

## **Staff Project Summary for Small Scale Future Land Use Map Amendment (SSA-2022-01)**

### **Holmes County Planning**

Applicant: Edward Beagell, Property Owner

Public Hearing Date: April 5, 2022 @ 6 pm

Parcel Description: Commencing at a concrete monument marking the NW corner of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of section 35, Township 5 North, Range 15 West, in Holmes County, Florida, and run thence South 88 Degrees 38 Minutes East for 88.42 feet along the North line of said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  to the Point of Beginning; thence South 01 Degrees 24 Minutes 20 seconds West for 301.53 feet; thence South 75 Degrees 08 Minutes 02 Seconds East for 217.79 feet along the North right of way line of US 90 (SR10); Thence North 67 Degrees 21 minutes 03 seconds East for 865.80 feet along the North Line of Banfill Road; thence North 88 Degrees 38 Minutes 00 Seconds West for 1002.41 feet along the North line SW  $\frac{1}{4}$  of the said SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  to the Point of Beginning.

Parcel Size: One parcel of approximately 4.83 acres

Current Future Land Use Designation: Rural Residential

Proposed Future Land Use Designation: Urban Mixed Use

### **Data and Analysis**

The small-scale amendment to the Comprehensive Plan changes the future land use category imposed on a 4.83 acre parcel of land in the southern portion of the County on the north side of SR 10 (US 90) from "Rural Residential" to "Urban Mixed Use." The purpose of the amendment is allow for the business operation that was ceased due to complications with COVID-19, to reestablish on its existing property. The previous business was grandfathered due to its establishment before adoption of the Comprehensive Plan. Section 9.01.03 (A) 2 of the County Regulations indicate that If such nonconforming building use is removed or discontinued for a continuous period of one year, any future use of the building shall be in conformity with the provisions of this Code.

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

The lands abutting the subject project on the north, south and west sides are classified as Rural Residential. The property to the east, across W. Banfill Avenue, is classified as Urban Mixed Use.

Existing Land Use/Pre-Amendment Conditions: The existing property houses a commercial building for Auto Sales; however, the business is no longer in operation.

Proposed Development: There is no proposed development activity at this time, but the intent is to reopen the business that was previously established, or sell the business to another individual.

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

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

Potable Water: This parcel is currently provided Water service from the City of Bonifay.

Sanitary Sewer: The parcel has an existing onsite septic system.

Solid Waste: At the present time the County has entered into franchise agreements with two (2) providers (private collectors) for solid waste collection in the county.

This project will have no impact on the quantity of solid waste collected in the County, as there is sufficient capacity in the County's allotment at the landfill.

Recreation/Open Space: Since this is a proposed mixed-use project, there will be no impact to the LOS for recreation and open space.

Drainage: In accordance with the Flood Insurance Rate map (FIRM) effective October 21, 2021 the site is located in both "Zone X" and "Zone A" flood hazard area. Zone X indicates that area outside the 100-year flood hazard area. Zone A represents that area inundated by the 100-year flood but with no base flood elevation determined.

The "Zone A" area appears to follow the boundary of the existing ponds that are onsite and includes the wetland area north of those ponds.

Traffic: State Road 10 (US 90) is classified as a 2-lane rural minor arterial roadway with LOS standard C and a maximum volume of 12,900 vpd. The road is projected to have a level of service A through the Year 2005 and with a 2020 AADT of 3,100, this project would have no adverse impacts on SR 10.

Schools: As a non-residential project, the proposed development would place no additional demand on the schools associated with Holmes County.



### **Compatibility and Suitability**

**Topography:** The site is level to gently sloping with an average elevation of 117 feet.

**Soils:** According to the Web Soil Survey of Holmes County, Florida by the USDA, Soil Conservation Service, the property is comprised of soil in the Lucy Loamy sand (1 to 8 percent slopes) and Pantego Complex classifications. The Lucy Loamy sand is well drained soil with a relatively deep water table. The Pantego Complex is a very poorly draining soil and has a shallow water table elevation.

**Wetlands/Natural Resources:** There are inland, freshwater forested/shrub wetlands on or near the subject site area as shown on the Nation Wetlands Inventory map from the USFWS. These wetlands generally coincide with the southern boundaries of the existing ponds onsite and extend northward. Since this is an existing development and no development activities are proposed, the site will be able to function without impacting any of the onsite wetlands; however, the Comprehensive Plan requires mitigation in compliance with DEP permitting regulations in cases where degradation cannot be avoided. No endangered, threatened or species of special concern have been identified on the site.

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

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

**Potential Actions:**

- Recommend Approval of the Small-Scale Amendment and forward to the Holmes County Board of County Commissioners for action.
- Deny the Small-Scale Amendment application.
- Table the request to allow for more information to be presented.

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



# HOLMES COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

## LAND USE INFORMATION

☒ Small Scale Future Land Use Map (10 Acres or Less)  
☐ Large Scale Future Land Use Map (More than 10 Acres)  
☐ Small scale amendment in Rural Area of Opportunity as set forth in §. 288.0656(7) F.S.  
Change From: Rural Residential To: Urban Mixed Use  
Existing future land use designation Proposed future land use designation

## APPLICANT INFORMATION

Applicant's Name: Beagell Edward A  
Address: 2931 Pate Pond Rd  
City: Caryville State: FL Zip Code: 32421  
Phone Number: 850-596-3564 FAX or e-mail: edniki07@gmail.com

