT REGULATIONS
NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT

NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE "FLORIDA TRASH SAFETY ACT" (LAW OF FLORIDA 90-10, OCTOBER 1, 1989) AND PROVIDE PROOF OF COMPLIANCE TO THE CITY OF BONIFAY. THE CONTRACTOR SHALL MAINTAIN THE TRASH SAFETY STANDARDS THAT THEY ARE IN COMPLIANCE WITH THE FLORIDA TRASH SAFETY ACT.
2. EVERY ATTEMPT TO LOCATE UNDERGROUND UTILITIES MUST BE MADE. LOCATIONS, DEPTHS AND TYPE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1		COVER		
2		EXISTING CONDITIONS & EROSION CONTROL PLAN		
3		SITE & DIMENSION PLAN		
4		UTILITY PLAN		
5		GRADING & DRAINAGE PLAN		
6		EROSION DETAILS		
7		SITE DETAILS		
8		NPD'S		

ENGINEER OF RECORD:

SCOTT C. RUTHERFORD, PE
LICENSE NO. 12345
SCR & ASSOCIATES
3445 HWY 309
PANAMA CITY, FL 32405
850-840-5098
SCOTSCR.US.COM

SURVEYOR OF RECORD:

STEVE C. BRUCE, PS
LICENSE NO. 4979
1000 HWY 777-A
BONIFAY, FL 32425

PREPARED FOR:

JUSTIN NTLAND
NTLAND SECURED CONTRACTING
850-840-5098
NTLANDSECUREDCONTRACTING@GMAIL.COM

PROPERTY OWNER:

MELTINGTON LLC
1222 HUTCHISON BLVD #960
PANAMA CITY BEACH, FL 32407

PREPARED BY:

Scr & Associates
ENGINEERING & SURVEYING
UNINCORPORATED

ENGINEERING & SURVEYING
1000 HWY 777-A
BONIFAY, FL 32425
850-840-5098

JOB No. 18263
FILE No. 20022

C.O.

GENERAL NOTES CONTINUED:

- [illegible]

TIMING OF CONTROLS/MEASURES.

[illegible]

ENVIRONMENTAL SEQUENCE.

The following are the steps of a system designed for constructing a computerized library biller from a library bill. The system takes as input a library bill, and produces as output a computerized biller. The system is designed to be compatible with applicable programming languages and first generation languages. The system is designed to be compatible with the use of a computer terminal. The system is designed to be compatible with the use of a computer terminal. The system is designed to be compatible with the use of a computer terminal.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

- 1) INSTALL STANDARD CONCRETE PILING.
- 2) INSTALL SET FENCES AND HAY BALES, AS REQUIRED.
- 3) CONSTRUCT SEDIMENTATION BASIN.
- 4) CLEAN AND GRUB FOR DIVERSION SWALES, PORES AND SEDIMENT BASIN AT PERMANENT POND LOCATION.
- 5) CONDUIT CLEANING AND GRUBBING.
- 6) CONSTRUCT AND INSTALL PERMANENT SEDIMENTATION BASIN.
- 7) PERFORM PRELIMINARY GRUBBING AND SOIL REMOVAL.
- 8) STABILIZE DIVERSION AREA AND STOCKPILES AS SOON AS PRACTICABLE.
- 9) INSTALL UTILITIES, STORM SEWER, CURBS AND GUTTER.
- 10) APPLY GRASS TO PROJECT.
- 11) PERFORM GRASSING AND INSTALL PERMANENT SEDIMENT POND AND PLANTING.
- 12) CONDUCT FINAL INSPECTION.
- 13) UPON ADEQUATE COMPLETION OF CONSTRUCTION, THE SUMMITTER PAVING SYSTEM SHALL BE FLOUSED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

