

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

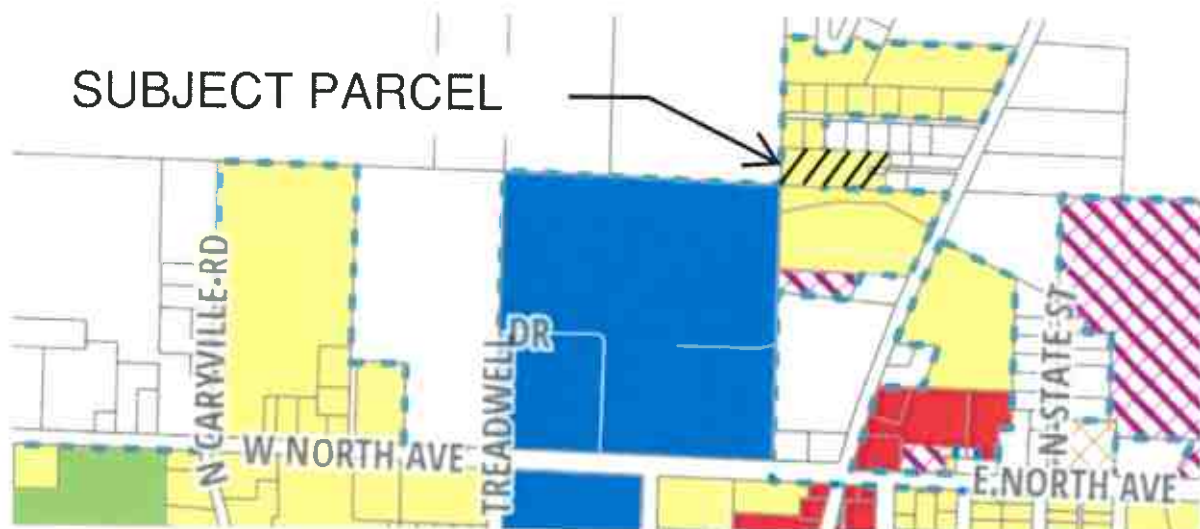
NOTICE IS HEREBY GIVEN of the intention of the City of Bonifay City Council and the City of Bonifay Planning and Zoning Commission to hold a Public Hearing at 6PM on Wednesday October 16, 2024 and at 6PM on Monday October 21, 2024, at Bonifay City Hall, to consider the following:

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

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

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

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



October 7, 2024

Allen Bellot and Ruth A. Bellot
1222 N. Waukesha Street
Bonifay, Florida 32425

Mr. Rickey Callahan
City of Bonifay
301 J. Harvey Etheridge Street
Bonifay, Florida 32425

RE: Proposed Raley Drive Mobile Home Park, Raley Drive, Bonifay, Florida 32425
Raley Drive MHP LLC, Hollywood, Florida 33019

Dear Mr. Callahan:

We are writing to express our concerns and opposition to the proposed Raley Drive Mobile Home Park, and Raley Drive MHP LLC, of Hollywood, Florida, the proposed developer.

As property owners within the described five hundred (500) feet of the proposed location and based on the information contained in the packet that was mailed to 1222 N. Waukesha Street, we are submitting the following concerns.

The letter enclosed in the packet indicated that the current "Future Land Use designations for these properties are Low Density Residential and Rural Residential". As such, the housing standard for the area is represented by the homes and properties located on Lisenby Drive and again further supported by North Dale subdivision homes and properties located just to the north of Lisenby Drive. Any new development should meet the given standard or make improvement to that standard. The first home on Raley Drive matches this housing standard and should be a representation of the housing located on the interior of the street.

Mobile home housing already exists on Pecan Drive, just a few hundred feet south of this proposed development. Lower standard housing already exists in this area and additional provision is unnecessary.

From the packet provided, there is no information describing the details of the proposed mobile home park. The only disclosure in the packet received, was the total acreage for the Park (1.86 acres) and a small location map. This absence of information is discomfoting at best.

From the information provided this developer is going to pull in 40 – 60 mobile homes as tightly positioned as possible and begin to collect rent from their location in Hollywood, Florida approximately 600 miles south of the City of Bonifay. The owner(s) will remain uninvolved in the Bonifay community and be disengaged with the surrounding property owners while operating the proposed rental properties in absence; minimizing engagement with the renters and the monitoring of renter compliance with any intended restrictions (undisclosed in the letter). If restrictions exist, those should be made public and made available to nearby property owners.