## AGENT INFORMATION

Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ FAX or e-mail: \_\_\_\_\_

## PROPERTY INFORMATION

Owner's Name (if different than applicant): same as applicant  
Owner's Address (if different than applicant): same as applicant  
Property Address: 2957 Hwy 90 W Bonifay FL 32425  
Tax Parcel ID#: 0935.00-000-000-013-000  
Legal Description: see attached  
(A legal description is needed for adoption of the ordinance. A legal description may be found on the title certificate or warranty deed.  
Please attach a copy as required with application.)  
Total Acreage Proposed for Amendment: 4.83 ac  
Current Use of Property: Auto Sales  
Describe reason for the Comprehensive Plan Amendment (include proposed use of the property):  
see "proposed land use change Description" attached

\*Copies of the County Code and Comprehensive Plan can be accessed at:  
<https://holmescountyfla.com/building-planning-zoning/>

Edward A Beagell 2/24/2022  
Mary Grace Palmer 1



Mary Grace Palmer  
Notary Public  
State of Florida  
Comm# HH059586  
Expires 11/2/2024





<b>SUBMITTAL REQUIREMENTS</b> <b>(3 COPIES/1 CAN BE DIGITAL)</b> <i>The following attachments are required with application submittal</i>		Check List
Comprehensive Plan Amendment Fee; \$1,000 for Large Scale Plan Amendment (More than 10 Acres), \$500.00 for Small Scale Plan Amendment (10 Acres or Less)		✓
Proof of Ownership (Deed/Lease)		✓
Letter of Authorization (if other than owner is making application)		N/A
Three (3) paper copies of the signed and notarized application and submittal documents		✓
A vicinity map showing the location of the subject property (8.5" x 11")		✓
Land descriptions and acreage of the original and proposed lots		✓
For small scale (map) amendments as defined under §288.0656(2)(d) F.S. to increase the site area to a maximum of 20 acres within a rural area of opportunity, provide a written confirmation from the Planning Division indicating that the plan amendment furthers the economic objectives set forth in the executive order issued under §. 288.0656(7) F.S.		N/A
An 8.5" by 11" signed and sealed survey containing a legal description indicating acreage. The legal description must be submitted in a format that can be copied and pasted into an ordinance (e.g. in Word format or in an e-mail).		✓
A scaled drawing of the property showing all boundaries, adjacent properties, adjacent land use designation, existing use of adjacent property, roads, easements, flood zones, size of the parcel in square feet or acres, dimensions in linear feet, wetlands, and other environmental sensitive lands, as applicable. Provide an 11" x 17" copy.		

#### OFFICIAL USE ONLY

FEE PAID: Y ☒ N ☐

INITIAL: EP

RECEIPT# 3174

DATE: 2/24/2022

Application # Permit #3212

#### TELEPHONE DIRECTORY

##### HOLMES COUNTY

Planning Official – Alday-Howell Engineering, Inc.  
 Building Department  
 County Environmental Health Office  
 Road and Bridge Department  
 Property Appraiser  
 Dept. of Business and Professional Regulation

(850) 634-6084  
 (850) 547-1119  
 (850) 547-8500  
 (850) 547-1408  
 (850) 547-1113  
 (850) 487-1395

FAX (850) 526-4740  
 (850) 547-4134  
 (850) 547-8515  
 (850) 547-0600  
 (850) 547-2445

executive line

148 PAGE 108

**This Indenture,**

(The terms "grantor" and "grantee" herein shall be construed to include all persons and singular or plural as the context indicates.)

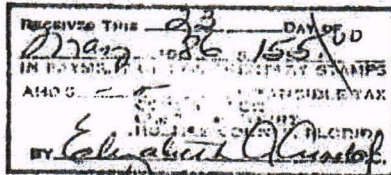
This instrument was prepared by  
Notary Public in and for the State of Florida  
in the County of Holmes, Florida.

Made this 23rd day of May, 1986, Between

GEORGE M. YEARGIN

of the County of Holmes, State of Florida, grantor, and

JESSE L. WINTERS and wife, ARGELIA A. WINTERS

whose post-office address is Rt 3 Box 278-C BONIFAY  
of the County of Holmes, State of Florida, grantees,**Witnesseth:** That said grantor, for and in consideration of the sum of Ten and No/100----- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees's heirs, successors and assigns forever, the following described land, situate, lying and being in Holmes County, Florida, to-wit:Commence at the NW corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 35, Township 5 North, Range 15 West and run East along the quarter section line, 143.35 feet to the POINT OF BEGINNING; thence run S-00°42'58"E. 316.16 feet to the Northerly R/W line of U.S. Hwy. 90; thence S-76°12'E. along said R/W line 158.24 feet; thence N-65°42'E. 860.0 feet to the north line of said forty; thence run West along said line 941.52 feet to the P.O.B., lying and being a part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Sec. 35, T5N, R15W, Holmes Co., Fla.
 11011  
 HOLMES COUNTY, FLORIDA  
 Filed for Record 5/23/86  
 at 4:27 P.M. and duly recorded in  
 Book 148 Page 108 CODY TAYLOR,  
 Clerk Circuit Court.  
 Virginia L. Kistner

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:
 William H. Harris  
 Virginia L. Kistner

 George M. Yeargin (Seal)  
 George M. Yeargin (Seal)

(Seal)

(Seal)

(Seal)

 STATE OF FLORIDA  
 COUNTY OF HOLMES  
 I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
 George M. Yeargin

