Request for Approval of
EAR-Based Amendments to the
City of Bonifay
Comprehensive Plan

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PROPOSED EAR-BASED AMENDMENT TO THE
CITY OF BONIFAY COMPREHENSIVE PLAN

I. Background/Introduction:

Bonifay is a small town found in Holmes County in the Florida Panhandle, considered by some to be a village or hamlet because of its size. Bonifay has a population of approximately 2,847 people, and is known for its quiet, rural character. It serves as a contrast to Florida's larger urban centers like Miami, Jacksonville, Tampa, and Orlando, making it appealing for those seeking a slower pace of life.

Bonifay covers approximately 4.84 square miles of land area, according to the U.S. Census Bureau. This includes both residential and rural spaces, reflecting its status as a small town in the Florida Panhandle. The nearest town east of Bonifay is Chipley, located approximately 10 miles away. The nearest town to the west is Westville, located approximately 10 miles away near the Florida-Alabama state line. To the south of Bonifay, Caryville is the closest town found approximately 8 miles away. While not directly north of Bonifay, unincorporated communities like Esto, are in that direction.

The topography of Bonifay ranges from approximately 80 feet to 150 feet above sea level. The area is flat, consistent with much of the Florida Panhandle, but features gentle rolling hills typical of the region. This elevation range makes Bonifay slightly higher than Florida's coastal area, contributing to its rural and inland character, and attractiveness attractiveness for families.

The Town of Bonifay's Comprehensive Plan is designed to shape the Town's future for generations to come. Bonifay offers a slower pace lifestyle that is not available in large cities. The residents know each other and as a community work together to raise and guide children. The town is nestled between agricultural activities, such as cattle, dairy and blueberry farms. Finally, the town has an abundance of natural resources to enjoy.

II. THE LIVABLE VISION FOR BONIFAY

The Plan's vision is about creating an attractive and safe town that evokes pride, passion, family values and a sense of belonging--a town where everyone cares about quality of life. The strategy for Bonifay's future focuses on sustainable growth that provides better paying jobs that will keep the children from leaving, without sacrificing the small-town feel, relationships, and character. Every person makes these choices every day: where to live, play, work and shop. While these choices seem quite small, they add up over time. That is why this document is being updated.

The purpose of this amendment is to update the Town of Bonifay's Comprehensive Plan and bring it into compliance with laws that have changed since 2011. The town would also like for the Comprehensive Plan to be easier to use and flexible for economic development opportunities. Bonifay is a Rural Area of Economic Opportunity, and with a small staff, ease of use it critical for relaying information to developers and residents.

- Retain small town character, while attracting economic development that can provide competitive paying jobs for residents.
- Protect agricultural resources.
- Protect natural and heritage resources.
- Offer safe opportunities for mobility options.
- Attract ecotourism and visitors to festivals to increase business sales.
- Retain attractive and safe environment
- Support choice of lifestyles
- Integrate mixes of uses

Prior to these proposed changes, in 2022 and 2023, the Planning Collaborative reviewed and provided an analysis of Bonifay's Comprehensive Plan (EAR). A list of changes to bring the Plan into compliance were developed and submitted in April 2023. The findings of the Planning Collaborative were utilized in the creation of this document to ensure compliance with State requirements.

III. FOCUS VISION ON FUTURE GROWTH

The town would like to see new commercial businesses located in the downtown area and at the I-10 interchange in Bonifay. Industrial growth focuses are on a western section of SR10 and at I-10.

IV. COMMUNITY BACKGROUND, EXISTING CONDITIONS AND ADOPTED CHANGES

A. History

Incorporated in 1921, the City of Bonifay is over 100 years old, but the town's history dates back to the 1800s when it was known as the Four Hills Area.Bonifay was later named after a judge, who was also an official in the railroad that traverses the town (city of Bonifay.com).

B. Profile Today

Bonifay has expanded slightly over time with annexations. The town encompasses 4.84 square miles with land-surface elevations ranging from 80 feet above sea level to approximately 150 feet above sea level sea level. The town's climate is humid, subtropical, characterized by substantial rainfall, hot temperatures, and dry moderate winters, contributing to its rural and inland character, and attractiveness attractiveness for families. The climate in Bonifay supports lush vegetation and agricultural activities, typical of the southeastern United States.

The quality of life in Bonifay is built upon past generations. While innovative ideas are welcomed, cherished traditions and values make Bonifay a wonderful place to live. Known for rodeos, Bonifay draws thousands of visitors in October. In the Spring the famous Down-home Street Festival is an ecotourism draw. The primary challenge of this comprehensive plan is to protect and enhance this rich inheritance of the town.

C. Demographic Profile

Bonifay' a population is approximately 2,847 (WorldPopulationReview.com). The majority of the citizens of Bonifay were born in the US (97.97 percent), with 61.92 percent born in Bonifay. Of those not born in the US, the majority were born in Latin America.

The town is the county seat for Holmes County and has a 0.78 percent annual growth rate, which is visible in a 3.28 percent population increase since 2020. With the current growth rate, the projected growth of the population in 2029 is 2959, for 2034 is 3,100.8 and 2044 is 3,351.33. At this current growth rate, the population will include an additional 500 residents in twenty years.

The ethnic breakdown in Bonifay is dominated by 72.75 percent white citizens. The black or African American population makes up 15.54 percent and there is a combination of Native Americans, Native Islanders, Asian and other races making up the remaining 11.71 percent. There are 2144 adults living in Bonifay, 823 of which are senior citizens. The majority of the population speaks english only (97.01 percent). Approximately 2.96 percent speak other languages, which is dominated by Spanish.

The population is dominated by the female gender, which makes up 58.51 percent to the male 41.49 percent. The age dependency ratio in Bonifay is 108.9, with the elderly making up 62.3 and children 46.6.

The average family size in Bonifay is 2.88 people. However, the average household size is 2.01 people. More than half of the families own their homes. The percentage of people married in Bonifay is 32.6 percent with the male rate higher than the female. The 45-54 age range is the most likely to be married.

In terms of education, 45.4 percent have a high school diploma, 3.3 percent have earned an associate's degree, 6.24 percent have a bachelor's degree, and 5.6 percent have a graduate degree from college. While white student education numbers are higher than most, 100% of the Native American students obtained a high school diploma and one obtained a

bachelor's degree. The highest rates of bachelor's degrees are among two other minority ethnic groups.

Bonifay has 43.3 percent of the population participating in the labor force. The employment rate is 39.6 percent. The average wage in Bonifay is $27,247 annually, with the average male salary at $32,3823 and the average female salary at $25,750. Bonifay has a poverty rate of 31.96 percent with an average household income of $39,630. The median age for men in Bonifay is 40.2 years and women is 45.3 years.

There are 156 veterans in Bonifay, 134 of which are men. Of the 156 veterans, 80 are age 75 or above and 123 are white. The Veteran poverty rate is 4.55 percent, and the veteran disability rate is 46.97 percent.

From these demographics the following can be deduced:

- A smaller choice when it comes to shopping, medical services, and so on.
- A lower cost of living.
- Lower wages and more poverty.
- An aging population.

D. Land use

Although a small town surrounded greenways and agriculture, Bonifay is the County seat of Holmes County. The area is rich in natural resources, farm, and ranch land. The small population size leads to low density development.

Table 1. Existing Uses

Future Land Use Category	**Acres**	**Percentage**
Conservation	0	0 %
Recreation	43	1 %
Estate Residential	0	0%
Low Density Residential	814	21%
Medium Density Residential	49	1 %
High Density Residential	15	0.4 %

Urban Mixed Use	1248	32 %
Public/Semi-Public Educational	240	7 %
Commercial	895	23 %
Industrial	101	3 %
PUD	0	0 %
Urban Mixed-Use County	85	2 %
Agriculture/Silviculture County	337	9 %
Rural Residential County	48	1 %
Total	**3,875**	100%

The City of Bonifay has 1511 parcels. There are 284 properties in the Urban Mixed-Use category, which makes up 32 percent of the City. Low Density Residential has the most parcels (870 lots), but due to the average parcel size of 0.94 acres, this category is 21 percent of the City of Bonifay. There are 178 commercial lots in the 23% of Bonifay's Land Uses. Agriculture is a strong part of this rural community and comprises nine percent of the town. Bonifay's Industrial land use only comprises three percent of the land use map but is strategically located for future development.

Bonifay's existing Comprehensive Plan is mirrored by the adopted Land Development Regulations. Combining residential and Mixed Uses uses allows the city to save valuable time and money when zoning changes are needed, it also provides the City Council the ability to provide variances when determined necessary without an expedited or major Comprehensive Plan Amendment. Bonifay has some land uses that include the language "County" in the name. The uses were adopted to provide a temporary use on a parcel annexed into the City until a future land use could be established. This does not work because the newly annexed land holds the County land use until a city land use is determined. These uses were eliminated and replaced with the closest type of land use as currently described, since all the Comprehensive Plan language is within the Land Development Regulations, the proposed Comprehensive Plan language reduces the wording to make the document easier to use. The Planned Unit Development Use was also removed. While still in the City's Land Development Regulations, the Planned Unit Development (PUD) category does not need to be a future land use category, as will. When a PUD is necessary, an amendment can be submitted

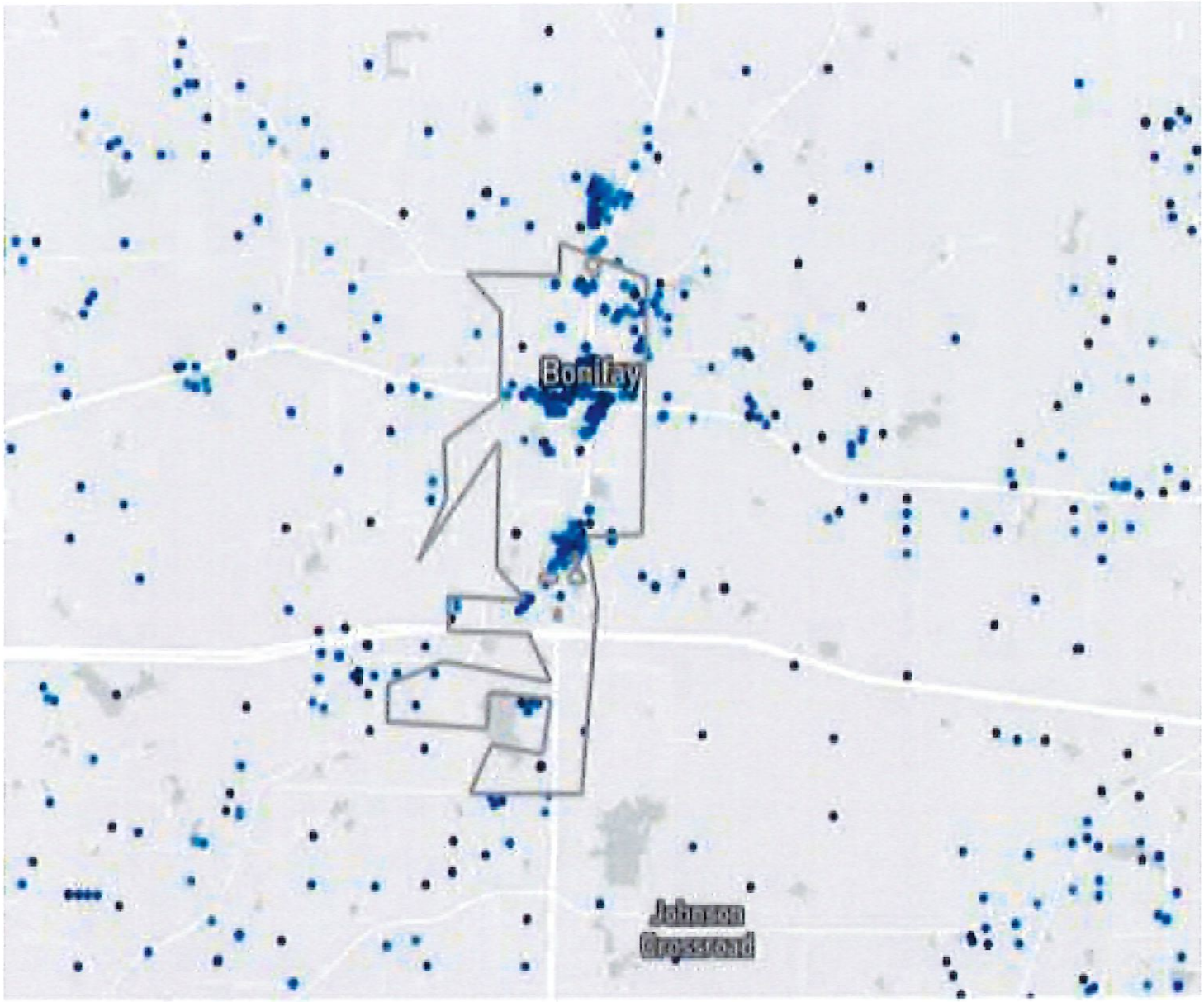
to change the existing use to desired one(s). Floor Area Ratio is a planning technique frequently used in larger cities. This proposal recommends height and units per acre requirements to provide ease of use for residents. A Property Rights Element is being proposed, and the Capital Improvements Element is being updated.

D. Environment

The city of Bonifay has minor food risks. There are 225 (15.1 percent) properties in Bonifay at risk of flooding over the next 30 years.

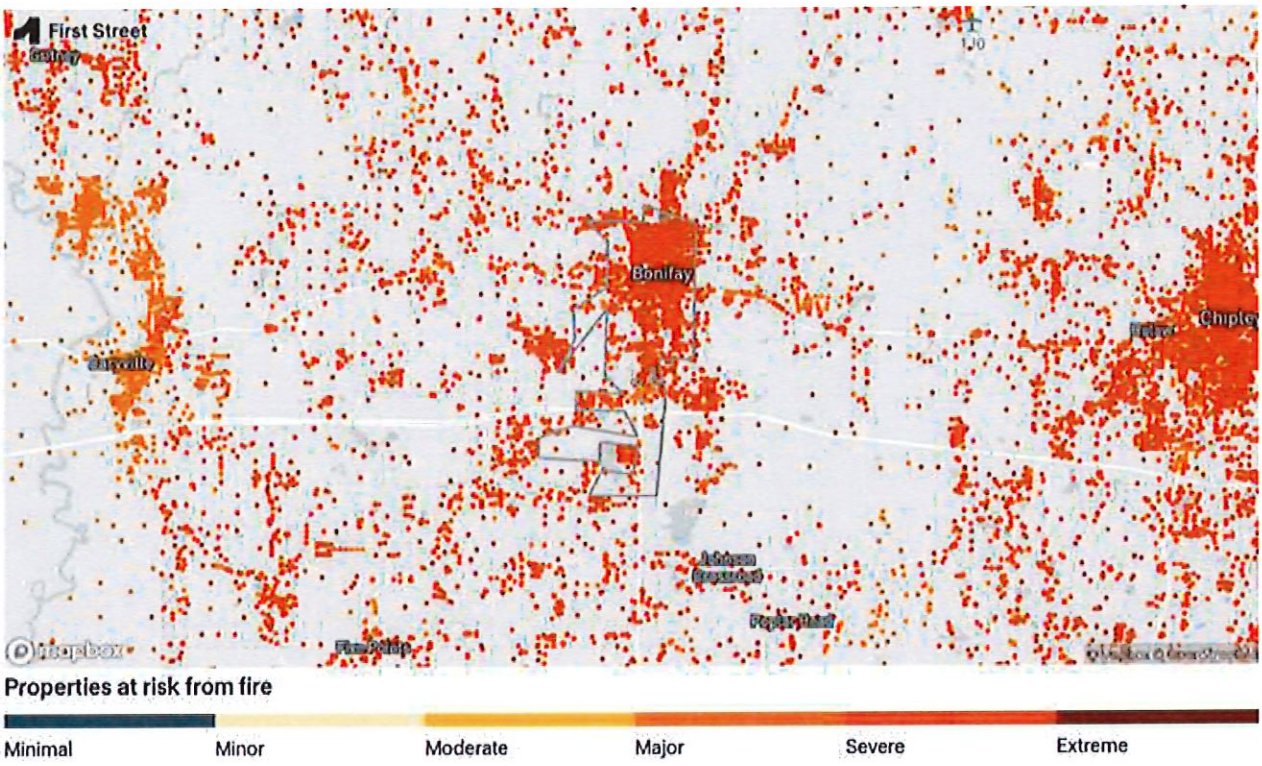
In addition to property damage, flooding can cut off access to utilities, emergency services, transportation, and may impact the overall economic well-being of an area. Overall, the city of Bonifay has a minor risk from flooding. This is based on the level of risk the properties face rather than the proportion of properties with risk. To determine community impact from flooding, the operational risk for today and in 30 years is calculated for all properties in the community based on the property use and flooding depth. This includes special calculations for hospitals, power stations, police stations, fire stations, airport, roads, and other critical infrastructure.

