

**STAFF REVIEW OF PROPOSED AMENDMENT TO THE  
CITY OF MARIANNA COMPREHENSIVE PLAN  
FUTURE LAND USE MAP SERIES**

**APPLICATION NUMBER SSA 2021-02**

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**I. APPLICATION SUMMARY**

**A. Owner's Names and Mailing Addresses:**

James and Connie Umphrey  
2933 Green Street  
Marianna, FL 32446

**B. Property Description:**

1. General Location: The first parcel is located at 2933 Green Street (03-4N-10-0331-0000-0261; Latitude 30.46420/Longitude -85.13403). The second parcel is located at 4411 Putnam Street (03-4N-10-0331-0000-0262; Latitude 30.46420/Longitude -85.12415). Both parcels are within the City of Marianna. (See attached location map.)
2. Total Site Acreage: The parcels total approximately 0.5 acres in size with approximately 107 feet of frontage on the west side of Daniels Street, and 213 feet of frontage on Putnam Street.
3. Current Land Utilization: The parcels are currently being utilized as single-family residential.

**C. Future Land Use Map Category**

Existing Land Use Category: City of Marianna Residential – The Residential Land Use Category was created for single- and multi-family dwelling units and related residential uses (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (a)*).

Proposed Land Use Category: City of Marianna Mixed Use– The Mixed Use Land Use Category was created for residential and low intensity office and commercial uses (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (b)*). The Mixed Use Special Treatment Area Overlay provides development incentives in Mixed Use area (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (h)*).

## 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 property on January 27, 2021. Pursuant to *Florida Statutes 166.041*, display ads with maps appeared in the Jackson County Times on February 4, 2021 and February 11, 2021. A display advertisement with information about the amendment and the Planning & Zoning Board Meeting was advertised in the Jackson County Times on February 18, 2021. An additional public notice will appear in the Jackson County Times on March 18, 2021.

## III. STAFF REVIEW

### A. Natural Features Analysis

1. Topography: The elevation of the sites is approximately 160 feet above mean sea level (*U.S.G.S. Quad. Map, Marianna, FL, 02/17/2021, [www.usgs.gov](http://www.usgs.gov), Onsite Visual Inspection, and Soil Survey of Jackson County*).
2. Soils: The parcels contain primarily Orange Loamy Fine Sand with two to five percent slopes. Orange Loamy Fine Sand has a medium water capacity and moderate slow permeability. Runoff is moderately fast. The water table is usually below six feet. The soil has a very high potential for small commercial structures without basements (*Soil Survey of Jackson County, United States Department of Agriculture Soil Conservation Service & University of Florida Institute of Food and Agricultural Sciences and Agricultural Experiment Stations Soil Science Department*).
3. Flood Zone Designation: The site is located in Zone “X,” which is defined as “[a]reas determined to be outside the 500-year flood plain” (*Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) Panels 12063C0313D, Portal.nwfwmdfloodmaps.com*).
4. Wetlands: The site does not contain wetlands (*City of Marianna Wetlands Map, Florida Game & Fresh Water Fish Commission, Vegetative Cover Data Derived from 1985-1989 Landsat Thematic Mapper Imagery*).
5. Wildlife Habitat: The site is likely to harbor wildlife one might see within a rural neighborhood setting (*on-site visual inspection*).

### B. Land Use Analysis

1. Current Future Land Use Map Development Potential: The current Future Land Use designation has been a good fit for the site (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (a) and City of*

*Marianna Future Land Use Map*). However, the owners believe changing the future land use and zoning designations will increase their property values.

Proposed Future Land Use Map Development Potential: The Mixed Use Land Use Category was created for residential and low intensity office and commercial uses (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (b)*). The Mixed Use Special Treatment Area Overlay provides development incentives in the Mixed Use area (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (h)*). The proposed change will provide the owners flexibility for the future.

2. General Analysis of Existing and Surrounding Land Uses and Site Characteristics: The property adjacent to the southern side of the parcels is Public/Institutional (Jackson County Library). Properties on the eastern side of Green Street hold a Mixed Use land use designation. The area has a mix of historic one- and two-family residential units, neighborhood office and commercial, and public institutional uses.

No comments have been received.

#### C. Public Facilities and Services Analysis

1. Potable Water Concerns: City water is available at the site (*City of Marianna Code, Land Development Code, Sections 3-3, 3-4 & 3-5*).
2. Sanitary Sewer: City sewer is available at the site (*City of Marianna Code, Land Development Code, Sections 3-3, 3-4 & 3-5*).
3. Traffic Circulation: The site is currently accessed via public streets: Green Street and Putnam Street.
4. Drainage: There are no apparent drainage issues at this time.
5. Solid Waste: Solid Waste disposal is available through Waste Pro.

#### D. Special Designated Areas Analysis:

1. Apalachicola River Basin Surface Water Improvement and Management (SWIM) Area: The site of the proposed amendment is within the Apalachicola River Basin SWIM study area and watershed. The site will need to be analyzed during the development order approval process (*Apalachicola River and Bay System Management Plan*).
2. State Park Area: The site of the proposed amendment is not within or near a state park facility.

3. Conservation Area: The site of the proposed amendment is not near a conservation area.
4. Historic and Archeological Preserves or Sites: The site is within the Historic Special Treatment Area overlay, and is listed in the Jackson County Survey of Historically Significant Sites. Future development will need to conform to the Secretary of Interior's Standards for Rehabilitation. Future changes will need to be reviewed and approved by the City of Marianna.
5. Known Endangered Species Habitat: It is unlikely that the site harbors any endangered or threatened wildlife species (*On-site visual inspection; Strategic Habit Conservation Areas Map; Listed Species Occurrences Map (FGFWFC & FNAI)*).
6. Outstanding Florida Waters: The parcel is approximately one mile from the Chipola River.
7. Flora and Fauna: The site was previously developed with a residential unit. A survey of native vegetative communities is unwarranted

**E. Consistency with the Comprehensive Plan:** The proposed amendment changing from City of Marianna Residential to City of Marianna Mixed Use and Mixed Use Special Treatment Area appears to be consistent and in harmony with the *Goals, Policies and Objectives* of the adopted *City of Marianna Comprehensive Plan*.

**Staff Recommendation:** Staff recommends approval of Small-Scale Map Amendment #2021-02 to the Future Land Use Map, as submitted.