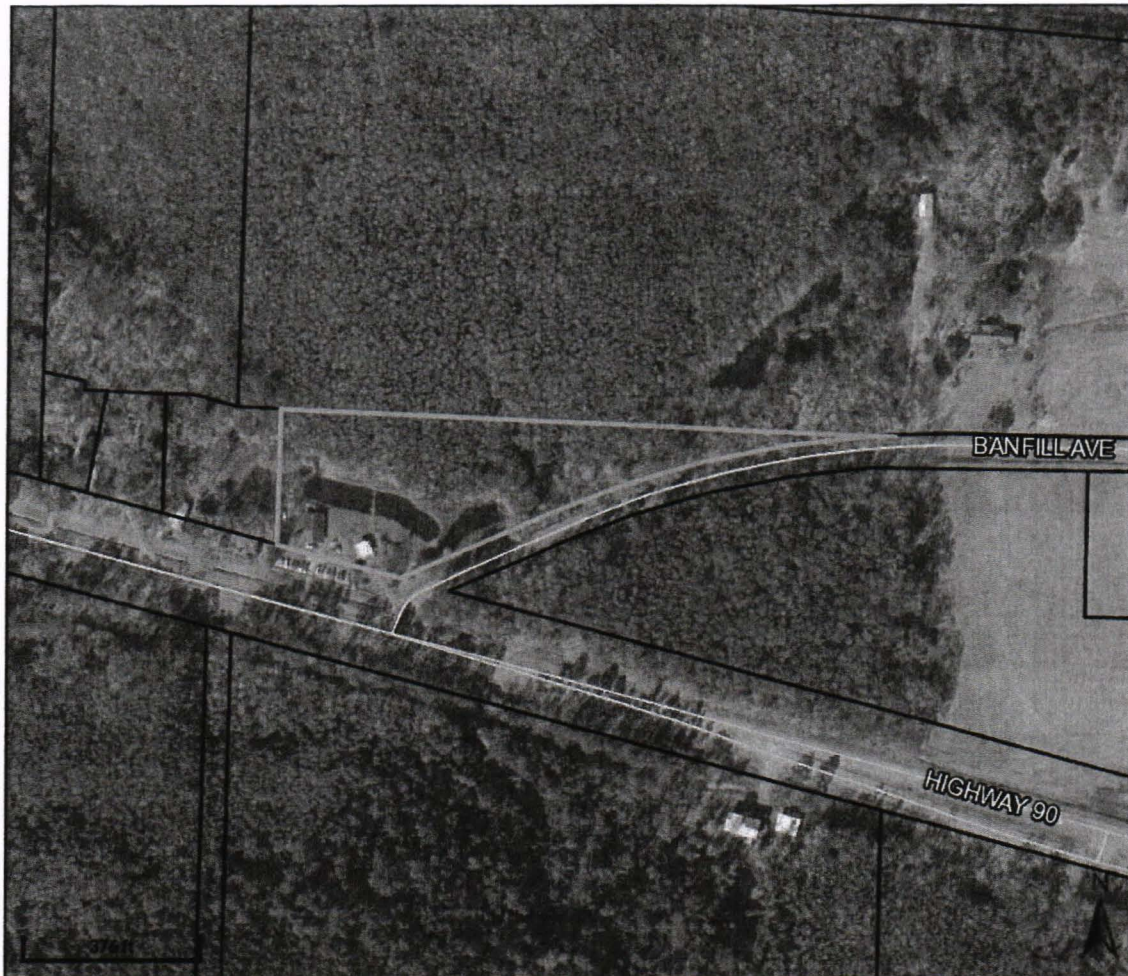
to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of May, 1986.

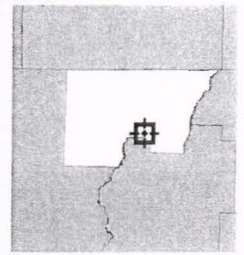
 Virginia L. Kistner  
 Notary Public

 My commission expires: NOTARY PUBLIC STATE OF FLORIDA  
 AT CORNELL DEC 30, 1988  
 BONDED THRU GENERAL INS. CO.