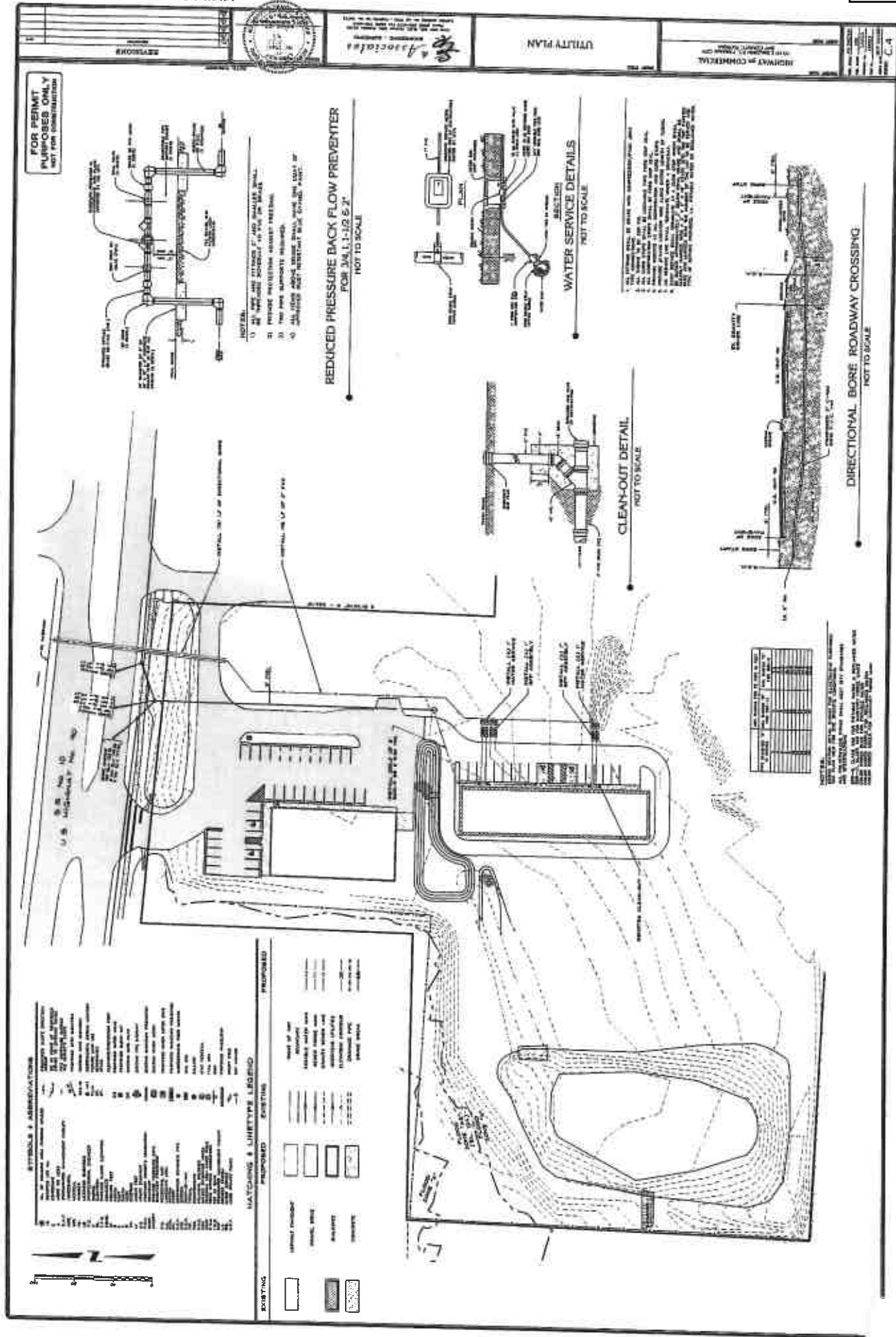
1) WHEN REMOVED, ACCUMULATED DEBRIS SHOULD BE PLACED IN THE STORMWATER PUMPING SYSTEM SHALL BE PLACED

WATER, SEWER CONSTRUCTION NOTES,

- [illegible]

GENERAL NOTES:

- 1) GENERAL NOTES:
- 2) NO TO BE CONSIDERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A DETAILED PLAN OF THE PROJECT AND A DETAILED PLAN OF THE PROJECT.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE DESIGN OF THE PROJECT.



