October 6, 2026 @ 5:00 P.M.
Special Session
Bonifay, Florida

The Holmes County Board of Commissioners met for a Special Session on the above date with the following members present: Commissioner Wade Ellenburg, Commissioner Mitch Johnson, Commissioner Wilmer Stafford, Commissioner Clint Erickson and Commissioner Earl Stafford, Chairman of the Board.

Nate Nolin, County Attorney, and David Corbin, Project Director, were present.
Angie Purvee, Finance Director, was present and kept the minutes.

Chairman Stafford called the meeting to order at 5:00 p.m. Project Director David Corbin led the prayer and pledge.

The first agenda item was Agenda Additions and Deletions. No changes were made to the posted agenda. Commissioner Erickson offered a motion to accept the agenda with Commissioner Johnson offering a second. The motion passed unanimously.

Chairman Stafford opened the Public Hearing on the Holmes County Land Development Regulations (LDR) update. John Feeney, Contracted Planner, and Allara Mills Gutcher, The Planning Collaborative, provided a draft of the updated LDR and presented a broad overview of the changes contained in the document. The overview consisted of the following:

- Planning Commission reviewed and unanimously approved the updated LDR
- County's LDR was last updated in 2009
- Process to review land development requests
- Term "land use" changed to "zoning"
- Prohibited uses of land and resource protections
- Regulations for communication towers
- Standards that must be met before the Board will take over a road
- Road signage regulations
- Active development applications in progress before updated LDR is adopted will be grandfathered in under the old LDR
- Florida Statute definition of a subdivision adopted
- An agricultural zone must meet a 1-40 land density (meaning one dwelling per 40 acres)
- Process and requirements a property owner must meet to divide parcels
- LDR must be consistent with Florida Statutes and the County's Comp Plan
- Court orders must follow the LDR's density requirements
- Municipalities remain under the old regulations unless they adopt the County's updated LDR

The following citizens discussed this matter:

- Anthony Register
- Terry Mears
- Paige Fleming
- Jeremy McVay
- Mike Alvis
- Nate Nolin, County Attorney

The Board discussed changing the agriculture land density requirements which would involve submitting a Comp plan amendment to the State. Commission Erickson offered a motion to amend the Comp Plan to change the agriculture density requirements to one dwelling per 10 acres. Commissioner Ellenburg offered a second and the motion passed unanimously. Commissioner Johnson offered a motion to table the adoption of the updated LDR until the State approves the Comp Plan amendment. Commissioner Ellenburg offered a second and the motion passed unanimously.

(LDR Overview)
(Draft of LDR Available Upon Request)

There being no further business at this time, the meeting was adjourned at 6:21 p.m.

Clerk _____ Chairman _____