**Overview**



**Legend**

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

**Parcel ID** 0935.00-000-000-013.000  
**Sec/Twp/Rng** 35-05-15  
**Property Address** 2957 HWY 90 W  
BONIFAY

**Alternate ID** 935.0-0-0-13  
**Class** VEH SALE/R  
**Acreage** 4.83

**Owner Address** BEAGELL EDWARD A  
2931 PATE POND  
CARYVILLE, FL 32427

**District** 1  
**Brief Tax Description** COM AT NW COR OF SW1/4 OF  
(Note: Not to be used on legal documents)

Date created: 10/21/2021  
Last Data Uploaded: 10/20/2021 6:49:55 PM

Developed by  **Schneider**  
GEOSPATIAL

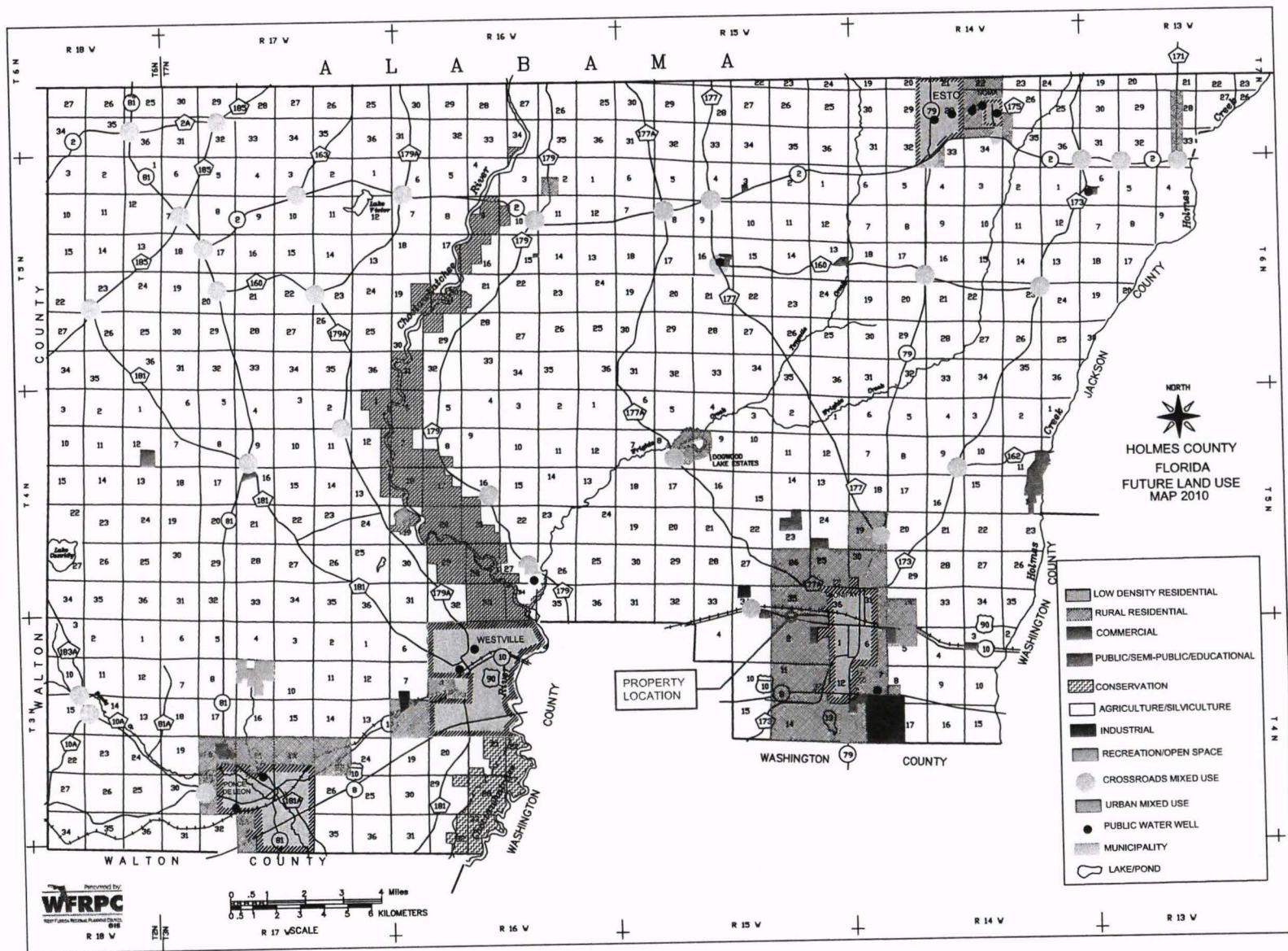
## PROPOSED LAND USE CHANGE DESCRIPTION

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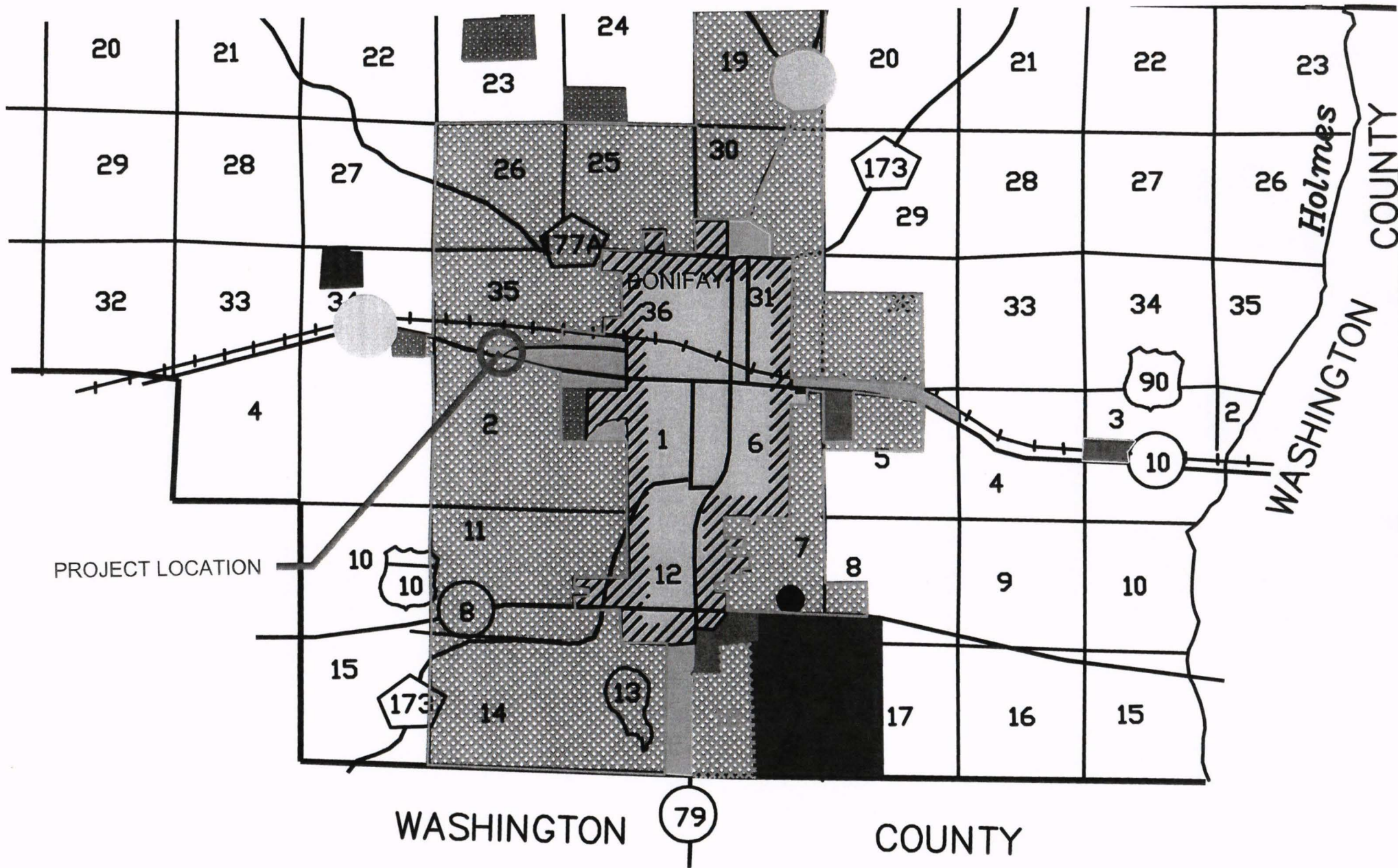
The future land use designation for the 4.83-acre subject property (Parcel ID# 0935.00-000-000-013.000) is Rural Residential. The current use of the property is auto sales and is occupied by Ed's Auto Sales which is a nonconforming use in this Land Use District. This use was in place before the adoption of the current Land Development Regulations and Comprehensive Plan; therefore, the use was allowed to continue as a nonconforming use. There was no change to the proposed use of the property from the existing use of the property. Due to the circumstances of COVID-19, the owner decided to close his business since it was deemed non-essential during the height of the pandemic. This occurred sometime around May of 2020. According to The Land Development Regulations Section 9.01.03(A)2.-if such nonconforming building use is removed or discontinued for a continuous period of one year, any future use of the building shall be in conformity with the provision of this Code. Since the use is nonconforming and it has been discontinued for a period of one year or more, a small-scale future land use map amendment must be granted in order to reestablish the site as Auto Sales.

