

ORDINANCE NO. 2024-06

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 TWO PARCELS, LOCATED ONE HWY 90, FROM RURAL RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO URBAN MIXED TOTALING 31.37 (+/-) ACRES IN SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, PARCEL NUMBERS 0606.01-000-000-001.200 AND 0606.01-000-000-001.000; 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 2024-06 on May 9, 2024, 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 May 20, 2024, to adopt Comprehensive Plan Amendment 2024-06, pursuant to Section 163, 3187, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the City of Bonifay City Council finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment 2024-06, 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 parcels, shall be and hereby is changed from "Rural Residential" and "Low Density Residential" to "Urban Mixed-Use" use as described in Small Scale Amendment 2024-06.

Section 2 Comprehensive Plan Amendment.

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

Section 3 Severability.

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

Section 4 Copy on File.

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

Section 5 Effective Date.

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

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

CITY OF BONIFAY, FLORIDA

By: _____
By its Mayor, Larry Cook

ATTEST:

By: Rickey Callahan, City Clerk

Staff Project Summary for Small Scale Future Land Use Map Amendment (2024-06)

City of Bonifay Planning Board

Applicant: Bonifay Mobile Home Park Land LLC, Property Owner

Public Hearing Date: May 9, 2024 @ 10 am

Parcel Description: PARCEL A: COMMENCE AT THE NW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA: AND RUN S0°48'19"W 133.13 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 90, THENCE S88°42'45"E ALONG SAID LINE 194 FEET, THENCE N88°42'45"W 79.20 FEET, THENCE S0°52'30"W 143.17 FEET, THENCE S39°02'10"E 320.94 FEET, THENCE N85°51'00" 623.90 FEET, THENCE N1°17'00" 149.16 FEET, THENCE N32°43'00"W 162.84 FEET, THENCE N45°38'00"W 191.74 FEET, THENCE N1°17'00"E 134 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. 90, THENCE N88°42'45"W ALONG SAID LINE 466.29 FEET TO THE POINT OF BEGINNING

PARCEL B: NE ¼ OF NE 1/4 , SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, HOLMES COUNTY, FLORIDA. LESS THE FOLLOWING: BEGIN AT A POINT WHERE WEST LINE OF THE ABOVE DESCRIBED FORTY ACRES INTERSECTS SOUTH R/W LINE OF U.S. HIGHWAY 90, THENCE EAST 194 FEET ALONG SOUTH R/W LINE FOR POINT OF BEGINNING, THENCE S0°49'45"W 107 FEET, THENCE S26°29"W 126 FEET, THENCE N88°42'W 79.2 FEET, THENCE S00°52'W 143.17 FEET, THENCE S29°02'E 320.34 FEET, THENCE N85°51'E 623.9 FEET, THENCE N01°17'E 149.16 FEET, THENCE S88°43'E 430.29 FEET, MORE OR LESS, TO EAST LINE OF ABOVE DESCRIBED FORTY ACRES, THENCE NORTH ALONG FORTY LINE 405 FEET, MORE OR LESS, TO SOUTH R/W LINE OF U.S. HIGHWAY 90 THENCE W ALONG SOUTH R/W LINE OF U.S. HIGHWAY 90, MORE OR LESS, TO POINT OF BEGINNING, LOCATED IN HOLMES COUNTY, FLORIDA. ALSO: COMMENCE AT THE NW CORNER OF NE ¼ OF NE ¼, SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST AND RUN S0°48'19"W ALONG THE WEST LINE OF SAID NE ¼ OF NE ¼ 133.13 FEET TO THE SOUTH R/W LINE OF U.S. HIGHWAY 90, THENCE S88°42'45"E ALONG SAID SOUTH R/W LINE 661.89 FEET TO THE POINT OF BEGINNING, THENCE S01°17'00"W 134.0 FEET, THENCE S45°37'00"E 191.74 FEET, THENCE N01°17"E 265 FEET TO SAID SOUTH R/W LINE, THENCE N88°42'45"W ALONG SAID R/W 140 FEET TO THE POINT OF BEGINNING.

Parcel Size: Parcel A approximately 8.64 acres, Parcel B approximately 22.73 acres

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

Proposed Future Land Use Designation: Urban Mixed Use

Data and Analysis

The small-scale amendment to the Comprehensive Plan changes the future land use category imposed on 31.37 acres, comprised of two parcels of land in the eastern portion of the City on the south side of SR 10 (US 90) from “Low Density Residential” and “Rural Residential (County)” to “Urban Mixed Use.” The purpose of the amendment is to convert the existing Mobile Home Park into a Recreational Vehicle Park.

