



AGENDA

CITY PLANNING AND ZONING BOARD MEETING

THURSDAY, MARCH 13, 2025 at 6:00 PM

Bonifay City Hall Council Meeting Room – 40 E. McLaughlin Avenue - Conference Room

CALL TO ORDER

Chairperson Bettie Slay

Call Meeting to order

NEW BUSINESS

[John](#) Feeney, City Planner - Request for Land Use Change and Annexation of a 57.3 Acre Parcel on Decon Road and Jenkins Boulevard

GENERAL UPDATES/DISCUSSION

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. 2025-03

AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING THE CHARTER AND ORDINANCES OF THE CITY OF BONIFAY TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF BONIFAY, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PARCEL 1012.00-000-000-001.000, 57.3 ACRES, BEING SITUATED IN HOLMES COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, there has been filed with the City of Bonifay, Florida a petition containing the names and signatures of all of the property owners in the area described hereinafter requesting annexation into the corporate area of the City of Bonifay, Florida; and,

WHEREAS, it has been determined that the property described hereinafter is reasonably compact and contiguous to the corporate area of the City of Bonifay, Florida, and it has further been determined that the annexation of said property will not result in the creation of any pocket or enclave; and

WHEREAS, the City of Bonifay, Florida, is in a position to provide municipal services to the property described herein, and that the City Council of the City of Bonifay, Florida, deems it in the best interest of the City to accept said petition and to annex said property;

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

Section 1

That the property described below, situated in Holmes County, Florida, be and the same is hereby annexed to and made a part of the City of Bonifay, Florida, pursuant to the voluntary annexation provisions of Section 171.044. Florida statutes, to-wit:

THAT PORTION OF THE NW 1/4 BOUNDED ON THE EAST BY HIGHWAY #173 AND BOUNDED ON THE SOUTH AND WEST BY AN EXISTING COUNTY GRADED ROAD, KNOWN AS DEACON ROAD, INTERSECTING WITH HIGHWAY #173 ALL BEING IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, LYING AND BEING IN HOLMES COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 1012.00-000-000-001.000

A map clearly showing the area to be annexed is attached.

Section 2

That upon this ordinance becoming effective, the property owners and any resident on the property described herein shall be entitled to all the rights, privileges and immunities as are from time to time granted to residents and property owners of the City of Bonifay, Florida, as further provided in Chapter 171, Florida Statutes, and shall further be subject to the responsibilities or residence or ownership as may from time to time be determined by the governing authority of the City of Bonifay, Florida, and the provisions of said Chapter 171, Florida Statutes.

Section 3

If any section or portion of a section of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity, force, or effect of any other section or part of this ordinance.

Section 4

That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed and revoked.

Section 5

That this ordinance shall become effective immediately upon its passage and adoption.

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

PASSED AND DULY ADOPTED, with a quorum present and voting, by the County Commission of Holmes County, Florida the ____ day of _____, _____.

CITY OF BONIFAY, FLORIDA

By: _____
By its Mayor, Larry Cook

ATTEST:

By: Rickey Callahan, City Clerk

Staff Project Summary for Annexation of Parcel No. 1012.00-000-000-001.000 (2025-03)

City of Bonifay Planning Board

Applicant: David Corbin, Holmes County Administrator, Property Owner

Public Hearing Date: 6PM on Thursday March 13, 2025, and 9AM on Monday March 24, 2025

Parcel Description: THAT PORTION OF THE NW 1/4 BOUNDED ON THE EAST BY HIGHWAY #173 AND BOUNDED ON THE SOUTH AND WEST BY AN EXISTING COUNTY GRADED ROAD, KNOWN AS DEACON ROAD, INTERSECTING WITH HIGHWAY #173 ALL BEING IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, LYING AND BEING IN HOLMES COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 1012.00-000-000-001.000

Parcel Size: 57.3 (+/-) acres

Current Future Land Use Designation: Rural Residential (County)

Proposed Future Land Use Designation: 51.6 (+/-) acres of Low Density Residential and 5.7 (+/-) acres of Commercial

Data and Analysis

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

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

Adjacent Parcels:

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

- The Parcels to the West are within the City Limits and are in the County's jurisdiction and have Land Uses of Rural Residential.
- The Parcels to the North are within the City Limits and are in the County's jurisdiction and have Land Uses of Rural Residential.
- The parcels to the south of the subject parcel are within the City Limits and have Land Uses of Rural Residential (County) and Low Density Residential.
- The parcels to the East of the subject parcel are within the City Limits and have Land Uses of Estate Residential and Low Density Residential.

Existing Land Use/Pre-Amendment Conditions: The existing property is vacant.

Proposed Development: The proposed development is to convert the existing vacant parcel into Land Use Districts that allow for more intense development.

Impacts on infrastructure: These analyses are presented for information only and are not to be used to approve or deny any aspect of the proposed development. The analyses have been provided to confirm the amendment request to the rules and regulations governing Plan amendments. The Analyses are based on the continuation of an auto sales use that was previously in operation.

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

Potable Water: This parcel does not have water service, but water is available along both right of ways adjacent to the site. Water service will be provided for the proposed use by the City of Bonifay.

Sanitary Sewer: This parcel is vacant and does not currently have public sewer, but sewer is available from the City of Bonifay within ¼ mile of the property and it will be extended to service the proposed use.

Solid Waste: This parcel is currently vacant and does not produce solid waste. Solid Waste service will be provided by the City of Bonifay for the proposed use.

Compatibility and Suitability

Topography: The site is gently sloping with an average elevation of 150 feet.

Soils: According to the Web Soil Survey of Holmes County, Florida by the USDA, Soil Conservation Service, the property is mostly comprised of soil in the Fuquay Loamy Sand, Dothan Loamy sand, and Orangeburg Loamy Sands. These sands have slopes from 1-8 percent and are generally well-drained with deep water tables.

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

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

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

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

Holmes County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the 911 Coordinator at (850)-547-1112.

***An Actual Year of 1950 is not a true representation of the Actual Year built.** This is a “default” setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. **The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Holmes County Property Appraiser's Office assumes NO responsibility for the errors and/or omission contained herein.