The requested Land Use Designations for the subject parcel is Urban Mixed Use which allows General commercial development including auto sales. There are no proposed improvements at this time and the owner acknowledges that the Nonconforming Development must be brought into full Compliance with use regulations in Chapter II of this code, and the development design and Improvements designs in Chapter V and VI of this code. Further the owner acknowledges that full compliance with the requirement of parking and loading spaces (section 5.04.02 and 5.04.06) shall be Required where a county development permit for the expansion and modification of a structure is issued.











# Holmes County Times-Advertiser

P.O. Box 67 • Bonifay, FL 32425

Published Weekly

Bonifay, Holmes County, Florida

## STATE OF FLORIDA COUNTY OF HOLMES:

Before the undersigned authority personally appeared Nicole Barefield who on oath says that she is Publisher of the Holmes County Times - Advertiser, a weekly newspaper published at Bonifay in Holmes County, Florida; that the attached copy of the advertisement, being a TRUE COPY

in the matter of Notice of Public Hearing

in the Holmes County Court, was published in said newspaper

in the issues of 3/16, 3/23

Affiant further says that the Holmes County Times-Advertiser is a newspaper published at Bonifay, in said Holmes County, Florida, each and has been entered as second-class mail matter at the post office in Bonifay, in said Holmes County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Nicole P. Barefield

Sworn to and subscribed before me this 28 day of March 2022



Signature of Notary Public

Name of Notary typed, printed or stamped

Tina D. May

Personally Known XX or produced identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

## NOTICE OF PUBLIC HEARING BEFORE THE HOLMES COUNTY BOARD OF COUNTY COMMISSIONERS

NOTICE IS HEREBY GIVEN of the intention of the Holmes County Board of County Commissioners, to hold a Public Hearing at 6PM Tuesday, April, 5th 2022 in the County Commissioners Meeting Room located at 107 E. Virginia Avenue, Bonifay, FL to consider the following:  
AN ORDINANCE OF HOLMES COUNTY, FLORIDA, AMENDING VOLUME III OF THE HOLMES COUNTY YEAR 2010 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT," PROVIDING FOR AN AMENDMENT TO THE YEAR 2010 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL LOCATED ON HIGHWAY 90 FROM RURAL RESIDENTIAL TO URBAN MIXED TOTALING 4.83 (+/-) ACRES IN SECTION 35, TOWNSHIP 5N, RANGE 15W, PARCEL NUMBER 0935.00-000-000-013.000; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

The purpose of this hearing is to receive public comments regarding proposed Small Scale Comprehensive Plan Amendment (SSA-2022-01 Ed's Auto Sales) to the Comprehensive Plan Year 2010 Future Land Use Map, changing the future land use map category of the parcel noted above and as depicted in the map below.

The hearing is open to the public. Interested parties may attend Board of County Commissioners Board meetings and be heard with respect to any proposed ordinance. The public is encouraged to communicate verbally or in writing concerning matters before the Board. A draft of the proposed ordinance is available for public review during normal working hours at the Planning/Zoning Department located at 107 East Virginia Avenue Bonifay, FL 32425. Written communication may be sent to the Planning/Zoning Department at the above address. A copy of the meeting's agenda is posted 24 hours prior to the meeting at the above location. Any person who decides to appeal any decision made with respect to any matter considered at the Public Hearing will need a record of the proceedings of the meeting. A copy of the meetings can be obtained from the Clerks Finance Office 10 days after the meeting.

If you have any questions, please contact the Planning / Zoning Department please ask for Grace or Nina at 850- 547-1119 EX.3 or we are located at 107 East Virginia Ave, Bonifay, FL 32425.



ORDINANCE NO. SSA-2022-01

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF HOLMES COUNTY AND THE MUNICIPALITIES OF ESTO, NOMA, PONCE DE LEON AND WESTVILLE, SPECIFICALLY THE FUTURE LAND USE MAP OF HOLMES COUNTY, SPECIFICALLY A PARCEL LOCATED IN SECTION 35, TOWNSHIP 5 NORTH, RANGE 15 WEST AND HAVING PROPERTY IDENTIFICATION NUMBER 0935.00-000-000-013.000 FROM, AN AGRICULTURE/SILVICULTURE DESIGNATION TO AN URBAN MIXED-USE DESIGNATION.

