

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

APPLICATION SUMMARY

A. Owner's Names and Mailing Addresses:

City of Marianna
2895 Jefferson Street
Marianna, FL 32446

B. Property Description:

1. General Location: The parcels are located east of Green Street, north of Market Street and west of Jefferson Street within the City of Marianna (Parcel Tax Id #03-4N-10-0346-0000-0172, #03-4N-10-0346-0000-0200 and #03-4N-10-0346-0000-0210) (Latitude/Longitude 30.775544524606676, -85.22702675015175; 30.77529, -85.22708; and 30.77503, -85.22735). (See Exhibit A.)
2. Total Site Acreage: The parcels total approximately 0.84 acres in size with approximately 289 feet of frontage on the west side of Jefferson Street, 200 feet of frontage on the north side of Market Street, and 129 feet on the east side of Green Street.
3. Current Land Utilization: The parcels are currently being utilized for City Hall, the Public Safety Complex (under construction) and related infrastructure.

C. Zoning District

1. Existing Zoning District: *Commercial*. The Commercial Zoning District allows for retail, wholesale, business and similar uses (*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 public institutions (*City of Marianna Code, Land Development Code, 4-1.7 (8)*). The City Hall and the Public Safety Complex will be a better fit in the Public/Institutional Zoning District.

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 February 16, 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, 2021. An additional public notice will appear in the Jackson County Times on March 17, 2022.

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.

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



Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS