



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

Date: 04/30/2026
To: City of Bonifay Public
From: John Feeney, PE – Alday Howell Engineering, Inc.
RE: Business Impact Estimate – Mixed Use Future Land Use Amendment 2026-02

To whom it may concern,

This Business Impact Estimate accompanies an ordinance that clarifies and restores the intended flexibility of the Mixed Use Future Land Use District in accordance with 166.041.4(a), Florida Statutes.

1) Summary and public purpose

The ordinance amends Policy 5.1.d to lessen the restrictions that are currently in place within the district. Notably, individual parcels are no longer required to contain more than one use. The public purpose is to support infill and redevelopment, expand housing choice, and improve economic opportunity while maintaining compatibility with adjacent neighborhoods.

2) Direct economic impact on businesses

The ordinance imposes no new city fees or charges. Compliance consists of following existing density, intensity, height, and compatibility standards. The amendment removes the prior interpretation that required multiple uses on each site. This reduces entitlement risk and increases the range of viable projects for property owners and businesses within the MU district. Direct compliance costs are estimated to be none. City regulatory costs remain within existing review processes.

3) Number of businesses likely affected

There will not be any businesses that are negatively impacted by this ordinance, as it is a lessening of the current regulations.

4) Additional information

The ordinance is adopted by ordinance in accordance with Section 163.3184, Florida Statutes. This Business Impact Estimate is prepared pursuant to 166.041.4(a), Florida Statutes, and will be posted on the City website on or before the date of the notice of proposed enactment.

Sincerely,

John Feeney, PE
City of Bonifay Consultant Planning Official