



AGENDA

CITY COUNCIL MEETING - PUBLIC HEARING

MONDAY, MARCH 04, 2024 at 8:00 AM

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

I. CALL TO ORDER

II. APPROVE AGENDA

III. NEW BUSINESS

[A.](#) Comprehensive Plan Changes

IV. 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.

V. 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.

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 4TH DAY OF MARCH 2024.

PASSED AND ADOPTED BY THE CITY COUNCIL OF BONIFAY, FLORIDA ON THIS ____ DAY OF ____ 2024.

ATTEST:

BONIFAY CITY COUNCIL

Rickey Callahan, City Clerk

Larry Cook, Mayor/Council

Exhibit A

1

INTRODUCTION

The City of Bonifay 2043 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.

In accordance with the requirements of Rule 9J-5, Florida Administrative Code, the 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, ~~as well as in the adoption of the Evaluation and Appraisal Report.~~

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 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 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 "~~estate residential~~" designations 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 5 *The City shall ~~provide densities and land use guidelines, and regulate for~~ 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; continue to promote existing patterns of desirable growth; create a better economic future; create a more desirable environs-quality environment to reside and work. and ~~and create a quality environment. 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

~~The "conservation" land use category shall be applied to public and private land areas that have been acquired or reserved by mutual agreement with the owner for the purpose of conserving, preserving, or managing environmentally sensitive lands. This land use category may be applied to lands within or outside the urban service zones. The Choctawhatchee River Water Management Area is included in the conservation land use category.~~

(1) 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. use as a part of, or as a basis for approving the density of, a residential development. The "conservation" land use category has a density of zero (0) units per acre, an impervious surface coverage of 0% and a floor to area ratio of .00; passive recreation uses that are consistent and compatible with the conservation purpose of the category may be allowable. Public supply water wells may be allowable. Such passive recreation and public uses shall be limited to an impervious surface ratio of 5% and have a floor to area ratio of 05

(2) 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.

(3) Density - residential density shall be no greater than one (1) dwelling unit per acre.

b. Recreation

The "recreation" land use category is intended for lands devoted to natural and resource-based recreational facilities, and publicly owned parks, playgrounds, and open spaces serving local, community, and regional needs. Lands set aside for the private use of residents/owners in planned developments, mixed use areas, or other unified developments are not necessarily designated for recreational land use. In areas of the City identified with a Recreation land use designation, a 75% impervious surface ratio and a floor to area ratio of 0.75 is hereby applied. In passive recreation areas, a 20% impervious surface ratio and a floor to area ratio of .20 is hereby applied. Activity based recreation uses include playgrounds, ballfields, playing courts and the necessary support facilities such as concession stands and equipment sheds. Passive recreation facilities include nature parks, open city parks, and other resources where natural open space is the primary functional amenity of the park

(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 fifty percent lot coverage in passive recreation area.

c. Estate Residential

~~The “estate residential” land use classification is hereby replacing the “agriculture” land use classification within the City of Bonifay. This land use classification is applied to land within the boundary of the City of Bonifay 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 horticulture, floriculture, and viticulture. The land use classification is applied to land within the boundary of the City of Bonifay that is presently used for the cultivation of crops including cropland, orchards, vineyards, nurseries, and ornamental horticultural areas. However, the land in this category is not suited for the cultivation of crops including cropland, orchards, vineyards, nurseries, and ornamental horticulture areas into the future. The land in this category is also not suitable for livestock, confined feeding operations and specialty farms and silvicultural activities on a permanent basis it is anticipated that these uses will be phased out as the estate residential lands develop with allowable uses as described below.~~

~~Specific residential uses allowable in the Estate Residential category include single family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowed in mobile home parks and subdivisions.~~

~~Non-residential uses that are not allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Commercial uses that support agricultural and silvicultural uses are allowed on state or county maintained roadway. Non-residential uses are required to submit either a minor or major development plan pursuant to Land Development Regulations and are limited to a maximum 75% impervious surface coverage and a 1.5 floor area ratio.~~

~~Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource based recreational facilities and publicly owned parks, playgrounds, and open spaces serving local, community, and regional needs, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable waterwells, public supply water treatment plants, and waste water treatment facilities where necessary.~~

~~Gross density shall be a maximum of 1.0 dwelling unit per 5 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:~~

- ~~1. When three (3) or more lots are created, access to each lot shall be provided by a county or state-maintained road~~
- ~~lots shall have a minimum of 200 feet frontage along the road; and~~
- ~~2. Where two (2) or less lots are created, access may be provided by a recorded easement;~~

~~The threshold for requiring subdivision improvements is the creation of more than three (3) lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land. The subdivision shall meet all applicable platting requirements contained in Chapter 177, Florida Statutes, and in the subdivision regulations contained in the City of Bonifay Land Development Regulations. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for density increases except through a plan amendment.~~

~~Any division of land into three (3) or more lots, parcels, tracts, tiers, blocks, sites, units or any other division of land shall be required to submit a minor development plan pursuant to Land Development Regulations. The creation of more than twenty five (25) lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land shall be required to submit a major development plan pursuant to Land Development Regulations.~~

~~It is expected that development will be served by a community public water supply system, which is provided to ensure safe potable water. Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the City not to be feasible. Sanitary sewer service will also support development in the Estate Residential Category within the boundary of the City of Bonifay.~~

d. ~~Low Density Residential~~

~~The “low density residential” land use category is limited to single-family residential uses, home residential accessory uses, churches and places of worship, public or private primary or secondary schools, and natural or resource-based recreation facilities and publicly-owned parks, playgrounds and recreation facilities. Development may be allowable with either individual private water wells or private on-site septic tanks, provided that connection to a central water and/or sewer system is required when it (they) become available.~~

