

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

APPLICATION NUMBER SSA 2022-02



I. APPLICATION SUMMARY

A. Owner's Names and Mailing Addresses:

Trinity Baptist Church, LLC
2895 Bumpnose Road
Marianna, FL 32446

B. Property Description:

1. General Location: The parcel is located at 3364 Old Greenwood Road. More specifically the parcel can be located on the eastside of Old Greenwood Road, and south of Caverns Road (SR166) within the City of Marianna (Parcel Tax Id #25-5N-10-0000-0040-0020; Latitude/Longitude 30.809661909412107, -85.18108561568663).
2. Total Site Acreage: The parcel totals approximately 29 acres in size with approximately 1,262 feet of frontage on the southwest side of Old Greenwood Road.
3. Current Land Utilization: The parcel was previously used for residential purposes. It is currently vacant and cleared.

C. Future Land Use Map Category

Existing Land Use Category: Jackson County Residential – The Residential Land Use Category was created “[t]o provide for economical and effective use of existing infrastructure” and encourage “high density residential expansion . . . near incorporated areas and in other areas where central services are provided” (*Jackson County, Comprehensive Plan, Future Land Use Element, Policy 2.3(1)*).

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 March 14, 2022. Pursuant to *Florida Statutes 166.041*, display ads with maps appeared in the Jackson County Times on April 21, 2022 and May 19, 2022.

III. STAFF REVIEW

A. Natural Features Analysis

1. Topography: The elevation of the site is approximately 120 feet above mean sea level (*U.S.G.S. Quad. Map, Marianna, FL, 04/20/2022, www.usgs.gov, Onsite Visual Inspection, and Soil Survey of Jackson County*).
2. Soils: The parcel contains primarily Chipola Loamy Sand with zero to five percent slopes, which is defined as “well drained, sloping soil.” Chipola Loamy Sand has low water capacity in the surface and subsurface layers, and rapid permeability. The water table is below six feet. The soil has a very high potential for 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 12063C0325D, 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 in the rural suburban or farm 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 Trinity Baptist Church recently petitioned the City for annexation. This led to a need for a City Future Land Use designation. The church has goals for expansion and the public institutional land use category is a good fit for a church campus (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (c) 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 a church property.
3. General Analysis of Existing and Surrounding Land Uses and Site Characteristics: Immediately west of the site is a residential neighborhood and cemetery. The north side of the property has a few scattered residential units, a public school, and a public health department. The areas to the east and south are undeveloped or residential.

C. Public Facilities and Services Analysis

1. Potable Water Concerns: City water is available on SR166 approximately 600 feet away from the site (*City of Marianna Code, Land Development Code, Sections 3-3, 3-4 & 3-5*).
2. Sanitary Sewer: City sewer is available on SR166 approximately 600 feet away from the site (*City of Marianna Code, Land Development Code, Sections 3-3, 3-4 & 3-5*).
3. Natural Gas: City natural gas is available on SR166 approximately 600 feet from the site.
4. Traffic Circulation: The site is currently accessed Old Greenwood Road. Site access will be addressed with the development order process.
5. Drainage: There are no apparent drainage issues at this time.
6. 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 about two miles away from a state park facility.
3. Conservation Area: The site of the proposed amendment is about two miles away from a conservation area.

4. Historic and Archeological Preserves or Sites: The site is not within the Historic Special Treatment Area, on the Federal Historic Register or listed in the Jackson County Survey of Historically Significant Sites. No known archeological findings have been found at the location.
5. Known Endangered Species Habitat: The site has been previously cleared. Being within two miles of the Florida Caverns State Park and the Chipola River, it is possible to see endangered or wildlife species on the site or in the area. It is unlikely that endangered or threatened species have habitats on the site (*On-site visual inspection; Strategic Habit Conservation Areas Map; Listed Species Occurrences Map (FGFWFC & FNAI)*).
6. Outstanding Florida Waters: The parcel is approximately 2.5 miles from the Chipola River. There are no outstanding Florida Waters on the site and should not pose any direct negative effects to the Chipola River.
7. Flora and Fauna: The site was previously developed and recently cleared. A survey of native vegetative communities is unwarranted.

E. Consistency with the Comprehensive Plan: The proposed amendment changing from Jackson County Residential 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 #2022-02 to the Future Land Use Map, as submitted.