THIS MAP IS NOT A SURVEY

Parcel Summary

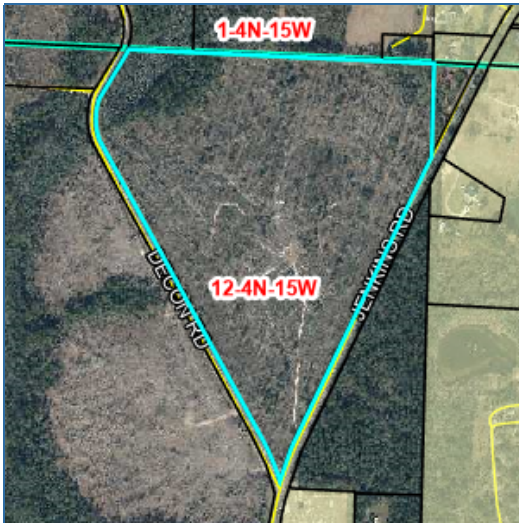
Parcel ID	1012.00-000-000-001.000
Location Address	
Brief Tax Description*	BONIFAY ALL OF NW1/4 LYING EAST OF CO GRD RD LESS A TRACT OF LAND TO BEG AT SW COR OF NW1/4 OF SEC 12 & RUN E 600 YDS N 209 YDS E 209 YDS, S 209 YDS, W 209 YDS TO POB ALSO LESS: A PARCEL TO BEG AT A PT 6 CHNS 49 LINKS W, N 4 CHNS 51 LKS W 6 CHNS.24 LKS S 4 CHNS 51 LKS E 6 CHNS 24 LKS TO POB OR-180/52-78 OR-243/24-36 QCD OR-263/462 LESS 19 AC OR- 269/942 OR-270/62 WD-OR568/943 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	COUNTY (8600)
Sec/Twp/Rng	12-04-15
Tax District	1-COUNTY
Millage Rate	14.5074
Acreage	58
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[HOLMES COUNTY BOARD OF COUNTY](#)
107 E VIRGINIA AVE
BONIFAY, FL 32425

Map



Land Information

Code	Land Use	Units	Unit Type	Frontage	Depth
001	009903 - NS N AG PAVED RD	58	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/ Improved	Grantor	Grantee
N	1/16/2018	\$250,000	WD	0568/0943		Unqualified	UNQUAL/DEED TO/ FROM FINAN INST	Vacant	COOK W R & BEVERLY J	HOLMES COUNTY BOARD OF COUNTY
N	6/24/1998	\$133,400	N/A	0270/0062		Qualified	N/A	Vacant		MUTUAL LIFE INS CO OF NY
N	12/15/1997	\$20,285,400	N/A	0263/0462		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		MUTUAL LIFE INS CO OF NY
N	5/13/1996	\$100	N/A	0243/0024		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		STONE SOUTHWEST CORP QCD
N	9/29/1989	\$41,320,149	N/A	0180/0052		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		MUTUAL LIFE INS CO OF NY
N	3/1/1979	\$9,074,000	N/A	0087/0005		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		
N	1/2/1920	\$43,500	N/A	0000/0000		Unqualified	N/A	Vacant	2001 CONVERTED JUST VALUE	
N	1/1/1920	\$13,215	N/A	0000/0000		Unqualified	N/A	Vacant	2001 CONVERTED ASSESSED VALUE	

Valuation

	2025 Working Values	2024	2023	2022	2021
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$145,000	\$145,000	\$116,000	\$110,200	\$110,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$145,000	\$0	\$0	\$0
Just (Market) Value	\$145,000	\$290,000	\$116,000	\$110,200	\$110,200
Assessed Value	\$140,360	\$127,600	\$116,000	\$110,200	\$110,200
Exempt Value	\$140,360	\$127,600	\$116,000	\$110,200	\$110,200
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$4,640	\$17,400	\$0	\$0	\$0

2025 Card View

[2025 Property Record Card \(PDF\)](#)

2024 Card View

[2024 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.

Holmes County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/26/2025, 3:02:42 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

NOTICE OF PUBLIC HEARING BEFORE THE CITY OF BONIFAY CITY COUNCIL

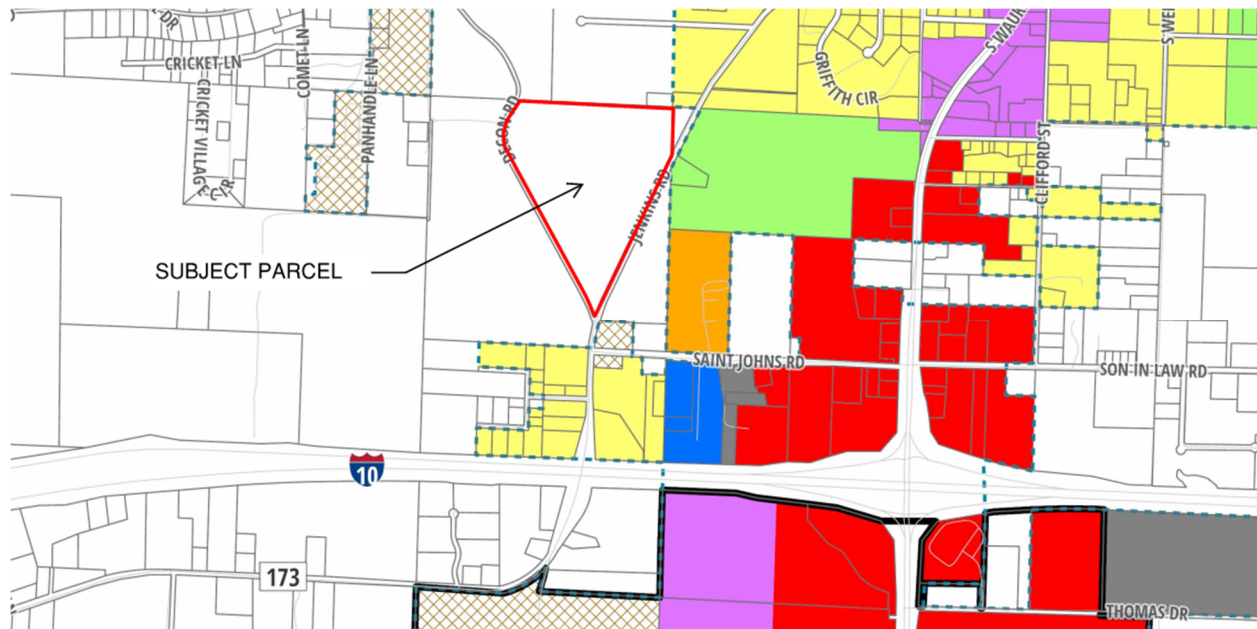
NOTICE IS HEREBY GIVEN of the intention of the City of Bonifay City Council and the City of Bonifay Planning and Zoning Commission to hold a Public Hearing at 6PM on Thursday March 13, 2025, and at 9AM on Monday March 24, 2025, at Bonifay City Hall, to consider the following:

AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING THE CHARTER AND ORDINANCES OF THE CITY OF BONIFAY TO ANNEX WITHIN THE CORPORATE AREA OF THE CITY OF BONIFAY, FLORIDA, UPON ADOPTION OF SAID ORDINANCE, PARCEL 1012.00-000-000-001.000, 57.3 (+/-) ACRES, BEING SITUATED AT THE INTERSECTION OF DECON ROAD AND JENKINS ROAD IN HOLMES COUNTY, FLORIDA, IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

The purpose of this hearing is to receive public comments regarding proposed Annexation Ordinance 2025-03 regarding the parcel noted above as depicted in the map below.