Furthermore, the absence of a full disclosure of the plans and layout of the mobile home park suggests that the owner and the City of Bonifay, have no intention of supporting the property values already established in this area. The intended density is not disclosed, and there is no evidence that suggests that the city will impose a density threshold. There are no minimum restrictions cited and no evidence provided that suggests that the property would be “managed” with concern for the surrounding property owners or the benefit of the City of Bonifay.

If the proposed park is approved by the city, we would recommend that the city specify the permitted density, as well as, the typical lot size. We would suggest that at a minimum, the mobile home lot dimensions closely match the lot dimensions of the adjacent lot sizes and homes available on Lisenby Drive. This would more appropriately support the property values of the home owners on Lisenby Drive and the surrounding community.

Typically, mobile home rental communities are more appealing, and affordable to residents that are supported by public assistance and do not have substantial employment. Many residents of Bonifay and Holmes County fall into this demographic. The City of Bonifay and Holmes County should make concerted efforts to introduce improvements to the residents and introduce new housing in support of higher standards and not continue to introduce lower standards. Better homes and neighborhoods would attract and encourage growth for residents that intend to be employed and function above the public assistance level.

We would also like to express concern that many of the residents in the area are elderly. Their personal protection and their property protection would require additional police patrols. The current culture and demographics of the existing property owners and the culture and activities of the residents of the proposed development may be greatly polarized. Crime is a concern and often accompanies mobile home life-style and activities. The current community activities and dynamics would be adversely affected with the influx of traffic and activities from a high density mobile home community.

With my 35 years experience as a property owner in Houston County, Alabama, most development projects are supported with full detail plans of the improvements proposed. The proposal comes with full representation of the development’s design, inclusions and restrictions. The municipality usually has accompanying documentation that outlines it’s plans and obligations; such as water, sewage, infrastructure, road development and controls in support of property developments. Hopefully, these items will be outlined and made available at the public hearings. If the developer fails to deliver a product that matches the details of the plans, the developer can be held accountable for failure to meet his own plan detail.

In closing, the City of Bonifay and Holmes County have had significant experience from outsiders that have made property investments within the borders, but many of these investors have not brought any economic benefit to the city or county. A drive through down town illustrates this point. Much of the property within the city limits is owned by individuals or corporations that reside in other communities hundreds of miles away and have no apparent intention of developing their investments here. They prevent the ownership and occupation of local business owners and residents. Although they pay their property taxes, in the end they rob the city of services and potential sale tax and other revenue. These property owners have only complied with city requirements for clean-up and safety. We would love to see the City of Bonifay and Holmes County flourish, but absentee property owners have not proven to be beneficial for the community.

Thank you very much for the opportunity to express our concerns and for your attention in reviewing them.

Respectfully,

R. Allen Bellot and Mrs. Ruth A. Bellot
allen.bellot@gmail.com

ORDINANCE NO. 2024-13

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

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

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

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

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

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

Section 1 Purposes and Intent.

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

Section 2 Comprehensive Plan Amendment.

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

Section 3 Severability.

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

Section 4 Copy on File.

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

Section 5 Effective Date.

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

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

CITY OF BONIFAY, FLORIDA

By: _____
By its Mayor, Larry Cook

ATTEST:

By: Rickey Callahan, City Clerk

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

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

Applicant: Raley Drive MHP, LLC, Property Owner

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

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

Current Future Land Use Designation:

Parcel A: Low Density Residential

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

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

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

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

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

Proposed Future Land Use Designation: Urban Mixed Use

Data and Analysis

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

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

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

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

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

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

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

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

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

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

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

Compatibility and Suitability

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

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

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

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

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

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

Recommendation: Based on the review conducted by the City's Consultant Planner John Feeney, PE (Alday-Howell Engineering, Inc.), the 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 ID	0530.03-000-000-048.000
Location	RALEY DR
Address	BONIFAY
Brief Tax Description*	BEG AT SW COR OF NE1/4 OF SW1/4 AND RUN E ALONG FORTY LINE 195 FT, N 172 FT, W 195 FT TO W BDRY LINE OF SAID FORTY, S ALONG SAID FORTY LINE 175 FT TO POB OR-208/639 OR-194/811 OR-265/63 WD-OR326/ 743 ANNEX ORD #354 OR414/190 ALSO: A PARCEL IN NE1/4 OF SW1/4 AS DES IN OR-120/27 & OR-129/115 OR-214/520 OR-265/980 OR-268/802 OR-268/804 WD-OR530/920 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	MOBILE HOME (0200)
Sec/Twp/Rng	30-05-14
Tax District	2-BONIFAY
Millage Rate	17.5074
Acreage	1.861
Homestead	N

