

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

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. Zoning District

1. Existing Zoning District: *Residential-2*. Residential-2 allows for single- and two-family dwellings (*City of Marianna Code, Land Development Code, 4-1.7 (2)*).
2. Proposed Zoning District: *City of Marianna Public Institutional*. The proposed district is intended to provide areas for churches, education, cemeteries and institutions (*City of Marianna Code, Land Development Code, 4-1.7 (8)*). The future recipient of the property, Jackson Hospital, plans to use the property for housing of visiting physician interns. The proposed use does not fall clearly into any category. Residential-3 would open the door for a future apartment complex and Mixed Use would allow neighborhood commercial. Public Institutional would allow for intern housing without changing the character of the neighborhood. Parking and other development requirements will be addressed with development order review.

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 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. 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

There are no known compatibility issues. However, staff has received concerns from an area resident. The concerns include parking at the site once it is approved for intern housing. The other concern is related to the site being utilized for physician office space in the future. Staff will review onsite parking with development order review in the future.

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 Public/Institutional to the City of Marianna Zoning Map.

Exhibit A