~~Specific residential uses allowable in this category include single-family homes and residential design manufactured homes (see Policy 5.4). 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. Through density bonus provisions that are based on the provision of affordable housing, gross densities up to 5 units per acre may be allowed. Low density residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5.~~

~~utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission or distribution of utility service are allowable.~~

e. Medium Density Residential

~~The “medium density residential” land use category is limited to residential uses and accessory residential uses, churches and places of worship, public or private primary or secondary schools, and publicly owned parks, playgrounds and recreation facilities. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available.~~

~~Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. The gross density for residential uses shall be a maximum 10.0 dwelling units per acre. Through density bonus provisions that are based on the provision of affordable housing, gross densities up to 15 units per acre may be allowed. Medium density residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5.~~

~~Utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission or distribution of utility service are allowable.~~

f. High Density Residential

~~The “high density residential” land use category is limited to residential uses and accessory residential uses, churches and places of worship, public or private primary or secondary schools, and publicly owned parks, playgrounds and recreation facilities. This land use category shall be limited to lands that are within urban service zones~~

and that have central water and sewer service currently available.

~~Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. The gross density for residential uses shall be a maximum 20.0 dwelling units per acre. Through density bonus provisions that are based on the provision of affordable housing, gross densities up to 25 units per acre may be allowed. High density residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5.~~

~~Utilities, such as power lines, water mains, sewer mains, pump stations, and other similar facilities necessary for the collection, transmission or distribution of utility service are allowable.~~

- (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 – The maximum 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, 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.

g. c.
h. Urban Mixed Use

~~The “urban mixed use” land use category is appropriate for areas that exhibit an existing development pattern reflecting a variety of residential densities, a variety of housing types, and a variety of non-residential uses. Appropriate areas for the “urban mixed use” category are largely built-out with few scattered vacant sites for new infill development. Such areas may also exhibit a need for~~

~~redevelopment. Some large parcels appropriate for planned developments of mixed uses may be included in the “urban mixed use” category. 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.~~

~~The “urban mixed use” land use category is limited to single family and multi-family residential uses, accessory residential uses, churches and houses of worship, public or private primary or secondary schools, vocational and technical schools, publicly owned parks, playgrounds and recreation facilities, and general commercial uses. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available or planned for future expansion. Non-residential uses shall be limited to a maximum impervious surface coverage of 90% and floor to area ratio of 1.8.~~

~~Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable in~~

~~Metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. Gross density for residential development shall be a maximum 10.0 units per acre. While non-residential development may not exceed 90% impervious surface coverage the Gross Floor Area Ratio (FAR) of 2.0 shall not be exceeded for non-residential development. Throughout the category there shall be approximately 50% non-residential development and approximately 50% residential development total for the land use category.~~

- (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 if which is required to be residential. Residential uses shall comprise a minimum of 50% of the development. The remainder uses may be non-residential. All of the land uses do not have to be developed at the same time, nor is one land use a prerequisite to another land use.

- (3) Density – The maximum density is ten (10) units per acre.
- (4) Intensity – The maximum intensity is ninety (90) percent on non-residential developments.

i. d. 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) ~~The floor area ratio is 1.4.~~ Intensity - No more than ninety percent (90%) lot coverage.

j. e. 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 not allowable, except as incidental or accessory uses. Commercial and business uses shall be limited to an impervious surface coverage of 90% and a floor to area ratio of 2.0. While commercial and business development may not exceed 90% impervious surface coverage the Gross Floor Area Ratio (FAR) of 2.0 shall also not be exceeded.~~

- (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) ~~gross Floor Area Ratio (FAR) of 2.0.~~ Intensity - No greater than ninety percent (90%) lot coverage.

k. f. 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) ~~Density~~—All uses permitted in the industrial category shall have a maximum floor to area ratio of 0.85. ~~Intensity~~ - No greater than eighty-five percent (85%) lot coverage.

~~9.~~

~~I. h.Planned Unit Development~~

~~be allowed within Environmentally Sensitive Lands as defined in Conservation Policy 6.1.~~

~~Uses are limited to residential, private or public primary or secondary schools, churches or places of worship, recreation and neighborhood business or commercial uses. Gross residential density shall not exceed 1.0 unit per acre in the “estate residential” land use category, 2.0 units per acre in the “agriculture” land use category, 4.0 units per acre in the “rural residential” land use categories. The maximum intensity allowable shall be 65% impervious surface coverage and a floor to area ratio of 1.3. Open space and/or public parks, playgrounds and recreational facilities shall comprise a minimum of 15 percent of the gross acreage of the PUD. PUD’s shall incorporate up to a maximum ten percent (10%) of neighborhood business or commercial uses as a prerequisite to plan approval, and a maximum 10% of the uses in a PUD may be institutional uses. Non-residential uses shall not exceed an impervious surface of 65% and a floor to area ratio of 1.3.~~

~~The minimum land area for a PUD in the “agriculture” land use category shall be 80 acres, in the “rural residential” land use category the minimum land area shall be 40 acres, and in the “estate residential” land use category the minimum land area shall be 20 acres. Development standards, which include provision of buffers and public open space, shall be established for PUD’s.~~

- (1) ~~Intent~~—The “planned unit development” (PUD) land use category is designed for higher density, mixed use planned development projects within agriculture, “estate residential” and “rural residential” land use categories and shall be applied only upon approval of a development order. This land use will be authorized through a Future Land Use Map amendment processed concurrently with the PUD application. This category may be applied to lands within or outside the urban service zones; however, central water and sewer service shall be available currently or planned for future expansion for sites within the urban service zone.