Deeper floods from major event like hurricanes are less likely to occur but affect more properties than more shallow flood events, like heavy rains. As Bonifay feels the effects of the changing environment, events of all kinds will affect more properties. If a low-likelihood storm resulting in severe flooding (a 1 in 100 storm event) occurred today, it could affect 160 properties. Thirty years from now an event of the same size would affect 159 properties due to change in environment. This year 14.8 percent of properties in Bonifay have a risk of flooding. In 30 years, the percentage will increase to 15.1 due to climate change producing higher seas and stronger storms.



https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

All properties in Bonifay that have some risk of being affected by wildfire over the next 30 years. Wildfire can damage properties, eliminate access to utilities and emergency services, impact the overall economy well-being of an area. Therefore, Bonifay has a substantial risk of wildfire over the next 30 years.

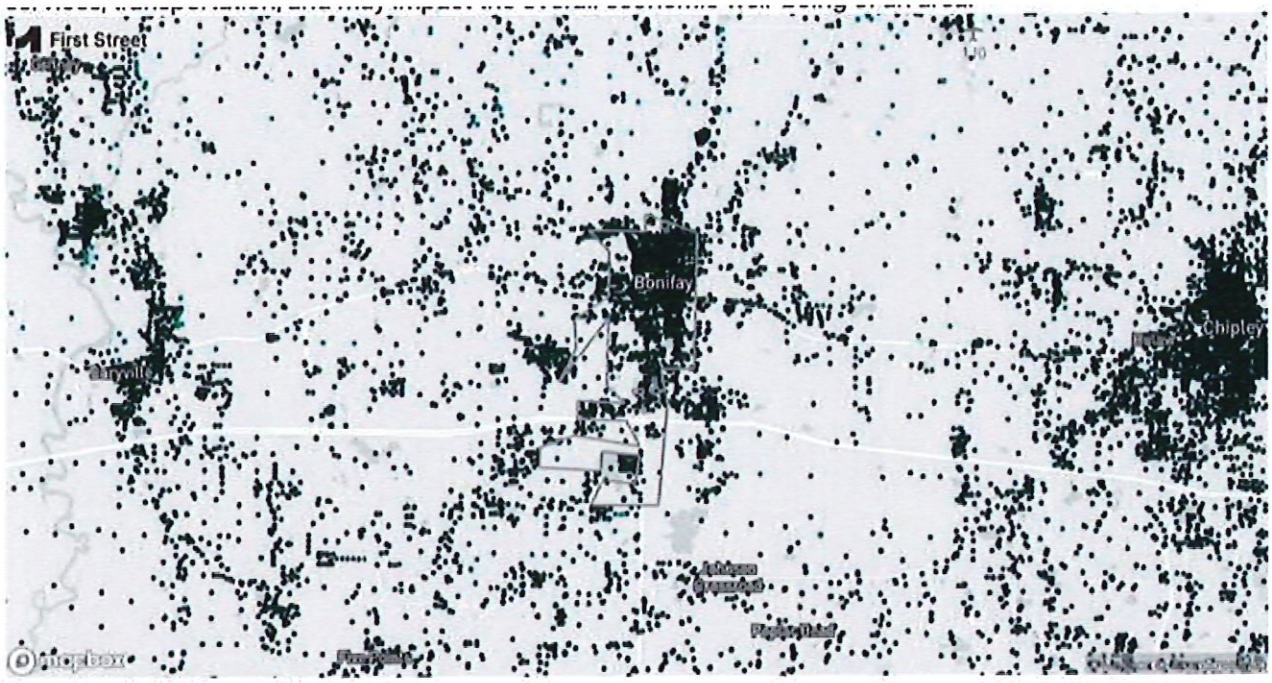


https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

Bonifay has an extreme wind factor risk based on the projected likelihood and speed of hurricane, tornado, and other severe storm winds impacting it. Bonifay is most at risk from hurricanes. Average maximum wind speeds in Bonifay are higher now than 30 years a go, and 100 percent of homes have so me risk. Severe winds can also knock down trees and shatter debris that can cause harm to anyone outside during an event, or cut off access to utilities, emergency services, transportation, and May impact the overall economic well-being of an area. Since 1917, there have been 114 recorded wind events in Bonifay. The most severe was a category 4 hurricane with one-minute sustained winds up to 150 mph and three-minute gusts up to 192 mph on September 28, 1917.

If an exceedingly rare windstorm (a 1-in-3,000-year storm event) occurred today, it could cause wind gusts of up to 132 mph to reach Bonifay. A hurricane of this severity has a one percent chance of

occurring at least once over the next 30 years. In 30 years, an event of this same likelihood would show increased wind gusts of up to 141 mph due to a changing environment.



Properties at risk from wind

Minor | Moderate | Major | Severe | Extreme

Wind Factor: **Minimal**

0 out of **1,491** properties at risk

Wind Factor: **Minor**

0 out of **1,491** properties at risk

Wind Factor: **Moderate**

0 out of **1,491** properties at risk

Wind Factor: **Major**

0 out of **1,491** properties at risk

Wind Factor: **Severe**

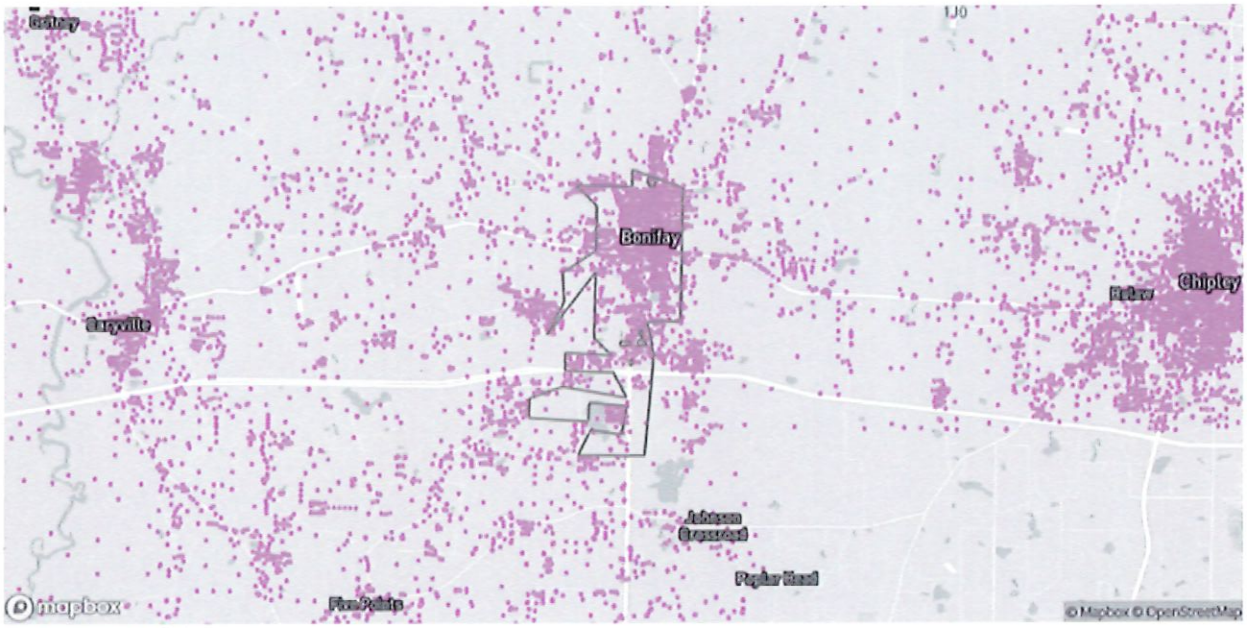
1 out of **1,491** properties at risk

Wind Factor: **Extreme**

1,490 out of **1,491** properties at risk

https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

Bonifay has a minor risk from air quality. The number of poor air quality days with an Air Quality Index (AQI) over 100 in Bonifay will increase in 30 years. Based on the the number of poor air quality days, Bonifay has better air quality than 72 percent of Florida cities. Any day with an AQI over 100 is a poor air quality day. Bonifay is predicted to experience one such day this year and another day in 30 years.



Properties at risk from air

Minor | Moderate | Major | Severe | Extreme

Air Factor: **Minimal**

0 out of **1,491** properties at risk

Air Factor: **Minor**

1,491 out of **1,491** properties at risk

Air Factor: **Moderate**

0 out of **1,491** properties at risk

Air Factor: **Major**

0 out of **1,491** properties at risk

Air Factor: **Severe**

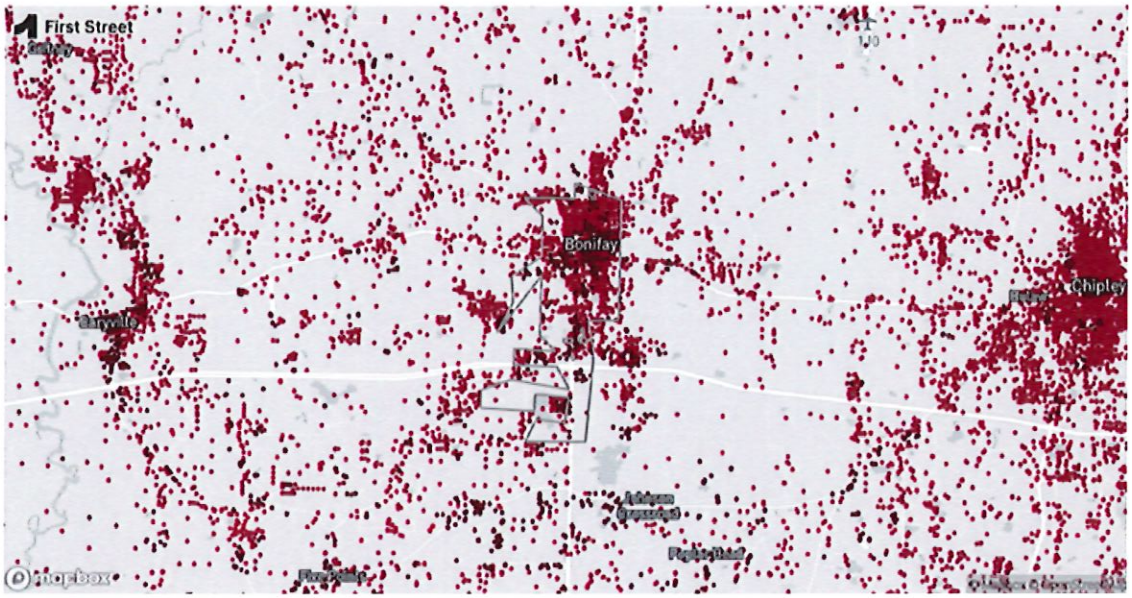
0 out of **1,491** properties at risk

Air Factor: **Extreme**

0 out of **1,491** properties at risk

Bonifay has a severe risk from heat. This is due to "feels like" temperatures increasing. A sweltering day in Bonifay is any day above a "feels like" temperature of 107 degrees Fahrenheit. Bonifay is expected to experience seven hot days this year. Due to a changing climate, Bonifay will experience 19 days above 107 degrees Fahrenheit in 30 years.

Synthetic materials such as asphalt concrete, glass trap, and reflect heat, causing heat to radiate in areas that are densely built up with these materials, even after sunset.



Properties at risk from heat

Minimal | Minor | Moderate | Major | Severe | Extreme

Heat Factor: **Minimal**

0 out of **1,491** properties at risk

Heat Factor: **Minor**

0 out of **1,491** properties at risk

Heat Factor: **Moderate**

0 out of **1,491** properties at risk

Heat Factor: **Major**

0 out of **1,491** properties at risk

Heat Factor: **Severe**

1,166 out of **1,491** properties at risk

Heat Factor: **Extreme**

325 out of **1,491** properties at risk

https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

City officials must periodically evaluate development patterns to reduce the heat factor. The way buildings are arranged and spaced across an area can create pockets of insulation that trap heat and prevent airflow that would release it, exacerbating heat in the process. Trees, plants, and bodies of water absorb heat from sunlight and even reduce the surrounding air temperature. Areas that are from water and vegetation are more likely to experience heat island effects. Operating vehicles, use of air-conditioning, and industrial activities all release heat as a by-product, which means that areas where these activities are abundant will experience more severe heat island effects. One of the resulting effects of heat is the increase in energy usage that occurs as homes and businesses try to keep cool indoors. Projections for this year in Bonifay estimate the use of air conditioning will cause an increase in energy consumption on 275 days annually. This risk is predicted to become more pronounced in 30 years with the number of cooling days expected to increase to 283 days per year. The increase needed for cooling is expected to increase Bonifay's electricity usage by 9.2 percent.

Bonifay is part of a region underlain by limestone bedrock, making it susceptible to sinkhole formation. Sinkholes occur when the limestone beneath the surface dissolves over time due to natural processes involving water. Rainwater, often slightly acidic, seeps into the ground and erodes the limestone, creating underground voids. When these voids become too large to support the surface material, the ground collapses, forming a sinkhole.

Although sinkholes are more commonly associated with central Florida, the Panhandle, including Bonifay, experiences its share of sinkhole activity. These events are often linked to heavy rainfall, hurricanes, or human activities like excessive groundwater withdrawal or construction. Changes in water levels, such as those caused by pumping for agriculture or prolonged droughts, can also destabilize underground structures, triggering sinkholes.

In Bonifay, sinkholes pose risks to properties, infrastructure, and natural ecosystems. Roads, buildings, and farms may be affected, sometimes resulting in costly repairs and disruptions to daily life. For residents and local authorities, monitoring groundwater usage and land stability is essential in mitigating sinkhole risks.

Despite these challenges, sinkholes also play a natural role in the region's karst landscape. They contribute to the formation of unique features like springs, caves, and wetlands, which support biodiversity and provide recreational opportunities. Bonifay's proximity to the Choctawhatchee River basin, a region with significant karst topography, underscores the importance of understanding and managing these geological phenomena.

By raising awareness and implementing responsible land-use practices, Bonifay can address the risks posed by sinkholes while preserving the natural beauty and resources of the region.