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

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





U.S. Fish and Wildlife Service

National Wetlands Inventory

1012.00-000-000-001.000 Wetland



February 27, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



85°42'5"W 30°46'35"N



1:6,000

85°41'27"W 30°46'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



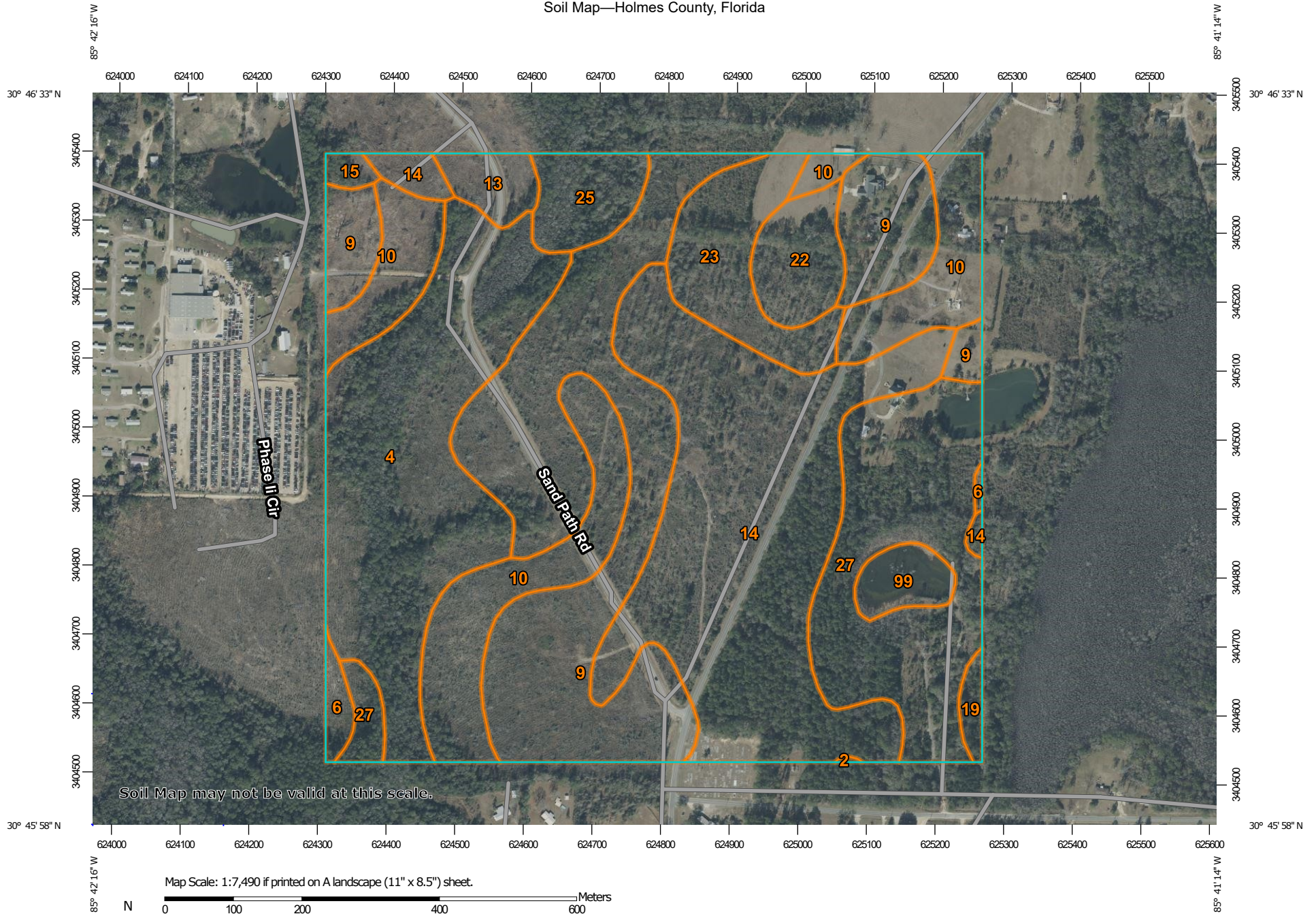
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/27/2025 at 8:33 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Holmes County, Florida



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/4/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Holmes County, Florida

Survey Area Data: Version 20, Aug 22, 2024

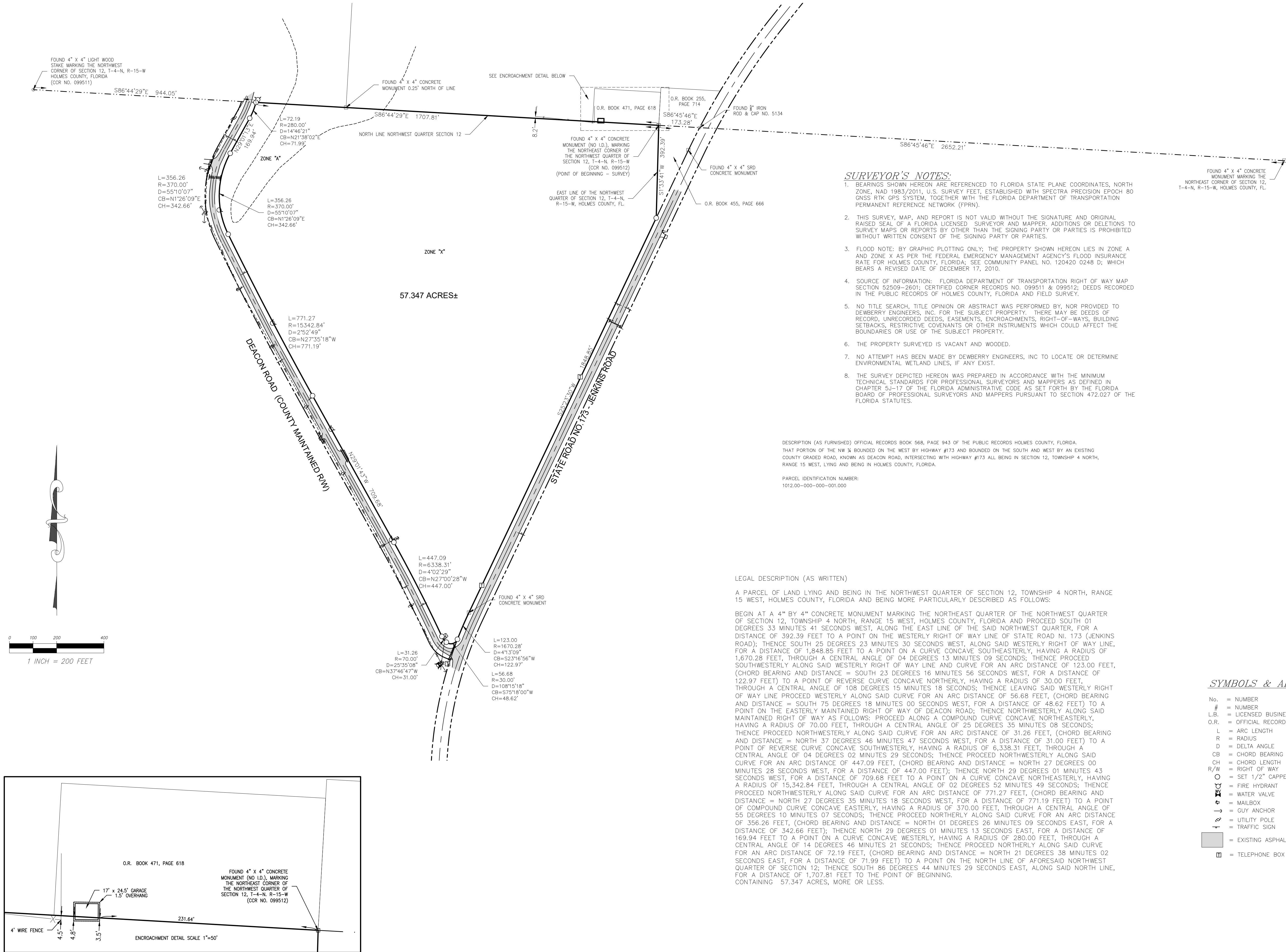
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 10, 2024—Jan 20, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany sand	0.0	0.0%
4	Ardilla loamy sand, 0 to 2 percent slopes	34.4	16.4%
6	Bonifay sand, 1 to 8 percent slopes	1.5	0.7%
9	Dothan loamy sand, 2 to 5 percent slopes	48.6	23.2%
10	Dothan loamy sand, 5 to 8 percent slopes	25.6	12.2%
13	Faceville sandy loam, 5 to 8 percent slopes	2.8	1.4%
14	Fuquay loamy sand, 1 to 8 percent slopes	46.7	22.3%
15	Gritney loamy sand, 2 to 5 percent slopes	0.8	0.4%
19	Leefield loamy sand	1.0	0.5%
22	Orangeburg loamy sand, 2 to 5 percent slopes	5.4	2.6%
23	Orangeburg loamy sand, 5 to 8 percent slopes	9.8	4.7%
25	Pantego complex	4.9	2.4%
27	Stilson loamy sand, 1 to 3 percent slopes	25.0	11.9%
99	Water	2.9	1.4%
Totals for Area of Interest		209.5	100.0%