m. g. Urban Mixed Use County

~~, a variety of housing types, and a variety of non-residential uses. Appropriate areas for the “urban mixed use county” category are largely built out with few scattered vacant sites for new infill development. Such areas may also exhibit a need for redevelopment. Some large parcels appropriate for planned developments of mixed uses may be included in the “urban mixed use county” category. Compatibility shall be applied to redevelopment sites and projects within the urban mixed use county category to ensure that redeveloped sites do not create a negative impact on adjacent properties and the surrounding neighborhood.~~

~~The “urban mixed use county” land use category is limited to single-family and multi-family residential uses, accessory residential uses, churches and houses of worship, public or private primary or secondary schools, vocational and technical schools, publicly owned parks, playgrounds and recreation facilities, and general commercial uses. This land use category shall be limited to lands that are within urban service zones and that have central water and sewer service currently available or planned for future expansion. Non-residential uses shall be limited to a maximum impervious surface coverage of 75%.~~

~~Specific residential uses allowable in this category include single-family homes; multi-family homes and residential design manufactured homes (see Policy 5.4) that are allowable on any lot where a site built structure would be allowable. Standard design manufactured homes shall be allowable on metes and bounds parcels, and along with mobile homes, shall be allowable in mobile home parks and subdivisions. Gross density for residential development shall be a maximum 20.0 units per acre.~~

~~(1) Intent — The “urban mixed use county” land use classification is hereby adopted from the Holmes County Comprehensive Plan. This land use classification is applied to land that is classified “urban mixed use county” and is presently within the boundary of the City of Bonifay after annexation. These areas but will hold the Holmes County land use designation until such time that the City of Bonifay may changes it. the to “urban mixed use” land use category. This land use category is appropriate for areas that exhibit an existing development pattern reflecting a variety of residential densities.~~

~~(2) Density — The maximum is density is 20.0 units per acre.~~

~~(3) Intensity — No greater than seventy five percent (75%) lot coverage.~~

n. g. Agriculture/Silviculture County

~~This land use category shall not be located within the urban service zones~~

~~Specific residential uses allowable in this category include single-family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowed in mobile home parks and subdivisions.~~

~~Non-residential uses allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures) and seasonal roadside produce stands. Commercial uses that support agricultural and silvicultural uses are allowed on state or county maintained roadway. Non-residential uses are required to submit either a minor or major development plan pursuant to Land Development Regulations and are limited to a maximum 75% impervious surface coverage.~~

~~Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource based recreational facilities and publicly owned parks, playgrounds, and open spaces serving local, community, and regional needs, LDRs only, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable waterwells, public supply water treatment plants, and waste water treatment facilities where necessary.~~

~~The subdivision shall meet all applicable platting requirements contained in Chapter 177, Florida Statutes, and in the subdivision regulations contained in the City of Bonifay Land Development Regulations. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for density increases except through a plan amendment.~~

~~Any division of land into two (2) to five (5) lots which are one to 2.4 acres in size, or two (2) to twenty five (25) lots which are 2.5 acres or more in size shall be required to submit a minor development plan pursuant to Land Development Regulations. The creation of more than twenty five (25) lots that are 2.5 acres or more in size shall be required to submit a major development plan pursuant to Land Development Regulations.~~

~~Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the City not to be feasible.~~

- (1) Intent – The “agriculture/silviculture county” land use

~~classification applies is hereby adopted from the Holmes County Comprehensive Plan. This land use classification is applied to land that is classified “agriculture/silviculture county” and is presently within the boundary of the City of Bonifay after annexation has an agricultural/silviculture use. but will hold the Holmes County land use designation until such time that the City of Bonifay may change it. the to “agricultural/silvicultural” land use category. 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 city-, 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.

g. Rural Residential County

~~Specific residential uses allowable in this category include single-family homes and manufactured homes allowable on any lot or metes and bounds parcel where a site built structure would be allowable. Manufactured homes and mobile homes are allowed in mobile home parks and subdivisions.~~

~~Non-residential uses that are not allowable in this category include farm buildings (barns, equipment sheds, poultry houses, stables, other livestock houses, pole barns, corrals, and similar structures)~~

~~and seasonal roadside produce stands. Allowable uses also include churches and places of worship, public or private primary or secondary schools, natural and resource-based recreational facilities and publicly owned parks, playgrounds, and open spaces serving local, community, and regional needs, communication facilities, utilities necessary for the collection, transmission, or distribution of utility services, public supply potable waterwells, public supply water treatment plants, and waste water treatment facilities where necessary.~~

~~Commercial uses that support agricultural and silvicultural uses are allowed on state or county-maintained roadway. Non-residential uses are required to submit either a minor or major development plan pursuant to Land Development Regulations and are limited to a maximum 75% impervious surface coverage.~~

~~The subdivision shall meet all applicable platting requirements contained in Chapter 177, Florida Statutes, and in the subdivision regulations contained in the City of Bonifay Land Development Regulations. Existing, platted subdivisions will continue to be recognized as vested and available for infill development at the historic, platted density, but shall not be eligible for density increases except through a plan amendment.~~

~~Any division of land into two (2) to five (5) lots which are one to 2.4 acres in size, or two (2) to twenty five (25) lots which are 2.5 acres or more in size shall be required to submit a minor development plan pursuant to Land Development Regulations. The creation of more than twenty five (25) lots that are 2.5 acres or more in size shall be required to submit a major development plan pursuant to Land Development Regulations.~~

