

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



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 site 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 parcels total approximately 29 in size with approximately 1262 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. Zoning District

1. Existing Zoning District: The parcel is currently located in Jackson County, which does not utilize zoning.
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 Public Institutional Zoning category will be a good fit for a church.

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 property 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. 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

