

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

**APPLICATION NUMBER SSA 2022-01**

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**I. 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.
1. Current Land Utilization: The parcels are currently being utilized for City Hall, the Public Safety Complex (under construction) and related infrastructure.

**C. Future Land Use Map Category**

Existing Land Use Category: City of Marianna Commercial – The Commercial Land Use Category was created for high intensity commercial, office and related uses (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (c)*).

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 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. 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](http://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.nwfwmdfloodmaps.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 City Hall and the Public Safety Complex, which will house the City fire and police departments
3. General Analysis of Existing and Surrounding Land Uses and Site Characteristics: The previous developments consisted of a drycleaner, furniture store and other retail removed over time.

#### **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 two public streets: Jefferson and Green Streets. There are no known changes.
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 parcels are approximately 0.7 miles from the Chipola River.
7. Flora and Fauna: The site was previously developed. A survey of native vegetative communities is unwarranted

**E. Consistency with the Comprehensive Plan:** The proposed amendment changing from City of Marianna Commercial 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 #2022-01 to the Future Land Use Map, as submitted.