~~Where potable water is provided by a community public water supply, lines shall be sized for the provision of fire protection, unless fire protection is determined by the City not to be feasible.~~

- ~~(1) Intent—The “rural residential county” land use classification applies is hereby adopted from the Holmes County Comprehensive Plan. This land use classification is applied to land that 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. to the “estate residential” land use category. The “rural residential county” land use category is limited to land that is used for or is suitable for small-scale agricultural and silvicultural activities, residential uses, and residential accessory uses. This land use category may be applied to lands within or outside the urban service zones. 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:~~

- ~~a. —Where two or less lots are created, access may be provided by a recorded easement;~~
- ~~b. —Lots shall have a minimum of 100 feet frontage along any County or State maintained road; and~~
- ~~c. —Lots shall be suitably located for use of septic tanks.~~
- ~~d. —The threshold for requiring subdivision improvements is the creation of more than five (5) one-acre to 2.4-acre lots. In no case, however, shall subdivision with lot sizes less than one (1) acre be allowed within Environmentally Sensitive Lands as defined in Conservation Policy 6.1.~~

~~It is expected that development will be served by private wells and individual septic systems, except where central sewer facilities become available or where community public water supply system may be provided to ensure safe potable water.~~

h. Overlay Districts

~~The “historic” land use category shall be applied to areas that have been identified as containing historic structures. Land use is limited to single-family and multi-family residential uses, accessory residential uses, churches and houses of worship, public or private primary or secondary schools, and neighborhood business and commercial uses as further described in Policy 5.3.~~

~~Gross density for residential development shall be a maximum 10.0 units per acre. Non-residential uses shall be limited to a maximum 75% impervious surface coverage and a floor to area ratio of 1.5. Compatibility shall be applied to redevelopment sites and projects within the historic land use category to ensure that redeveloped sites do not create an unacceptable negative impact on adjacent properties and the surrounding neighborhood.~~

~~(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 single-family and multi-family residential uses, and accessory residential uses, churches and houses of worship, public or private primary or secondary schools, parks~~

~~and neighborhood business and commercial uses. as further described in Policy 5.3.~~

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 ~~“estate residential” and “low density residential”~~ 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 Neighborhood business or commercial use is an ~~potentially~~ allowable use in the ~~Mixed-Use “historic”, and “planned unit development”~~ 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 be allowable in designated districts. in the City; however, to ensure compatibility of housing type, mobile and manufactured homes are classified according to design:

1. ~~A **manufactured home** means a single family dwelling unit fabricated on or after June 15, 1976, in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the U.S. Department of Housing and Urban Development construction and safety standards. Manufactured homes fall into one of the following two categories:~~

~~A **residential design manufactured home** means a manufactured home which meets certain residential design criteria described in the City of Bonifay LDR and which is compatible with site built dwellings as determined at a minimum by size, roof pitch, exterior building materials, provision of a permanent foundation. Residential design manufactured homes are allowed 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. Residential design manufactured homes are also allowable in manufactured/mobile home parks and manufactured/mobile home subdivisions in the “agriculture”, “rural residential”, “medium density residential”, and “urban mixed use” land use categories.~~

~~A **standard design manufactured home** means a manufactured home which does not meet the residential design criteria. Standard design manufactured homes are allowed on any metes and bounds parcel or on any lot where a site built structure would be allowable in the “agriculture” and “rural residential” land use categories. Standard design manufactured homes are allowed in manufactured/mobile home parks and manufactured/mobile home subdivisions in the “estate residential”, “medium density residential”, and “urban mixed use” land use categories.~~

- ~~2. A **mobile home** means a transportable, factory built home, designed to be used as a year round residential dwelling but not conforming to the definition of a manufactured home. Mobile homes are allowable only in mobile home parks and home subdivisions in the “agriculture”, “rural residential”, “medium density residential”, and “urban mixed use” land use categories.~~
- ~~3. A **mobile home park** means a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more mobile homes.~~
- ~~4. A **park trailer** means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Park trailers are allowed on any metes and bounds parcel or on any lot where a site built structure would be allowable in flood plain areas of the City and in the “estate residential” and land use categories on a seasonal or temporary basis. Park trailers are allowed in mobile home parks and subdivisions in the “estate residential”, “medium density residential”, and “urban mixed use” land use categories.~~

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/silviculture 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 and Residential County, or Estate Residential~~ land use categories only when no feasible site exists in a non-agricultural ~~county, or 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 k

Policy 6.4 In the evaluation of proposed land use amendments for land in the "~~estate residential~~" 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 202043 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 ~~“estate residential”, “low density residential” and “medium density residential”~~ land use categories, 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. , up to an additional one (1) unit per acre in the “low density residential” and “estate residential” categories and an additional five (5) units per acre in the “medium density residential” 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 downtown 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 202043 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 202043, 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 2 *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 202043 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 42.1 Inventory the City's housing stock by the year ~~2008~~30 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 42.2 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 42.3 Ensure that procedures enabling the rehabilitation and demolition of housing structures determined to be substandard are carried out in a timely manner.

Policy 4 2.4 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 42.5 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 53 *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 3.65 Mobile homes shall be allowable only in mobile home parks and subdivisions in the “estate residential”, “medium density residential” and “urban mixed use” land use categories.

Policy 5 3.76 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 53.87 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 facilities housing six or fewer residents shall be permitted in all future land use categories that allow residential development.~~

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 64 *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 64.1 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 4.2 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 4.3 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 64.4 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 64.5 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 64.6 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 "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 **Downcity/ 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 4: 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 1.1 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 4.1 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 1.2—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 4.2.4.1 The City of Bonifay will repair and/or replace lines where Infiltration and Inflow (I&I) are discovered throughout the planning period.