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE A AND ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR HOLMES COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120420 0248 D; WHICH BEARS A REVISED DATE OF DECEMBER 17, 2010.
- SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 52509-2601; CERTIFIED CORNER RECORDS NO. 099511 & 099512; DEEDS RECORDED IN THE PUBLIC RECORDS OF HOLMES COUNTY, FLORIDA AND FIELD SURVEY.
- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY ENGINEERS, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THE PROPERTY SURVEYED IS VACANT AND WOODED.
- NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS, INC TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES, IF ANY EXIST.
- THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DESCRIPTION (AS FURNISHED) OFFICIAL RECORDS BOOK 568, PAGE 943 OF THE PUBLIC RECORDS HOLMES COUNTY, FLORIDA.
THAT PORTION OF THE NW 1/4 BOUNDED ON THE WEST BY HIGHWAY #173 AND BOUNDED ON THE SOUTH AND WEST BY AN EXISTING COUNTY GRADED ROAD, KNOWN AS DEACON ROAD, INTERSECTING WITH HIGHWAY #173 ALL BEING IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, LYING AND BEING IN HOLMES COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER:
1012.00-000-000-001.000

LEGAL DESCRIPTION (AS WRITTEN)

A PARCEL OF LAND LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, HOLMES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4" BY 4" CONCRETE MONUMENT MARKING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, HOLMES COUNTY, FLORIDA AND PROCEED SOUTH 01 DEGREES 33 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER, FOR A DISTANCE OF 392.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 173 (JENKINS ROAD); THENCE SOUTH 25 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1,848.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,670.28 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 09 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 123.00 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 16 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 122.97 FEET) TO A POINT OF REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 108 DEGREES 15 MINUTES 18 SECONDS; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE PROCEED WESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 56.68 FEET, (CHORD BEARING AND DISTANCE = SOUTH 75 DEGREES 18 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 48.62 FEET) TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY OF DEACON ROAD; THENCE NORTHWESTERLY ALONG SAID MAINTAINED RIGHT OF WAY AS FOLLOWS: PROCEED ALONG A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 08 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 31.26 FEET, (CHORD BEARING AND DISTANCE = NORTH 37 DEGREES 46 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 31.00 FEET) TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 6,338.31 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 02 MINUTES 29 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 447.09 FEET, (CHORD BEARING AND DISTANCE = NORTH 27 DEGREES 00 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 447.00 FEET); THENCE NORTH 29 DEGREES 01 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 709.68 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15,342.84 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 49 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 771.27 FEET, (CHORD BEARING AND DISTANCE = NORTH 27 DEGREES 35 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 771.19 FEET) TO A POINT OF COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 55 DEGREES 10 MINUTES 07 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 356.26 FEET, (CHORD BEARING AND DISTANCE = NORTH 01 DEGREES 26 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 342.66 FEET); THENCE NORTH 29 DEGREES 01 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 169.94 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 46 MINUTES 21 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 72.19 FEET, (CHORD BEARING AND DISTANCE = NORTH 21 DEGREES 38 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 71.99 FEET) TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 86 DEGREES 44 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,707.81 FEET TO THE POINT OF BEGINNING. CONTAINING 57.347 ACRES, MORE OR LESS.

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
= NUMBER
L.B. = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
L = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
R/W = RIGHT OF WAY
O = SET 1/2" CAPPED IRON ROD L.B. #8011
F = FIRE HYDRANT
W = WATER VALVE
M = MAILBOX
G = GUY ANCHOR
U = UTILITY POLE
T = TRAFFIC SIGN
A = EXISTING ASPHALT PAVEMENT
B = TELEPHONE BOX

REVISIONS			
FB/PG	DATE	DRAWN	CKD

Dewberry
DEWBERRY ENGINEERS INC.
203 ABERDEEN PARKWAY
PANAMA CITY, FLORIDA 32405
PHONE: 850.322.0844 FAX: 850.522.1011
CERTIFICATE OF AUTHORIZATION NO. LB 8011

DAVID JON BARTLETT, P.S.M. DATE SIGNED
PROFESSIONAL SURVEYOR & MAPPER No. LS4018

BOUNDARY SURVEY
A PORTION OF THE NW 1/4
SECTION 12, T-4-N, R-15-W
HOLMES COUNTY, FLORIDA

FB/PG
265/18
FIELD DATE
11/19/2018
DRAWING DATE
11/29/2018
BY
DJB
APPROVED
FCR
PROJECT NO.
50084096
SCALE
1" = 200'

S1

ORDINANCE NO. 2025-04

AN ORDINANCE OF CITY OF BONIFAY, FLORIDA, AMENDING VOLUME III OF THE CITY OF BONIFAY YEAR 2010 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT." PROVIDING FOR AN AMENDMENT TO THE YEAR 2010 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL, LOCATED AT THE INTERSECTION OF DECON ROAD AND JENKINS ROAD, FROM RURAL RESIDENTIAL (COUNTY) TO LOW DENSITY RESIDENTIAL AND COMMERCIAL TOTALING 57.3 (+/-) ACRES IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, PARCEL NUMBER 1012.00-000-000-001.000; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS. The City of Bonifay City Council, acting as the Planning Board, held a Public Hearing to consider Proposed Comprehensive Plan Amendment 2025-04 on March 13, 2025, and recommended the Amendment be approved by the City of Bonifay Board for adoption; and,

WHEREAS, the City of Bonifay City Council held a Public Hearing on March 24, 2025, to adopt Comprehensive Plan Amendment 2025-04, pursuant to Section 163, 3187, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City of Bonifay City Council finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment 2025-04, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with the future problems that may result from the use and development of land with the City of Bonifay, as follows;

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

Section 1 Purposes and Intent.