[View Map](#)

Owner Information

Primary Owner
RALEY DRIVE MHP LLC
1600 SOUTH OCEAN DRIVE
APT 14K
HOLLYWOOD, FL 33019

Map



Land Information

Code	Land Use	Units	Unit Type	Frontage	Depth
001	000000 - VAC RES LOT PLATTED	86	FF	86	195
002	000000 - VAC RES LOT PLATTED	86	FF	86	195
003	002800 - PARKING/MH LOT	1.09	AC	0	0

Buildings

Building	3
Type	MOBILE HOM
Total Area	752
Heated Area	672
Exterior Walls	SHT METAL
Roof Cover	GALV METAL
Interior Walls	PLYWD PANL
Frame Type	
Floor Cover	CARPET & U
Heat	ELEC
Air Conditioning	WINDOW
Bathrooms	1
Bedrooms	0
Stories	1
Actual Year Built	1963
Effective Year Built	1963

Building	1
Type	MOBILE HOM
Total Area	844
Heated Area	684
Exterior Walls	SHT METAL
Roof Cover	SHEET META
Interior Walls	PLYWD PANL
Frame Type	
Floor Cover	CARPET & U
Heat	ELEC
Air Conditioning	NONE
Bathrooms	1
Bedrooms	0
Stories	1
Actual Year Built	1969
Effective Year Built	1969

Building	2
Type	MOBILE HOM
Total Area	560
Heated Area	480
Exterior Walls	SHT METAL
Roof Cover	SHEET META
Interior Walls	PLYWD PANL
Frame Type	
Floor Cover	CARPET & U
Heat	FHA W/DCTS
Air Conditioning	WINDOW
Bathrooms	1

Bedrooms 0
 Stories 1
 Actual Year Built 1968
 Effective Year Built 1968

Extra Features

Code	Description	Number of Items	Length x Width x Depth	Units
B41	BARN		0 x 0 x	648
MHPK1	MH PARK HOOKUP AVG		0 x 0 x	4
MH3	MOBILEHOME PRIOR 94		60 x 12 x	720
AP3	ATT PORCH GOOD		16 x 8 x	128
AP2	ATT PORCH AVERAGE		10 x 8 x	80

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/ Page	Instrument Number	Qualification	Reason	Vacant/ Improved	Grantor	Grantee
N	4/1/2024	\$90,000	PR	674/722		Unqualified	UNQUAL/ BANKRPTCY,EXECUTRS,GUAD	Improved	HALL H B & HALL NADINE	RALEY DRIVE MHP LLC
N	5/4/2015	\$20,000	WD	530/920		Qualified	QUAL/DEED EXAMINATION	Improved	FAC OF NW FLORIDA INC	HALL H B & NADINE
N	7/30/2002	\$100	CT	326/743		Unqualified	N/A	Improved	BRADFORD RICKEY & BURNS MELISSA	HALL H B & NADINE
N	5/4/1998	\$29,000	N/A	268/804		Qualified	N/A	Improved		LEIGH MARIE A RUSSELL
N	4/24/1998	\$100	N/A	268/802		Qualified	QUAL/DEED EXAMINATION	Improved		RUSSELL DAVID E
N	1/23/1998	\$30,000	N/A	265/63		Qualified	N/A	Improved		HALL H B & NADINE
N	4/23/1997	\$100	N/A	265/980		Qualified	QUAL/DEED EXAMINATION	Improved		RUSSELL DAVID E
N	9/27/1993	\$37,700	N/A	214/520		Qualified	N/A	Improved		FISH P P & IRENE
N	2/17/1993	\$100	N/A	208/639		Qualified	QUAL/DEED EXAMINATION	Improved		HALL H B
N	1/1/1983	\$2,500	N/A	120/27		Qualified	N/A	Vacant		
N	1/2/1920	\$19,634	N/A	0/0		Unqualified	N/A	Improved	2001 CONVERTED JUST VALUE	
N	1/2/1920	\$29,752	N/A	0/0		Unqualified	N/A	Improved	2001 CONVERTED JUST VALUE	
N	1/1/1920	\$19,634	N/A	0/0		Unqualified	N/A	Improved	2001 CONVERTED ASSESSED VALUE	
N	1/1/1920	\$29,752	N/A	0/0		Unqualified	N/A	Improved	2001 CONVERTED ASSESSED VALUE	