Policy 4.2.4.2 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 4-24.3 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 4-24.4 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 overflow 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, ~~which will begin in fiscal year 2006-2007.~~

Policy 7.4. The City will work to distribute land uses in a manner that minimizes the effect ad 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 natural reservations.*

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 Caryville 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 ~~The City will schedule two deadlines each year for the submission of plan amendment proposals to the Comprehensive Plan pursuant to s.s. 163.3184 and 163.3187. 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 wornout 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. ~~in accordance with SB 360.~~*

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.

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 (276 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 gpcpd

Potable Water

- 1. Quantity- 276 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.

Financial Feasibility based on City Budget Outline on November 26, 2007

Table 1 Capital Improvement Projects 2023-2028 2007-2011								
Revenue								
		2007-08	2008-09	2009-10	2010-11		2011-12	
City of Bonifay Capital Improvements Element	Funding Type	Committed Funds	Committed Funds	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds
Potable Water								
Project #1 Thomas Drive Hospital	State Grant	\$125,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sanitary Sewer								
Project #2 Thomas Drive Hospital	State Grant	\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Project #3 I & I Sewer System	State Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00
Recreation & Open Space								
Project #4 Rec. Center Lighting	State Grant FRDAP	\$66,666.66	\$66,666.66	\$66,666.68	\$0.00	\$0.00	\$0.00	\$0.00
Solid Waste								
No Projects Anticipated		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Drainage								
No Projects Anticipated		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Revenue Totals		\$391,666.66	\$66,666.66	\$66,666.68	\$0.00		\$100,000.00	
Expenditures								
		2007-08	2008-09	2009-10	2010-11		2011-12	
	Funding Source	2023-24	2024-25	2025-26	2026-27	2026-27	2027-28	2027-28
		Committed Funds	Committed Funds	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds
Potable Water								
Project #1 Thomas Drive Hospital	Department of Environmental Protection	\$125,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sanitary Sewer								
Project #2 Thomas Drive Hospital	Department of Environmental Protection	\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 2 -FDOT Five Year Capital Improvement Schedule 2007-2011

Project Number	Description	Phase	Type of Work	2007-08	2008-09	2009-10	2010-11	2011-12
<u>220773-3</u>	<u>SR 79 from Washington Co. line to SR 8 (I 10)</u>	<u>Preliminary Engineering (on-going)</u>		<u>\$9,319.00</u>				
<u>417931-4</u>	<u>SR 79 Waukesha St. @ CR 177a Intersection</u>	<u>Construction (on-going)</u>	<u>Add Left Turn Lane(s)</u>	<u>\$57,080.00</u>				
<u>219165-2</u>	<u>SR 79 from SR 10 (US 90) to N Bonifay City Limits</u>	<u>Construction (on-going)</u>	<u>Resurfacing</u>	<u>\$2,052,695.00</u>				
<u>219165-2</u>	<u>SR 79 from SR 10 (US 90) to N Bonifay City Limits</u>	<u>Construction Support</u>	<u>Resurfacing</u>	<u>\$179,073.00</u>				
<u>219165-2</u>	<u>SR 79 from SR 10 (US 90) to N Bonifay City Limits</u>	<u>Construction Incentives</u>	<u>Resurfacing</u>		<u>\$50,000.00</u>			
<u>220773-3</u>	<u>SR 79 from Washington Co. line to SR 8 (I 10)</u>	<u>Construction</u>	<u>Right Of Way-Future Capacity</u>			<u>\$2,012,800.00</u>		
<u>416932-1</u>	<u>SR 10 (US 90) from beg 4 lane W Bonifay to end 4 lane E of Bonifay</u>	<u>Construction</u>	<u>Resurfacing</u>			<u>\$2,641,952.00</u>		
<u>416932-1</u>	<u>SR 10 (US 90) from beg 4 lane W Bonifay to end 4 lane E of Bonifay</u>	<u>Construction Support</u>	<u>Resurfacing</u>			<u>\$373,439.00</u>		

There are no projects for the Holmes County School Board within the Five Year Capital Improvements Schedule that address LOS for any educational or ancillary facility.

Table 3 School District Five Year Capital Improvement Schedule 2007-2011							
Project Number	Description	Phase	Type of Work	2007-08	2008-09	2009-10	2010-11
	<u>No School Construction Projects Anticipated</u>	-	-	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

Source: Holmes County Public School, 5 Year District Facilities Plan, 2006-07

Capital Improvements Element Balance Sheet

Section III, Item A.

Fiscal Year: 2023-24

Category	2023-24			2024-25		2025-2026		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 Facilities												
Revenue												
<u>General Fund</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>Utility Fund</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
<u>Grants</u>	\$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)	\$9,805,000.00	\$0.00	\$0.00	\$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												
<u>City Hall Remove</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250,000.00	State and Federal Grants/ Loans
<u>Police Department Relocation</u>	\$0.00	\$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
<u>Fire Substations 1 & 2</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$325,000.00	State and Federal Grants/ Loans
<u>Recreation Center</u>	\$0.00	\$0.00	\$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
<u>Affordable Housing Project</u>	\$0.00	\$0.00	\$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
<u>WWTP Solar Farm</u>	\$0.00	\$0.00	\$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
<u>WWTP Expansion</u>	\$0.00	\$0.00	\$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
<u>Public Works Office and Maintenance Barn</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$280,000.00	State and Federal Grants/ Loans
<u>Bonifay Police Substation 1</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450,000.00	State and Federal Grants/ Loans
<u>Bonifay History Museum</u>	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$275,000.00	State and Federal Grants/ Loans
<u>Hurricane Shelter Old Middle School Gym</u>	\$0.00	\$0.00	\$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>Recreation Center Expansion</u>	\$0.00	\$0.00	\$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
<u>City Hall Server</u>	\$0.00	\$0.00	\$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		
Annual Balance	\$9,805,000.00									Section III, Item A.
Five Year Planning Period Balance	\$9,805,000.00									