E. Natural Resources in Bonifay

Bonifay is endowed with several valuable natural resources that support its economy, community, and environment. These resources include the following:

1. Forests and Timber

Bonifay is nestled in the Panhandle region, an area known for its rich and diverse forested landscapes. The region's forests, consisting of pine and hardwood species, are an integral part of the local economy, environment, and community. These forests not only provide raw materials for the timber industry but also serve as vital ecosystems supporting wildlife and contributing to the overall health of the environment.

The timber industry in Bonifay plays a crucial role in the area's economic development. Pine trees, particularly loblolly and longleaf pine, are cultivated for their high-quality wood, which is used in construction, paper production, and furniture manufacturing. The hardwoods, such as oak and hickory, are valued for their durability and aesthetic appeal, making them popular in specialty wood markets. Logging and timber processing create jobs and generate significant revenue, supporting both local businesses and larger commercial operations.

In addition to their economic importance, Bonifay's forests provide essential ecological benefits. They act as carbon sinks, absorbing carbon dioxide and helping to mitigate the impacts of climate change. The forests also play a critical role in water regulation, preventing soil erosion and maintaining the health of nearby water bodies like the Choctawhatchee River.

Forests in the region are managed carefully to balance economic needs with environmental conservation. Sustainable forestry practices, such as selective logging and replanting, ensure the long-term health of these ecosystems. The preservation of forests also supports outdoor recreation, including hiking, hunting, and birdwatching, which are popular activities in the area.

Bonifay's forests and timber resources are not just a foundation for economic activity but also a cornerstone of the community's natural heritage and environmental resilience, making them invaluable to the region's present and future.

2. Agricultural Land

Bonifay is home to fertile agricultural lands that play a vital role in the local economy and community. Situated in the Florida Panhandle, the region benefits from a favorable climate, nutrient-rich soils, and abundant water resources, making it ideal for a variety of crops and livestock farming.

The primary agricultural activities in Bonifay include the cultivation of staple crops like peanuts, cotton, corn, and soybeans. Peanuts are a significant crop, contributing to the region's reputation as part of the "Peanut Belt." Cotton farming is also prominent, with local producers supplying raw materials for the textile industry. Corn and soybeans are grown both for human consumption and as feed for livestock, supporting the area's integrated agricultural economy.

Livestock farming, including cattle and poultry, is another cornerstone of Bonifay's agricultural sector. Cattle ranching thrives due to the availability of open pastures and supplemental feed from locally grown crops. Poultry production, particularly chicken farming, is a major contributor to the local and regional food supply.

The agricultural lands of Bonifay also support smaller-scale operations, including vegetable farming, orchards, and beekeeping. These diversify the local food economy and provide fresh, locally sourced products to the community.

Beyond their economic importance, Bonifay's agricultural lands contribute to the preservation of open spaces and rural character. They also play a role in environmental sustainability, with many farmers adopting conservation practices like crop rotation, reduced tillage, and cover cropping to maintain soil health and minimize environmental impact.

Bonifay's agricultural lands are a testament to the region's resourcefulness and resilience, serving as both a vital source of income and a cornerstone of community life.

The combination of tradition and innovation ensures these lands remain productive and sustainable for future generations.

3. Water Resources

Bonifay benefits from a variety of water resources that are essential for the local ecosystem, agriculture, and community life. These water resources, which include rivers, creeks, and groundwater reserves, play a significant role in supporting the area's economy and environment.

One of the most notable water features near Bonifay is the Choctawhatchee River, which flows through the region and provides water for irrigation, recreation, and wildlife habitats. The river and its tributaries sustain local ecosystems and are critical for agricultural activities, ensuring a steady water supply for crops like peanuts, cotton, and soybeans. Smaller streams and creeks, such as Holmes Creek, contribute to the area's hydrology, enhancing its biodiversity and serving as a source of water for livestock.

In addition to surface water, Bonifay relies on its abundant groundwater resources. The Floridan Aquifer, one of the largest and most productive aquifers in the United States, lies beneath the area and supplies clean drinking water to homes, businesses, and farms. Wells tapping into this aquifer provide a reliable and high-quality water source, essential for the community's daily needs and agricultural operations.

Recreational opportunities are another benefit of Bonifay's water resources. Residents and visitors enjoy fishing, kayaking, and boating on the Choctawhatchee River and local lakes. These activities not only support tourism but also foster a connection between the community and its natural surroundings.

Conservation efforts are critical to maintaining these water resources. Protecting wetlands, reducing pollution, and managing water usage responsibly ensure that Bonifay's water resources remain sustainable for future generations. These water systems are not just a lifeline for

the local economy and environment—they are a vital part of the community's identity and resilience.

4. Wildlife and Biodiversity

Bonifay, nestled in the rural heart of Florida's Panhandle, boasts a rich array of wildlife and biodiversity. This natural abundance stems from the region's varied ecosystems, including forests, wetlands, rivers, and grasslands, all of which create habitats for diverse plant and animal species. These natural areas are critical not only for the environment but also for the community, which benefits from recreational opportunities, ecological services, and a connection to the natural world.

Bonifay's forests and open spaces are home to numerous mammal species, including white-tailed deer, foxes, bobcats, raccoons, and squirrels. These animals play vital roles in maintaining the balance of local ecosystems. Birdlife is particularly abundant, with the area serving as a haven for both migratory and resident species. Birds like wild turkeys, woodpeckers, hawks, and songbirds can be commonly spotted, while wetland areas attract wading birds such as herons, egrets, and ibises. The area's rich bird diversity also makes it a popular spot for birdwatching enthusiasts.

The Choctawhatchee River and its tributaries, which flow near Bonifay, are rich in aquatic biodiversity. Fish species like bass, catfish, and sunfish thrive in these waters, supporting both recreational fishing and ecological balance. These rivers and streams also provide habitat for turtles, amphibians, and a variety of freshwater invertebrates, which are essential for maintaining water quality and the food web.

Bonifay's warm climate supports a variety of reptiles, including snakes, lizards, and turtles. Amphibians such as frogs and salamanders are common in the region's wetlands and forests, serving as indicators of environmental health due to their sensitivity to changes in water quality and habitat conditions.

The plant life in and around Bonifay is equally diverse, with native species like longleaf pine, live oak, cypress, and magnolia dominating the landscape. Wetlands are rich

with plants like cattails and pickerelweed, which stabilize soil and provide shelter for wildlife. Seasonal wildflowers add vibrant colors to the countryside, supporting pollinators like bees, butterflies, and hummingbirds.

While Bonifay's biodiversity is impressive, it faces several threats, including habitat loss due to agricultural and urban development, pollution, and climate change. Wetlands and forests, critical habitats for many species, are particularly vulnerable. Invasive species such as feral hogs and certain non-native plants also pose challenges by disrupting local ecosystems.

Efforts to protect and preserve Bonifay's wildlife and biodiversity are ongoing. Local and state programs work to conserve wetlands, protect forests, and ensure the health of waterways. Residents also play a key role by participating in sustainable land-use practices, reducing pollution, and supporting wildlife-friendly initiatives. Outdoor recreation, like hunting and fishing, is often managed through regulations to ensure the long-term sustainability of wildlife populations.

Bonifay's rich wildlife and biodiversity are a testament to the region's ecological value. By safeguarding its natural habitats and promoting conservation, the community ensures that future generations can continue to enjoy and benefit from its incredible natural heritage. From deer roaming the forests to herons fishing in the rivers, Bonifay remains a vibrant sanctuary for Florida's wildlife.

5. Sand and Clay Deposits

Bonifay is endowed with natural deposits of sand and clay that contribute to the region's economic and environmental significance. These materials, formed over millions of years through geological processes, play an essential role in supporting the local construction, agricultural, and manufacturing industries.

The sand and clay deposits in Bonifay are the result of sedimentary processes associated with ancient rivers, oceans, and weathering. Sand deposits in the area are typically composed of quartz grains, which are abundant in Florida due to the erosion of older rock formations.

These sands are known for their durability and uniformity, making them ideal for various industrial uses. Clay deposits, on the other hand, are formed from fine-grained minerals such as kaolinite and montmorillonite, which accumulate in low-energy environments like floodplains and lakebeds. The clay in Bonifay is valued for its plasticity, water retention properties, and ability to form strong bonds when fired.

Economic Uses

Sand and clay are integral to many industries in and around Bonifay. Sand is a key ingredient in concrete, asphalt, and mortar, making it vital for building roads, homes, and other infrastructure. It is also used as a base material for landscaping and leveling. Clay is used to produce bricks, tiles, and ceramics, essential for construction and design purposes. Clay-rich soils improve water retention, making them beneficial for crops in the region. Sand is used for soil amendment to enhance drainage and aeration, particularly in areas prone to waterlogging. Sand from Bonifay is utilized in glass production, filtration systems, and industrial abrasives. Clay is processed into pottery, stoneware, and even cosmetic and pharmaceutical products due to its unique chemical properties.

Beyond their economic value, sand and clay deposits contribute to the region's environmental health. Sand, found in riverbeds and wetlands, plays a crucial role in maintaining water quality and preventing erosion by stabilizing soils. Clay deposits, often found in wetlands and lowlands, act as natural filters, trapping pollutants and improving water retention in ecosystems. Together, they support habitats for a variety of plant and animal species.

The extraction of sand and clay poses challenges that require careful management. Over-extraction can lead to habitat destruction, erosion, and water table depletion. Mining activities must be regulated to minimize environmental impact and ensure long-term availability. Sustainable practices, such as reclamation of mined lands and controlled extraction, help balance industrial needs with environmental preservation.

Bonifay's sand and clay deposits continue to be a valuable resource with growing potential in emerging industries. For instance, specialized clays are finding applications in renewable energy technologies, while high-quality sands are in demand for advanced manufacturing processes.

The sand and clay deposits in Bonifay, Florida, are a cornerstone of the region's natural wealth. By balancing economic development with environmental conservation, the community can continue to harness these resources responsibly, ensuring their benefits for future generations. Whether in construction, agriculture, or environmental preservation, sand and clay remain integral to Bonifay's identity and prosperity.

6. Renewable Energy Potential

Bonifay, Florida has significant potential for renewable energy development. With its abundant natural resources, favorable climate, and growing interest in sustainable practices, the region is well-positioned to explore and expand its use of renewable energy sources. This shift could reduce dependence on non-renewable energy, promote economic development, and contribute to environmental preservation.

Florida is nicknamed the "Sunshine State," and Bonifay benefits from elevated levels of solar radiation throughout the year. This makes solar energy one of the most promising renewable energy options for the region. Solar panels can be installed on residential, commercial, and public buildings, as well as on agricultural lands that are not in active use. Community solar projects, where residents share the energy produced by a centralized solar farm, could be particularly beneficial in a rural setting like Bonifay.

Advancements in solar technology and decreasing costs of installation make solar energy increasingly accessible. Implementing solar farms in open areas or incorporating solar arrays into agricultural operations (agrivoltaics) could provide dual benefits of energy generation and land productivity.

Bonifay's agricultural and forestry resources create excellent opportunities for biomass energy production. Crop residues, livestock manure, and forestry byproducts like wood chips and sawdust can be converted into bioenergy through processes such as anaerobic digestion or combustion. Biomass plants could generate electricity or produce biofuels for transportation, reducing waste while providing a sustainable energy source.

Livestock farms in the area could adopt biogas systems to capture methane from manure, turning a greenhouse gas into a renewable energy source for heating or electricity. This approach also improves waste management and reduces environmental pollution.

While Florida is not traditionally known for strong wind resources, advancements in wind turbine technology have made it possible to harness energy from lower wind speeds. Bonifay's open landscapes and rural setting may offer potential for small-scale wind energy projects, particularly in agricultural areas. Installing wind turbines alongside farming operations could provide additional income streams for local farmers while contributing to renewable energy goals.

The Choctawhatchee River and its tributaries near Bonifay offer limited but viable opportunities for small-scale hydropower projects. Micro-hydro systems could generate electricity for individual properties or small communities without causing significant ecological disruption. These systems are especially suited for rural areas with flowing water sources and minimal energy infrastructure.

Bonifay could also explore newer renewable energy technologies, such as geothermal heating and cooling systems, which are particularly efficient for rural homes and businesses. In addition, investing in energy storage solutions like batteries would enhance the reliability of renewable energy systems, addressing the intermittency of solar and wind power.

Expanding renewable energy in Bonifay would create jobs in installation, maintenance, and manufacturing while reducing energy costs for residents. It would also decrease

the community's carbon footprint and enhance energy independence.

Bonifay's renewable energy potential is vast and diverse, encompassing solar, biomass, wind, and hydropower options. By investing in these technologies and fostering community engagement, Bonifay could become a model for sustainable energy development in rural Florida, ensuring a cleaner, more resilient future for its residents.

7. Scenic and Recreational Resources

Bonifay is rich in scenic beauty and recreational opportunities. Its natural landscapes, outdoor attractions, and rural charm make it an inviting destination for residents and visitors alike. These resources not only enhance the quality of life in the community but also contribute to the local economy through tourism and recreation-based activities.

Bonifay's scenic beauty lies in its rolling pastures, lush forests, and winding waterways. The surrounding countryside offers expansive views of agricultural lands dotted with cattle, as well as towering pine trees and ancient oaks draped in Spanish moss. These landscapes change with the seasons, offering bursts of wildflowers in the spring and golden hues in the fall, making it a picturesque location for nature lovers and photographers.

The Choctawhatchee River and its tributaries near Bonifay add to the area's scenic appeal. These waterways are lined with cypress trees and wetlands, providing serene settings for relaxation and exploration. The river's calm waters reflect the beauty of the surrounding environment, creating idyllic spots for picnics or quiet contemplation.

Bonifay offers a wealth of recreational activities, appealing to a wide range of interests. The Choctawhatchee River, local creeks, and nearby lakes provide excellent opportunities for fishing, boating, and kayaking. Anglers can enjoy catching bass, catfish, and sunfish, while paddlers can explore peaceful waterways. Trails in nearby forests and parks allow visitors to immerse themselves in the natural surroundings.

Birdwatchers can spot species like hawks, woodpeckers, and herons, while hikers may encounter deer, foxes, and other wildlife. Bonifay's rural location and abundant forests make it a popular destination for hunters. Deer, turkey, and small game are common in the area, drawing hunters from across the region. The area's quiet, natural settings are perfect for camping, whether at designated campgrounds or more secluded sites along rivers and forested areas.

Bonifay's parks and community spaces add to its recreational appeal. Veterans Memorial Park offers walking trails, picnic areas, and open spaces for family gatherings. Local events, such as the annual Northwest Florida Championship Rodeo, draw crowds for fun-filled days of entertainment, celebrating the town's rural heritage and community spirit.

The scenic and recreational resources in Bonifay make it an ideal location for eco-tourism. Visitors can enjoy activities that highlight the area's natural beauty, such as guided kayaking tours, birdwatching excursions, and educational programs about the region's ecosystems. Sustainable tourism initiatives could further promote Bonifay's appeal while preserving its pristine environment.

Bonifay's scenic landscapes and diverse recreational resources are a treasure for its community and a draw for visitors. From tranquil rivers and lush forests to community parks and outdoor adventures, these assets make Bonifay a unique and inviting destination. By preserving and promoting these resources, the town can ensure that its natural beauty and recreational opportunities remain a source of pride and enjoyment for generations to come.

