AN ORDINANCE OF HOLMES COUNTY, FLORIDA, AMENDING VOLUME III OF THE HOLMES COUNTY YEAR 2045 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT." PROVIDING FOR AN AMENDMENT TO THE YEAR 2045 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL, LOCATED APPROXIMATELY 2,000 FEET EAST OF THE INTERSECTION OF WILLOUGHBY LN AND HIGHWAY 179, FROM COMMERCIAL TO AGRICULTURE TOTALING 3.08 (+/-) ACRES IN SECTION 15, TOWNSHIP 6N, RANGE 16W, PARCEL NUMBER 1215.00-000-000-012.100; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature adopted Chapter 163, laws of Florida, which requires Holmes County and the Municipalities 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 2025-01 on January 28th, 2025, 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 February 18, 2025, to adopt Comprehensive Plan Amendment 2025-01, 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 2025-01, 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 "Low Density Residential" to "Public/Semi-Public/Educational" use as described in Small Scall Amendment 2024-05.

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 $\frac{18}{20}$ day of $\frac{FEBRUARY}{2025}$.

COUNTY COMMISION

HOLMES COUNTY, FLORIDA

Signed By:_

Chairman Holmes County Board of County Commissioners EARL STAFFORD BOCC CHAIRMAN

Print Name:

ATTEST:

rint Name: SAMUEL P. BAILEY

Staff Project Summary for Small Scale Future Land Use Map Amendment (2025-01)

Applicant: Samuel Harris

Public Hearing Date: January 28, 2025, @ 5pm and February 18, 2025, @ 9am

Parcel Size: 3.08 acres

Current Future Land Use Designation: Commercial

Proposed Future Land Use Designation: Agriculture

Parcel Description:

DESCRIPTION OF PARCEL "A" BOOK 661 PAGE 733

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF NE 1/4, SECTION 15, TOWNSHIP 6 NORTH, RANGE 16 WEST, THENCE RUN N 00°15' W, 330 FEET TO THE SOUTH BOUNDARY OF GRADED ROAD;

THENCE S 88°05' W, 406 FEET; THENCE S 00°15' E, 323.6 FEET; THENCE N 88°15' E, 406 FEET TO THE POINT OF BEGINNING, ALL BEING IN THE SE 1/4 OF NE 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 16 WEST, HOLMES COUNTY, FLORIDA.

Data and Analysis

The small-scale amendment to the Comprehensive Plan changes the future land use category imposed on the previously mentioned parcel from "Commercial" to "Agriculture." The purpose of the amendment is to allow for the property owner to apply for Homestead Exemption.

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

The lands abutting the subject parcels are all classified as Agriculture.

<u>Existing Land Use/Pre-Amendment Conditions:</u> The existing parcel contains a one story metal building with a front and back porch.

Compatibility and Suitability

<u>Topography:</u> The parcels are level to gently sloping with an average elevation of 96 feet.

<u>Soils:</u> According to the Web Soil Survey of Holmes County, Florida, by the USDA Soil Conservation Service, the property is mostly comprised of soil in the Adrila loamy sand and Stilson loamy sand categories (0 to 3 percent slopes). These sands are poorly drained with a shallow water table and moderately well drained with a moderately deep water table, respectively.

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

<u>Historical and Archeological Resources:</u> 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.
- Deny the Small-Scale Amendment.
- Table the request to allow for more information to be presented.

<u>Recommendation:</u> 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. Planning staff respectfully requests approval of the Small-Scale Future Land Use Amendment.

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION. If you need address verification, please contact the 911 Coordinator at (850)-547-1112.

*An Actual Year of 1950 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Holmes County Property Appraiser's Office assumes NO responsibility for the errors and/or omission containted herein.