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires Holmes County and the Minicipalities of Esto, Noma, Ponce De Leon and Westville to prepare and adopt and enforce a comprehensive plan; and,

WHEREAS, The Holmes County Planning Board held a Public Hearing to consider Proposed Comprehensive Plan Amendment 03-S2 on March 31, 2022, and recommended the Amendment be approved by the Holmes County Board of County Commissioners for adoption; and,

WHEREAS, the Holmes County Board of County Commissioners held a Public Hearing on April 5, 2022, to adopt Comprehensive Plan Amendment SSA-2022-01, pursuant to Section 163, 3187, Florida Statutes, with due public notice having been provided, and having reviewed and considered all comments received during the public hearing, and having provided for necessary revisions; and,

WHEREAS, in exercise of its authority, the Holmes County Commission finds it necessary and desirable to adopt and does hereby adopt Comprehensive Plan Amendment SSA-2022-01, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with the future problems that may result from the use and development of land with Holmes County, as follows;

NOW THEREFORE BE IT ORDAINED by the County Commission of Holmes County, Florida as follows;

Section 1      Purposes and Intent.

The land use designation of the above identified parcel, shall be and hereby is changed from "Agriculture/Silviculture" to "Urban Mixed-Use" use as described in Small Scall Amendment SSA-2022-01.

Section 2      Comprehensive Plan Amendment.

The Holmes County and Municipalities of Esto, Noma, Ponce de Leon and Westville Comprehensive Plan is hereby amended to set forth in and incorporated herein by reference, and consists of a Future Land use Map Amendment.

Section 3      Severability.

If any provision of the ordinance is declared by any court of competent Jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance and the Holmes County and Municipalities of Esto, Noma, Ponce de Leon and Westville Comprehensive Plan shall remain in full force and effect.



Section 4      Copy on File.

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

Section 5      Effective Date.

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

PASSED AND DULY ADOPTED, with a quorum present and voting, by the County Commission of Holmes County, Florida the 5<sup>th</sup> day of August, 2022.

COUNTY  
HOLMES COUNTY, FLORIDA

COMMISSION

By: \_\_\_\_\_

Chairman Holmes County Board of County Commissioners

ATTEST:

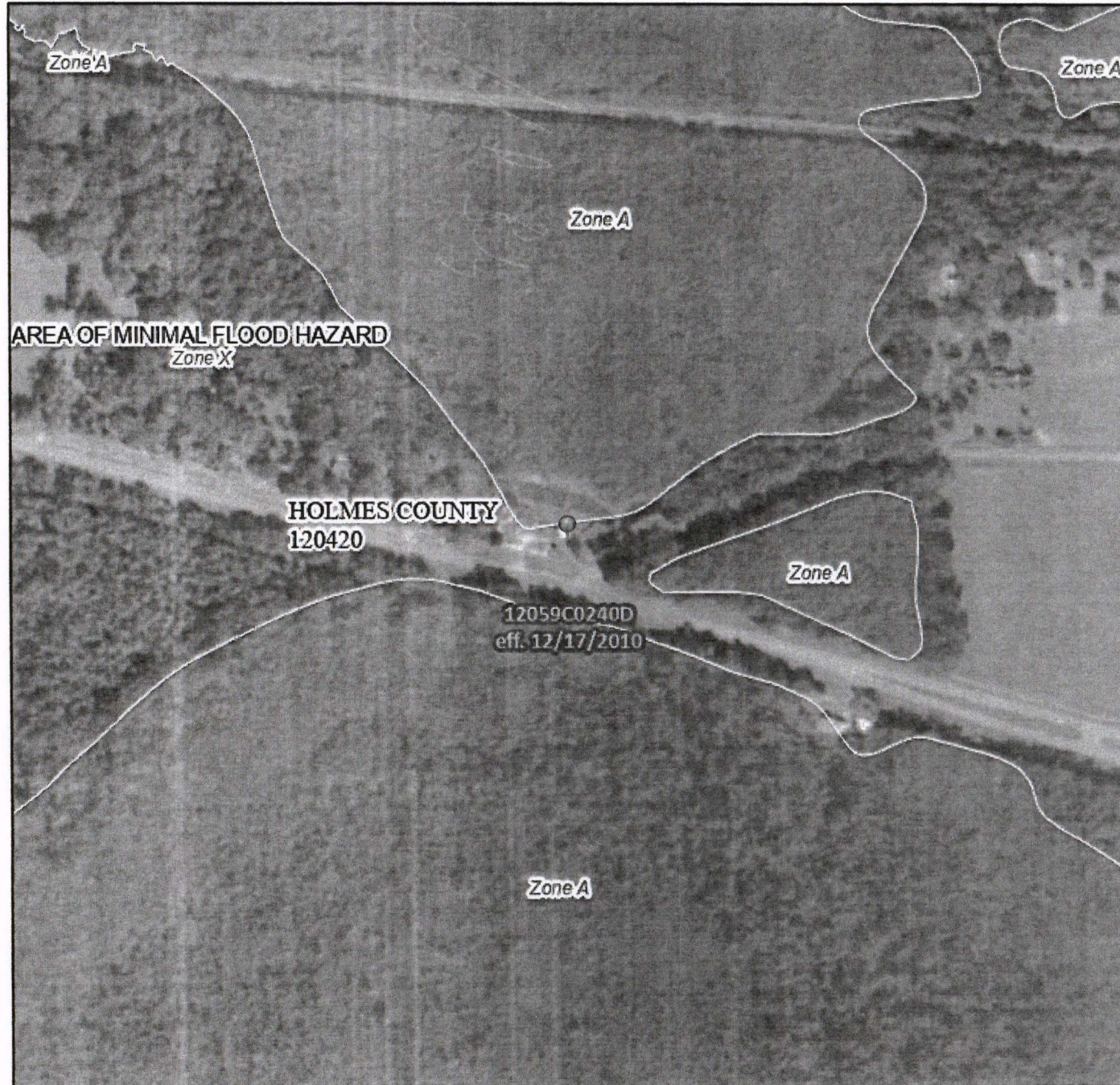




# National Flood Hazard Layer FIRMette



85°42'50"W 30°47'45"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

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

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

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/21/2021 at 10:11 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