V. ANALYSIS AND RECOMMENDED CHANGES

A. ANALYSIS OF LAND USE PATTERNS

Bonifay exhibits a diverse range of land use patterns that reflect its commitment to balanced development and community well-being. The city's Comprehensive Plan outlines these patterns, emphasizing sustainable growth and the preservation of its unique character.

Bonifay has high, medium, and low-density residential areas. However, the greatest number of residential lots are in the low-density residential Future Land Use Category.

The commercial future land use areas include the central business district located in downtown Bonifay, this area serves as the hub for retail, dining, and professional services. There are additional commercial land use areas along Hwy 79 and I-10 that cater to businesses requiring larger spaces, such as automotive services and large retailers.

The industrial areas of Bonifay are designated for manufacturing, warehousing, and distribution facilities strategically placed to minimize impact on residential neighborhoods. The largest industrial land use area is located on the south side of I-10.

Bonifay's agricultural and rural Lands encompass the outskirts of Bonifay. These areas support farming, silviculture, and other agricultural activities, preserving the city's rural heritage.

The recreational and open spaces in Bonifay include parks, sports complexes, and natural reserves which provide residents with opportunities for leisure and outdoor activities.

Bonifay has public and institutional future land uses including schools, government buildings, and healthcare facilities essential for community services.

Bonifay has established a comprehensive Future Land Use Map (FLUM) that delineates various land use categories to guide the city's development.

- Conservation- Areas intended to protect sensitive environmental areas.
- Recreation- Spaces dedicated to parks, sports facilities, and open areas for public enjoyment and leisure activities. Estate Residential – Areas within the City used for production of plants useful to humans.
- Low Density Residential – Areas for single family residential uses with larger lots.
- Medium-Density Residential- Areas designated for single and multi-family residential uses at a medium density.
- High -Density Residential – Areas designated for higher density residential development including manufactured home parks.
- Historic District- Areas designated for historic structures within the city.
- Urban Mixed-Use: Areas intended for a combination of residential, commercial, and recreational uses to promote a vibrant, integrated community.
- Public/Semi-Public/Educational- Areas for public developments, such as schools, government offices and utilities.

- Commercial: Areas designated for business activities, including retail, services, and offices, supporting the local economy.
- Industrial – Areas dedicated to manufacturing and distribution businesses.
- Planned Unit Development-Areas dedicated to higher density planned development projects.
- Urban Mixed-Use County- Areas with a variety of uses recently annexed into the city that the future land use has not been changed to City of Bonifay with an Amendment.
- Agriculture/Silviculture County- Areas designated for agriculture and related uses within the city.
- Rural Residential: Areas reserved for low-density housing, often with agricultural uses, preserving the rural landscape that have been recently annexed into the city and have not undergone a future land use change.

1. Recent Amendments:

• Ordinance No. 2024-06: This ordinance amended the FLUM by changing the designation of two parcels totaling approximately 31.37 acres from "Rural Residential" and "Low-Density Residential" to "Urban Mixed-Use."

• Ordinance No. 2024-10: This ordinance amended the FLUM by changing the designation of four parcels totaling approximately 17.43 acres from "Low-Density Residential" and "Recreation" to "Urban Mixed-Use."

• Ordinance No. 2024-11: This ordinance amended the FLUM by changing the designation of two parcels totaling approximately 86.23 acres from "Mixed-Use" to "Commercial."

These amendments reflect the city's efforts to adapt land use designations to current development needs.

2. Issues and Opportunities Analysis for Bonifay

This analysis evaluates the key factors, driving forces, and trends influencing land use patterns in Bonifay, Florida. It highlights current challenges, opportunities, and desired future changes in land use planning to foster sustainable growth and development.

Key Factors and Driving Forces

a. Urban Encroachment

- Issue: Increasing pressure from urban and suburban development could encroach upon agricultural and rural

lands, threatening Bonifay's small-town character and agricultural economy.

- Opportunity: Implement zoning regulations to protect farmland and rural areas, while encouraging growth in designated urban mixed-use zones.

b. Economic Development

- Issue: Limited commercial and industrial growth has constrained economic opportunities, with many residents commuting to nearby cities for work.
- Opportunity: Designate more land for mixed-use development and commercial zones to attract businesses, create jobs, and reduce commuting distances.

c. Infrastructure Limitations

- Issue: Aging infrastructure, including roads, utilities, and broadband access, hampers the city's ability to support growth and attract new residents and businesses.
- Opportunity: Include aging infrastructure in the Capital Improvements Element (CIE) and use the CIE to acquire state and federal funding to modernize infrastructure, prioritize broadband expansion, and improve access to essential services.

d. Environmental Sustainability

- Issue: Land use changes may negatively impact natural resources, including water quality, soil health, and wildlife habitats.
- Opportunity: Promote best management practices for stormwater management, soil conservation, and habitat preservation within development areas.

e. Housing Needs

- Issue: There is a shortage of affordable and diverse housing options to meet the needs of a growing population, particularly for low-income families.
- Opportunity: Encourage higher-density residential developments in designated urban areas and mixed-use zones to provide affordable housing options.

f. Agricultural Preservation

- Issue: Declining profitability in traditional agriculture creates pressure to convert farmland to other uses.
- Opportunity: Support agritourism, value-added agricultural products, and sustainable farming practices to maintain the viability of agricultural lands.

4. Expected Changes from Past Trends

a. Shift Toward Mixed-Use Development:

- Recent amendments to the Future Land Use Map (FLUM) indicate a trend toward urban mixed-use areas to accommodate residential, commercial, and recreational uses.
- This shift reflects an effort to centralize growth and reduce sprawl.

b. Increased Commercial Activity:

- Changes in land use designations suggest a push to attract businesses and expand the local economy, particularly in retail and service industries.

c. Focus on Sustainability:

- Adoption of environmentally conscious policies and practices to mitigate the impacts of growth on natural resources.

d. Expanded Infrastructure Investments:

- Anticipated improvements in transportation and utilities to support future development.

5. Desired Changes in Land Use Patterns

a. Concentrated Growth:

- Focus development on urban cores and mixed-use zones to reduce sprawl and protect rural areas.

b. Balanced Development:

- Promote a mix of residential, commercial, and industrial uses that align with community needs and economic goals.

c. Enhanced Connectivity:

- Improve transportation networks and broadband access to support local businesses and residents.

e. Sustainable Practices:

- Incorporate green infrastructure, energy-efficient buildings, and stormwater management systems into new developments.

f. Preservation of Rural Identity:

- Protect agricultural lands and natural areas from urban encroachment through zoning and conservation easements.

By addressing these issues and leveraging opportunities, Bonifay can create a balanced and sustainable land use framework that supports economic growth, preserves its rural charm, and enhances the quality of life for its residents.

6, Alternative land use scenarios

Bonifay's existing Comprehensive Plan is mirrored by the adopted Land Development Regulations. Combining residential and Mixed Uses uses allows the city to save valuable time and money when zoning changes are needed, it also provides the City Council the ability to provide variances when determined necessary without an expedited or major Comprehensive Plan Amendment. Bonifay has so me land uses that include the language "County" in the name. The uses were adopted to provide a temporary use on a parcel annexed into the City until a future land use could be established. This does not work because the newly annexed land holds the County land use until a city land use is determined. These uses were eliminated and replaced with the closest type of land use as currently described, since all the Comprehensive Plan language is within the Land Development Regulations, the proposed Comprehensive Plan language reduces the wording to make the document easier to use. The Planned Unit Development Use was also removed. While still in the City's Land Development Regulations, the Planned Unit Development (PUD) category does not need to be a future land use category, as will. When a PUD is necessary, an amendment can be submitted to change the existing use to desired one(s). Floor Area Ratio is a planning technique frequently used in larger cities. This proposal recommends height and units per acre requirements to provide ease of use for residents.

7. Proposed policies

a. Community Character-urban design and rural character

Defining rural areas can vary depending on the purpose and context. Establishing a definition of rural areas is challenging due to varying characteristics such as low population density, distance from cities, and travel requirements for work and daily activities. Public agencies like the Office of Management and Budget (OMB) and the Census Bureau have created differing definitions of rurality, leading to complexities in classification. For example, the 2003 OMB reclassification placed much of the Census-defined rural population within metropolitan areas, revealing inconsistencies.

Traditionally, counties have been used to define rural areas in political, social, and economic contexts. However, large counties, especially in the Western U.S., may obscure rural populations due to their size and diverse geography. To address these shortcomings, the Housing Assistance Council (HAC) introduced a sub-county classification system using housing density and commuting patterns at the Census tract level. This system defines six classifications: rural, small-town, exurban, outer suburban, inner suburban, and urban. These classifications can be further grouped into three broad categories: small-town and rural, suburban, and exurban, and urban.

HAC's approach leverages Rural-Urban Commuting Area (RUCA) codes, which are based on population density, urbanization, and commuting patterns. Developed by the U.S. Department of Agriculture's Economic Research Service, RUCA codes offer a detailed geographic settlement classification system by using Census tracts rather than counties. Census tracts, small and stable statistical subdivisions, provide reliable data for analysis and enable consistent comparisons over time.

Defining rurality requires nuanced methods to account for geographic, economic, and social factors. HAC's sub-county approach and RUCA codes offer a more precise and adaptable framework, addressing the limitations of traditional definitions based solely on counties. This ensures better representation and policymaking for rural areas.

Population density (1000 per square mile) and distance from urban centers or metropolitan areas based on economic and commuting connections are not the only methods for defining rural areas. Rural areas are often dominated by open space, agriculture forests and natural features. This does not simply

identify rural areas by physical appearance but also functional characteristics. Areas with economies based on agriculture, silviculture, fishing, and mining, rather than industrial or service-based sectors are often classified as rural. Areas with fewer housing units per square mile (e.g., less than 16 housing units per square mile, as per HAC's classification) are another indicator of rurality. Communities that are culturally or socially distinct from urban lifestyles may be defined as rural, focusing on community identity rather than geography. Limited access to infrastructure like roads, healthcare, schools, and internet connectivity can indicate rural areas. Areas where a significant percentage of the population commutes to work in nearby towns or cities may be classified as rural or exurban. Finally, combining factors like population density, land use, and commuting patterns offers a more nuanced approach to defining rural areas. Each method serves specific research, policy, or planning needs and reflects the diverse nature of rural America.

However, there is another way of defining a rural community that encompasses all the above definitions and more – rural lifestyle. A rural lifestyle refers to the quality of life experienced by people living in rural areas, characterized by specific cultural, economic, and social attributes tied to the natural and agricultural environment. Rural lifestyle has a connection with nature. It is not only living close to nature, but being surrounded by open spaces, forests, fields, or farmland. Connection with nature means the residents have greater exposure to natural cycles, wildlife and outdoor activities like fishing, gardening, farming, hunting, or hiking. Rural lifestyle features a lower population density featuring small, close-knit communities with fewer people and limited infrastructure. There is less traffic, noise, and pollution compared to urban areas. People in rural areas have strong community bonds. Neighbors often know each other and rely on mutual support. There is an emphasis on shared events, traditions, and local gatherings, such as fairs, church functions, or town meetings. People in rural areas know agricultural and self-sufficient practices. In fact, many rural lifestyles revolve around agriculture, ranching, or gardening. There is an emphasis on self-sufficiency, such as growing food, raising livestock, or engaging in home repairs. Rural areas feature a slower paced of life. There is a focus on living with simpler rhythms based on nature (e.g., moon phases, equinoxes, tides, etc.). It is a less hurried and more aware of what's important lifestyle compared to the fast pace of urban areas. There is more time for family, hobbies, and community activities. Rural areas have limited access to services such as healthcare, education, and entertainment, which

sometimes can be more challenging. This often leads to traveling long distances to larger towns or cities for specialized services. While one does not often think of rural areas being economically diverse, jobs may include farming, forestry, mining, small businesses, or remote work. Many people adapt by having multiple income sources or trades. Finally, rural areas feature cultural values. The people have passed down traditions that often emphasize hard work, resilience, and family ties. These family values and practices are strong and difficult, if not impossible, to change. While a rural lifestyle includes challenges such as isolation and limited access to modern amenities, it offers unique advantages, such as health, peace, community, and connection to nature. It is the rural lifestyle that the people of Bonifay cherish.

8. Land Use Compatibility

The City of Bonifay, Florida, has established a Comprehensive Plan to guide its future land use and development, ensuring sustainable growth and the well-being of its residents.

The Key Components of Bonifay's Future Land Use Plan includes Land Use Districts where the city is divided into specific land use districts, each designated for types of development, such as residential, commercial, industrial, and recreational areas. These policies serve as a guide for future development decisions. Bonifay includes zoning regulations in the adopting Land Development Regulations (LDRs) and Map that include regulations including building heights, densities, and other development standards. Bonifay's LDRs implement the policies of the Comprehensive Plan by providing specific criteria and procedures for development approvals. The city encourages public involvement in the planning process to ensure that the Comprehensive Plan reflects the community's vision and needs. The Comprehensive Plan includes policies to protect natural resources, manage stormwater, and preserve open spaces, promoting environmental sustainability. Strategies are outlined to ensure that infrastructure, such as transportation, utilities, and public facilities, supports the anticipated growth and development.

It is important to note that the Comprehensive Plan is periodically updated to adapt to changing conditions and community aspirations. Engaging with the city's planning department or attending public meetings can provide opportunities to participate in shaping Bonifay's future land use policies.

Table 2. Land Use Changes

Future Land Use Category	Acres	Percentage
Conservation	0	0 %
Recreation	43	1 %
Residential	926	23 %
Mixed Use	1333	34 %
Public/Semi-Public Educational	240	7 %
Commercial	895	23 %
Industrial	101	3 %
Agriculture/Silviculture	337	9 %
Total	**3,875**	100%

9. Community festivals

Bonifay, Florida hosts many community festivals throughout the year, including the Down-Home Street Festival and the Northwest Florida Championship Rodeo. The Down-Home Street Festival is a free family event featuring a 5K race, food and craft vendors, a car show, live entertainment, and an inflatables kid zone. This festival is traditionally held in the spring. Northwest Florida Championship Rodeo is sponsored by the Bonifay Kiwanis Club and will is held in the fall of the year. This 80+ year-old tradition includes a parade, pageant, run, mutton busting, and pancake breakfast. These events bring the community together and attractive visitors from across the country which is good for the Bonifay economy.

10. Agricultural heritage and open space

Bonifay is surrounded by agricultural land, most notably cattle, blueberries, dairy, and silviculture. Therefore, it is important to provide for these future land use patterns.

The vision for the future of agricultural land use is centered around sustainable practices that balance productivity, environmental stewardship, and economic viability. This includes a harmonious integration of key agricultural sectors such as silviculture, dairy farming, cattle grazing, and blueberry cultivation, each contributing to a resilient and thriving rural landscape.

Sustainable management practices for silviculture include encouraging long-term forest health by adopting the practices of selective harvesting, reforestation, and maintaining biodiversity. Agroforestry Integration will promote mixed-use agricultural land management systems that combine tree cultivation with crops or livestock, enhancing soil quality and reducing erosion. This does not necessarily need to change the Future Land Use Map. Bonifay can look toward Carbon Sequestration by leveraging forests as natural carbon sinks to combat climate change, aligning with regional and national carbon-reduction goals.

Precision Agriculture can be used in planning for dairy farming by implementing advanced technologies for feed optimization, milk production tracking, and waste management to enhance efficiency and reduce environmental impact. Manure recycling develops systems for manure reuse as fertilizer or energy production, contributing to a circular economy. Finally, in terms of animal welfare, farmers will prioritize animal health and well-being through ambitious standards of housing, veterinary care, and nutrition.