THIS MAP IS NOT A SURVEY

Parcel Summary

Parcel ID 1215.00-000-000-012.100

Location WILLOUGHBY LN Address

BONIFAY

Brief Tax A PARCEL LOCATED IN SE1/4 OF NE1/4 DES IN OR-86/584 DES OR-185/51 DES OR-199/633-634 OR-258/252 WD-OR275/361 ALSO: THE EAST 10.62

Description* FT OF THE FOLLOWING DES PARCEL: COMM AT THE SW COR OF THE SE1/4 OF THE NE1/4 S15,T6N, R16W; THENCE RUN E 330 FT FOR A POB;

THENCE CONTINUE E 594 FE; THENCE NORTH 330 FT TO THE CENTER OF A CO RD; THENCE WEST 594 FT; ALONG THE CENTERLINE OF CO RD;

THENCE SOUTH 330 FT TO THE POB QC-OR390/881 QC-OR392/786 PR-OR519/655 WD-OR 661/733

(Note: *The Description above is not to be used on legal documents.)

Property Use RESTAURANTS/CAF (2100)
Code

Sec/Twp/Rng 15-06-16 Tax District 1-COUNTY Millage Rate 14.5074

Acreage 3.08 Homestead N

View Map

Owner Information

Primary Owner
HARRISON SAMUEL
GRAY JENNIFER KAYLEE
2277 WILLOUGHBY LN
BONIFAY, FL 32425

Мар



Land Information

Code	Land Use	Units	Unit Type	Frontage	Depth
001	000121 - SMIMP 1-3 ACRES	3.08	AC	0	0

Buildings

Building

Type
Total Area
Heated Area
Exterior Walls

RESTAURANT 3,512 3,440 SHT METAL.

Roof Cover Interior Walls

SHEET META DRYWALL

Frame Type Floor Cover

1-2 STY WD VINYL TILE

Heat

Air Conditioning

Bathrooms

0 Bedrooms

Stories 0
Actual Year Built 1999
Effective Year Built 1999

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/ Improved	Grantor	Grantee
N	6/6/2023	\$35,000	WD	0661/0733		Qualified	QUAL/DEED EXAMINATION	Improved	GRAY WILLIAM JASON & JENNIFER KAYLEE	HARRISON SAMUEL
N	7/10/2014	\$100	PR	0519/0655		Unqualified	UNQUAL/ CORRECTIVE/ QCD,TD	Improved	GRAY WILLIAM J (ESTATE)	GRAY WILLIAM JASON & JENNIFER KAYLEE
N	4/7/2006	\$100	QC	0390/0881		Unqualified	N/A	Improved	HOUSTON FLEM W & REBECCA	CHAPMAN BROWARD LEE
N	8/5/2005	\$100	QC	0392/0786		Unqualified	N/A	Improved	CHAPMAN BROWARD LEE	GRAY WILLIAM J
N	10/16/1998	\$50,000	WD	0275/0361		Qualified	N/A	Improved	GRAY WILLIAM J	CHAPMAN BROWARD LEE
N	7/14/1997	\$5,000	N/A	0258/0252		Qualified	N/A	Improved		GAINEY WAYNE
N	2/4/1992	\$1,641	N/A	0199/0633		Qualified	QUAL/DEED EXAMINATION	Improved		WILSON WILLIS C & RETA E
N	5/8/1990	\$600	N/A	0185/0051		Qualified	QUAL/DEED EXAMINATION	Improved		WILSON WILLIS C & RETA E
N	3/1/1979	\$3,400	N/A	0086/0584		Qualified	QUAL/DEED EXAMINATION	Vacant		RICKETT BILLY R & BETTY R GA
N	9/1/1977	\$10,000	N/A	0072/0434		Qualified	QUAL/PHY PROP CHGD AFTER SALE	Vacant		WILSON WILLIS C & RETA E
N	1/2/1920	\$38,794	N/A	0000/0000		Unqualified	N/A	Improved	2001 CONVERTED JUST VALUE	
N	1/1/1920	\$38,794	N/A	0000/0000		Unqualified	N/A	Improved	2001 CONVERTED ASSESSED VALUE	

Valuation

	2025 Working Values	2024	2023	2022	2021
Building Value	\$35,911	\$37,852	\$39,797	\$40,768	\$42,709
Extra Features Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$18,480	\$18,480	\$13,860	\$13,860	\$13,860
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$18,480	\$0	\$0	\$0
Just (Market) Value	\$54,391	\$74,812	\$53,657	\$54,628	\$56,569
Assessed Value	\$54,391	\$56,332	\$53,657	\$54,628	\$56,569
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$54,391	\$56,332	\$53,657	\$54,628	\$56,569
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