Valuation

	2024 Working Values	2023	2022	2021	2020
Building Value	\$12,220	\$12,218	\$12,218	\$11,056	\$10,280
Extra Features Value	\$10,311	\$10,312	\$10,312	\$10,312	\$10,312
Land Value	\$18,906	\$17,310	\$17,310	\$17,310	\$17,310
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$41,437	\$39,840	\$39,840	\$38,678	\$37,902
Assessed Value	\$41,437	\$39,840	\$39,840	\$38,678	\$37,902
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$41,437	\$39,840	\$39,840	\$38,678	\$37,902
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

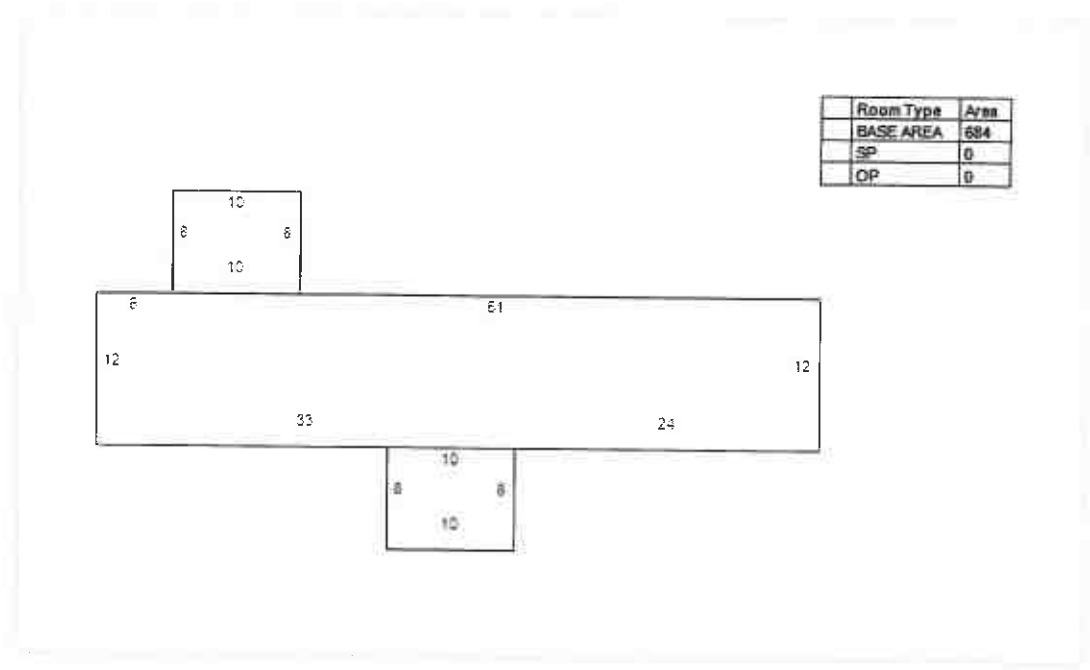
2024 Card View

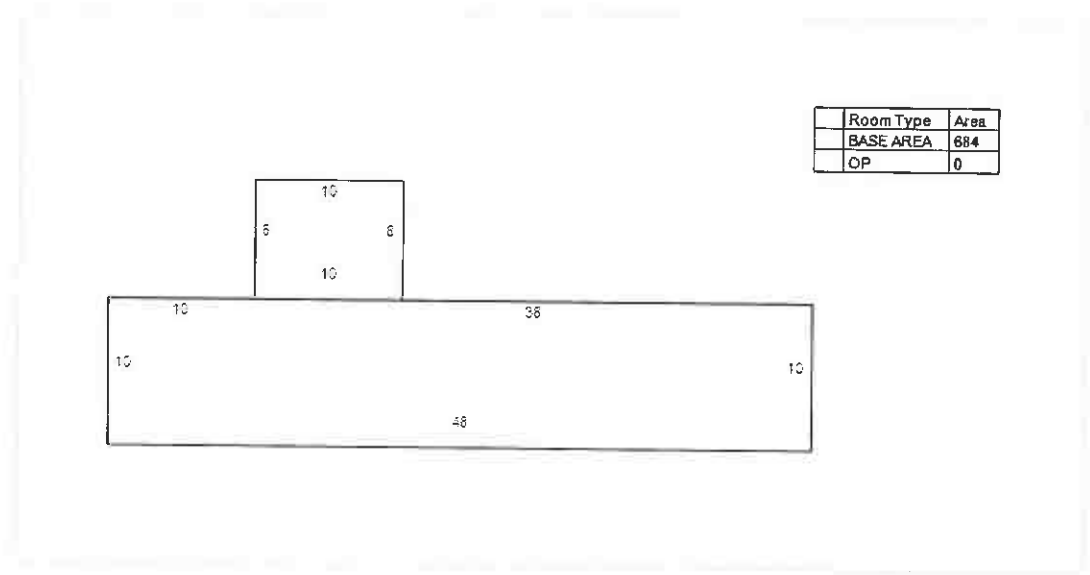
[2024 Property Record Card \(PDF\)](#)