Cattle farming requires rotational Grazing Systems which adopt rotational grazing to maintain pasture health, prevent overgrazing, and enhance soil fertility. Through integration with crops, farmers can combine cattle grazing with crop cultivation to improve land use efficiency and reduce dependency on external feed sources. It is equally important to establish systems for efficient water use, ensuring clean and adequate supplies for livestock while protecting natural water bodies.
Success with blueberry cultivation requires high density planting techniques to optimize land use and maximize yields. Farmers need to invest in drip irrigation systems to conserve water and minimize runoff. Finally, blueberry farmers must encourage the preservation of native pollinator habitats and introduce managed bee colonies for improved fruit production.

11. Overarching Strategies

- **Zoning and Land Use Planning:** Designate agricultural zones to protect farmland from urban encroachment while encouraging agritourism and value-added enterprises.
- **Technology Adoption:** Encourage the use of precision agriculture, GPS mapping, and drone technology to optimize yields and monitor environmental conditions.
- **Environmental Stewardship:** Implement best management practices to protect soil health, reduce chemical runoff, and preserve surrounding ecosystems.
- **Economic Incentives:** Provide grants, tax incentives, and technical support to farmers transitioning to sustainable practices or diversifying their operations.
- **Community Engagement:** Foster partnerships between farmers, local governments, and researchers to align agricultural practices with regional economic and environmental goals.

By integrating these themes and strategies, agricultural areas can remain productive and profitable while preserving the environmental and cultural heritage of rural communities. This balanced approach ensures that silviculture, dairy, cattle, and blueberry farming thrive as part of a dynamic and sustainable agricultural landscape.

Expected Outcomes:

1. Preservation of Bonifay's farmland and rural landscapes.
2. Concentrated and efficient growth in urban mixed-use zones.
3. Reduced urban sprawl and protection of natural resources.
4. Enhanced economic opportunities through well-planned urban development and sustainable agriculture.

B. Environment

1. Management Resources for Natural Hazards

Bonifay, Florida, is situated in a region prone to natural hazards such as hurricanes, flooding, tornadoes, wildfires, and extreme heat. Effective management resources and strategies are essential to mitigate the risks these hazards pose to the community and ensure public safety.

Bonifay benefits from coordination with Holmes County Emergency Management, which develops and implements

disaster preparedness plans. These plans include early warning systems, evacuation routes, and community shelters to protect residents during emergencies. The county collaborates with state and federal agencies, such as the Florida Division of Emergency Management (FDEM) and the Federal Emergency Management Agency (FEMA), to access resources and funding for disaster response and recovery.

Given the area's susceptibility to flooding, especially near the Choctawhatchee River, Bonifay utilizes floodplain management strategies to reduce risks. These include enforcing zoning regulations, maintaining stormwater drainage systems, and participating in the National Flood Insurance Program (NFIP) to provide affordable flood insurance to residents. Public awareness campaigns help educate homeowners about flood risks and preparedness.

Bonifay's rural and forested areas are at risk for wildfires. To mitigate this, the Florida Forest Service works with local agencies to conduct controlled burns, manage vegetation, and create firebreaks. These efforts reduce fuel for wildfires and minimize the potential for large-scale damage.

Public workshops and resources educate residents about preparing for hurricanes, securing property, and creating family emergency plans. Community outreach ensures that residents are aware of available shelters, supplies, and services.

By leveraging a combination of local, state, and federal resources, Bonifay effectively manages natural hazard risks. Continued investment in planning, education, and infrastructure is essential to enhance resilience and safeguard the community.

2. Management Resources for Natural Resources

Bonifay, Florida, relies on a range of management resources and strategies to preserve and sustainably use its natural resources, which include forests, water bodies, agricultural lands, and wildlife habitats. Effective management ensures these resources remain available for future generations while supporting the local economy and environment.

Bonifay benefits from state and federal programs that promote sustainable forestry practices. The Florida Forest Service provides

technical assistance to landowners on reforestation, wildfire prevention, and sustainable harvesting techniques. Programs like the Forest Stewardship Program encourage landowners to manage their forests for timber production, wildlife habitats, and recreational uses while maintaining ecological balance.

Water resources, including the Choctawhatchee River and aquifers, are managed through partnerships with agencies like the Northwest Florida Water Management District (NWFWMD). These organizations regulate water use, protect water quality, and restore wetlands. Public education programs encourage responsible water usage, such as efficient irrigation practices for agriculture and reducing contamination of local water bodies.

The University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) provides research-based guidance to local farmers on soil health, crop rotation, and conservation practices. Programs like the Natural Resources Conservation Service (NRCS) offer funding and technical support for sustainable farming practices, such as cover cropping and erosion control, which protect soil fertility and reduce environmental impact.

Wildlife and biodiversity are protected through state wildlife management initiatives and conservation easements that prevent habitat loss. Agencies like the Florida Fish and Wildlife Conservation Commission (FWC) monitor species populations, restore habitats, and enforce regulations to protect endangered species.

Local and state agencies collaborate to provide educational workshops and resources for landowners and residents. These programs emphasize the importance of sustainable practices, conservation, and stewardship of natural resources.

C. Transportation element

1. Existing conditions

Bonifay features a transportation system that supports its residents and local economy. The city's infrastructure includes roadways, proximity to major highways, and access to regional airports, facilitating connectivity within the Florida Panhandle.

2. Roadways and Highways:

Interstate 10 (I-10) runs east-west along southern Holmes County. I-10 is a major corridor providing access to larger cities and neighboring states. Bonifay is accessible via Exit 112 at State Road 79 (SR 79). U.S. Highway 90 (US 90) runs Parallel to I-10. US 90 traverses Bonifay, serving as a primary route for local traffic and connecting to surrounding communities. State Road 79 (SR 79) is a north-south route passing through Bonifay. SR 79 links the city to the Florida-Alabama state line to the north and Panama City Beach to the south, supporting both local and regional travel.

3. Local Streets:

Bonifay's local street network facilitates provide intra-city travel, connecting residential neighborhoods, commercial areas, and public facilities. The city maintains these roads to ensure safe and efficient movement for vehicles and pedestrians.

4. Public Transportation:

Currently, Bonifay lacks a formal public transportation system. Residents primarily rely on personal vehicles for mobility. Regional transit services are limited, and there is no local bus or rail service operating within the city.

5. Air Transportation:

Tri-County Airport (1J0) is located approximately 5 miles northwest of Bonifay. This general aviation airport serves private and small aircraft, offering facilities for regional air travel. Northwest Florida Beaches International Airport (ECP) is situated about 50 miles south in Panama City Beach and provides commercial flights, connecting residents to national and international destinations.

6. Railroads:

Holmes County has one railroad line, the Florida Gulf Atlantic. This service was formerly known as CSX and went to New Orleans but was truncated in 2005 due to Hurricane Katrina.

7. Recent Developments:

In 2024, the City of Bonifay approved a state-funded grant agreement with the Florida Department of Transportation (FDOT) to enhance local infrastructure. This initiative aims to

improve road conditions, address traffic concerns, and support future growth.

8. Challenges and Considerations:

The Infrastructure Maintenance of the transportation network is ongoing. Efforts are necessary to maintain and upgrade aging infrastructure to meet current safety standards and accommodate future development. While Bonifay experiences relatively low traffic congestion, monitoring traffic patterns is essential to prevent potential issues as the city grows. The absence of public transportation options may impact residents without access to personal vehicles, highlighting a potential area for future development. Bonifay lacks ample multi-modal opportunities for bike lanes and sidewalks. Overall, Bonifay's transportation system provides essential connectivity for its residents and supports the local economy. Strategic planning and investment in infrastructure will be crucial to accommodate anticipated growth and enhance mobility within the region.

Bonifay's transportation infrastructure supports local and regional connectivity. Below is an inventory of the key transportation facilities in and around Bonifay:

a. Roadways

1. Highways

- Interstate 10 (I-10):

- Major east-west highway located near Bonifay, connecting the area to larger cities like Tallahassee and Pensacola. Exit 112 at State Road 79 (SR 79) serves as Bonifay's primary access point.

- U.S. Highway 90 (US 90):

- Parallel to I-10, US 90 runs through Bonifay, providing a local route for commuters and regional traffic.

- State Road 79 (SR 79):

- North-south route passing directly through Bonifay, linking the city to the

Alabama border in the north and Panama City Beach to the south.

b. Local Roads

- City Streets:

- Bonifay features a network of local streets connecting residential neighborhoods, schools, and commercial areas. Streets are maintained by the city to ensure smooth vehicular and pedestrian traffic.

c. Rail

- Florida Gulf Atlantic Transportation Rail Line:

Bonifay is served by a Florida Gulf Atlantic rail line, part of the larger freight network across Florida. While primarily used for freight, the line has historical significance for passenger service.

d. Airports

Tri-County Airport (1J0) is located approximately 5 miles northwest of Bonifay. Tri-County Airport is a general aviation airport offering services for private and small aircraft.

Northwest Florida Beaches International Airport (ECP) is approximately 50 miles south in Panama City Beach. The airport provides commercial air travel options with connections to major cities.

e. Public Transit

Bonifay currently lacks a formal public transportation system. Residents primarily rely on personal vehicles for mobility, with limited regional transit options available.

f. Pedestrian and Bicycle Facilities

Sidewalks exist in the downtown area and near schools but are limited in other parts of the city. Dedicated bike lanes are minimal, with cycling accommodated on local streets and rural roads.

8. Freight Facilities

Florida Gulf Atlantic operates freight rail services in the area, supporting local and regional industries. SR 79 and US 90 are vital corridors for trucking, connecting Bonifay to larger distribution networks like I-10.

g. Parking Facilities

Public parking is available in downtown Bonifay, near government buildings, and community facilities. Commercial establishments provide parking for customers.

h. Future Planned Facilities

Bonifay has secured state-funded grants for road maintenance and other transportation enhancements. Plans for expanding sidewalks, bike lanes, and addressing traffic flow issues are in the planning phase.

This inventory demonstrates Bonifay's reliance on roadways and regional facilities for its transportation needs. Enhancing multimodal options and public transit could address future growth and connectivity challenges.

9. Functional Class System

In Bonifay, Florida, the roadways are categorized based on the Federal Functional Classification System, which organizes roads according to the service they provide within the overall transportation network.

a. Functional Classification Categories:

1. Principal Arterials:

• Interstate 10 (I-10): A major east-west interstate facilitating long-distance travel and connecting Bonifay to regional and national destinations.

• U.S. Highway 90 (US 90): An important route running parallel to I-10, serving regional traffic, and linking Bonifay to neighboring communities.

2. Minor Arterials:

• State Road 79 (SR 79): A north-south route passing through Bonifay, connecting the city to the

Florida-Alabama state line in the north and Panama City Beach to the south.

3. Collectors:

- Local Collectors: Roads that gather traffic from local streets and funnel it to the arterial network, facilitating movement within Bonifay and access to arterial roads.

4. Local Roads:

- City Streets: Streets primarily providing direct access to residential, commercial, and other local destinations within Bonifay.

These classifications are essential for urban planning, roadway design, and determining eligibility for federal funding. They help in prioritizing maintenance, improvements, and expansions based on the role each roadway plays in the transportation network.

FDOT's Urban Area Boundary and Functional Classification Handbook provides guidelines and procedures for classifying roadways, which can offer further context on how these classifications are determined.

10. Issues and needs

The arterial network is critical for facilitating efficient travel within and through Bonifay. It includes major roadways like Interstate 10 (I-10), U.S. Highway 90 (US 90), and State Road 79 (SR 79). Below is an analysis of key issues and needs associated with the arterial network in Bonifay.

11. Issues

a. Traffic Congestion

- Problem: While Bonifay does not experience major urban traffic congestion, peak periods, and special events, such as the annual rodeo, can strain the arterial network.

- Impact: Delays and reduced mobility on SR 79 and US 90, particularly near commercial zones and I-10 interchanges.

b. Roadway Maintenance

- Problem: Aging infrastructure on key arterial roads requires frequent maintenance.
- Impact: Potholes, uneven surfaces, and outdated signage can reduce safety and efficiency.

c. Connectivity and Accessibility

- Problem: Limited connectivity between local roads and arterials can hinder access to key destinations, such as businesses and schools.
- Impact: Longer travel times and inefficient traffic patterns for residents.

d. Safety Concerns

- Problem: High speeds and limited pedestrian crossings on major arterials like SR 79 and US 90 increase the risk of accidents.
- Impact: Vulnerability of pedestrians and cyclists to vehicular traffic, especially in areas with limited sidewalks or bike lanes.

e. Freight Traffic

- Problem: Heavy truck traffic on I-10 and SR 79 creates wear and tear on roads and potential conflicts with passenger vehicles.
- Impact: Increased Road degradation and safety risks.

12. Needs

a. Infrastructure Improvements

- Resurfacing and widening sections of SR 79 and US 90 to accommodate growing traffic demands.
- Updating signage, signals, and road markings for enhanced visibility and safety.

b. Traffic Management

- Implementing smart traffic management systems at key intersections to improve flow and reduce delays.
- Adding roundabouts or traffic calming measures to improve safety and reduce bottlenecks.

c. Multi-Modal Integration

- Building pedestrian crossings, sidewalks, and bike lanes along arterials to enhance safety and accessibility.
- Establishing park-and-ride facilities to encourage carpooling and reduce traffic volume.

d. Freight and Logistics

- Designating specific routes for freight traffic to minimize conflicts with local traffic.
- Strengthening roadbeds on SR 79 and US 90 to handle heavy loads from freight vehicles.

e. Emergency and Evacuation Planning

- Ensuring arterial roads are well-maintained and equipped to handle increased traffic during emergencies or evacuations.
- Expanding emergency response access points along I-10 and other major routes.

f. Regional Coordination

- Collaborating with the Florida Department of Transportation (FDOT) and neighboring municipalities to align arterial improvements with regional growth and development plans.

13. Proposed Solutions

- Funding: Secure state and federal grants for arterial improvements.
- Planning: Incorporate arterial network upgrades into the city's Comprehensive Plan.
- Community Engagement:

14. Levels of service

The Level of Service (LOS) is a qualitative measure used to evaluate the operational conditions of roadways, ranging from LOS A (free-flow conditions) to LOS F (highly congested conditions). In Bonifay, Florida, the arterial road network comprises major routes such as Interstate 10 (I-10), U.S. Highway 90 (US 90), and State Road 79 (SR 79).

While specific LOS data for these arterials in Bonifay is not readily available in the provided sources, the Florida Department of Transportation (FDOT) has established LOS targets for the State Highway System during peak travel hours. These targets are outlined in FDOT's policies and are used to guide planning and operational decisions.

For detailed and up-to-date information on the LOS of specific roadways in Bonifay, consulting FDOT's Quality/Level of Service Handbook and related resources is recommended. These documents provide methodologies for assessing roadway capacity and LOS, which are essential for transportation planning and management.

Additionally, FDOT's Functional Classification and Urban Boundary Maps can offer insights into the classification of roadways, which is a factor in determining appropriate LOS standards.

Understanding the LOS of the arterial network is crucial for identifying areas that may require capacity enhancements, traffic management strategies, or other interventions to maintain or improve traffic flow and safety.

