

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

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-10-0331-0000-026 I; Latitude 30.46420/Longitude -85.13403). The second parcel is located at 4411 Putnam Street (03-4N-10-033 I-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. 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 Mixed Use and Mixed Use Special Treatment Area*. The proposed district is intended to provide areas for a mix of residential and neighborhood commercial (*City of Marianna Code, Land Development Code, 4-1. 7 (4) and (16)*). The Mixed Use Special Treatment area provides incentives for neighborhood commercial developments. The owners have requested to change the zoning designation to provide value to the property should they decide to sell the property in the future.

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 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.

8. Compatibility with Surrounding Land Uses

The properties on the eastern side of Green Street are zoned Mixed Use and the property contiguous on the southern side is Public/Institutional. 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 Mixed Use to the City of Marianna Zoning Map.

Exhibit A