NOTICE OF PUBLIC HEARING BEFORE THE CITY OF BONIFAY CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION

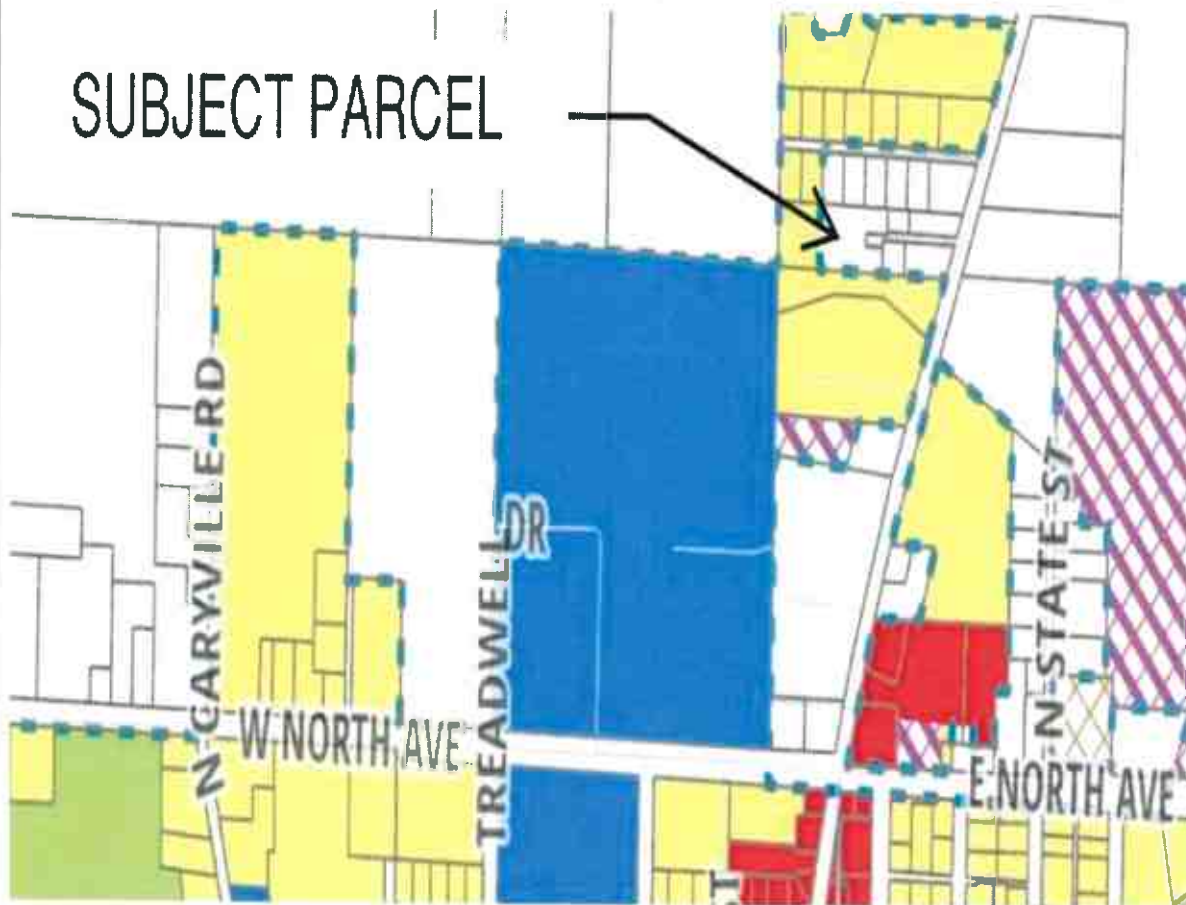
NOTICE IS HEREBY GIVEN of the intention of the City of Bonifay City Council and the City of Bonifay Planning and Zoning Commission to hold a Public Hearing at 6PM on Wednesday October 16, 2024 and at 6PM on Monday October 21, 2024, at Bonifay City Hall, to consider the following: AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING THE CHARTER AND ORDINANCES OF THE CITY OF BONIFAY TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF BONIFAY, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PROPERTY (RALEY MHP, 0530.03-000-000-048.000) BEING SITUATED IN HOLMES COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

The purpose of this hearing is to receive public comments regarding proposed Annexation Ordinance 2024-12 regarding the parcel noted above as depicted in the map below.