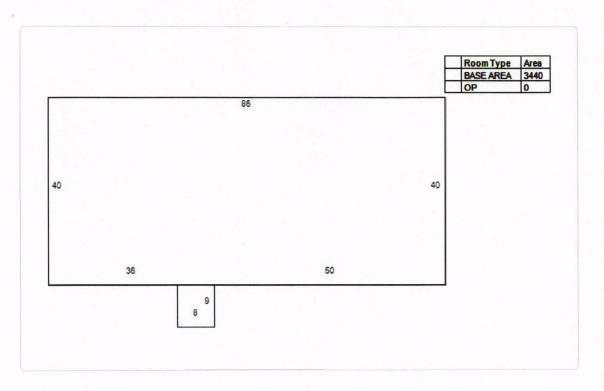
2025 Card View

2025 Property Record Card (PDF)

2024 Card View

2024 Property Record Card (PDF)

Sketches



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

Holmes County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

| User Privacy Policy | GDPR Privacy Notice Last Data Upload: 1/7/2025, 5:04:24 PM Contact Us

Developed by SCHNEIDER

NOTICE OF PUBLIC HEARING BEFORE THE HOLMES COUNTY PLANNING COMMISSION

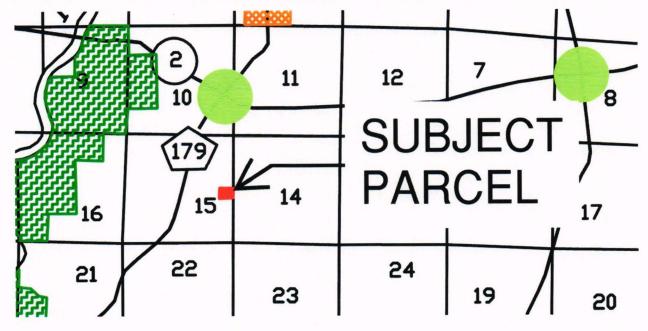
NOTICE IS HEREBY GIVEN of the intention of the Holmes County Planning Commission to hold a Public Hearing at 5PM on Tuesday January 28th, 2025, and at 9AM on Tuesday February 18, 2025, in the County Commissioners Meeting Room located at 107 E. Virginia Avenue, Bonifay FL, to consider the following:

AN ORDINANCE OF HOLMES COUNTY, FLORIDA, AMENDING VOLUME III OF THE HOLMES COUNTY YEAR 2045 COMPREHENSIVE PLAN FUTURE LAND MAP SERIES, AS AMENDED; AMENDING CHAPTER 2, "FUTURE LAND USE ELEMENT." PROVIDING FOR AN AMENDMENT TO THE YEAR 2045 FUTURE LAND USE MAP, AS AMENDED, CHANGING THE FUTURE LAND USE CATEGORY OF ONE PARCEL, LOCATED APPROXIMATELY 2,000 FEET EAST OF THE INTERSECTION OF WILLOUGHBY LN AND HIGHWAY 179, FROM COMMERCIAL TO AGRICULTURE TOTALING 3.08 (+/-) ACRES IN SECTION 15, TOWNSHIP 6N, RANGE 16W, PARCEL NUMBER 1215.00-000-000-012.100; 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 2025-01 to the Comprehensive Plan Year 2045 Future Land Use Map, changing the future land use map category of the parcel noted above as depicted in the map below.

The hearing is open to the public. Interested parties may attend Planning Commission 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 address. Any person who decides to appeal any decision made with respect to any matter considered at the Public Hearing will need a record of the proceedings of the meeting. A copy of the meetings can be obtained from the Clerks Finance Office 10 days after the meeting.