15. Vehicle miles traveled

Determining the Vehicle Miles Traveled (VMT) on arterial roads within Bonifay, Florida, requires specific traffic data that is typically collected and maintained by the Florida Department of Transportation (FDOT). While precise VMT figures for Bonifay's arterial network may not be readily available in public reports, FDOT provides comprehensive traffic data and reports that can offer insights into roadway usage.

a. Key Resources for Traffic Data:

1. Reports of Highway Mileage and Travel (DVMT):

FDOT publishes annual reports detailing centerline miles, lane miles, and Daily Vehicle Miles Traveled (DVMT) across various highway systems and functional classifications. These reports include summaries by county and district, which can be useful for understanding traffic patterns in the region.

2. Traffic Information:

FDOT's Traffic Information page offers access to various traffic data, including annual summaries of traffic data by county and highway facility. This resource can assist in analyzing traffic volumes and trends pertinent to Bonifay's arterial roads.

3. Public Road Mileage and Travel (DVMT) Report:

This report provides detailed data on public road mileage and DVMT, with subtotals by county, urban size, and functional classification. Reviewing the data for Holmes County, where Bonifay is located, can offer insights into the vehicle miles traveled on arterial roads in the area.

Understanding DVMT:

Daily Vehicle Miles Traveled (DVMT) is a measure of the total traffic on a road, calculated by multiplying the average daily traffic count by the length of the road. DVMT is utilized to assess roadway usage, plan infrastructure improvements, and allocate funding. Analyzing DVMT helps in understanding traffic patterns and identifying areas that may require capacity enhancements or maintenance.

b. Other indicators

Alternative transportation network analysis (traffic forecast modeling may be used with current and projected land use and socio-economic assumptions.

Traffic Forecast Modeling for Bonifay's Arterials

Traffic forecast modeling is an essential tool for understanding future traffic conditions on Bonifay's arterial network, which includes Interstate 10 (I-10), U.S. Highway 90 (US 90), and State Road 79 (SR 79). This modeling helps in predicting traffic volumes, evaluating the impact of proposed developments, and planning infrastructure improvements.

16. Steps in Traffic Forecast Modeling

a. Data Collection

- Existing Traffic Data:

- Collect traffic counts, vehicle miles traveled (VMT), and level of service (LOS) data from FDOT and local traffic studies.

- Identify peak-hour traffic patterns and major traffic generators, such as schools, businesses, and tourist attractions.

- Land Use Data:

- Integrate data on current and planned land use patterns from Bonifay's Comprehensive Plan to forecast future growth areas.

- Socioeconomic Data:

- Gather population and employment projections for Bonifay and Holmes County from regional planning organizations.

b. Traffic Growth Factors

- Population Growth:

- Use demographic trends and projections to estimate future traffic demand.

- Economic Development:

- Account for new businesses, industrial developments, and agritourism growth that may impact traffic volumes.

- Regional Connectivity:

- Consider planned improvements or expansions to I-10, US 90, and SR 79 that could affect traffic flow.

c. Traffic Assignment

- Assign projected traffic volumes to the arterial network using a traffic assignment model, which distributes trips based on:
  - Route travel times.
  - Connectivity between origins and destinations.
  - Capacity constraints of the network.

d. Scenarios for Modeling

- Base Scenario:
- Forecast traffic under existing conditions without significant changes to infrastructure.
- Planned Development Scenario:
- Include proposed developments, such as new mixed-use zones, and evaluate their impact on traffic.
- Alternative Scenarios:
- Assess the effects of potential roadway improvements, such as widening SR 79 or adding turn lanes on US 90.

17. Modeling Tools

- FDOT's Regional Planning Model (RPM):
- Use this tool for detailed traffic forecasting and regional analysis.
- Traffic Analysis Zone (TAZ) System:
- Define TAZs for Bonifay and assign trip generation rates based on land use and population data.
- Software Tools:
- Employ software like TransCAD, CUBE, or VISUM for traffic simulation and scenario analysis.

18. Forecasting Outputs

- Traffic Volume Projections:
- Daily and peak-hour volumes for key arterial segments.

- Level of Service (LOS):
- Evaluate future LOS to identify potential congestion hotspots.
- Impact Assessment:
- Analyze the impact of new developments and proposed infrastructure projects on traffic flow.

19. Recommendations Based on Modeling

a. Capacity Enhancements:

- Widen SR 79 and US 90 or add auxiliary lanes on I-10 to accommodate forecasted traffic growth.

b. Intersection Improvements:

- Upgrade intersections on US 90 and SR 79 with signal optimization
- Upgrade some local street intersections to roundabouts.

c. Multimodal Planning:

- Incorporate pedestrian and bicycle facilities to reduce local vehicular trips.

d. Policy Adjustments:

- Adjust land use and zoning policies to guide growth in areas with adequate transportation capacity.

20. Next Steps

- Collaborate with FDOT and regional planning organizations to obtain baseline traffic data.
- Develop a traffic forecast model tailored to Bonifay's unique characteristics.
- Use the model to guide updates to the city's Comprehensive Plan and prioritize transportation investments.

Traffic forecasting will ensure Bonifay's arterial network supports anticipated growth while maintaining mobility, safety, and sustainability.

21. Special Studies that guide high priority strategies in the plan— None exist.
22. Future Transportation Network Policies

Public Utilities

D. Existing Conditions

1. Sanitary Sewer: Public sanitary sewer is currently available throughout the City of Bonifay and has considerable available capacity (see Table 3). The facility was constructed in 2016 and is scheduled for upgrades in 2026. Capacity needs will be addressed during the development review process.

Table 3

Municipality	Committed Capacity	Available Capacity
Bonifay		0.373

2. Potable Water. Bonifay has four wells with the capacity of 1.08 mgpd combined. Upgrades are not needed in the foreseeable future. Public potable water and fire protection water service is currently available throughout the City of Bonifay and has considerable available capacity (see Table 4). The City of Bonifay will seek out grant funding for upgrades as needed.

Table 4

Municipality	Permitted Capacity	Available Capacity gpd
Bonifay	1.4 mgpd	870,000

3. Solid Waste. Bonifay utilizes a Jackson County Regional Solid Waste Landfill (Springhill) currently permitted by F DEP Data obtained from the Waste Management Area Engineer indicates potential for 38 million cubic yards of' solid waste disposal space associated with the current

facility. The estimated future of the existing facility is 60 years. order process.

4 Stormwater. The proposed revisions will not impact stormwater treatment and control standards adopted by City or Bonifay and the State of Florida. Bonifay Comprehensive Plan, Section 2.4.3 evaluates impact of development and permitting review for both "Water Quality" and "Water Quantity."

The Development Order review process used by City staff' will ensure stormwater for any future development will meet or exceed this requirement and be managed by the property owner. Stormwater permitting is also regulated through the Environmental Resource Permitting (ERP) process of the Northwest Florida Water Management District.

E. RECREATION

Bonifay offers a variety of recreational opportunities that reflect the area's rural charm, natural beauty, and powerful sense of community. From outdoor adventures to cultural events, Bonifay provides activities for residents and visitors of all ages. These opportunities not only enhance the quality of life but also draw tourists to the region, supporting the local economy.

Bonifay's natural landscapes provide a wealth of outdoor activities for nature enthusiasts. The nearby Choctawhatchee River, local creeks, and smaller lakes are ideal for fishing and boating. Anglers can catch species like bass, catfish, and sunfish, while paddlers enjoy the serene waterways surrounded by cypress trees and wetlands.

Trails in the surrounding forests and natural areas allow visitors to explore the local flora and fauna. Birdwatchers can spot species like wild turkeys, hawks, and herons, while hikers may encounter deer, foxes, or other wildlife. These experiences offer an immersive connection to the region's natural beauty.

Bonifay is a popular destination for hunting enthusiasts. The area's forests and open lands provide opportunities for deer, turkey, and small

game hunting, which also contribute to the local outdoor recreation economy.

With its peaceful natural settings, Bonifay is an excellent location for camping. Families and outdoor enthusiasts can enjoy nights under the stars at nearby campgrounds or more secluded sites.

Bonifay offers several parks and public spaces that serve as hubs for recreation and community gatherings.

Veterans Memorial Park features walking trails, picnic areas, and open spaces for family gatherings, exercise, and relaxation. It is a favorite spot for locals to unwind or participate in recreational activities.

Community facilities include playgrounds, basketball courts, and sports fields where children and adults can engage in recreational activities like baseball, soccer, or pickup basketball games.

Bonifay's recreational calendar is highlighted by the Northwest Florida Championship Rodeo, one of the region's most popular events. Held annually in October, the rodeo draws thousands of visitors for a weekend of family-friendly activities, rodeo competitions, parades, and live entertainment. The event celebrates Bonifay's rural heritage and fosters an intense sense of community pride.

Bonifay's natural resources make it an ideal location for eco-tourism activities like guided kayaking tours, birdwatching excursions, and environmental education programs. Promoting eco-friendly tourism could further enhance the area's recreational appeal while preserving its natural environment.

Bonifay also offers indoor activities, including community centers that host fitness classes, social events, and cultural programs. Local organizations often arrange events like craft fairs, live music performances, and holiday celebrations, providing year-round entertainment.

Bonifay's recreational offerings highlight its blend of natural beauty, outdoor adventure, and community spirit. From fishing and hiking to vibrant community events, Bonifay provides opportunities for relaxation, exploration, and celebration. By preserving its resources and promoting its attractions, Bonifay continues to be a welcoming destination for both residents and visitors.

The City of Bonifay has a population of 2,759 (2020 Census). Within the incorporated area there are five parks that extend across approximately 36 acres (see Table 5).

Table 5 Recreation LOS

Adopted LOS	Currently Available	2020 Pop. Est. need
Parks Standard 2 ac/1000 pop	6 acres	4 acres

VI. Public Participation

Public Hearings were held for transmittal of this amendment before the Planning and Zoning Board on March 4, 2024, and Bonifay City Council on March 4, 2024. An advertised workshop of the Planning and Zoning Board and a Planning and Zoning Board Meeting was held on June 6, 2024.

Pursuant to Florida Statutes 166.041, display ads appeared in the Holmes County Advertiser on February 14, 2024, May 23, 2024, June 26, 2024, and December 11, 2024 (See attachments).

VII. References

https://ruraldataportal.org/geoterms.aspx

https://firststreet.org/city/bonifay-fl/1207450_fsid/heat

(WorldPopulationReview.com).

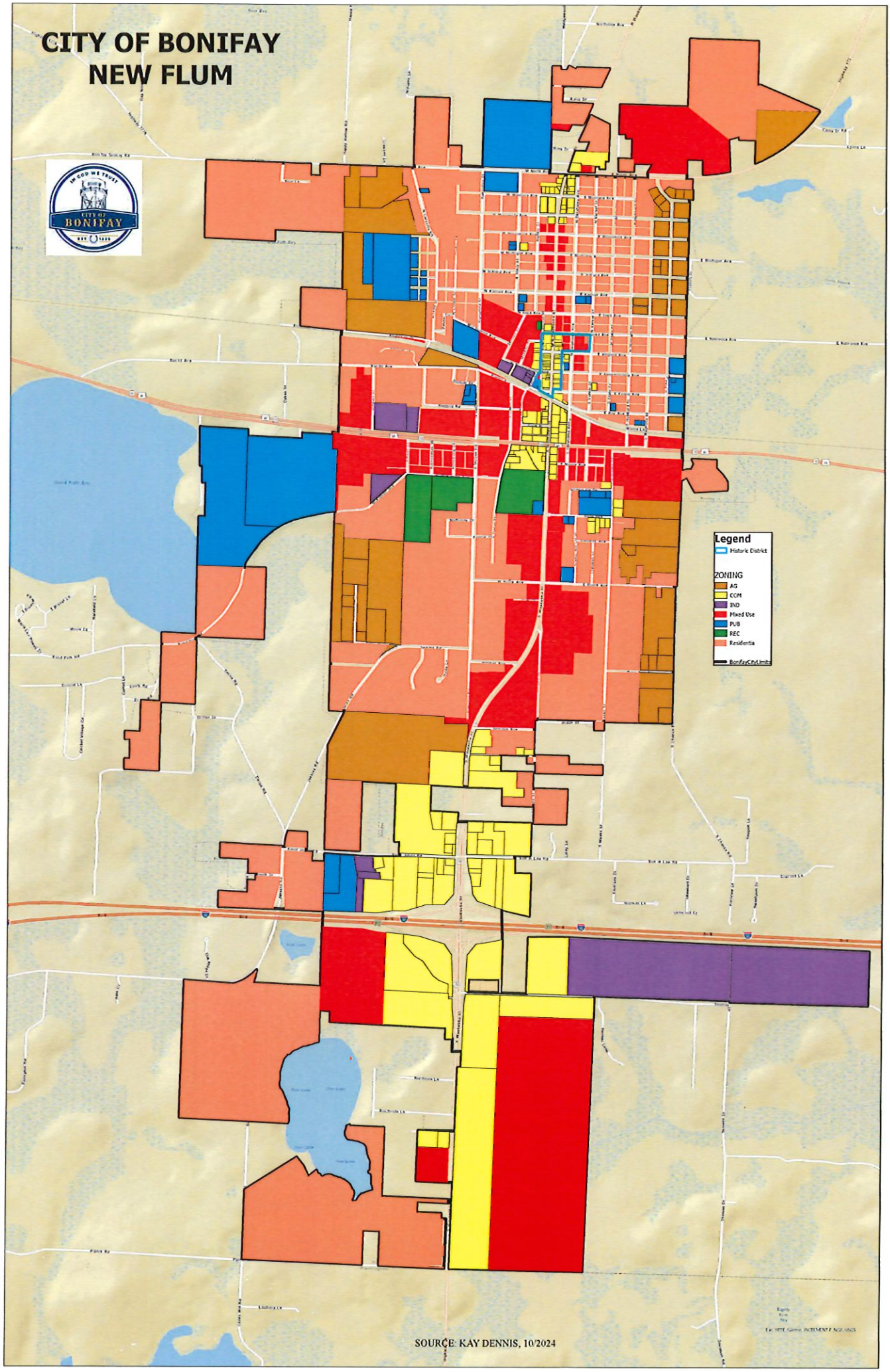
Census bureau

Tow of Bonifay.com
https://firststreet.org/environmental-changes/flood?_gl=1*1320foo*_ga*MTM2MzU0OTkxLjE3MTA3OTk0ODQ.*_ga_74PQ3C54LC*MTcxMzM2NzA1Mi4xMTUuMS4xNzEzMzY4Mzc4LjQ3LjAuMA..*_gcl_au*MTQzNDQ2NDk0OC4xNzEwNzk5NDg0&from=riskfactor.com