The land use designations of the above identified parcel, shall be and hereby is changed from "Rural Residential (County)" to "Commercial" and "Low Density Residential" use as described in Small Scale Amendment 2025-04.

Section 2 Comprehensive Plan Amendment.

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

Section 3 Severability.

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

Section 4 Copy on File.

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

Section 5 Effective Date.

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

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

CITY OF BONIFAY, FLORIDA

By: _____
By its Mayor, Larry Cook

ATTEST:

By: Rickey Callahan, City Clerk

Staff Project Summary for Small Scale Future Land Use Map Amendment (2025-04)

City of Bonifay Planning Board

Applicant: David Corbin, Holmes County Administrator, Property Owner

Public Hearing Date: 6PM on Thursday March 13, 2025, and 9AM on Monday March 24, 2025

Parcel Description: THAT PORTION OF THE NW 1/4 BOUNDED ON THE EAST BY HIGHWAY #173 AND BOUNDED ON THE SOUTH AND WEST BY AN EXISTING COUNTY GRADED ROAD, KNOWN AS DEACON ROAD, INTERSECTING WITH HIGHWAY #173 ALL BEING IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, LYING AND BEING IN HOLMES COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER: 1012.00-000-000-001.000

Parcel Size: 57.3 (+/-) acres

Current Future Land Use Designation: Rural Residential (County)

Proposed Future Land Use Designation: 51.6 (+/-) acres of Low Density Residential and 5.7 (+/-) acres of Commercial

Data and Analysis

The small-scale amendment to the Comprehensive Plan changes the future land use category imposed on 57.3 acres, comprised of one parcel of land in the western portion of the City at the intersection of Decon Road and Jenkins Road from “Rural Residential (County)” to “Low Density Residential” and “Commercial.” The purpose of the amendment is to convert the existing vacant land into districts that will allow for more intense development.

Future Land Use Designation: Accompanying this document is a copy of a map showing the proposed changes to the subject parcel as Proposed Future Land Use Map. The map sheet shows the subject parcel with the City’s Low Density Residential and Commercial FLU categories imposed thereon.

The lands abutting the subject project vary in their classifications, and include Estate Residential, Low Density Residential, and Rural Residential (County).

Existing Land Use/Pre-Amendment Conditions: The existing property is vacant.

Proposed Development: The proposed development is to convert the existing vacant parcel into FLU districts that allow for more intense development.

Impacts on infrastructure: These analyses are presented for information only and are not to be used to approve or deny any aspect of the proposed development. The analyses have been provided to confirm the amendment request to the rules and regulations governing Plan amendments. The Analyses are based on the continuation of an auto sales use that was previously in operation.

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

Potable Water: This parcel does not have water service, but water is available along both right of ways adjacent to the site. Water service will be provided for the proposed use by the City of Bonifay.

Sanitary Sewer: This parcel is vacant and does not currently have public sewer, but sewer is available from the City of Bonifay within ¼ mile of the property and it will be extended to service the proposed use.

Solid Waste: This parcel is currently vacant and does not produce solid waste. Solid Waste service will be provided by the City of Bonifay for the proposed use.

Compatibility and Suitability

Topography: The site is gently sloping with an average elevation of 150 feet.

Soils: According to the Web Soil Survey of Holmes County, Florida by the USDA, Soil Conservation Service, the property is mostly comprised of soil in the Fuquay Loamy Sand, Dothan Loamy sand, and Orangeburg Loamy Sands. These sands have slopes from 1-8 percent, and are generally well-drained with deep water tables.

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

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

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

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

Holmes County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the 911 Coordinator at (850)-547-1112.

***An Actual Year of 1950 is not a true representation of the Actual Year built.** This is a “default” setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. **The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Holmes County Property Appraiser's Office assumes NO responsibility for the errors and/or omission contained herein.

THIS MAP IS NOT A SURVEY

Parcel Summary

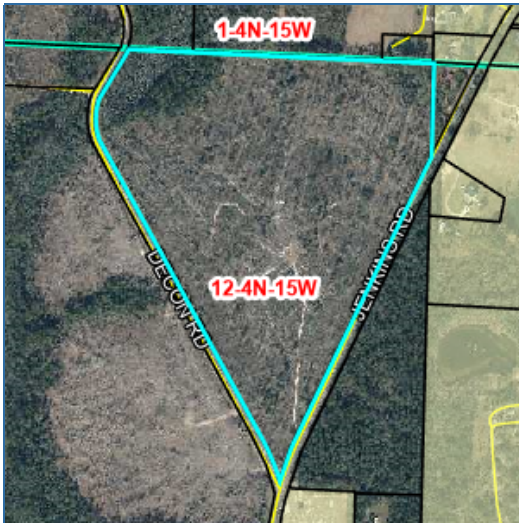
Parcel ID	1012.00-000-000-001.000
Location Address	
Brief Tax Description*	BONIFAY ALL OF NW1/4 LYING EAST OF CO GRD RD LESS A TRACT OF LAND TO BEG AT SW COR OF NW1/4 OF SEC 12 & RUN E 600 YDS N 209 YDS E 209 YDS, S 209 YDS, W 209 YDS TO POB ALSO LESS: A PARCEL TO BEG AT A PT 6 CHNS 49 LINKS W, N 4 CHNS 51 LKS W 6 CHNS.24 LKS S 4 CHNS 51 LKS E 6 CHNS 24 LKS TO POB OR-180/52-78 OR-243/24-36 QCD OR-263/462 LESS 19 AC OR- 269/942 OR-270/62 WD-OR568/943 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	COUNTY (8600)
Sec/Twp/Rng	12-04-15
Tax District	1-COUNTY
Millage Rate	14.5074
Acreage	58
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[HOLMES COUNTY BOARD OF COUNTY](#)
107 E VIRGINIA AVE
BONIFAY, FL 32425