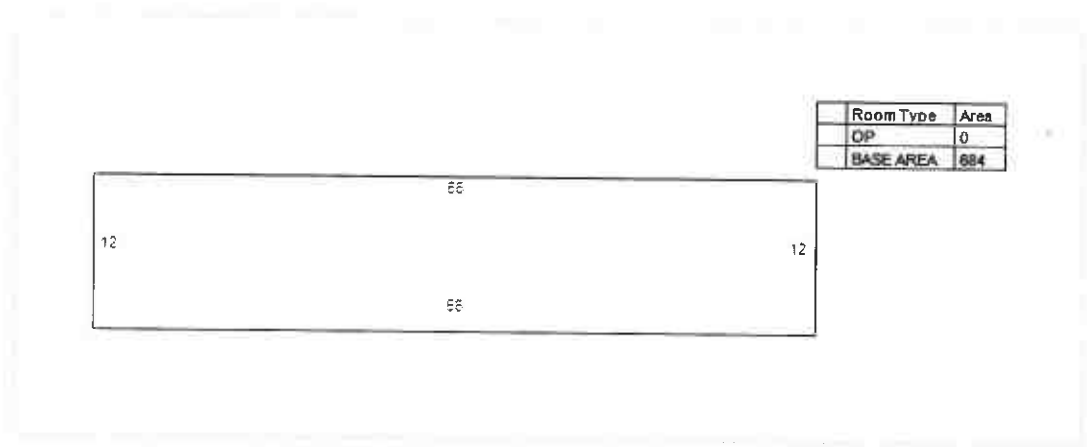
2023 Card View

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

Sketches







No data available for the following modules: Photos.

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](#)

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Contact Us



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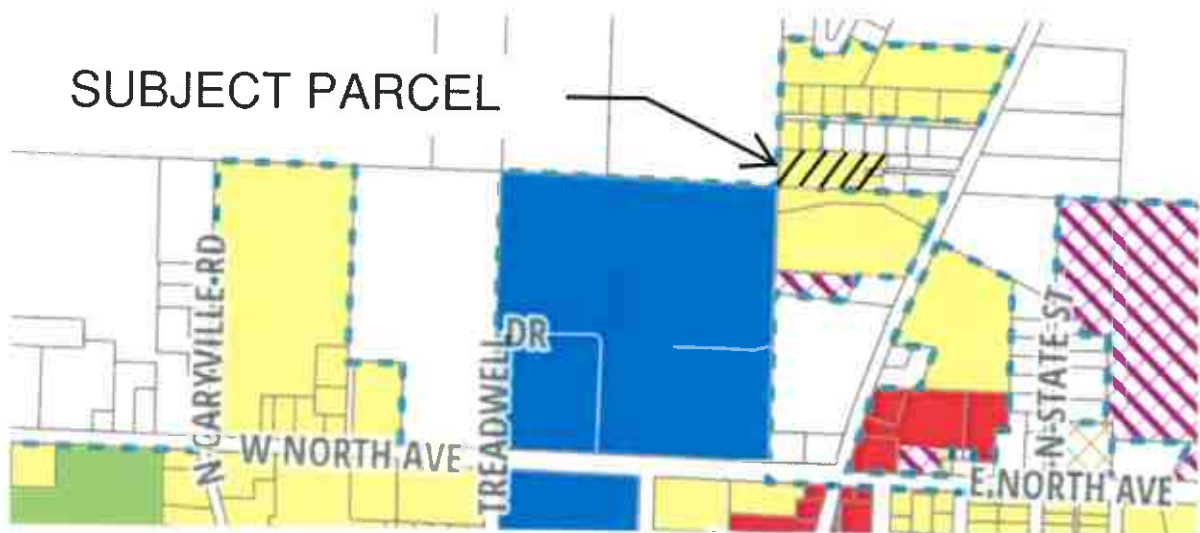
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September 10, 2024