Category	2023-24		2024-25		2025-26		2026-27		2027-28		Source
Pedestrian Safety & ADA Improvemetrns	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	\$0.00	
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)	\$34,050,090.00	\$0.00	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$950,000.00	State and Federal Grants/ Loans
Taylor St. (W. Minnesota Ave-W. Montana Ave) Sidewalk	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$500,000.00	State and Federal Grants/ Loans

Jernigan Ave (SR 79 Clifford St.) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	Section III, Item A.	al
Stewart St (Banfill Ave - W. Hwy 90) sidewalk	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$500,000.00	State and Federal Grants/ Loans	82 al

Iowa Ave (Tracy St- Pine St) Sidewalk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	Section III, Item A.
Depot St (Banfill Ave- Folmar St) sidewalk	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$500,000.00	State and Federal Grants/ Loans
WWTP stairs	\$0.00									\$250,000.00	
Expenditure Totals	\$34,050,090.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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		
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Section III, 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		
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
Utility Fund	\$0.00	\$0.00	\$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	\$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	\$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	\$0.00	\$0.00

Expenditures

Banfill Park	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$200,000.00	Section III, Item A.
Memorial Field Softball upgrades	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200,000.00	State and Federal Grants/ Loans
Pocket Park in Downtown	\$0.00	\$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	\$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	\$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	\$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	\$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	\$0.00	
Five Year Planning Period Balance	\$5,538,000.00										

<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>Public Safety</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>	<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	\$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	\$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	\$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	\$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	\$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	\$625,000.00	State and Federal Grants/ Loans

Fire - Pumper 1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400,000.00	Section III, Item A.
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	State and Federal Grants/ Loans
Annual Balance	\$1,895,000.00										
Five Year Planning Period Balance	\$74,400,000.00										

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		
Roadway Improvements											
Revenue											
Grants	\$0.00	\$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	\$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	\$0.00	\$0.00	\$74,400,000.00	Section III, Item A.
Revenues Total	\$74,400,000.00										

Expenditures

Moody Street	\$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
Depot Street	\$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
McGee Street	\$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
Veteran's Memorial Blvd	\$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
Moody Street/Hwy 90 intersection	\$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
Hwy 90/Wakesha Intersection	\$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
Wakesha/St. Johns Intersection	\$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
hwy 90/ Blue Devil Loop Intersection	\$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
Weeks Street	\$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
Scenic Hill Circle	\$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
Banfill Avenue	\$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
St Johns Road	\$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
Son-in-law	\$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
Brock Ave (East and West)	\$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
Cotton Street	\$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
Tracy Street	\$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
Redbird Avenue	\$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
Varner Street	\$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
Wisconsin Street	\$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
Stewart Street	\$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
Acorn Trail	\$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
Anderson 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
Armstrong Street	\$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
Arretta Street	\$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

Blue Jay 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 Section III, Item A.
Bobbie Smith Lane	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	Federal Grants
Brooks 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
Byrd Avenue East	\$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
Caldwell Avenue	\$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
Caryville Road North	\$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
Chance 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
Clifford Street	\$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
Cook Street	\$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
Creswell Street	\$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
Daisy Lane	\$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
Dena Rob 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
Edison Street	\$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
Evans 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
French 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
FSU Lane	\$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
Griffin Circle	\$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
Hamlin Street (North)	\$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
Hatcher 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
Hightower Avenue	\$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
Highway 177A	\$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
Hwy 90 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
Industrial Drive	\$0.00	\$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	\$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	\$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	\$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	\$0.00	\$850,000.00	FAA, State and Federal Grants Section III, Item A.
Jernigan Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850,000.00	Federal Grants
Judah Street	\$0.00	\$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	\$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	\$0.00	\$1,000,000.00	FAA, State and Federal Grants
Lisenby 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
Lonnie Lindsey Lane	\$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
Magnolia Street (South)	\$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
McKinley 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
McKinnon Avenue (West)	\$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
McLaughlin Avenue (West)	\$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
Meadow Lane	\$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
Michigan 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
Mid Park Avenue	\$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
Midway Street	\$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
Minesota 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
Montana 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
Moore Avenue (East)	\$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
Moore Lane (East)	\$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
Neal Lane	\$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
Nebraska 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
North 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
Oak Terrace Lane	\$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
Oklahoma 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
Panhandle Lane	\$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
Park Circle	\$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

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 Section III, Item A.
Pecan Drive	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	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

Annual Balance	\$74,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Five Year Planning Period Balance											Section III, Item A.