The hearing is open to the public. Interested parties may attend meetings and be heard with respect to any proposed ordinance. The public is encouraged to communicate verbally or in writing concerning matters before the City Council. A draft of the proposed ordinance is available for public review during normal working hours at Bonifay City Hall at 401 McLaughlin Ave, Bonifay, FL 32425. Written communication may be sent to City Hall at the above address. A copy of the meeting's agenda is posted 24 hours prior to the meeting at the above address. Any person who decides to appeal any decision made with respect to any matter considered at the Public Hearing will need a record of the proceedings of the meeting. A copy of the meetings can be obtained from the Clerks Finance Office 10 days after the meeting.

If you have any questions, please contact City Hall. Please ask for Rickey Callahan at 850-547-4238 and we are located at 301 J Harvey Etheridge Street, Bonifay, FL 32425.

SUBJECT PARCEL



Staff Project Summary for Annexation of Parcel No. 0530.03-000-000-048.000 (2024-12)

City of Bonifay Planning and Zoning, City of Bonifay City Council

Applicant: Raley Drive MHP, LLC, Property Owner

Public Hearing Dates: October 16, 2024 @ 6 pm, October 21, 2024 @ 6 pm

Parcel Size: Parcel A, comprised of two legal descriptions listed below, for a total of 1.86 acres

Parcel Description:

PARCEL 1: (OFFICIAL RECORD BOOK 326, PAGE 743):

A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SW 1/4 AND RUNNING EAST ALONG FORTY LINE 195 FEET; THENCE NORTH 172 FEET; THENCE WEST 195 FEET TO THE WEST BOUNDARY LINE OF SAID FORTY; THENCE SOUTH ALONG SAID FORTY LINE 175 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE NE 4 OF SW 14 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, LESS A PARCEL DESCRIBED IN OR BOOK 96, PAGE 617;

ALSO: A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 AND THENCE RUNNING NORTH ALONG FORTY LINE 86 FEET TO POINT OF BEGINNING; THENCE RUN EAST 195 FEET; THENCE RUN NORTH 86 FEET; THENCE RUN WEST 195 FEET TO THE FORTY LINE; THENCE RUN SOUTH ALONG FORTY LINE 86 FEET BACK TO POINT OF BEGINNING, ALL BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA.

PARCEL 2: (OFFICIAL RECORD BOOK 674, PAGE 722):

COMMENCE 195 FEET EAST OF THE SW CORNER OF NE 1/4 OF SW 1/4 AND RUN EAST 295 FEET; THENCE RUN NORTH 70 FEET; THENCE WEST 80 FEET; THENCE NORTH 35 FEET; THENCE EAST 100 FEET; THENCE NORTH 70 FEET; THENCE WEST 315 FEET; THENCE SOUTH 175 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA.

Current Future Land Use Designation: Parcel A, Rural Residential (County), Low Density Residential (City)

Proposed Future Land Use Designation: Urban Mixed Use (Ordinance 2024-13)

Data and Analysis

The purpose of this ordinance is to annex a parcel of land into the City of Bonifay.

Future Land Use Designation: Accompanying this document is a copy of a map showing the parcel to be annexed into the City. The parcel is currently in a Rural Residential Land Use District according to the Holmes County Comprehensive Plan.

Adjacent Parcels:

The lands abutting the subject project reside in multiple different Land Use Districts.

- The Parcel to the west is located in unincorporated Holmes County in a Rural Residential FLU District.
- The parcels to the north are located either in Unincorporated Holmes County in a Rural Residential FLU District or in Corporate City of Bonifay in a Low Density Residential FLU District.
- The parcel to the south is located in Corporate City of Bonifay in a Low Density Residential FLU District.
- The parcels to the East of the subject parcel are located in unincorporated Holmes County in a Rural Residential FLU District.

Existing Land Use/Pre-Amendment Conditions: The existing property houses 3 mobile homes.

Proposed Development: The proposed amendment is to convert the subject parcel from its current FLU Designation to Urban Mixed Use. The existing mobile homes will be removed, and 18 new mobile home pads will be constructed.

Impacts on infrastructure: These analyses are presented for information only and are not to be used to approve or deny any aspect of the proposed development. The analyses have been provided to confirm the amendment request to the rules and regulations governing Plan amendments.