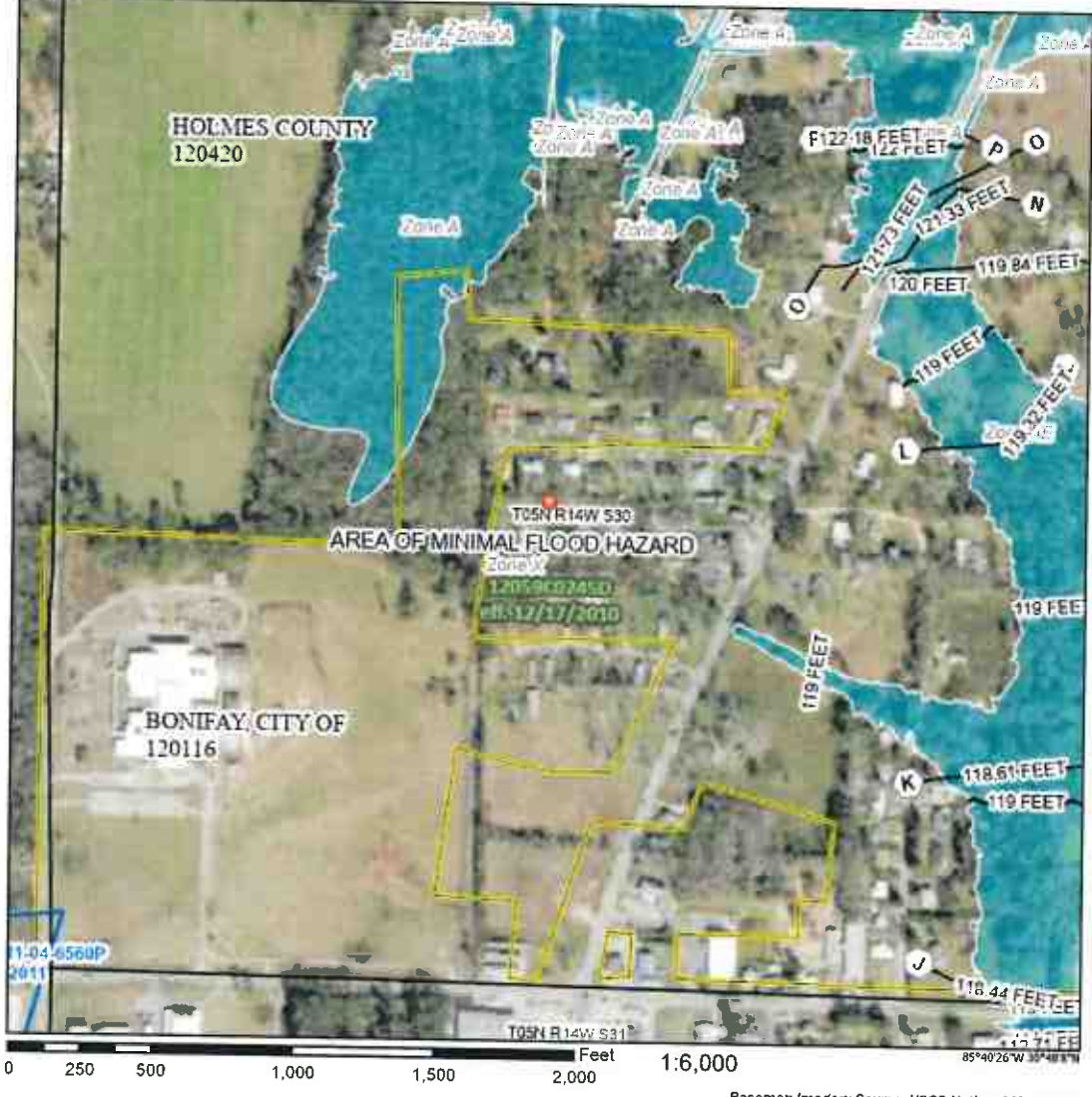
Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  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°41'4"W 30°48'39"N



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, AE9
 - 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**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - 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
 - Hydrographic Feature
 - 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 9/10/2024 at 1:52 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 identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023

Soil Map—Holmes County, Florida



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/10/2024
Page 1 of 3

Soil Map—Holmes County, Florida

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 19, Aug 24, 2023

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

Date(s) aerial images were photographed: Dec 2, 2020—Dec 8, 2020

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
4	Ardilla loamy sand, 0 to 2 percent slopes	8.6	40.4%
9	Dothan loamy sand, 2 to 5 percent slopes	11.2	52.3%
25	Pantego complex	1.6	7.4%
Totals for Area of Interest		21.4	100.0%