VIII. Attachments

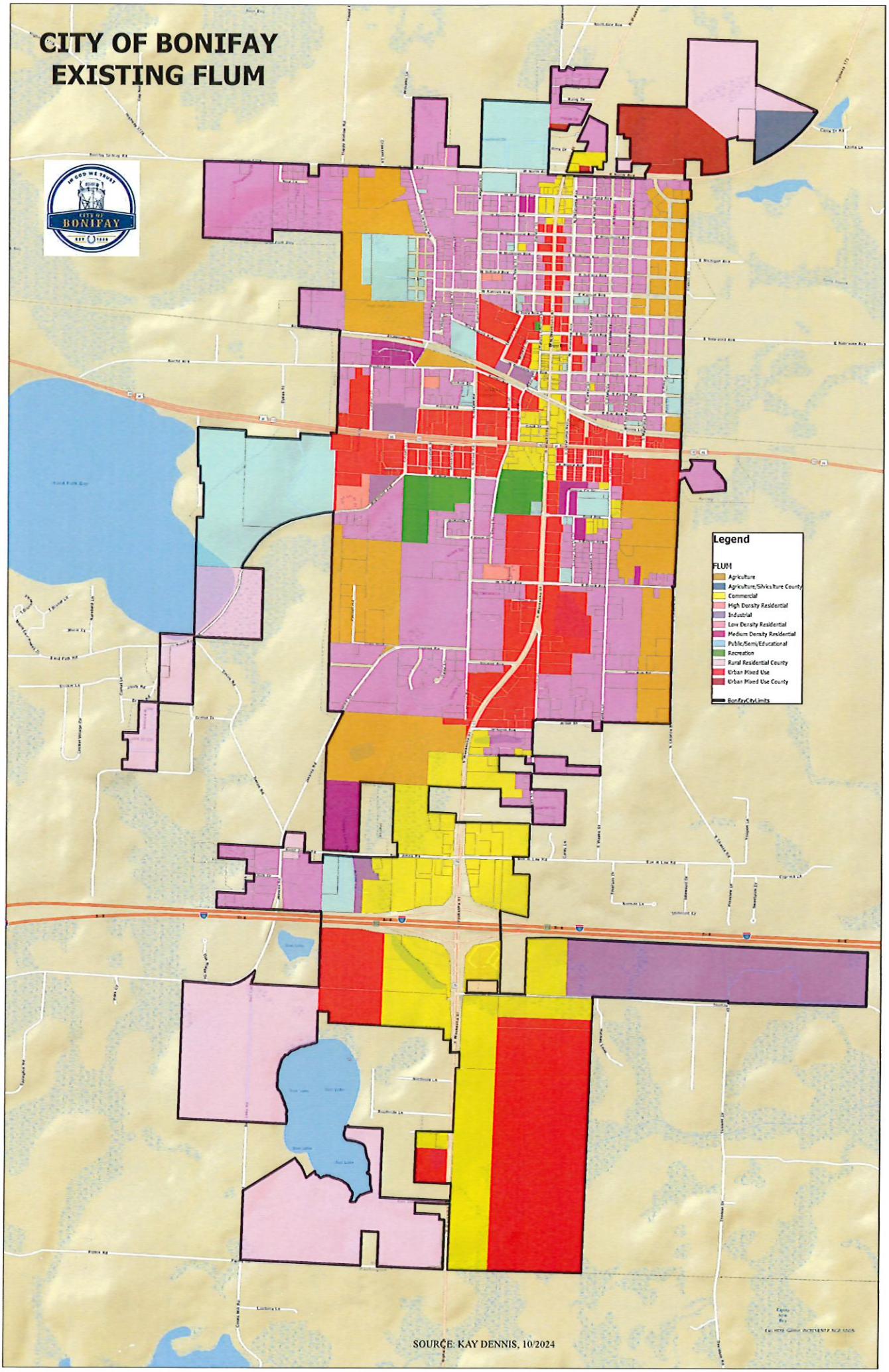
Ordinance
Agenda Items
Sign-In Sheets
Advertisements

CITY OF BONIFAY
NEW FLUM



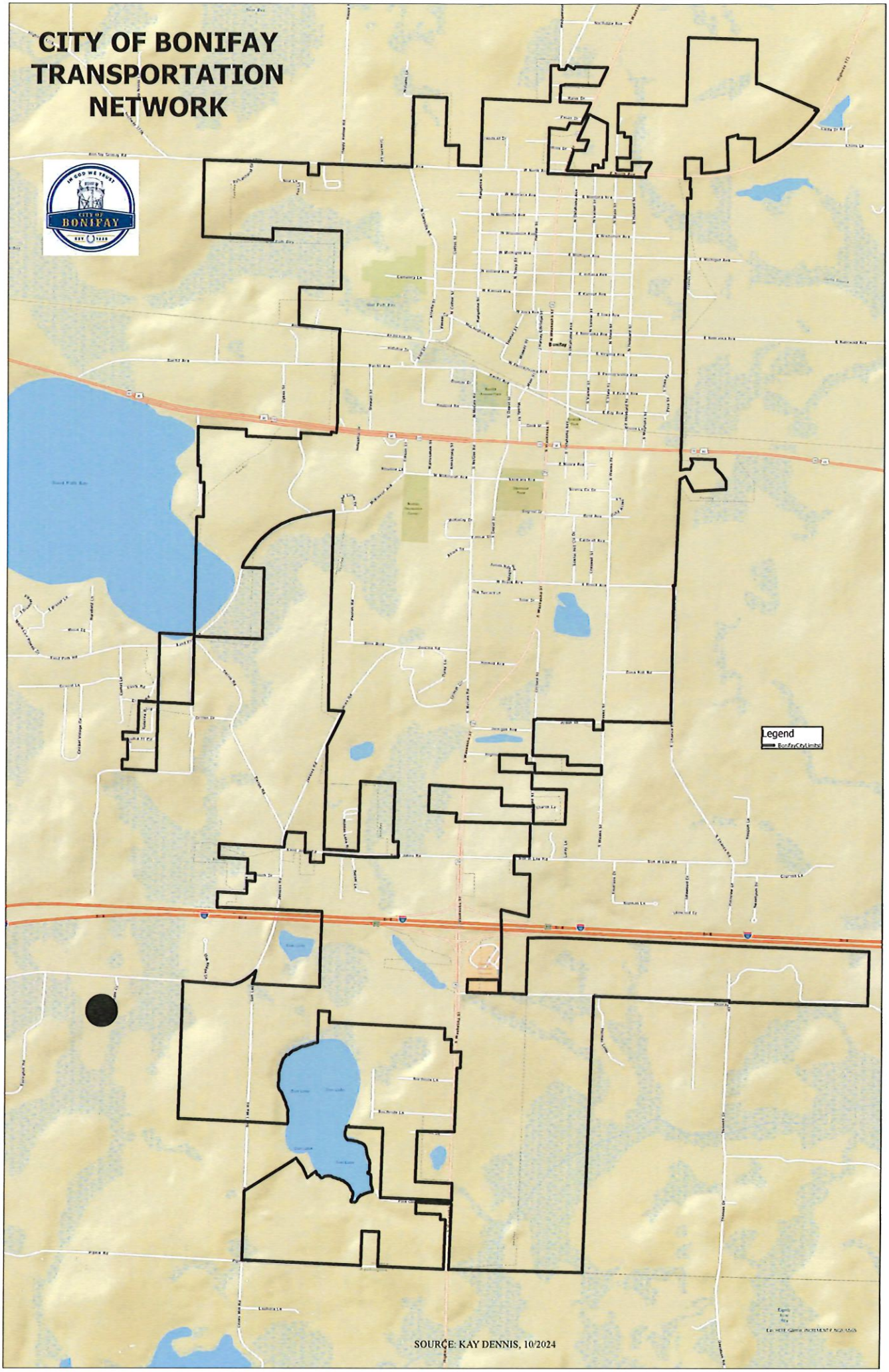
SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY
EXISTING FLUM



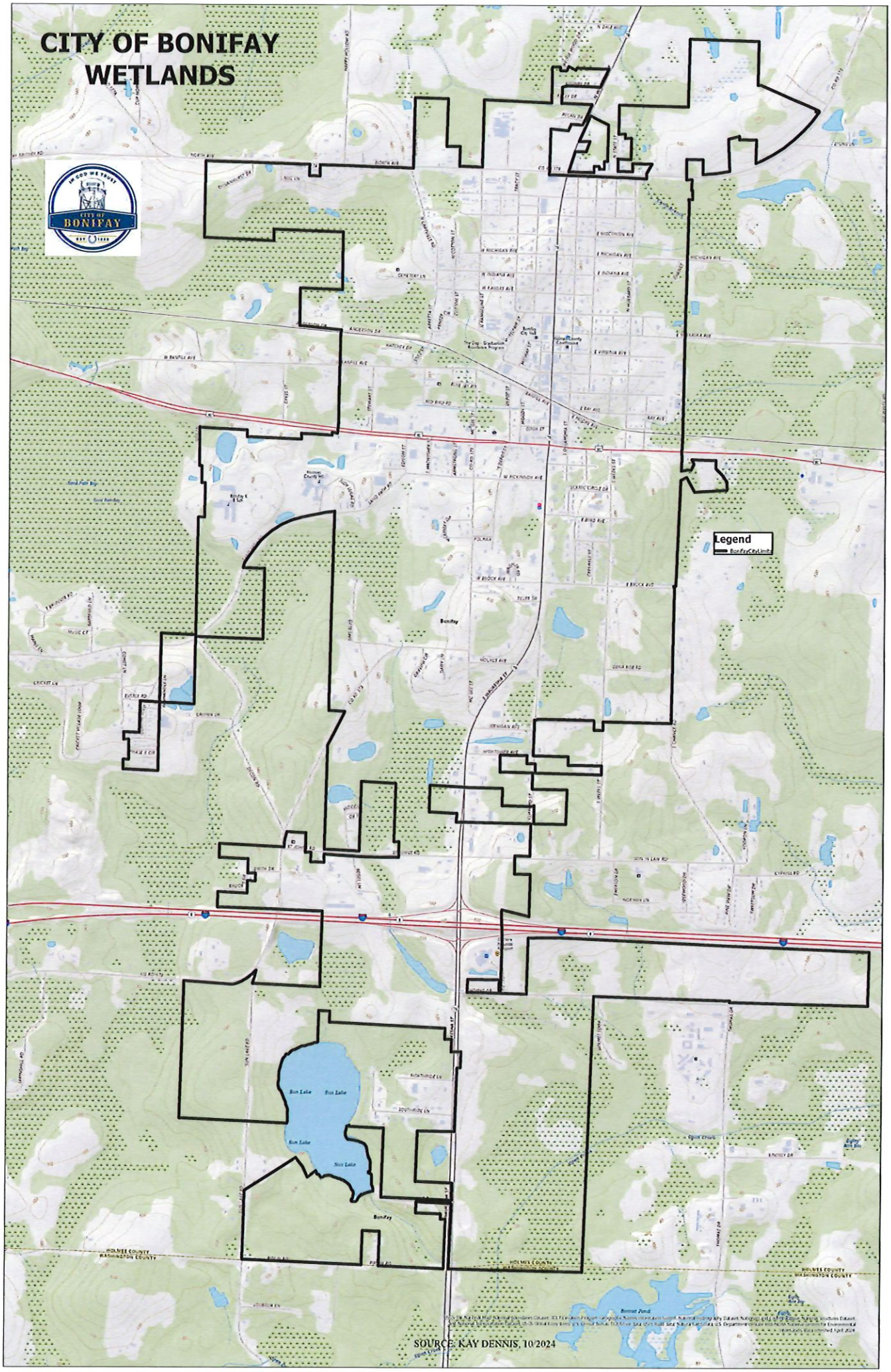
SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY TRANSPORTATION NETWORK



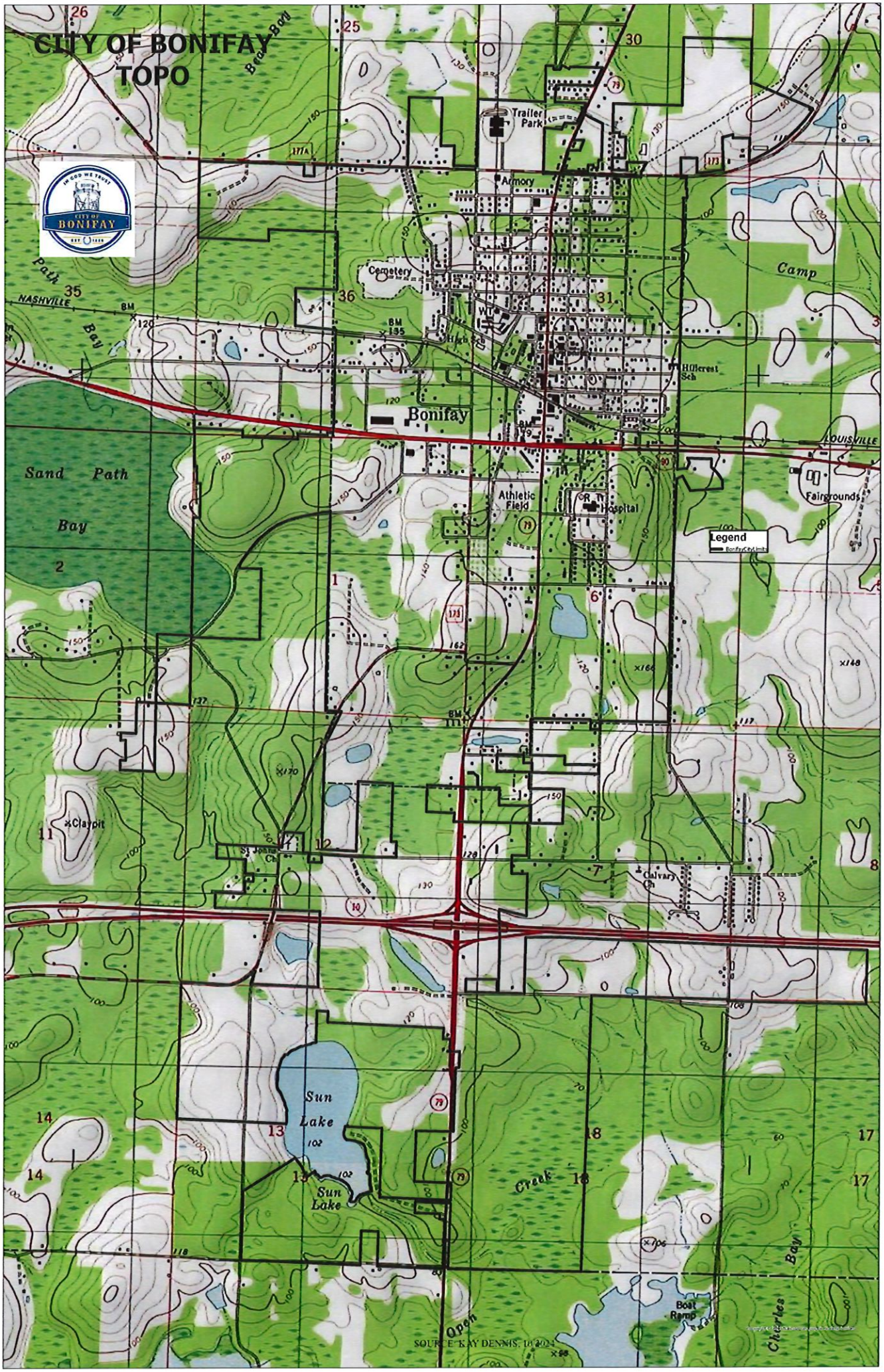
SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY
WETLANDS