Note: The comprehensive plan requires that all impacted infrastructure systems have available capacity at established levels of service standards prior to approving any development orders. This will be applied to the development of this property, just as it is for all other development in the City.

Potable Water: This parcel is currently provided Water service from the City of Bonifay, but will need to be upgraded to service the proposed development.

Sanitary Sewer: This parcel is currently provided Sewer service from the City of Bonifay, but will need to be upgraded to service the proposed development.

Solid Waste: This parcel is currently provided Garbage collection service from the City of Bonifay

A meeting was held on September 9, 2024, between the City of Bonifay and property owner Jasmyn Yuzary to discuss the need to upgrade the existing utilities in order to support this development.

Compatibility and Suitability

Topography: The parcel is level to gently sloping with an average elevation of 124 feet.

Soils: According to the Web Soil Survey of Holmes County, Florida by the USDA, Soil Conservation Service, the property is mostly comprised of soil in the Dothan loamy and Adrilla loamy sands (0 to 5 percent slopes). Adrilla loamy sand is somewhat poorly drained, and Dothan loamy sand is well drained, each with a relatively deep water table.

Wetlands/Natural Resources: There are no inland, freshwater forested/shrub wetlands on or near the subject site area as shown on the Nation Wetlands Inventory map from the USFWS. No endangered, threatened or species of special concern have been identified on the site.

Historical and Archeological Resources: There are no known historic or archeological resources or Master Site File listings anywhere in the vicinity of the parcel.

Areas of Critical State Concern: The proposed site is not within an area of critical state concern.

Public Concern: Some members of the public have expressed their disagreement with this development. Their letter of concern is included for the record.

Recommendation: Based on the review conducted by the City's Consultant Planner John Feeney, PE (Alday-Howell Engineering, Inc.), the Annexation complies with the provisions of the City of Bonifay Comprehensive Plan and Land Development Regulations. Planning staff respectfully requests approval of the Annexation.

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF BONIFAY CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION

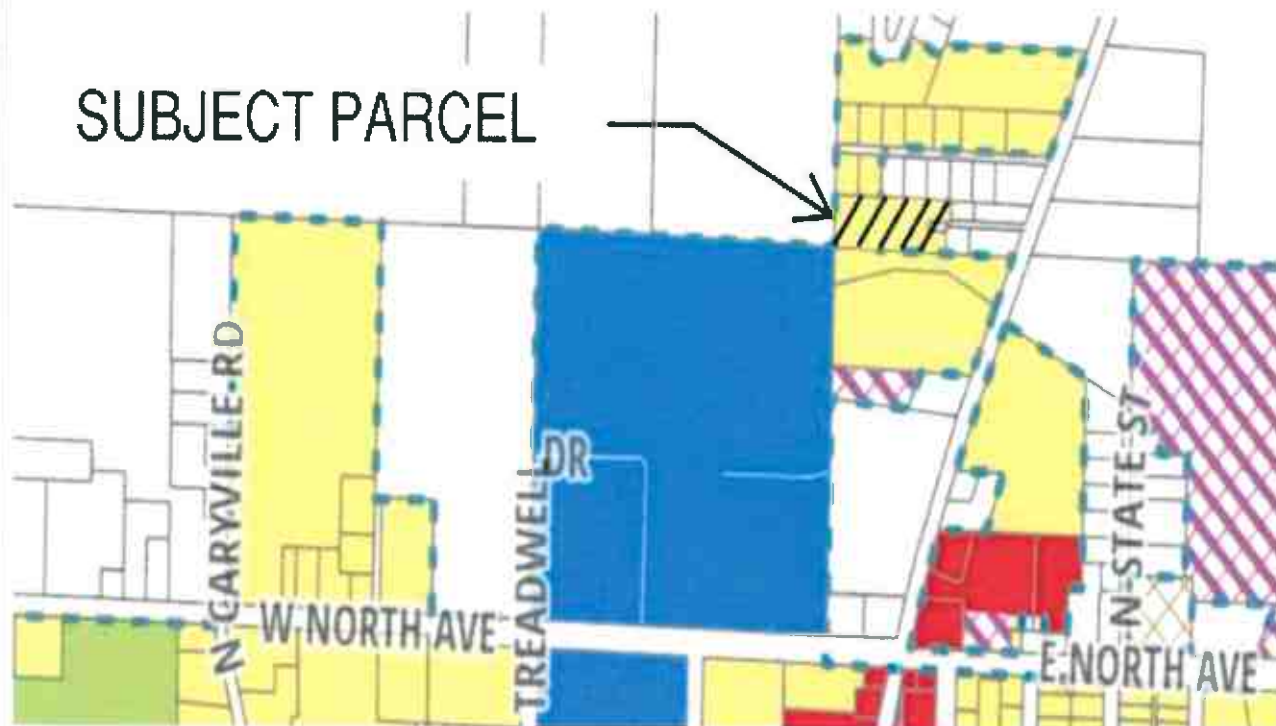
NOTICE IS HEREBY GIVEN of the intention of the City of Bonifay City Council and the City of Bonifay Planning and Zoning Commission to hold a Public Hearing at 6PM on Wednesday October 16, 2024 and at 6PM on Monday October 21, 2024, at Bonifay City Hall, to consider the following: AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING VOLUME III OF THE CITY OF BONIFAY YEAR 2010 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT." PROVIDING FOR AN AMENDMENT TO THE YEAR 2010 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL, LOCATED ON RALEY DRIVE, FROM LOW DENSITY RESIDENTIAL TO URBAN MIXED USE TOTALING 1.86 (+/-) ACRES IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST PARCEL NUMBER 0530.03-000-000-048.000; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