CITY OF BONIFAY FUTURE LAND USE MAP

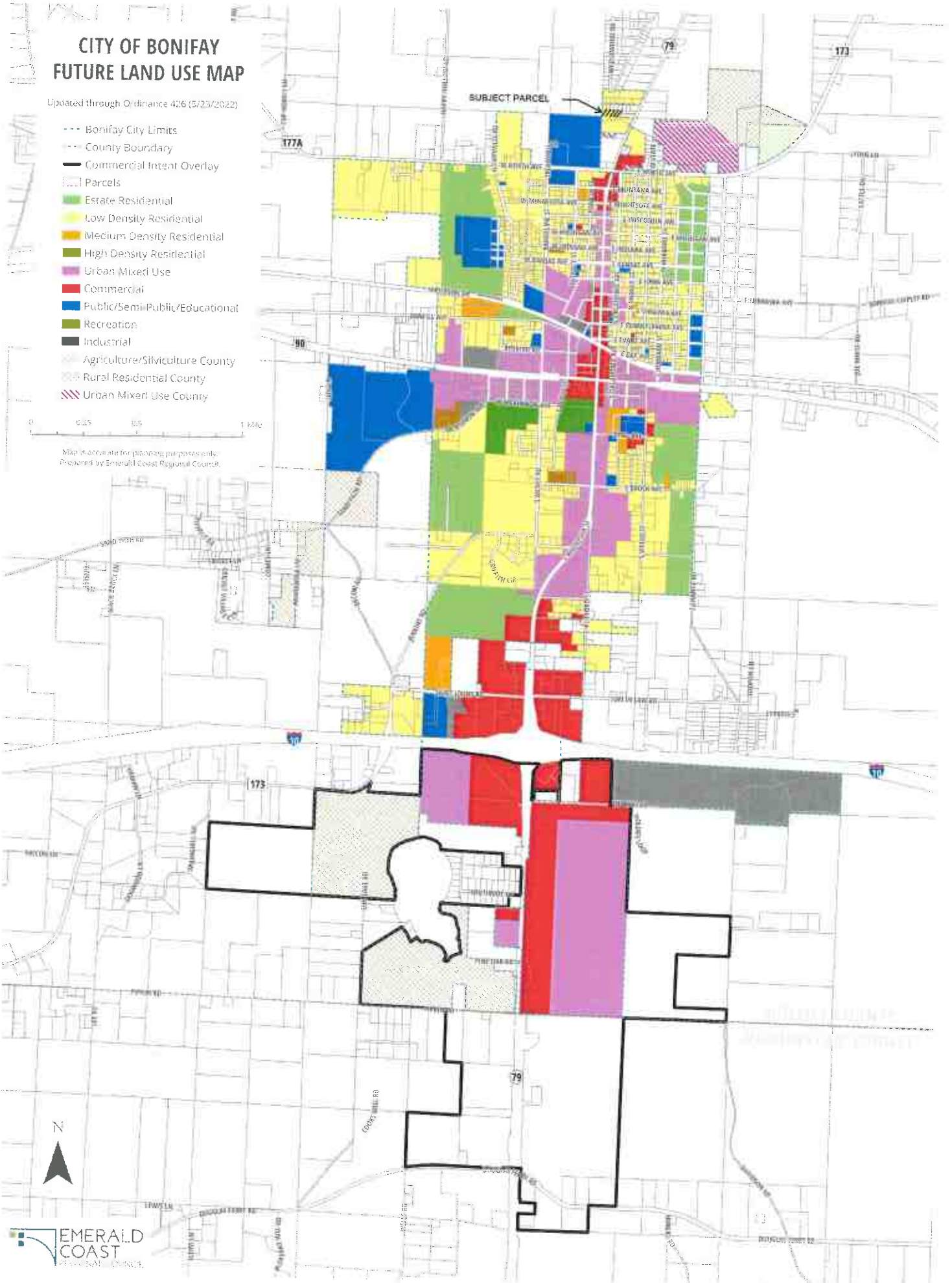
Updated through Ordinance 426 (5/23/2022)

- Bonifay City Limits
- County Boundary
- Commercial Intent Overlay
- Parcels
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Mixed Use
- Commercial
- Public/Semi Public/Educational
- Recreation
- Industrial
- Agriculture/Silviculture County
- Rural Residential County
- Urban Mixed Use County

0 0.25 0.5 1 Mile

Map is accurate for planning purposes only.
Prepared by Emerald Coast Regional Council

SUBJECT PARCEL



October 7, 2024

Allen Bellot and Ruth A. Bellot
1222 N. Waukesha Street
Bonifay, Florida 32425

Mr. Rickey Callahan
City of Bonifay
301 J. Harvey Etheridge Street
Bonifay, Florida 32425

RE: Proposed Raley Drive Mobile Home Park, Raley Drive, Bonifay, Florida 32425
Raley Drive MHP LLC, Hollywood, Florida 33019

Dear Mr. Callahan:

We are writing to express our concerns and opposition to the proposed Raley Drive Mobile Home Park, and Raley Drive MHP LLC, of Hollywood, Florida, the proposed developer.