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



1215.00-000-000-012.100 Wetland



January 7, 2025

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Lake

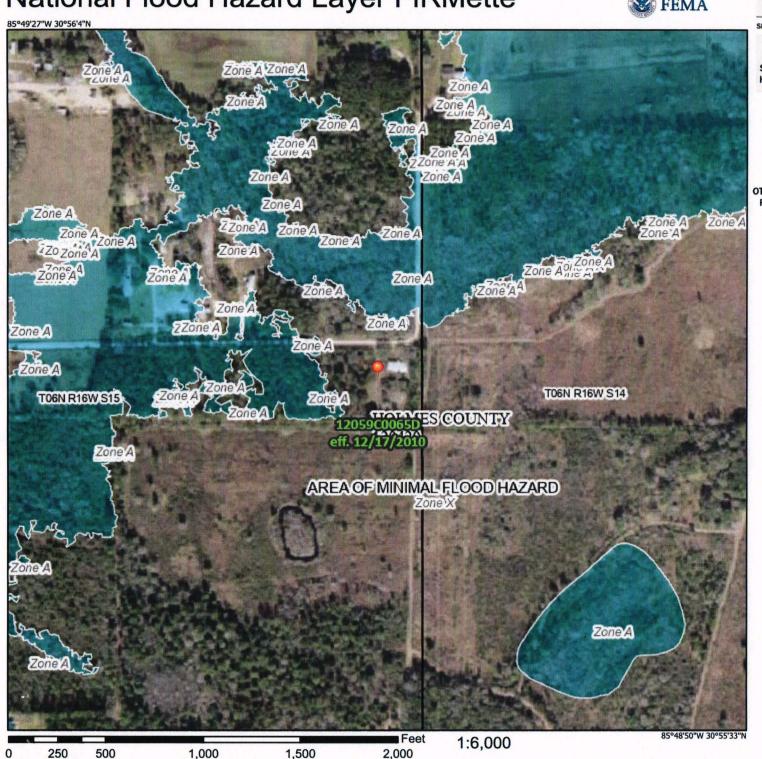
Other

Riverine

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

National Flood Hazard Layer FIRMette

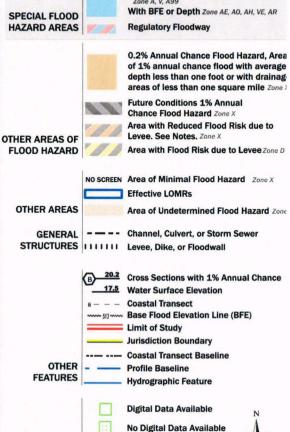




Legend

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

Without Base Flood Elevation (BFE)



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

Unmapped

an authoritative property location.

The pin displayed on the map is an approximate point selected by the user and does not represe

MAP PANELS

accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/7/2025 at 6:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



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

(0)

Blowout

Borrow Pit Clay Spot

0

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

0

Spoil Area Stony Spot

0

Very Stony Spot

Wet Spot Other

Δ

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

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 20, Aug 22, 2024

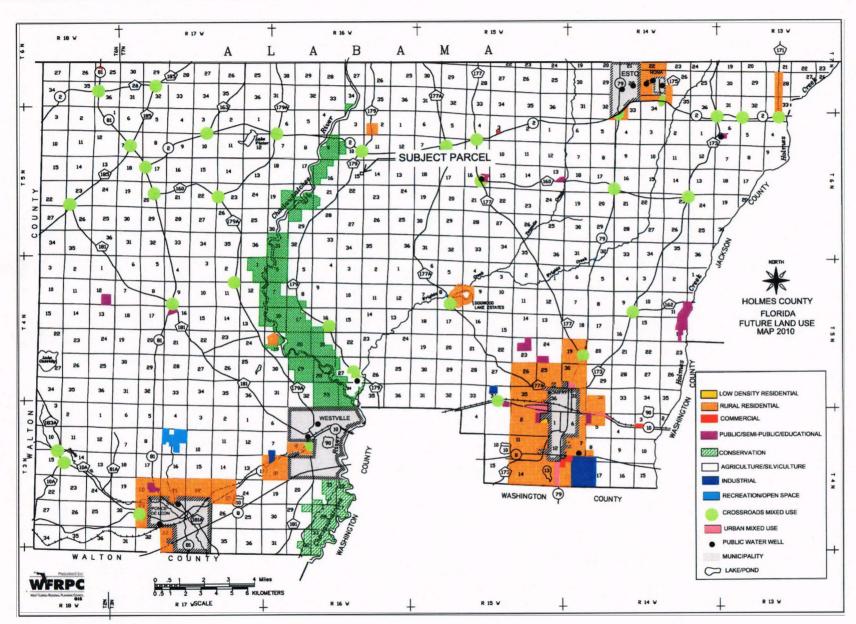
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Albany sand	2.0	10.3%
4	Ardilla loamy sand, 0 to 2 percent slopes	5.7	29.6%
24	Pansey loamy sand	4.4	23.1%
25	Pantego complex	0.1	0.7%
27	Stilson loamy sand, 1 to 3 percent slopes	6.9	36.3%
Totals for Area of Interest		19.1	100.0%