The purpose of this hearing is to receive public comments regarding proposed Amendment 2024-13 to the Comprehensive Plan Year 2043 Future Land Use Map, changing the future land use map category of the parcels noted above as depicted in the map below.

The hearing is open to the public. Interested parties may attend meetings and be heard with respect to any proposed ordinance. The public is encouraged to communicate verbally or in writing concerning matters before the City Council. A draft of the proposed ordinance is available for public review during normal working hours at Bonifay City Hall at 401 McLaughlin Ave, Bonifay, FL 32425. Written communication may be sent to City Hall at the above address. A copy of the meeting's agenda is posted 24 hours prior to the meeting at the above address. Any person who decides to appeal any decision made with respect to any matter considered at the Public Hearing will need a record of the proceedings of the meeting. A copy of the meetings can be obtained from the Clerks Finance Office 10 days after the meeting.

If you have any questions, please contact City Hall. Please ask for Rickey Callahan at 850-547-4238 and we are located at 301 J Harvey Etheridge Street, Bonifay, FL 32425.

SUBJECT PARCEL



ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING VOLUME III OF THE CITY OF BONIFAY YEAR 2010 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT." PROVIDING FOR AN AMENDMENT TO THE YEAR 2010 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL, LOCATED ON RALEY DRIVE, FROM LOW DENSITY RESIDENTIAL TO URBAN MIXED USE TOTALING 1.86 (+/-) ACRES IN SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST PARCEL NUMBER 0530.03-000-000-048.000; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires the City of Bonifay to prepare and adopt and enforce a comprehensive plan; and,

WHEREAS. The City of Bonifay Planning Board held a Public Hearing to consider Proposed Comprehensive Plan Amendment 2024-13 on October 8, 2024, and recommended the Amendment be approved by the City of Bonifay Board for adoption; and,

WHEREAS, the City of Bonifay Planning Board held a Public Hearing on October 21, 2024, to adopt Comprehensive Plan Amendment 2024-13, pursuant to Section 163, 3187, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City of Bonifay City Council finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment 2024-13, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with the future problems that may result from the use and development of land with the City of Bonifay, as follows;

NOW THEREFORE BE IT ORDAINED by the City Council of City of Bonifay, Florida as follows;

Section 1 Purposes and Intent.

The land use designations of the above identified parcel shall be and hereby is changed from "Low Density Residential" to "Urban Mixed Use" use as described in Small Scale Amendment 2024-13.

Section 2 Comprehensive Plan Amendment.

The City of Bonifay Comprehensive Plan is hereby amended to set forth in and incorporated herein by reference, and consists of a Future Land use Map Amendment.

Section 3 Severability.