As property owners within the described five hundred (500) feet of the proposed location and based on the information contained in the packet that was mailed to 1222 N. Waukesha Street, we are submitting the following concerns.

The letter enclosed in the packet indicated that the current "Future Land Use designations for these properties are Low Density Residential and Rural Residential". As such, the housing standard for the area is represented by the homes and properties located on Lisenby Drive and again further supported by North Dale subdivision homes and properties located just to the north of Lisenby Drive. Any new development should meet the given standard or make improvement to that standard. The first home on Raley Drive matches this housing standard and should be a representation of the housing located on the interior of the street.

Mobile home housing already exists on Pecan Drive, just a few hundred feet south of this proposed development. Lower standard housing already exists in this area and additional provision is unnecessary.

From the packet provided, there is no information describing the details of the proposed mobile home park. The only disclosure in the packet received, was the total acreage for the Park (1.86 acres) and a small location map. This absence of information is discomfoting at best.

From the information provided this developer is going to pull in 40 – 60 mobile homes as tightly positioned as possible and begin to collect rent from their location in Hollywood, Florida approximately 600 miles south of the City of Bonifay. The owner(s) will remain uninvolved in the Bonifay community and be disengaged with the surrounding property owners while operating the proposed rental properties in absence; minimizing engagement with the renters and the monitoring of renter compliance with any intended restrictions (undisclosed in the letter). If restrictions exist, those should be made public and made available to nearby property owners.

Furthermore, the absence of a full disclosure of the plans and layout of the mobile home park suggests that the owner and the City of Bonifay, have no intention of supporting the property values already established in this area. The intended density is not disclosed, and there is no evidence that suggests that the city will impose a density threshold. There are no minimum restrictions cited and no evidence provided that suggests that the property would be "managed" with concern for the surrounding property owners or the benefit of the City of Bonifay.

If the proposed park is approved by the city, we would recommend that the city specify the permitted density, as well as, the typical lot size. We would suggest that at a minimum, the mobile home lot dimensions closely match the lot dimensions of the adjacent lot sizes and homes available on Lisenby Drive. This would more appropriately support the property values of the home owners on Lisenby Drive and the surrounding community.

Typically, mobile home rental communities are more appealing, and affordable to residents that are supported by public assistance and do not have substantial employment. Many residents of Bonifay and Holmes County fall into this demographic. The City of Bonifay and Holmes County should make concerted efforts to introduce improvements to the residents and introduce new housing in support of higher standards and not continue to introduce lower standards. Better homes and neighborhoods would attract and encourage growth for residents that intend to be employed and function above the public assistance level.

We would also like to express concern that many of the residents in the area are elderly. Their personal protection and their property protection would require additional police patrols. The current culture and demographics of the existing property owners and the culture and activities of the residents of the proposed development may be greatly polarized. Crime is a concern and often accompanies mobile home life-style and activities. The current community activities and dynamics would be adversely affected with the influx of traffic and activities from a high density mobile home community.

With my 35 years experience as a property owner in Houston County, Alabama, most development projects are supported with full detail plans of the improvements proposed. The proposal comes with full representation of the development's design, inclusions and restrictions. The municipality usually has accompanying documentation that outlines it's plans and obligations; such as water, sewage, infrastructure, road development and controls in support of property developments. Hopefully, these items will be outlined and made available at the public hearings. If the developer fails to deliver a product that matches the details of the plans, the developer can be held accountable for failure to meet his own plan detail.

In closing, the City of Bonifay and Holmes County have had significant experience from outsiders that have made property investments within the borders, but many of these investors have not brought any economic benefit to the city or county. A drive through down town illustrates this point. Much of the property within the city limits is owned by individuals or corporations that reside in other communities hundreds of miles away and have no apparent intention of developing their investments here. They prevent the ownership and occupation of local business owners and residents. Although they pay their property taxes, in the end they rob the city of services and potential sale tax and other revenue. These property owners have only complied with city requirements for clean-up and safety. We would love to see the City of Bonifay and Holmes County flourish, but absentee property owners have not proven to be beneficial for the community.

Thank you very much for the opportunity to express our concerns and for your attention in reviewing them.

Respectfully,

R. Allen Bellot and Mrs. Ruth A. Bellot
allen.bellot@gmail.com