Map



Land Information

Code	Land Use	Units	Unit Type	Frontage	Depth
001	009903 - NS N AG PAVED RD	58	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/ Improved	Grantor	Grantee
N	1/16/2018	\$250,000	WD	0568/0943		Unqualified	UNQUAL/DEED TO/ FROM FINAN INST	Vacant	COOK W R & BEVERLY J	HOLMES COUNTY BOARD OF COUNTY
N	6/24/1998	\$133,400	N/A	0270/0062		Qualified	N/A	Vacant		MUTUAL LIFE INS CO OF NY
N	12/15/1997	\$20,285,400	N/A	0263/0462		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		MUTUAL LIFE INS CO OF NY
N	5/13/1996	\$100	N/A	0243/0024		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		STONE SOUTHWEST CORP QCD
N	9/29/1989	\$41,320,149	N/A	0180/0052		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		MUTUAL LIFE INS CO OF NY
N	3/1/1979	\$9,074,000	N/A	0087/0005		Qualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Vacant		
N	1/2/1920	\$43,500	N/A	0000/0000		Unqualified	N/A	Vacant	2001 CONVERTED JUST VALUE	
N	1/1/1920	\$13,215	N/A	0000/0000		Unqualified	N/A	Vacant	2001 CONVERTED ASSESSED VALUE	

Valuation

	2025 Working Values	2024	2023	2022	2021
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$145,000	\$145,000	\$116,000	\$110,200	\$110,200
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$145,000	\$0	\$0	\$0
Just (Market) Value	\$145,000	\$290,000	\$116,000	\$110,200	\$110,200
Assessed Value	\$140,360	\$127,600	\$116,000	\$110,200	\$110,200
Exempt Value	\$140,360	\$127,600	\$116,000	\$110,200	\$110,200
Taxable Value	\$0	\$0	\$0	\$0	\$0
Maximum Save Our Homes Portability	\$4,640	\$17,400	\$0	\$0	\$0

2025 Card View

[2025 Property Record Card \(PDF\)](#)

2024 Card View

[2024 Property Record Card \(PDF\)](#)

No data available for the following modules: Buildings, Extra Features, Photos, Sketches.

Holmes County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 2/26/2025, 3:02:42 AM](#)

Contact Us

Developed by
 **SCHNEIDER**
GEOSPATIAL

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

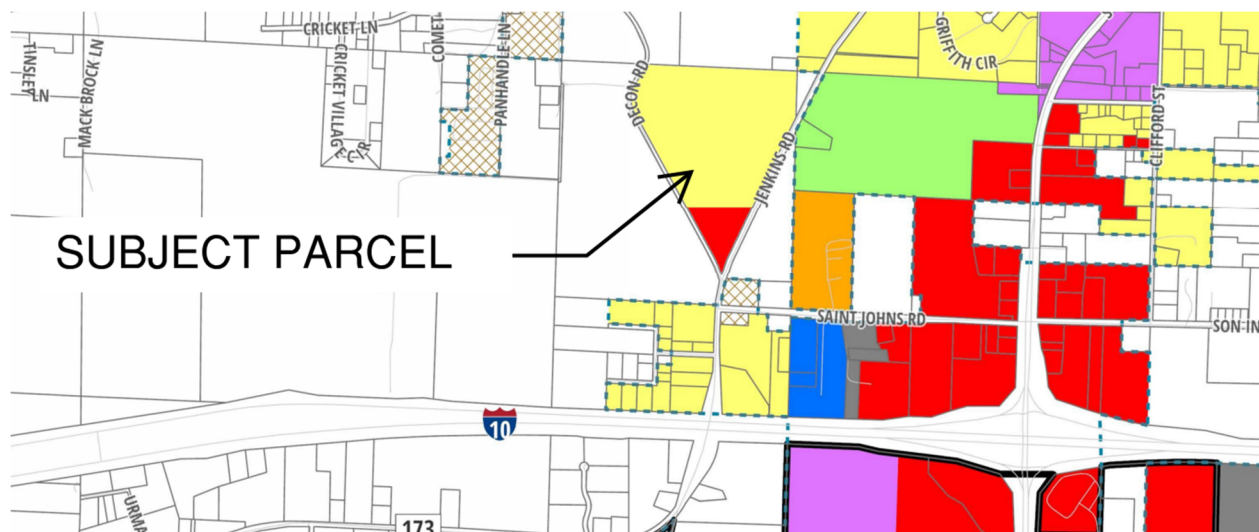
NOTICE IS HEREBY GIVEN of the intention of the City of Bonifay City Council and the City of Bonifay Planning and Zoning Commission to hold a Public Hearing at 6PM on Thursday March 13, 2025, and at 9AM on Monday March 24, 2025, at Bonifay City Hall, to consider the following:

AN ORDINANCE OF THE CITY OF BONIFAY, FLORIDA, AMENDING VOLUME III OF THE CITY OF BONIFAY YEAR 2010 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT." PROVIDING FOR AN AMENDMENT TO THE YEAR 2010 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL, LOCATED AT THE INTERSECTION OF DECON ROAD AND JENKINS ROAD, FROM RURAL RESIDENTIAL (COUNTY) TO 51.6 (+/-) ACRES OF LOW DENSITY RESIDENTIAL AND 5.7 (+/-) ACRES OF COMMERCIAL TOTALING 57.3 (+/-) ACRES IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST PARCEL NUMBER 1012.00-000-000-001.000; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

The purpose of this hearing is to receive public comments regarding proposed Amendment 2025-04 to the Comprehensive Plan Year 2043 Future Land Use Map, changing the future land use map category of the parcels noted above as depicted in the map below.