If any provision of the ordinance is declared by any court of competent Jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance and the City of Bonifay Comprehensive Plan shall remain in full force and effect.

Section 4 Copy on File.

An official, true and correct copy of all elements of the City of Bonifay Comprehensive Plan as adopted and amended from time to time shall be maintained by the Clerk of Court of the City of Bonifay or his designee.

Section 5 Effective Date.

This effective date of this Comprehensive Plan Amendment shall be the date a final order is issued by the Florida Department of Community Affairs, or the Administrative Commission finding the amendment in compliance is accordance with Section 163.318 Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before this amendment becomes effective.

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

CITY OF BONIFAY, FLORIDA

By: _____
By its Mayor, Larry Cook

ATTEST:

By: Rickey Callahan, City Clerk

Staff Project Summary for Small Scale Future Land Use Map Amendment (2024-13)

City of Bonifay Planning and Zoning, City of Bonifay City Council

Applicant: Raley Drive MHP, LLC, Property Owner

Public Hearing Dates: October 16, 2024 @ 6 pm, October 21, 2024 @ 6 pm

Parcel Size: Parcel A, comprised of two legal descriptions listed below, for a total of 1.86 acres

Current Future Land Use Designation:

Parcel A: Low Density Residential

PARCEL 1: (OFFICIAL RECORD BOOK 326, PAGE 743):

A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SW 1/4 AND RUNNING EAST ALONG FORTY LINE 195 FEET; THENCE NORTH 172 FEET; THENCE WEST 195 FEET TO THE WEST BOUNDARY LINE OF SAID FORTY; THENCE SOUTH ALONG SAID FORTY LINE 175 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE NE 4 OF SW 14 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, LESS A PARCEL DESCRIBED IN OR BOOK 96, PAGE 617;

ALSO: A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 AND THENCE RUNNING NORTH ALONG FORTY LINE 86 FEET TO POINT OF BEGINNING; THENCE RUN EAST 195 FEET; THENCE RUN NORTH 86 FEET; THENCE RUN WEST 195 FEET TO THE FORTY LINE; THENCE RUN SOUTH ALONG FORTY LINE 86 FEET BACK TO POINT OF BEGINNING, ALL BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA.

PARCEL 2: (OFFICIAL RECORD BOOK 674, PAGE 722):

COMMENCE 195 FEET EAST OF THE SW CORNER OF NE 1/4 OF SW 1/4 AND RUN EAST 295 FEET; THENCE RUN NORTH 70 FEET; THENCE WEST 80 FEET; THENCE NORTH 35 FEET; THENCE EAST 100 FEET; THENCE NORTH 70 FEET; THENCE WEST 315 FEET; THENCE SOUTH 175 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA.

Proposed Future Land Use Designation: Urban Mixed Use

Data and Analysis

The small-scale amendment to the Comprehensive Plan changes the future land use category imposed on 1.86 acres, comprised of one parcel of land in the northern portion of the City on the west side of N Waukesha St (SR 79) from "Low Density Residential" to "Urban Mixed Use." The purpose of the amendment is to convert the existing FLU District into one that will allow for a Mobile Home Park.

Future Land Use Designation: Accompanying this document is a copy of a map showing the proposed changes to the subject parcel as Proposed Future Land Use Map. The map sheet shows the subject parcel with the City's Urban Mixed Use FLU category imposed thereon.

Staff Project Summary for Small Scale Future Land Use Map Amendment (2024-13)

City of Bonifay Planning and Zoning, City of Bonifay City Council

Applicant: Raley Drive MHP, LLC, Property Owner

Public Hearing Dates: October 8, 2024 @ 6 pm, October 21, 2024 @ 6 pm

Parcel Size: Parcel A, comprised of two legal descriptions listed below, for a total of 1.86 acres

Current Future Land Use Designation:

Parcel A: Low Density Residential

PARCEL 1: (OFFICIAL RECORD BOOK 326, PAGE 743):

A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF SW 1/4 AND RUNNING EAST ALONG FORTY LINE 195 FEET; THENCE NORTH 172 FEET; THENCE WEST 195 FEET TO THE WEST BOUNDARY LINE OF SAID FORTY; THENCE SOUTH ALONG SAID FORTY LINE 175 FEET TO THE POINT OF BEGINNING. ALL BEING IN THE NE 1/4 OF SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, LESS A PARCEL DESCRIBED IN OR BOOK 96, PAGE 617;

