

Request For  
Expedited Amendment  
to the  
City of Marianna  
Comprehensive Plan

FOR INFORMATION CONTACT:

Kay Dennis, AICP  
Municipal Development  
Director  
City of Marianna  
2895 Jefferson Street  
P.O. Box 936  
Marianna, Florida 32447  
(850) 482-2786



Kay Dennis, AICP 020805

## PROPOSED EXPEDITED AMENDMENT TO CITY OF MARIANNA COMPREHENSIVE PLAN

### I. INTRODUCTION

The purpose for this proposed amendment is for long-term development of sidewalks, bicycle lanes, equestrian, and both singular and multi-use trails within the City of Marianna. The City of Marianna is committed to the development multimodal transportation within the area. In 2020 the City formed a Bicycle Pedestrian committee, who evaluated the City's needs and created the Bicycle and Pedestrian Master Plan. Resolution 2021-06 was approved by the City Commission January 5, 2021, which adopted the Bicycle and Pedestrian Plan. On February 1, 2020 the City was approved for Rural Infrastructure funding through the Florida Department of Economic Opportunity, and created the Alternative Transportation Connectivity Study and Multi-Use Trail Map. In addition, working with the Recovery and Resiliency Partnership (R2P2) during the aftermath of Hurricane Michael, the City of Marianna became more aware of the need to connect to other trails regionally to provide day-trip opportunities for visitors in larger cities (i.e. Panama City, Tallahassee, Pensacola, etc.).

The proposed language and trail map additions are an important method for the City of Marianna to establish continued support for multi-modal transportation in the community. The additions may also assist trail advocates leverage funding for maintenance of existing trails and raise money to extend and connect fragmented trails.

**Table 1: City FLUM category area (08/21/20).**

<b>City of Marianna Current Land Use</b>		
<b>Land Use</b>	<b>Acres</b>	<b>% of City</b>
Agriculture	545.77	4.16%
Commercial	1,256.36	10.75%
Conservation	2, 120.86	17.75%
Industrial	2304.63	19.29%
Mixed Use	560.27	4.79%
Public Institutional	1510.45	12.64%
Recreation	818.52	6.95%
Residential	2,827.46	23.67%
<b>Totals</b>	<b>11,944.32</b>	<b>100%</b>

**Table 2: City ZONNING category area (08/21/20)**

<b>City of Marianna Current Zoning</b>		
<b>Zoning</b>	<b>Acres</b>	<b>% of City</b>
R1	441	3.69%
R2	550	4.6%
R3	1836.46	15.38%
<b>Totals</b>	<b>11,944.32</b>	<b>100%</b>

## **II. PLAN AMENDMENT FORMAT AND CONTENT**

This request is for language additions to the Traffic Circulation Element and a map addition to the Comprehensive Plan Map Series. This is the “first” major expedited amendment the City is allowed to make for the calendar year 2022.

### **A. Description of changes.**

Over the past few years the City Commission of the City of Marianna has made sidewalks, trails and bicycle lanes a priority for the community. To this means the City Commission appointed a Bicycle and Pedestrian Committee in 2020 to evaluate the City’s needs. The City Commission adopted the Bike and Pedestrian Master Plan that was

generated from input of committee members representing all areas and local ethnic groups. The City also applied for and was awarded Rural Infrastructure funding to create the Alternative Transportation Connectivity Study and Multi-Use Trail Map, which were adopted by the Marianna City Commission. Recordation of the additions provide a blue print for the City to refer to over time, through staff changes that will be easy to find and update.

**B. Analysis of the Proposed Changes**

The proposed amendment will not generate new capacity needs.

1. **Sanitary Sewer.** Public sanitary sewer is currently available throughout the City of Marianna and has considerable available capacity (see Table 1).

**Table 1 (Public Sewage Capacity).**

<b>Municipality</b>	<b>Permitted Capacity mgd</b>	<b>Available Capacity mgd</b>	<b>Utility Staff</b>
Marianna	4.0	2.66	7

2. **Potable Water.** Public potable water and fire protection water service is currently available throughout the City of Marianna and has considerable available capacity (see Table 2).

**Table 2 (Public Water Capacity).**

<b>Municipality</b>	<b>Permitted Capacity mgd</b>	<b>Available Capacity mgd</b>	<b>Utility Staff</b>
Marianna	5.328	3.82/8	8

3. **Solid Waste.** Jackson County is host to a Regional Solid Waste Landfill currently permitted by FDEP. Data obtained from the Waste Management Area Engineer indicates potential for 38 million cubic yards of solid waste disposal space associated with the current facility. The estimated future lifespan for the existing facility is 60 years. The proposed revisions will not increase solid waste generation or availability. Future solid waste needs will be addressed during the development order process.

