

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

APPLICATION NUMBER SSA 2021-01

I. APPLICATION SUMMARY

A. Owner’s Names and Mailing Addresses:

Sarah M. Schulz Revocable Trust
2959 Daniels Street
Marianna, FL 32446

B. Property Description:

1. General Location: The parcel is located at 2959 Daniels Street within the City of Marianna (04-4N-10-0064-00A0-0050) (Latitude 30.46492/Longitude - 85.14137). (See attached location map.)
2. Total Site Acreage: The parcel is approximately 0.45 acres in size with approximately 107 feet of frontage on the west side of Daniels Street, 131 feet of frontage on Stone Street, and 200 feet of frontage on Woodward Street.
3. Current Land Utilization: The parcel is 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 Public/Institutional– The Public/Institutional Land Use Category was created for public facilities/buildings/grounds, churches, education, cemeteries and institutions (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (d)*).

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 site is approximately 170 feet above mean sea level (*U.S.G.S. Quad. Map, Marianna, FL, 02/17/2021, www.usgs.gov, Onsite Visual Inspection, and Soil Survey of Jackson County*).
2. Soils: The parcel contains primarily Dothan Loamy Sand with five to eight percent slopes, which is defined as “well drained, sloping upland soil.” Dothan Loamy 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 residential 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.nwfwdfloodmaps.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 was a good fit for the site until recently. The City of Marianna Public/Institutional Land Use category provides a better fit for this property as a temporary home to resident physicians completing their postgraduate training at Jackson Hospital (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (a) and City of Marianna Future Land Use Map*).

2. Proposed Future Land Use Map Development Potential: The Public/Institutional Land Use Category was created to provide areas for public buildings, facilities, and grounds (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (d)*). The City of Marianna Public Institutional designation is the best fit for a site located adjacent to other residential land uses, but also near other public land uses. The Residential-2 zoning designation did not allow for multiple people to live within the existing unit. Mixed Use would allow apartments and neighborhood commercial to move into the neighborhood. The Public Institutional designation will protect the neighbors from apartment complexes and commercial activity, while providing the new owners a place to house physicians who may one day move into the area.

3. General Analysis of Existing and Surrounding Land Uses and Site Characteristics: The previous owners were physicians in Marianna. The current owners, to honor their parents and attract doctors to Marianna, desire to convey the property to Jackson Hospital for temporary resident physician housing. The neighborhood has a mixture of single-family, two-family, government and office.

One neighbor is concerned with parking for the resident physicians at the site, and Jackson Hospital using the site in the future for a physician's office.

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 a public street, Daniels 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, but not listed in the Jackson County Survey of Historically Significant Sites.
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 more than a 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 Public/Institutional 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 #2021-01 to the Future Land Use Map, as submitted.