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

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





U.S. Fish and Wildlife Service

National Wetlands Inventory

1012.00-000-000-001.000 Wetland



February 27, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



85°42'5"W 30°46'35"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

85°41'27"W 30°46'4"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



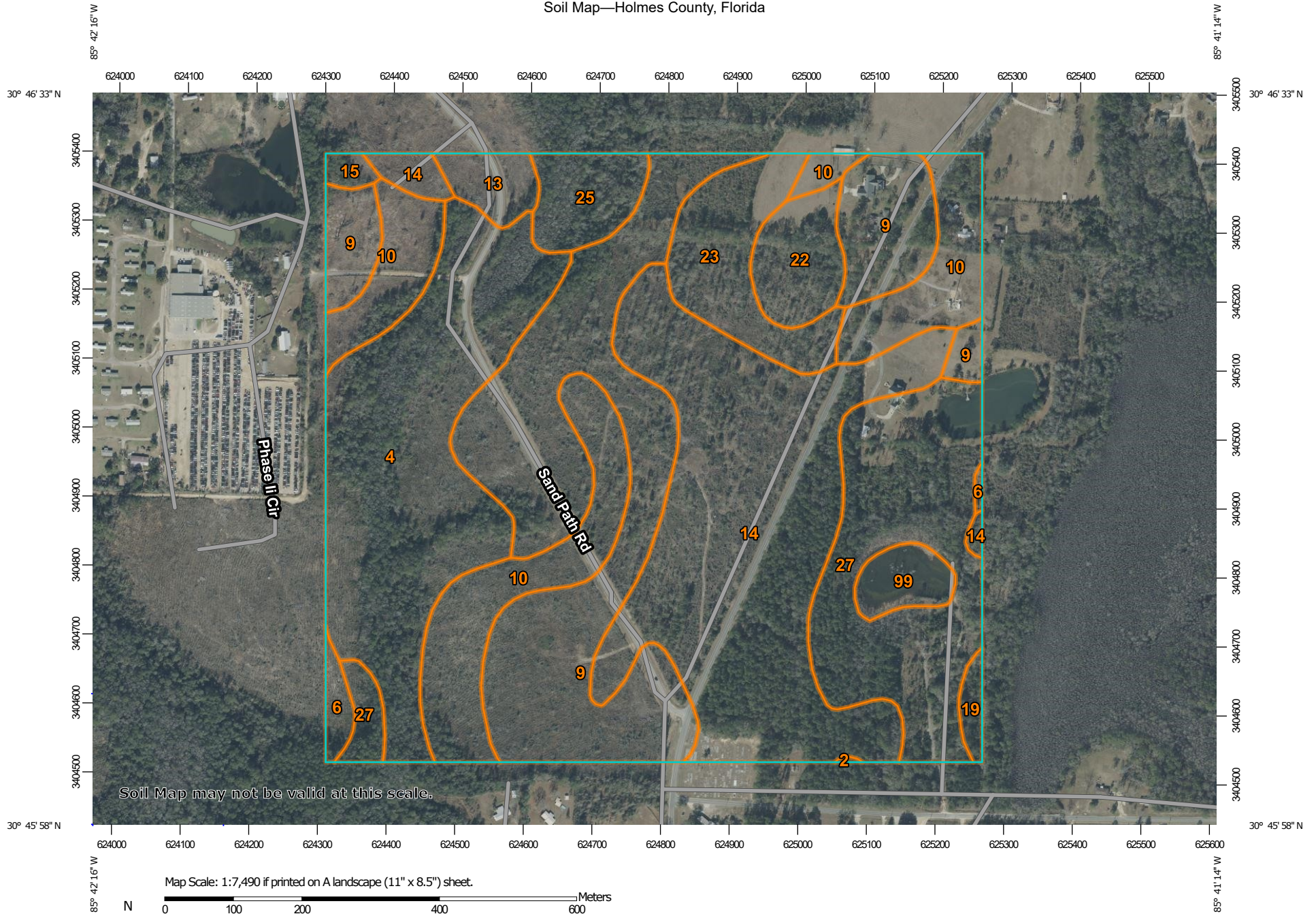
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/27/2025 at 8:33 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

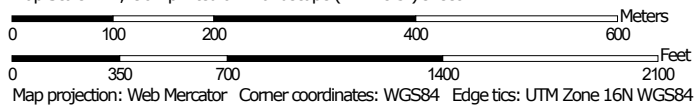
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Holmes County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:7,490 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/4/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Holmes County, Florida

Survey Area Data: Version 20, Aug 22, 2024

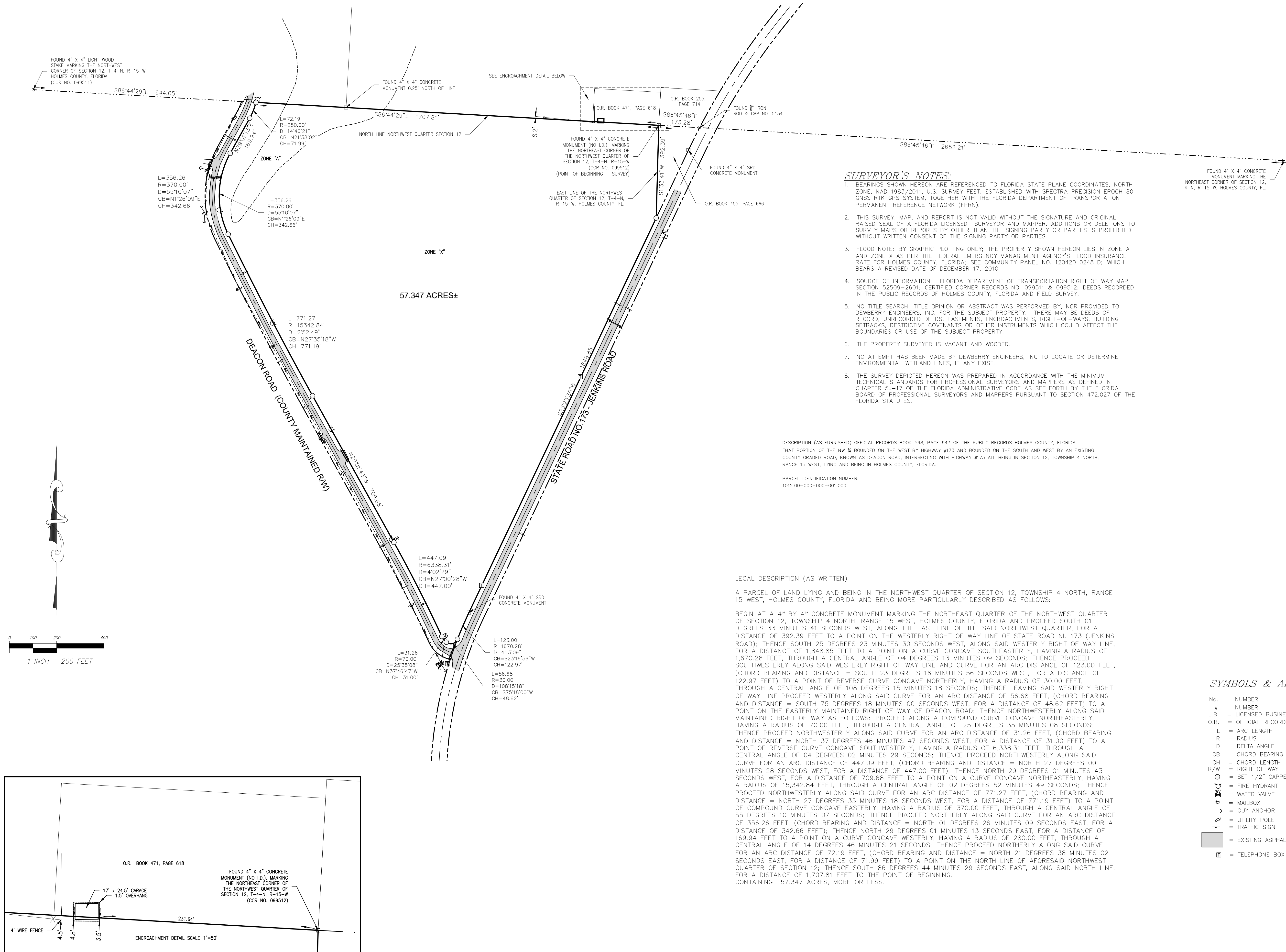
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 10, 2024—Jan 20, 2024