Parcels:

THE FOLLOWING PARCELS ARE CLASSIFIED AS CONSERVATION BUT ARE NOT SHOWN ON THE MAP.

> 8-5N-15W-09081-0002B-500 (0.62), 8-5N-15W-09082-0007-000 (1.0), 21-4N-16W-14210-0003-000 (2.0).

5-5N-16W-13050-0003-000 (8 73) 5-5N-16W-13050-0004-000 (1.02), 5-5N-16W-13050-0004-600 (2.0), 5-5N-16W-13050-0006-000 (1.0). 5-5N-16W-13050-0012-000 (3.04), 5-5N-16W-13050-0012-200 (2.0), 8-5N-16W-13080-0007-000 (16.71) 16-5N-16W-13160-0000-170 (1.42). 16-5N-16W-13160-0000-180 (19.67), 16-5N-16W-13160-0000-182 (1.0), 17-5N-16W-13170-0000-100 (6.69). 17-5N-16W-13170-0000-700 (0.9), 17-5N-16W-13170-0000-710 (1.1), 19-5N-16W-13192-000A-200 (0.8) 19-5N-16W-13192-000E-110 (0.54), 21-5N-16W-13210-0002-200 (1.0), 22-5N-16W-13220-0009-000 (1.0). 22-5N-16W-13220-0013-000 (3.2) 22-5N-16W-13220-0021-100 (12.71), 23-5N-16W-13230-0006-100 (4.56), 23-5N-16W-13230-0008-000 (17.57). 27-5N-16W-13274-0011-000 (4.5), 26-5N-16W-13263-1114-000 (0.22) 26-5N-16W-13263-1118-000 (0.22), 26-5N-16W-13263-1132-000 (0.22), 27-5N-16W-13272-0001-200 (1.0), 27-5N-16W-13272-0009-000 (1.06). 27-5N-16W-13273-0029-000 (0.93), 27-5N-16W-13274-0007-100 (2.0) 27-5N-16W-13274-0012-100 (0.22) 27-5N-16W-13274-0012-188 (0.22), 27-5N-16W-13274-1055-200 (0.44) 27-5N-16W-13274-1202-130 (0.44) 27-5N-16W-13274-12174-000 (0.44). 27-5N-16W-13274-12192-000 (0.44), 30-5N-16W-13300-0014-000 (4.49), 34-5N-16W-13341-0204-000 (2.0), 34-5N-16W-13341-12233-000 (2.1), 34-5N-16W-13341-12328-000 (0.44), 34-5N-16W-13341-12349-000 (0.22), 34-5N-16W-13341-2001-000 (1.0), 34-5N-16W-13342-0001-000 (11.07), 34-5N-16W-13342-0102-000 (0.72), 34-5N-16W-13342-0105-000 (0.25). 34-5N-16W-13342-0108-000 (0.86), 34-5N-16W-13342-0109-000 (0.48) 35-5N-16W-13352-0002-400 (2.31), 35-5N-16W-13352-00005-100 (1.0), 29-6N-16W-12280-0006-000 (0.9), 32-6N-16W-12320-0011-000 (1.32) 35-7N-16W-11260-0013-000 (1.87), 25-6N-18W-19250-0006-000 (1.69),

October 2, 2007

26-6N-18W-19260-0002-000 (2.0),