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

The lands abutting the subject project on all sides are classified as Rural Residential.

Existing Land Use/Pre-Amendment Conditions: The existing property houses 28 mobile homes.

Proposed Development: The proposed development is to convert the existing Mobile Home Park to a Recreational Vehicle Park. As described in Section 5.06.04 of the City of Bonifay Land development Regulations, this parcel allows for up to 155 RV spaces. Based on the plans, 92 spaces are anticipated.

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 is currently provided Water service from the City of Bonifay.

Sanitary Sewer: This parcel is currently provided Sewer service from the City of Bonifay.

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

Compatibility and Suitability

Topography: The site is level to gently sloping with an average elevation of 104 feet.

Soils: According to the Web Soil Survey of Holmes County, Florida by the USDA, Soil Conservation Service, the property is mostly comprised of soil in the Dothan Loamy and Lucy

Loamy sand (2 to 5 and 1 to 8 percent slopes, respectively). These sands are well drained soil with a relatively deep water table.

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 western and southeastern portions of the parcel. Based on the provided wetland delineation report, the proposed plans do not impact these areas. 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

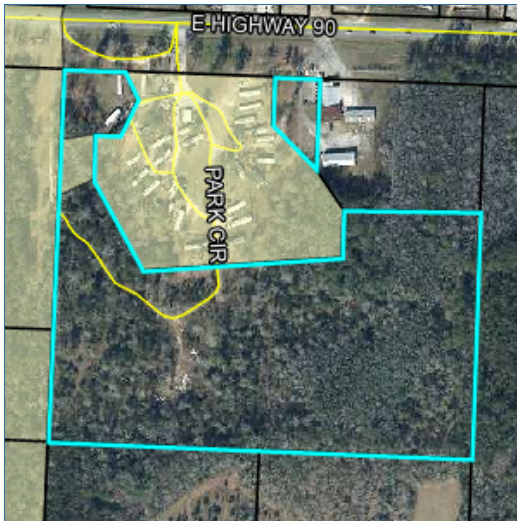
Parcel ID	0606.01-000-000-001.000
Location Address	701 E HWY 90 BONIFAY
Brief Tax Description*	A PARCEL LYING IN NE1/4 OF NE1/4 AS DES IN OR-79/325 & OR-96/210 OR-213/639 WD-OR 412/18 WD-OR415/663 WD-OR648/864 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	NO AG ACREAGE (9900)
Sec/Twp/Rng	06-04-14
Tax District	1-COUNTY
Millage Rate	14.733
Acreage	22.73
Homestead	N

[View Map](#)

Owner Information

Primary Owner
[BONIFAY MOBILE HOME PARK LAND LLC](#)
4035 HIGH RIDGE DR
NEW SMYRNA BCH, FL 32168

Map



Land Information

Code	Land Use	Units	Unit Type	Frontage	Depth
001	009903 - NS N AG PAVED RD	22.73	AC	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/ Page	Instrument Number	Qualification	Reason	Vacant/ Improved	Grantor	Grantee
Y	9/19/2022	\$1,250,000	WD	648/864		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	ROOD CHRISTOPHER & KYLE BALLIF	BONIFAY MOBILE HOME PARK LAND LLC
Y	5/31/2019	\$575,000	WD	589/668		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	CEDAR GARDENS LLC	ROOD CHRISTOPHER & KYLE BALLIF
Y	6/9/2014	\$356,500	WD	518/670		Qualified	QUAL/MULT-PROP W/MULT-TAXIDS	Vacant	RJ ENTERPRISES LLC	CEDAR GARDENS LLC
Y	5/8/2007	\$100	WD	415/663		Unqualified		Vacant	NAPIER JIMMY	RJ ENTERPRISES LLC
Y	3/7/2007	\$510,000	WD	412/18		Qualified		Improved	NAPIER JIMMY	RJ ENTERPRISES LLC
N	8/27/1993	\$2,500	N/A	213/639		Unqualified	QUAL/ CREDIBLE,VERIF/ DOC/EVIDEN	Improved		RUBENSTEIN ALLEN N & CAROLINE
N	5/1/1978	\$29,000	N/A	79/325		Unqualified	QUAL/DEED EXAMINATION	Improved		
N	1/2/1920	\$20,457	N/A	0/0		Unqualified	N/A	Vacant	2001 CONVERTED JUST VALUE	
N	1/1/1920	\$20,457	N/A	0/0		Unqualified	N/A	Vacant	2001 CONVERTED ASSESSED VALUE	