4. **Stormwater.** The proposed revisions will not impact stormwater treatment and control standards adopted by City of Marianna and the State of Florida. Marianna Comprehensive Plan, Section 8, Policy 8.1.5 D., evaluates impact of development and permitting review for both “Water Quality” and “Water Quantity”. The Level of Service Standard for quantity is “runoff generated by a 24-hour storm event at peak pre-development runoff rates.” The standard for review of Quality is to provide treatment for “a volume equal to ½ inch of rainfall on the entire site. . .”

The Development Order process used by City staff will ensure stormwater for any future development will meet or exceed this requirement and be managed by the City of Marianna. Stormwater permitting is also regulated through the Environmental Resource Permit (ERP) process of the Northwest Florida Water Management District.

5. **Recreation.** The proposed changes will not have an immediate impact on City of Marianna Recreation. The City anticipates the proposed future enhancements will provide additional recreational opportunities. The City has numerous developed parks and undeveloped recreation lands to support future recreation facilities.

The surrounding area provides significant recreational opportunities. The Florida Caverns and Three Rivers State Parks both located in Jackson County, provide over 2400 acres of recreation and open space lands.

The City population, like Jackson County and the surrounding north Florida counties, has not grown as projected. In fact, Hurricane Michael in 2018 had a negative effect on the population. The City of Marianna is not projected to negatively impact the recreation LOS in this planning period (see Table 4).

**Table 4 (Recreation LOS)**

<b>Adopted LOS</b>	<b>Currently Available</b>	<b>2020 Pop. Est. need</b>	
Parks Standard 2 ac/1000 pop	819 acre	12 acres	13

6. **Transportation Facilities.** The proposed revisions will not negatively affect transportation facilities and associated levels of service. In fact, the City of Marianna anticipates the future multimodal uses to enhance transportation facilities.

7. **Adjacent Local Governments:** The location of the proposed amendment is within the incorporated area of the City of Marianna. The City is eager to work with Jackson County to connect multimodal transportation in the future.

### C. Analysis of Impacts to Natural Resources.

1. **Wetlands.** The proposed amendment will not impact wetlands. However, wetlands will be evaluated as developments are submitted for review of proposed improvements. The City will continue to evaluate and protect wetland areas.
2. **Floodplains.** The proposed amendment does not affect floodplains. City staff will evaluate developments for floodplain issues during the development process and all FEMA restrictions will be applied.
3. **Soils.** The proposed amendment will not affect soils. However, soils will be evaluated with future development. Erosion and sediment control plans are routinely required. Staff will also continue to require a stormwater review to ensure State and City requirements are met.
4. **Water Bodies.** The proposed amendment will not impact any bodies of water within the City. During the development order process, City of Marianna staff will “provide reasonable conservation measures” in accordance with *City of Marianna Comprehensive Plan, Conservation Element, Objective 5.2*.
5. **Flora and Fauna.** The proposed language and map additions will not impact flora and fauna. The City will evaluate whether the sites that have not been previously developed and contact FNAI for further information.
6. **High Recharge Areas.** The “2013 Water Supply Assessment Update” produced by the Northwest Florida Water Management District, indicates that generally all of Jackson County has a “high recharge” rate. The assessment indicates that a significant amount of agricultural irrigation is seen as having the effect of mitigating much of the groundwater withdrawal occurring in the County. This assessment projects total withdrawals to “. . . increase only 0.04 mgd by 2035 reflecting slow growth projected for the region.” When discussing adequacy of groundwater resources for Region IV, the district makes the following assessment.

#### “Adequacy of Groundwater Resources

Within Region IV, groundwater resources are anticipated to be adequate to meet the projected 2035 Floridan aquifer demands for average conditions (48 mgd) and a 1-in-10-year drought event (54 mgd) without causing harm to regional water resources and related natural systems. The projected demands are not expected to result in long-term declines in the potentiometric surface of the Floridan aquifer. Groundwater withdrawals will, however, reduce groundwater discharge to the surface water features such as rivers and springs, but projected 2035 demands are small compared to the total regional groundwater discharge. Consequently, no significant regional impacts are expected. . . . .”