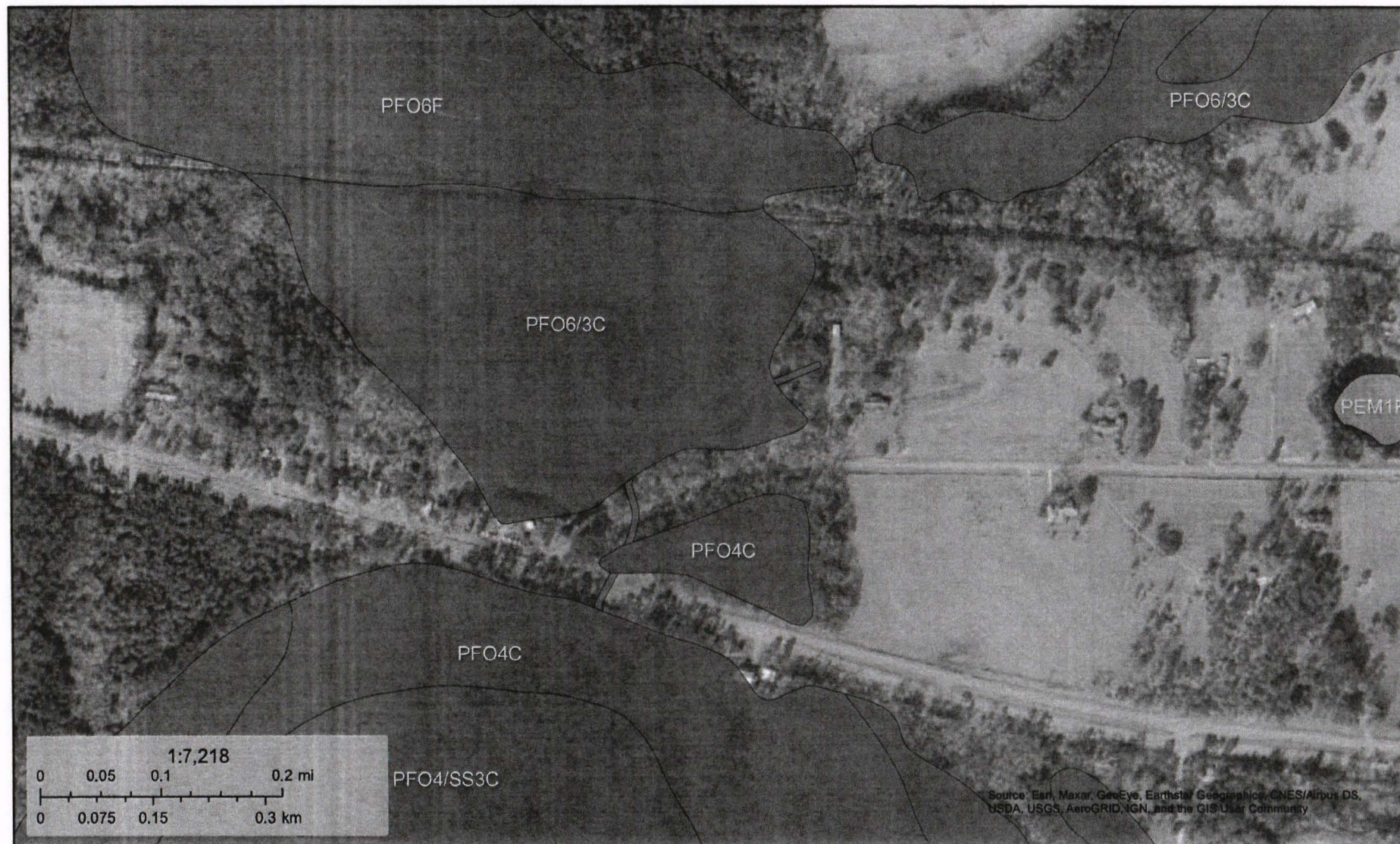
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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





U.S. Fish and Wildlife Service  
**National Wetlands Inventory**

Beagell



October 21, 2021

**Wetlands**

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

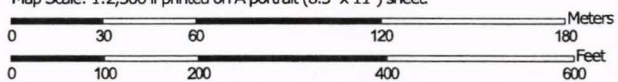
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# Soil Map—Holmes County, Florida



Map Scale: 1:2,360 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources  
Conservation Service**