Infrastructure Category	2023-24		2024-25		2025-26		2026-27		2027-28		Source
	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Economic Development											
Revenue											
General Revenue Fund	\$0.00	\$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	\$0.00	
Utility Fund	\$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	
Planned + Committed (Years 4 & 5 Only)	\$5,155,000.00	\$0.00	\$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	\$0.00	
Expenditures											
Downtown Building Purchase	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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
	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Stormwater Drainage Improvements											
Revenue											
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	
Planned + Committed (Years 4 & 5 Only)	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400,000.00	\$0.00
Revenues Total	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures											
Stormwater Park near Middlebrooks Park	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	State and Federal Grants/ Loans
Clifford Street-Waukesha-Judah Avenue Drainage Improvements	\$0.00	\$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
Etheridge Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900,000.00	State and Federal Grants/ Loans
Busy Bee Site	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700,000.00	State and Federal Grants/ Loans
Industrial Park Stie	\$0.00	\$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
Moody Street	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	State and Federal Grants/ Loans
Expenditure Totals	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400,000.00	\$0.00
Annual Balance	\$5,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Five Year Planning Period Balance	\$5,400,000.00										

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

Revenues Total	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
<i>Section III, Item A.</i>											
Expenditures											
Lift Station Rehab	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	and Federal Grants
Service Expansion along N. Waukesha	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	and Federal Grants
Service Expansion along E Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	and Federal Grants
Service Expansion along W Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	and Federal Grants
Service Expansion along North Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150,000.00	and Federal Grants
Collection System Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50,000.00	and Federal Grants
Expenditure Totals	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650,000.00	\$0.00
Annual Balance	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Five Year Planning Period Balance	\$650,000.00										

Infrastructure Category	2023-24		2024-25		2025-26		2026-27		2027-28		Source
	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds	
Potable Water											
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
Insurance	\$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)	\$38,410,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,410,000.00	\$0.00
Revenues Total	\$38,410,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenditures											
Water Improvements Phase 1-4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400,000.00	FRDAP, State and Federal Grants
Remote Read Meters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1,000,000.00	and Federal Grants
Fire Hydrant Rehab and Replacement Phased Projects 1-	\$0.00	\$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 Pump 4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00	FRDAP, State and Federal Grants
Well 4 Water Tank	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500,000.00	and Federal Grants
Water Main Replacement W Virginia Avenue	\$0.00	\$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 E/W Michigan Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800,000.00	and Federal
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	\$0.00	\$800,000.00	Section III, Item A. Grants
Water Main Replacement Oklahoma	\$0.00	\$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 East Nebraska	\$0.00	\$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 E/W Iowa, E/W Kansas	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$800,000.00	and Federal Grants
Water Main Replacement Evert, Dusty, J. Powell	\$0.00	\$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 Cook, S. Waukesha	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$950,000.00	and Federal Grants
Water Main Replacement Henry Grey	\$0.00	\$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	\$0.00	\$950,000.00	and Federal Grants
Service Expansion along N. Waukesha	\$0.00	\$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 W. Hwy 90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	and Federal
Service Expansion along North Avenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950,000.00	Section III, Item A.
Service Expansion along E. Nebraska, Old Bonifay Road	\$0.00	\$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	\$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	\$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 Committed Funds	2024-25 Committed Funds	Planned Funds	2025-26 Committed Funds	Planned Funds	2026-27 Committed Funds	Planned Funds	2027-28 Committed Funds	Planned Funds	Source
Special Projects										
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	\$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	\$0.00

Expenditures										
Infrastructure Category	2023-24 Committed Funds	2024-25 Committed Funds	Planned Funds	2025-26 Committed Funds	Planned Funds	2026-27 Committed Funds	Planned Funds	2027-28 Committed Funds	Planned Funds	Source
Mural Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	FRDAP, State and Federal Grants
Born Learning Trail	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	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	\$0.00	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	\$0.00	and Federal Grants
Waukesha Crosswalk Revitalization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	and Federal Grants
City Structures Beautification Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	and Federal Grants
Imagination Library	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	and Federal Grants
Including Students with Disabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	and Federal Grants
Soil Study	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	and Federal Grants
Welcome Signs for City Limits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	and Federal Grants
Community Engagement Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	FRDAP, State and Federal Grants
Expenditure Totals	\$1,215,000.00	\$0.00	\$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	\$0.00
Five Year Planning Period Balance	\$1,215,000.00									

Infrastructure Category	2023-24		2024-25		2025-26		2026-27		2027-28		Source	
	Committed Funds	Planned 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	\$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	\$0.00	
Expenditures												
Vac-Con Truck	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	\$100,000.00	FRDAP, State and Federal Grants

											FRDAP, State
Mini Excator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	Section III, Item A.
WWTP Generator	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$0.00	

**Five Year Planning
Period Balance**

\$4,332,000.00

Section III, Item A.

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, consistent with Chapter 9J-5.0055, F.A.C. 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 Rules 9J-5.0055(2) (a) 1. -3. 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 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 Local Government Comprehensive Planning and Land Development Regulation 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)). It is the intent of the Act that the evaluation and appraisal process be continuous throughout the period of plan implementation.~~

Procedures to be followed in the monitoring, updating, and evaluation of the Comprehensive Plan, in compliance with Ch. 9J-5.005 (7), F.A.C. 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 seven ~~five~~-year period of the plan, and for the long-term period;
- (c) accomplishments in the first seven ~~five~~-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 seven ~~five~~-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.