The proposed amendment to the City of Marianna Comprehensive Plan will not impact groundwater recharge.

7. **Historical & Cultural Preservation.** The proposed amendment will not impact historical and cultural preservation. Impacts will be evaluated prior to any development.

#### 5. **Analysis of Consistency with Adopted Comprehensive Plan**

The proposed amendment is consistent with the City of Marianna Comprehensive Plan.

Future Land Use Element

Policy 1.5.1 At a minimum, the Land Development Regulations shall regulate the following:

6. Ensure safe and convenient on-site traffic flow and vehicle parking needs through provision of or reference to specific and detailed requirements which shall include, but not be limited to, technical construction standards for roadways, roadway classifications, design standards, right-of-way protection and use, access control and vehicular connections, location of bicycle or pedestrian ways, standards for off-street parking and loading, or other such relevant requirements; and,
7. Provide that development orders and permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the level of service standards adopted in this Comprehensive Plan.

GOAL: The City of Marianna recognizes the need for a community to be a sustainable one. Initiatives must be taken in order to ensure an adequate quality-of-life for future generations and to protect existing environmentally-sensitive and significant lands from harmful development. Therefore, in order to promote energy-efficient land use patterns, ensure a more walkable

community, and limit greenhouse gases, the City shall encourage the use of recognized “green” development practices and smart-growth techniques, such as: bicycle and pedestrian-oriented communities, mixed-use developments, and creative site and building design.

Objective 1.16: As walkable-communities promote healthier and active lifestyles through the built environment, and improve the environment through reduced dependency on the automobile; the City shall encourage the development and preservation of neighborhoods and commercial centers that ensures a balanced mix of uses and promotes the use of alternative modes of transportation in lieu of personal automobile-based travel.

Policy 1.16.4: Promote development and preservation of neighborhood characteristics that encourage walking and bicycle riding in lieu of automobile-based travel. Policy 1.16.5: Developments shall be encouraged to include continuous sidewalks with shade trees and landscape strips to separate pedestrians from traffic.

Policy 1.16.6: The City shall encourage community walkability through progressive site design: 1. Design streetscapes that provide buffers between moving traffic and pedestrians to increase pedestrian comfort; 2. Encourage the locating of buildings towards the street, with the primary entrances as pedestrian entrances; 3. Discourage the placement of parking lots between buildings and the street; and 4. Develop flexible parking strategies in neighborhood activity centers where alternative modes of transportation are available.

#### Transportation Element

Objective 2.8: The City shall identify locations for sidewalks and bicycle lanes to provide a city-wide network for pedestrian and bicycle traffic.

Policy 2.8.1: The City will consider appointing a Pedestrian / Bicycle Planning Committee to develop a Pedestrian / Bicycle Master Plan that focuses on increasing sidewalks and bicycle lanes, as well as increasing pedestrian and bicyclist safety.

Policy 2.8.4: The City should consider the criteria specified in Section 335.065, Florida Statutes, when making decisions on the location and necessity for bicycle facilities.

Policy 2.8.5: Bicycle lanes and pedestrian sidewalks shall be encouraged on arterials, collectors, and within major residential developments.

#### Intergovernmental Coordination element



Objective 7.1: Provide maximum opportunity for comment and encourage greater coordination between and among the Jackson County School Board, the County Soil and Water Conservation District, the Florida Department of Transportation, Florida Department of Environmental Protection, Northwest Florida Water Management District, Jackson County, and other nearby jurisdictions through the use of interlocal agreements and mutual participation for mutual benefit.

Policy 7.1.7: The City shall consider entering into an interlocal agreement with Jackson County in order to connect the City's park and recreational facilities with the County's.