Valuation

	2024 Working Values	2023	2022	2021	2020
Building Value	\$0	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$51,142	\$45,460	\$43,187	\$43,187	\$43,187
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$51,142	\$45,460	\$43,187	\$43,187	\$43,187
Assessed Value	\$50,006	\$45,460	\$43,187	\$43,187	\$43,187
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$50,006	\$45,460	\$43,187	\$43,187	\$43,187
Maximum Save Our Homes Portability	\$1,136	\$0	\$0	\$0	\$0

2024 Card View

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

2023 Card View

[2023 Property Record Card \(PDF\)](#)

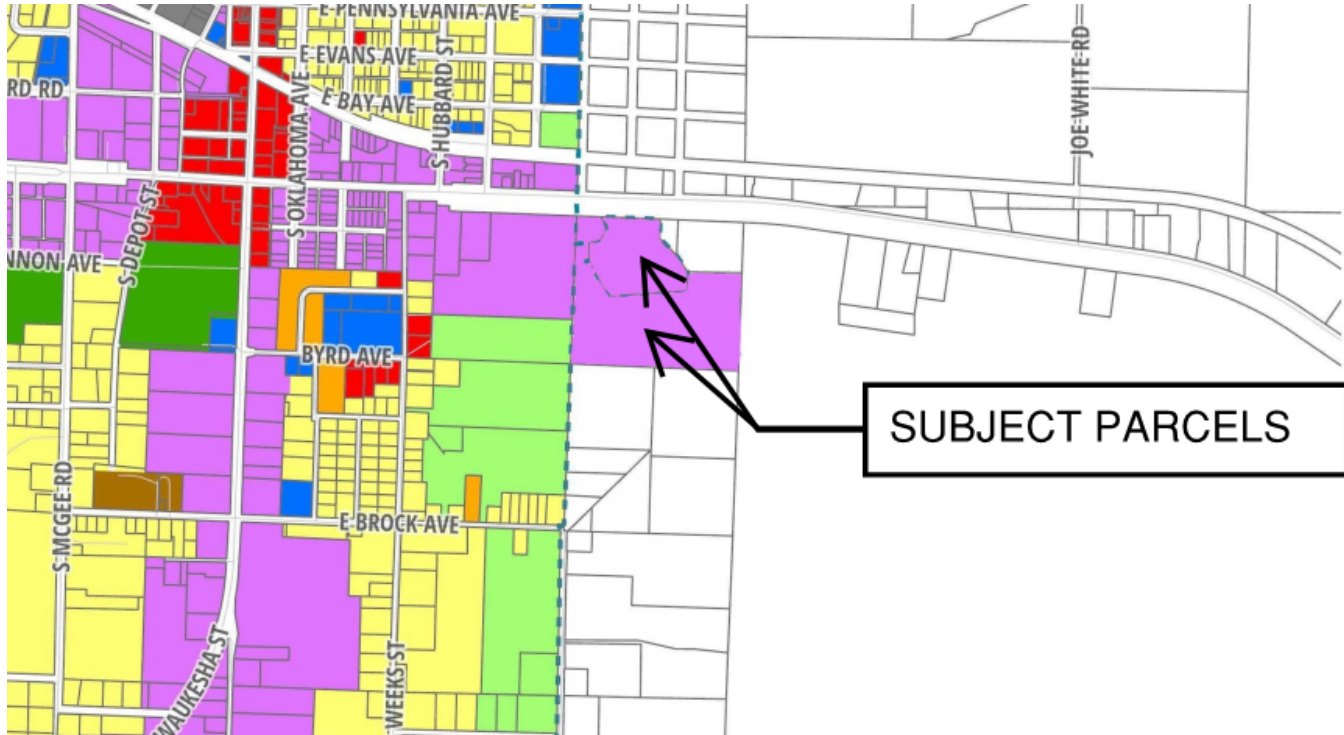
No data available for the following modules: Buildings, Extra Features, Photos, Sketches.

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.

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Developed by



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 to hold a Public Hearing at 10AM on Thursday May 9, 2024 at Bonifay City Hall, to consider the following:

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 TWO PARCELS, LOCATED ONE HWY 90, FROM RURAL RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO URBAN MIXED TOTALING 31.37 (+/-) ACRES IN SECTION 6, TOWNSHIP 4 NORTH, RANGE 14 WEST, PARCEL NUMBERS 0606.01-000-000-001.200 AND 0606.01-000-000-001.000; 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 2024-06 to the Comprehensive Plan Year 2022 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.