Web Soil Survey  
National Cooperative Soil Survey

3/30/2022  
Page 1 of 3



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Holmes County, Florida

Survey Area Data: Version 17, Sep 7, 2021

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

Date(s) aerial images were photographed: Mar 13, 2014—Nov 28, 2017

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

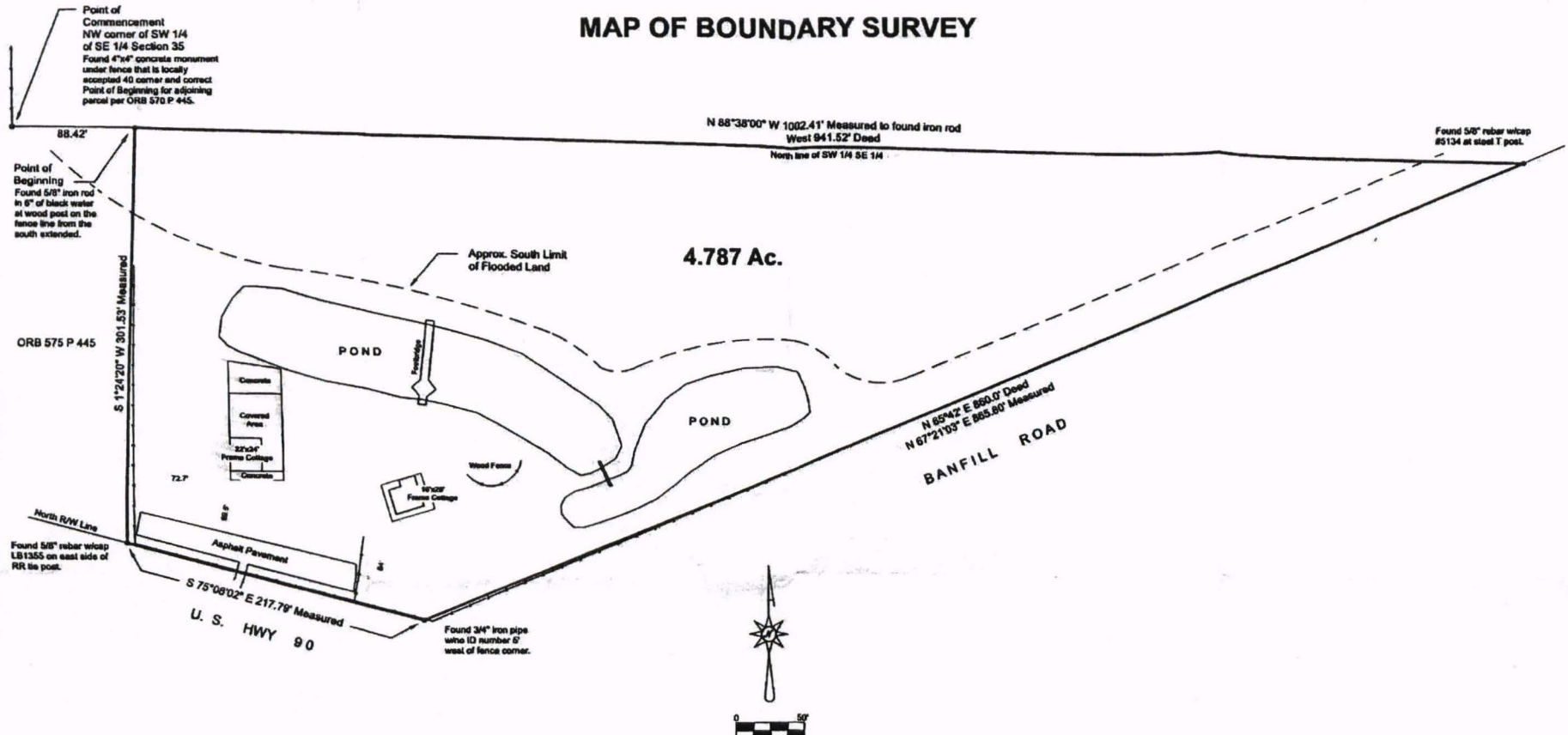
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Ardilla loamy sand, 0 to 2 percent slopes	0.0	0.1%
20	Lucy loamy sand, 1 to 8 percent slopes	2.4	9.1%
25	Pantego complex	23.5	90.8%
<b>Totals for Area of Interest</b>		<b>25.9</b>	<b>100.0%</b>



# MAP OF BOUNDARY SURVEY

4.787 Ac.



## Description

Commencing at a concrete monument marking the NW corner of the SW 1/4 of the SE 1/4 of Section 35, Township 5 North, Range 15 West, in Holmes County, Florida, and run thence South 88 Degrees 38 Minutes East for 88.42 feet along the North line of said SW 1/4 of the SE 1/4 to the Point of Beginning; thence South 01 Degrees 24 Minutes 20 Seconds West for 301.53 feet; thence South 75 Degrees 08 Minutes 02 Seconds East for 217.79 feet along the North right of way line of US 90 (SR 10); thence North 67 Degrees 21 Minutes 03 Seconds East for 865.90 feet along the North line of Banfill Road; thence North 88 Degrees 38 Minutes 00 Seconds West for 1002.41 feet along the North line of said SW 1/4 of the SE 1/4 to the Point of Beginning.

## Report and F.A.C. 5J-17 Compliance

1. Measured bearings are Florida State Plane Coordinate System grid. The bearings may differ numerically from those found in other surveys, plats, or deed descriptions due to different datums, but unless indicated otherwise the lines are the same and there are no gaps or overlaps.
2. Does not apply.
3. The purpose of this BOUNDARY SURVEY is to mark the corners and comply with the requirements of an application for zoning classification change, and the level of survey accuracy is premised upon that expected use.
4. Tax Parcel Number is 0935.00-000-000-013.000.
5. The field data collection to perform this survey was completed in January 10, 2022, and the methods applied conform to those found in the BLM Manual of Survey Instructions (US Dept. of Interior), Brown's Boundary Control and Legal Principles (Robillard), and Surveying Theory and Practice (Anderson).
6. This survey was performed by Roger Lonsway, Licensed Surveyor and Mapper #2247, 2252 Gilbert Mill Road, Cottondale, FL 32431, and the original documents and maps produced are his property. Reproduction, additions, or deletions without permission are prohibited, and are not valid without the signature and raised seal of the surveyor.
7. Unless specifically indicated, no exhaustive record title search has been performed by the surveyor, so there may be easements or other important matters of title that are not disclosed by this survey.

## Certificate

This survey is for the exclusive use of and is certified to: Edward A. Baagel and to no other parties, and only for the specific purpose indicated hereon, and is CERTIFIED to meet the FLORIDA STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS as set forth in CH. SJ-17 F.A.C.

Roger Lonsway, P.S.M.

Survey Project Number 46107  
Drawn January 18, 2022