ALSO: A PARCEL OF LAND DESCRIBED AS BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE SW 1/4 AND THENCE RUNNING NORTH ALONG FORTY LINE 86 FEET TO POINT OF BEGINNING; THENCE RUN EAST 195 FEET; THENCE RUN NORTH 86 FEET; THENCE RUN WEST 195 FEET TO THE FORTY LINE; THENCE RUN SOUTH ALONG FORTY LINE 86 FEET BACK TO POINT OF BEGINNING, ALL BEING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA.

PARCEL 2: (OFFICIAL RECORD BOOK 674, PAGE 722):

COMMENCE 195 FEET EAST OF THE SW CORNER OF NE 1/4 OF SW 1/4 AND RUN EAST 295 FEET; THENCE RUN NORTH 70 FEET; THENCE WEST 80 FEET; THENCE NORTH 35 FEET; THENCE EAST 100 FEET; THENCE NORTH 70 FEET; THENCE WEST 315 FEET; THENCE SOUTH 175 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE NE 1/4 OF SW 1/4 OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA.

Proposed Future Land Use Designation: Urban Mixed Use

Data and Analysis

The small-scale amendment to the Comprehensive Plan changes the future land use category imposed on 1.86 acres, comprised of one parcel of land in the northern portion of the City on the west side of N Waukesha St (SR 79) from "Low Density Residential" to "Urban Mixed Use." The purpose of the amendment is to convert the existing FLU District into one that will allow for a Mobile Home Park.

Future Land Use Designation: Accompanying this document is a copy of a map showing the proposed changes to the subject parcel as Proposed Future Land Use Map. The map sheet shows the subject parcel with the City's Urban Mixed Use FLU category imposed thereon.

The lands abutting the subject parcel are either classified as Low Density Residential – City or Rural Residential - County.

Existing Land Use/Pre-Amendment Conditions: The existing parcel currently has three mobile homes placed on the property.

Proposed Development: The proposed amendment is to convert the subject parcel from its current FLU Designation to Urban Mixed Use. The existing mobile homes will be removed, and 18 new mobile home pads will be constructed.

Impacts on infrastructure: These analyses are presented for information only and are not to be used to approve or deny any aspect of the proposed development. The analyses have been provided to confirm the amendment request to the rules and regulations governing Plan amendments.

Note: The comprehensive plan requires that all impacted infrastructure systems have available capacity at established levels of service standards prior to approving any development orders. This will be applied to the development of this property, just as it is for all other development in the City.

Potable Water: This parcel is currently provided Water service from the City of Bonifay, but will need to be upgraded to service the proposed development.

Sanitary Sewer: This parcel is currently provided Sewer service from the City of Bonifay, but will need to be upgraded to service the proposed development.

Solid Waste: This parcel is currently provided Garbage collection service from the City of Bonifay

Compatibility and Suitability

Topography: The parcel is level to gently sloping with an average elevation of 124 feet.

Soils: According to the Web Soil Survey of Holmes County, Florida by the USDA, Soil Conservation Service, the property is mostly comprised of soil in the Dothan loamy and Adrilla loamy sands (0 to 5 percent slopes). Adrilla loamy sand is somewhat poorly drained, and Dothan loamy sand is well drained, each with a relatively deep water table.

Wetlands/Natural Resources: There are no inland, freshwater forested/shrub wetlands on or near the subject site area as shown on the Nation Wetlands Inventory map from the USFWS. No endangered, threatened or species of special concern have been identified on the site.

Historical and Archeological Resources: There are no known historic or archeological resources or Master Site File listings anywhere in the vicinity of the parcel.

Areas of Critical State Concern: The proposed site is not within an area of critical state concern.

Recommendation: Based on the review conducted by the City's Consultant Planner John Feeney, PE (Alday-Howell Engineering, Inc.), the Small-Scale Amendment complies with the provisions of the City of Bonifay Comprehensive Plan. Planning staff respectfully requests approval of the Small-Scale Future Land Use Amendment.