

**STAFF REVIEW OF PROPOSED CHANGE TO THE
CITY OF MARIANNA ZONING MAP**

I. APPLICATION SUMMARY

A. Owner's Names and Mailing Addresses:

Jana Lee Cook, Trustee
Jana Lee Cook Revocable Trust
504 Cherry Street
Panama City, FL 32401

B. Property Description:

1. General Location: The parcel is located on the east side of Carters Mill Road just north of Marianna Gardens Preservation (parcel tax id# 33-5N-10-0000-0570-0000) within the City of Marianna (location map attached)
2. Total Site Acreage: The parcel is approximately 9 acres in size.
3. Current Land Utilization: The parcel is undeveloped.

C. Zoning District

1. Existing Zoning District: Residential-1 (R-1) The proposed district is intended to provide for low density neighborhood development with single-family homes on individual single-family lots (*City of Marianna Code, Land Development Code, 4-1.7 (1)*).
2. Proposed Zoning District: City of Marianna Residential-3-- The proposed district is intended to provide for a mix of residential uses (*City of Marianna Code, Land Development Code, 4-1.7 (3)*).

II. PUBLIC NOTICE REQUIREMENTS

As required by *Marianna City Code, Land Development Code, Sec. 2-6.7*, a "Public Notice" informational sign was placed on the affected properties on August 12, 2019. Pursuant to *Florida Statutes 166.041*, display ads with maps appeared in the Jackson County Floridan on August 17, 2019 and the Jackson County Times on August 22, 2019, and September 19, 2019.

III. STAFF REVIEW

A. Consistency with the Comprehensive Plan

The proposed district designation, if approved, will be consistent with the Goals, Objectives and Policies of the Future Land Use Element of the City of Marianna Comprehensive Plan.

B. Compatibility with Surrounding Land Uses

The applicant has indicated plans of purchasing the property and developing an 80 unit \$18 million multi-family housing complex. The property immediately to the south has multifamily units and the other surrounding properties are primarily residential with scattered neighborhood commercial uses.

There have been no comments or concerns from the owners of nearby properties received to date. There are no known compatibility issues.

IV. STAFF EVALUATION

The proposed zoning designation, if approved, will be consistent with intentions of the *City of Marianna Comprehensive Plan* and *City of Marianna Land Development Code*.

V. STAFF RECOMMENDATION

Approval of requested zoning designation of Residential 3 to the City of Marianna Zoning Map.

CITY OF MARIANNA SITE LOCATION MAP