#### Capital Improvements Element (2021-2022)

1. RIF Planning -sidewalks and Kelson Avenue
2. South Street Sidewalks from Eva Mae Street to Caledonia Street
3. Jefferson Street Sidewalks from Franklin Street to the Southern City Limits
4. South Jefferson Sidewalks from Orchard Point to South Street
5. Sidewalks for Noland Street from Kelson Avenue to Lafayette Street
6. Sidewalks along Russell Road from JCSB K-8 School to Catalyst
7. Sidewalks along Hall Street from Hwy 90 to Old Cottondale Road
8. Sidewalks along Hwy 73 (Jefferson Street) Kent Drive to Wandell Street
9. Sidewalk along SR 73 S from Caledonia Street to South Street
10. Sidewalks along Marion Street from Chipola Street to Bertram Street and Bertram Street from Marion to US 90
11. Sidewalks along 5th Avenue from College Drive to 4th Street and 6th Street to Hospital Drive
12. Sidewalks along 5th Avenue from 6th Street to Hospital Drive, 6th Street Hospital Drive to ER Drive and Kelson Avenue to Hospital Drive
13. Sidewalks along Old Cottondale Road from Orange Street to US 90
14. Pedestrian crosswalks along Hwy 90 at the Caledonia Street intersection and Madison Street Intersection
15. City wide painting of crossings and hatching
16. ADA Route at Hwy 90 and Madison Street
17. Trail Development College Street to Kelson Avenue
18. Trail Development Kelson Avenue to US90
19. Trail Development Kelson Avenue to US90
20. Traffic Calming Measures Penn Avenue
21. Sidewalk Network along Old Cottondale Road and Penn Avenue
22. Pedestrian Infrastructure and safety treatments at the railroad crossings
23. Clinton Street Sidewalk Repairs

24. Jackson Street Repairs
25. Russ Street Sidewalk Repairs
26. Pedestrian Bridge
27. Hinson Conservation and recreation area Equestrian Trail Development
28. Hinson Conservation and recreation area Trail Enhancement
29. Butler Recreation Area Trail Development/ Road Creation
30. Butler Recreation Area Trails, Benches, Landscaping, Boardwalks, picnic facilities, playground equipment, trash cans, etc.
31. Butler Recreation Area Trail Enhancement
32. Chipola River Greenway: Gateway Overlook Pedestrian River Crossing
33. Chipola River Greenway: Gateway Overlook Acquisition of additional land for greenway Connection
34. Chipola River Greenway: Gateway Overlook Bridge across Chipola River Connecting City Greenways to County Greenways
35. Chipola River Greenway: Yancey Bridge/Boat Landing Bridge across Chipola River Connecting City Greenways to County Greenways
36. Riverwalk
37. City Walkability
38. Walkability Plan for Bicycle and pedestrian connecting Chipola College, downtown, Chipola River, Jackson Hospital, and Endeavor
39. Plan for sidewalk network along Old Cottondale Road and Pennsylvania Avenue
40. Create plan for multiuse trail/ buffered bike lane-
41. Create a plan for traffic calming measures for Pennsylvania.
42. Hospital/College/ Downtown Greenway
43. Downtown Streetscapes- Lafayette and Market Street
44. Street Scaping Clinton Street
45. Street Scaping Jackson Street
46. New Pedestrian Bridge Penn Avenue
47. Boardwalk along Chipola River Planning and Creation
48. Trail Development: New Southside Utility Easement
49. Trail Development: Marion Street to Noland Street/ US90 Intersection
50. Trail Development: US90 to Dogwood and Dogwood to Powerline Easement
51. Trail Development: SR73 North to Railroad and Railroad crossing at Jefferson Street to Marion Street
52. Trail Development along power line on NW side of TIIF Lands to Jefferson Avenue
53. Trail Development Jefferson Ave/ Kelson Avenue to Longhouse Court (Potential trailhead location)
54. Trail Development Longhouse Court to College Street
55. SR276/ I-10 Interchange Enhancements
56. SR276/ I-10 Economic Development Enhancements
57. Downtown Landscaping
58. Downtown Sidewalk Repairs
59. Enhancement of Crosswalks
60. Downtown Street light hanging planters and watering system

### III. OTHER INFORMATION POTENTIALLY NEEDED

1. **Public School Facilities Impact.** This proposed amendment will not generate new students for the Jackson County School District or a Level of Service shortfall for a Public-School Facility in Jackson County. Future implementation will support improvement of existing capacity.

2. **Housing.** The project does not have a residential development component. However, sidewalks, bicycle lanes and trails enhance residential property.

3. **Public Participation**

Public Hearings were held for transmittal on this amendment before the Planning and Zoning Board on February 21, 2022 and Marianna City Commission on March 1, 2022.

Pursuant to *Florida Statutes 166.041*, display ads with maps appeared in the Jackson County Times on February 3, 2022 and February 10, 2022. A display advertisement with information about the amendment and the Planning & Zoning Board Meeting was advertised in the Jackson County Times on February 17, 2022. An additional public notice will appear in the Jackson County Times ten days prior to the second public hearing (See attachments).

#### IV. Attachments

Advertisements  
Bike and Pedestrian Master Plan  
Alternative Transportation Connectivity Study  
Multi-Use Trail Map