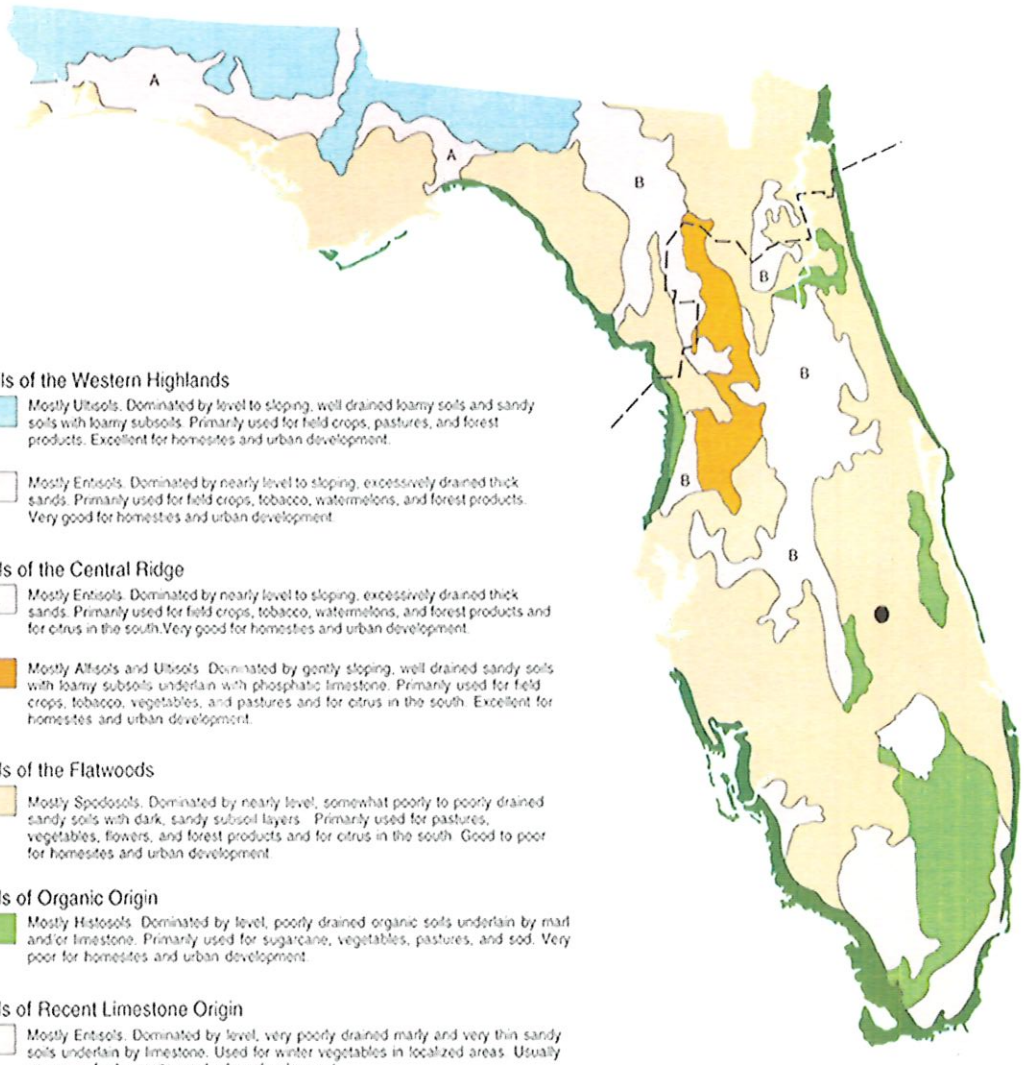
SOURCE: KAY DENNIS, 10/2024

CITY OF BONIFAY TOPO



SOURCE: KAY DENNIS, 10/2024

Soil Types



Soils of the Western Highlands

Mostly Ultisols. Dominated by level to sloping, well drained loamy soils and sandy soils with loamy subsoils. Primarily used for field crops, pastures, and forest products. Excellent for homesites and urban development.

A — Mostly Entisols. Dominated by nearly level to sloping, excessively drained thick sands. Primarily used for field crops, tobacco, watermelons, and forest products. Very good for homesites and urban development.

Soils of the Central Ridge

B — Mostly Entisols. Dominated by nearly level to sloping, excessively drained thick sands. Primarily used for field crops, tobacco, watermelons, and forest products and for citrus in the south.Very good for homesites and urban development.

Mostly Alfisols and Ultisols. Dominated by gently sloping, well drained sandy soils with loamy subsoils underlain with phosphatic limestone. Primarily used for field crops, tobacco, vegetables, and pastures and for citrus in the south. Excellent for homesites and urban development.

Soils of the Flatwoods

Mostly Spodosols. Dominated by nearly level, somewhat poorly to poorly drained sandy soils with dark, sandy subsoil layers. Primarily used for pastures, vegetables, flowers, and forest products and for citrus in the south. Good to poor for homesites and urban development.

Soils of Organic Origin

Mostly Histosols. Dominated by level, poorly drained organic soils underlain by marl and/or limestone. Primarily used for sugarcane, vegetables, pastures, and sod. Very poor for homesites and urban development.

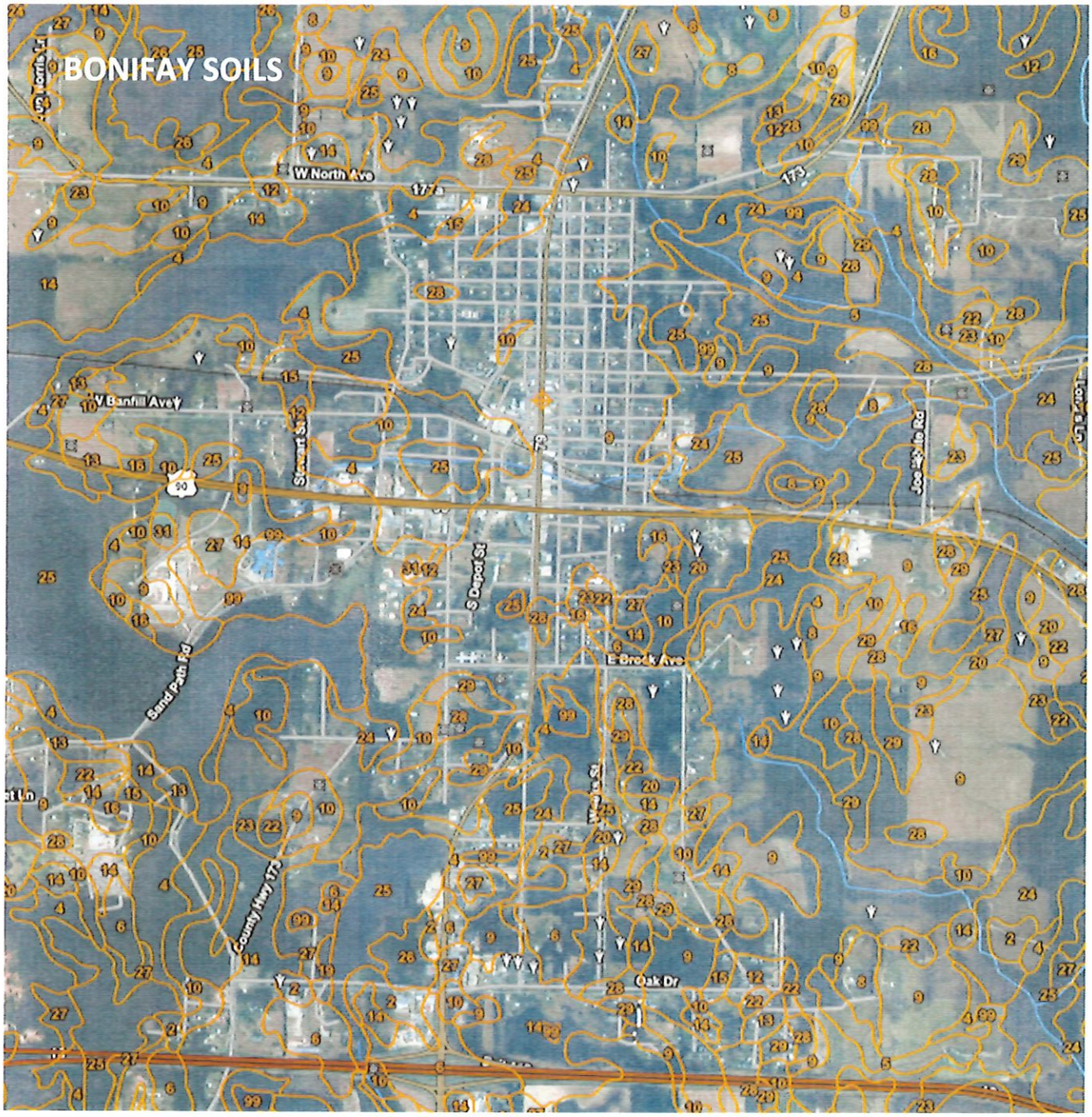
Soils of Recent Limestone Origin

Mostly Entisols. Dominated by level, very poorly drained marly and very thin sandy soils underlain by limestone. Used for winter vegetables in localized areas. Usually very poor for homesites and urban development.

Miscellaneous Coastal Land Types

Mostly beaches, dunes, tidal marshes, and tidal swamps. Dominated by nearly level to sloping sandy beaches and adjacent sand dunes; also level, very poorly drained coastal marshes and swamps of variable-textured mineral and organic soils subject to frequent tidal flooding. Primarily used for recreation and wildlife. Highly variable for homesites and urban development.

— — — Soils north of this boundary are considered in the thermic temperature regime. The thermic temperature regime is where the mean annual temperature 20 inches below the soil surface is 59 F (17.5 C) to 72 F (22 C) with 9 F (5 C) or more variability between mean summer and winter temperatures. Soils occurring south of this boundary are considered to be in the hyperthermic temperature regime. The


BONIFAY SOILS
W North Ave
W Banfill Ave
Stewart St
S Depot St
E Brock Ave
Sand Path Rd
County Hwy 175
Oak Dr
Joe Wells Rd
90
79

Holmes County, Florida (FL059)

Holmes County, Florida (FL059)

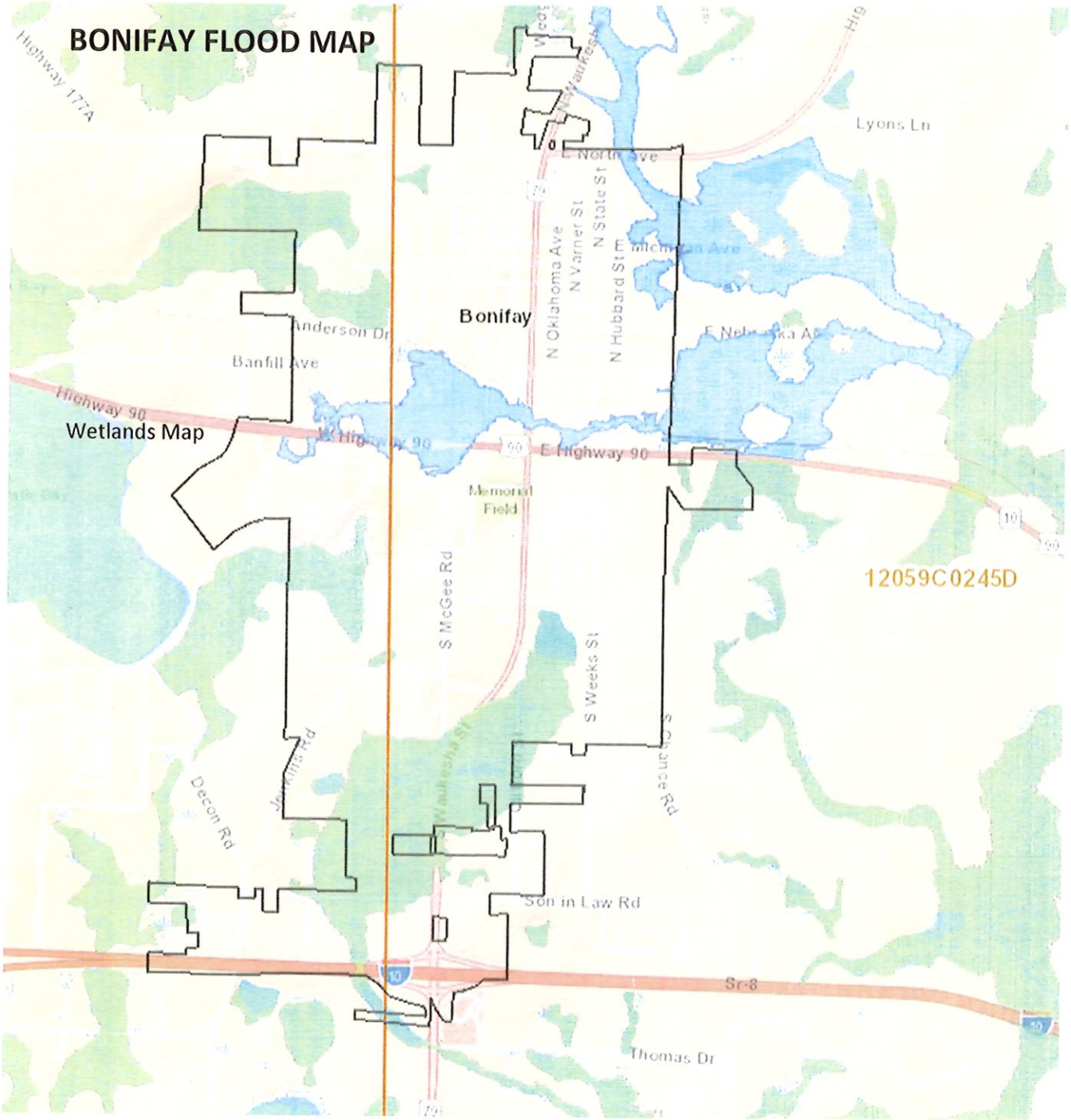
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany sand	120.2	0.7%
4	Ardilla loamy sand, 0 to 2 percent slopes	2,881.0	17.8%
5	Bibb association	352.3	2.2%
6	Bonifay sand, 1 to 8 percent slopes	533.2	3.3%
7	Chipley sand	31.2	0.2%
8	Dothan loamy sand, 0 to 2 percent slopes	176.0	1.1%
9	Dothan loamy sand, 2 to 5	4,402.5	27.2%

10	Dothan loamy sand, 5 to 8 percent slopes	830.7	5.1%
11	Dothan complex	5.4	0.0%
12	Faceville sandy loam, 2 to 5 percent slopes	71.1	0.4%
13	Faceville sandy loam, 5 to 8 percent slopes	117.5	0.7%
14	Fuquay loamy sand, 1 to 8 percent slopes	1,430.0	8.8%
15	Gritney loamy sand, 2 to 5 percent slopes	68.9	0.4%

16	Gritney loamy sand, 5 to 8 percent slopes	75.1	0.5%
18	Lakeland sand	33.2	0.2%
19	Leefield loamy sand	5.8	0.0%
20	Lucy loamy sand, 1 to 8 percent slopes	146.9	0.9%
22	Orangeburg loamy sand, 2 to 5 percent slopes	190.4	1.2%
23	Orangeburg loamy sand, 5 to 8 percent slopes	197.9	1.2%
24	Pansey loamy sand	529.3	3.3%
25	Pantego complex	2,555.2	15.8%

26	Plummer fine sand	92.1	0.6%
27	Stilson loamy sand, 1 to 3 percent slopes	500.8	3.1%
28	Tifton loamy sand, 2 to 5 percent slopes	439.7	2.7%
29	Tifton loamy sand, 5 to 8 percent slopes	226.8	1.4%
31	Borrow pit	24.0	0.1%
99	Water	135.2	0.8%
Totals for Area of Interest		**16,173.8**	**100.0%**

https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx


BONIFAY FLOOD MAP
Highway 177A
Lyons Ln
E North Ave
N Oklahoma Ave
N Varner St
N State St
N Hubbard St
Bonifay
Anderson Dr
Banfill Ave
Highway 90
Wetlands Map
W Highway 90
E Highway 90
Memorial Field
12059C0245D
S McGee Rd
S Weeks St
Jowanna Rd
Decon Rd
Son in Law Rd
Sr-8
Thomas Dr