~~PREPARATION OF THE EVALUATION AND APPRAISAL REPORT~~

~~The Local Planning Agency shall be responsible for the preparation of the Evaluation and Appraisal Report (EAR). The EAR shall be based upon the database and any additional data or analysis needed to identify changed conditions or measure the extent to which goals, objectives have been achieved and policies implemented. Four areas are required to be addressed as shown in Exhibit 5.1 "Evaluation and Appraisal Report Statutory Requirement" and shall be contained within the body of the Report. The annual reports of the departments and any Comprehensive Plan amendments shall also be considered. Public workshops shall be held by the Local Planning Agency to consider the Evaluation and Appraisal Report. Public participation in this process shall be encouraged. The Local Planning Agency may establish a Comprehensive Plan review committee to make recommendations concerning the evaluation of the Comprehensive Plan.~~

~~Procedures for Adoption of the Evaluation and Appraisal Report~~

~~A minimum of two public hearings shall be held for the consideration of the Evaluation and Appraisal Report. One shall be held by the Local Planning Agency to recommend the Report and any Comprehensive Plan amendments. The second shall be held by the Local Governing Body to adopt or adopt with change the Report within 90 days after receiving it from the Local Planning Agency. The hearings shall be advertised according to state law.~~

~~Comprehensive Plan amendments based upon the Evaluation and Appraisal Report shall be adopted pursuant to the procedures in ss. 163.3184 and 163.3187. If the Plan is amended at the time the Report is adopted, the Report shall be transmitted with any amendments and a complete copy of the Plan as it will be amended to the Florida Commerce Department of Community Affairs (DCA) for review.~~

~~When amendments to the Comprehensive Plan do not occur simultaneously with the adoption of the Report, the Report shall contain a schedule for adoption of proposed amendments within one year after the Report is adopted. The Evaluation and Appraisal Report shall be transmitted to the Department of Community Affairs Commerce when the amendments are sent for review. Exhibit 4.1 (page 4.6) lists the statutory requirements.~~

~~Public Participation~~

~~Public participation in the evaluation and amendment of the Plan should be consistent with and further the public participation procedures adopted by the Local Governing Body and the Local Planning Agency pursuant to Ch. 9J-5.004, and Ch. 163.3181, F.S. The following procedures shall guide public participation in preparation of the Evaluation and Appraisal Report of the Comprehensive Plan.~~

~~1. Public access to documents – The Comprehensive Plan, executive summaries, and supporting documents shall be accessible to the public for inspection during regular business hours at designated locations.~~

~~2. Public notification—Adequate public notice shall be given concerning evaluation and appraisal process and proposed amendment of the Comprehensive Plan and all meetings where such matters are to be considered.~~

~~3. Public comment—The public shall be encouraged to provide written and oral comments concerning the evaluation and appraisal process and proposed amendment of the Comprehensive Plan. Opportunity for public comment shall be provided at all public meetings considering such issues. Written comment forms shall be made available. All comments received shall be retained as part of the public record.~~

COMPREHENSIVE PLAN AMENDMENTS

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

- ~~• Twice yearly amendments to the plan~~
- Small scale development activity amendments (Ch. 163.3187 (1)(c), F.S.)
- ~~• Amendments related to Developments of Regional Impact~~
- ~~• Emergency amendments~~
- Expedited Amendments
- Large Scale Amendments

~~A summary of Comprehensive Plan amendments shall be reported annually by the Local Planning Agency. The Department of Community Affairs Commerce also requires that the local government provide a semi-annual report summarizing the type and frequency of use of the small scale amendment process. The cumulative impact of the Comprehensive Plan amendments should be considered in the preparation of the five-year Evaluation and Appraisal Report.~~

~~Comprehensive Plan amendments should be formulated based on the findings and recommendations of the Evaluation and Appraisal Report. The Comprehensive Plan amendments may be adopted at the time of the Report, or within a year according to a schedule adopted as part of the Report.~~

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 (Ch. 9J-5.0055, F.A.C.).

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.

EXHIBIT 4.I**EVALUATION AND APPRAISAL REPORT STATUTORY REQUIREMENTS**

~~(2) The Report shall present an assessment and evaluation of the success or failure of the Comprehensive Plan, or element or portion thereof, and shall contain appropriate statements related to:~~

- ~~(a) The major problems of development, physical deterioration, and the location of land uses and the social and economic effects of such uses in the area.~~
- ~~(b) The condition of each element in the Comprehensive Plan at the time of adoption and at date of Report.~~
- ~~(c) The Comprehensive Plan objectives as compared with the actual results at date of Report.~~
- ~~(d) The extent to which unanticipated problems and opportunities occurred between the date of adoption and date of Report.~~

~~Source: Excerpts from Chapter 163.3191, Florida Statutes, Evaluation and appraisal of Comprehensive Plan~~

5**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 202043 Comprehensive Plan.

RULE REQUIREMENTS

The minimum requirements for public participation procedures are set out in Ch. 9J-5.004, F.A.C., Public Participation. 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, pursuant to Ch. 9J-11.008, F.A.C., 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

Source: Adapted from Ch. 9J-11.008, Procedural Rule for Review of Local Government Comprehensive Plans and Amendments

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;
- Public Service Announcements;

CITY VISIONING PROCESS

~~The WFRPC shall have the responsibility for conducting a City-wide visioning process that will articulate a vision of the future physical appearance and qualities of its community as a component of the local Comprehensive Plan. The vision should be developed through a collaborative planning process with meaningful public participation and shall be adopted by the City of Bonifay Commissioners. Neighboring communities, especially those sharing natural resources or physical or economic infrastructure, are encouraged to create collective visions for greater than-local areas. When the City's vision of the future has been created, the City should review its Comprehensive Plan, Land Development Code, and Capital Improvement Program to ensure that these instruments will help to move the city toward its vision in a manner consistent with the City of Bonifay 202043 Comprehensive Plan.~~

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.

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APPENDIX A - ADOPTION ORDINANCE

The City of Bonifay 202043 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.

In accordance with the requirements of Rule 9J-5, Florida Administrative Code, the 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 FUTURE LAND USE MAP