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany sand	0.0	0.0%
4	Ardilla loamy sand, 0 to 2 percent slopes	34.4	16.4%
6	Bonifay sand, 1 to 8 percent slopes	1.5	0.7%
9	Dothan loamy sand, 2 to 5 percent slopes	48.6	23.2%
10	Dothan loamy sand, 5 to 8 percent slopes	25.6	12.2%
13	Faceville sandy loam, 5 to 8 percent slopes	2.8	1.4%
14	Fuquay loamy sand, 1 to 8 percent slopes	46.7	22.3%
15	Gritney loamy sand, 2 to 5 percent slopes	0.8	0.4%
19	Leefield loamy sand	1.0	0.5%
22	Orangeburg loamy sand, 2 to 5 percent slopes	5.4	2.6%
23	Orangeburg loamy sand, 5 to 8 percent slopes	9.8	4.7%
25	Pantego complex	4.9	2.4%
27	Stilson loamy sand, 1 to 3 percent slopes	25.0	11.9%
99	Water	2.9	1.4%
Totals for Area of Interest		209.5	100.0%



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET, ESTABLISHED WITH SPECTRA PRECISION EPOCH 80 GNSS RTK GPS SYSTEM, TOGETHER WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
2. THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY; THE PROPERTY SHOWN HEREON LIES IN ZONE A AND ZONE X AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE FOR HOLMES COUNTY, FLORIDA; SEE COMMUNITY PANEL NO. 120420 0248 D; WHICH BEARS A REVISED DATE OF DECEMBER 17, 2010.
4. SOURCE OF INFORMATION: FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 52509-2601; CERTIFIED CORNER RECORDS NO. 099511 & 099512; DEEDS RECORDED IN THE PUBLIC RECORDS OF HOLMES COUNTY, FLORIDA AND FIELD SURVEY.
5. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY ENGINEERS, INC. FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
6. THE PROPERTY SURVEYED IS VACANT AND WOODED.
7. NO ATTEMPT HAS BEEN MADE BY DEWBERRY ENGINEERS, INC TO LOCATE OR DETERMINE ENVIRONMENTAL WETLAND LINES, IF ANY EXIST.
8. THE SURVEY DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

DESCRIPTION (AS FURNISHED) OFFICIAL RECORDS BOOK 568, PAGE 943 OF THE PUBLIC RECORDS HOLMES COUNTY, FLORIDA.
THAT PORTION OF THE NW 1/4 BOUNDED ON THE WEST BY HIGHWAY #173 AND BOUNDED ON THE SOUTH AND WEST BY AN EXISTING COUNTY GRADED ROAD, KNOWN AS DEACON ROAD, INTERSECTING WITH HIGHWAY #173 ALL BEING IN SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, LYING AND BEING IN HOLMES COUNTY, FLORIDA.

PARCEL IDENTIFICATION NUMBER:
1012.00-000-000-001.000


LEGAL DESCRIPTION (AS WRITTEN)

A PARCEL OF LAND LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, HOLMES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 4" BY 4" CONCRETE MONUMENT MARKING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 15 WEST, HOLMES COUNTY, FLORIDA AND PROCEED SOUTH 01 DEGREES 33 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHWEST QUARTER, FOR A DISTANCE OF 392.39 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 173 (JENKINS ROAD); THENCE SOUTH 25 DEGREES 23 MINUTES 30 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1,848.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,670.28 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 13 MINUTES 09 SECONDS; THENCE PROCEED SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND CURVE FOR AN ARC DISTANCE OF 123.00 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 16 MINUTES 56 SECONDS WEST, FOR A DISTANCE OF 122.97 FEET) TO A POINT OF REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 108 DEGREES 15 MINUTES 18 SECONDS; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE PROCEED WESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 56.68 FEET, (CHORD BEARING AND DISTANCE = SOUTH 75 DEGREES 18 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 48.62 FEET) TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY OF DEACON ROAD; THENCE NORTHWESTERLY ALONG SAID MAINTAINED RIGHT OF WAY AS FOLLOWS: PROCEED ALONG A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 08 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 31.26 FEET, (CHORD BEARING AND DISTANCE = NORTH 37 DEGREES 46 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 31.00 FEET) TO A POINT OF REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 6,338.31 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 02 MINUTES 29 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 447.09 FEET, (CHORD BEARING AND DISTANCE = NORTH 27 DEGREES 00 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 447.00 FEET); THENCE NORTH 29 DEGREES 01 MINUTES 43 SECONDS WEST, FOR A DISTANCE OF 709.68 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15,342.84 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 49 SECONDS; THENCE PROCEED NORTHWESTERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 771.27 FEET, (CHORD BEARING AND DISTANCE = NORTH 27 DEGREES 35 MINUTES 18 SECONDS WEST, FOR A DISTANCE OF 771.19 FEET) TO A POINT OF COMPOUND CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET, THROUGH A CENTRAL ANGLE OF 55 DEGREES 10 MINUTES 07 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 356.26 FEET, (CHORD BEARING AND DISTANCE = NORTH 01 DEGREES 26 MINUTES 09 SECONDS EAST, FOR A DISTANCE OF 342.66 FEET); THENCE NORTH 29 DEGREES 01 MINUTES 13 SECONDS EAST, FOR A DISTANCE OF 169.94 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 14 DEGREES 46 MINUTES 21 SECONDS; THENCE PROCEED NORTHERLY ALONG SAID CURVE FOR AN ARC DISTANCE OF 72.19 FEET, (CHORD BEARING AND DISTANCE = NORTH 21 DEGREES 38 MINUTES 02 SECONDS EAST, FOR A DISTANCE OF 71.99 FEET) TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 86 DEGREES 44 MINUTES 29 SECONDS EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,707.81 FEET TO THE POINT OF BEGINNING. CONTAINING 57.347 ACRES, MORE OR LESS.

SYMBOLS & ABBREVIATIONS:

- No. = NUMBER
= NUMBER
L.B. = LICENSED BUSINESS
O.R. = OFFICIAL RECORDS
L = ARC LENGTH
R = RADIUS
D = DELTA ANGLE
CB = CHORD BEARING
CH = CHORD LENGTH
R/W = RIGHT OF WAY
O = SET 1/2" CAPPED IRON ROD L.B. #8011
F = FIRE HYDRANT
W = WATER VALVE
M = MAILBOX
G = GUY ANCHOR
U = UTILITY POLE
T = TRAFFIC SIGN
A = EXISTING ASPHALT PAVEMENT
B = TELEPHONE BOX

<div> Dewberry DEWBERRY ENGINEERS, INC. 203 ABERDEEN PARKWAY PANAMA CITY, FLORIDA 32405 PHONE: 850.327.0844 FAX: 850.522.1011 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011</div>				<div>DAVID JON BARTLETT, P.S.M. DATE SIGNED PROFESSIONAL SURVEYOR & MAPPER No. LS4018</div>	
<div><div><div>BOUNDARY SURVEY A PORTION OF THE NW 1/4 SECTION 12, T-4-N, R-15-W HOLMES COUNTY, FLORIDA</div><div>FB/PG 265/18 FIELD DATE 11/19/2018 DRAWING DATE 11/29/2018 BY DJB APPROVED FCR PROJECT NO. 50084096 SCALE 1" = 200'</div></div><div>S1</div></div>					
FB/PG		DATE		DRAWN	