

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

**APPLICATION NUMBER SSA 2022-03**

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**I. APPLICATION SUMMARY**

**A. Owner's Names and Mailing Addresses:**

James Peters  
2824 McPherson Street  
Marianna, FL 32448

**B. Property Description:**

1. **General Location:** The parcel is located at 2824 McPherson Street. More specifically the parcel can be located on the east side of McPherson Street just north of Pearl Street within the City of Marianna (Parcel Tax Id # 4-4N-10-0124-0000-0180; Latitude/Longitude 30.77048008492601,-85.23016462473446).
2. **Total Site Acreage:** The parcel is approximately 0.2 acres in size with approximately 50 feet of frontage on McPherson Street and 50 feet of frontage on Daffin Street.
3. **Current Land Utilization:** The parcel has been used for residential uses for many years. The existing structures were damaged severely by Hurricane Michael. The owner would like to demolish the existing structures and rebuild. The property holds a Commercial Future Land Use, which will not allow for residential uses.

**C. Future Land Use Map Category**

**Existing Land Use Category:** 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:** Residential– The intent behind the Residential Land Use Category was to provide for residential and related accessory uses (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (a)*).

## 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. Natural Features Analysis

1. Topography: The elevation of the site appears to be approximately 104 feet above mean sea level (*U.S.G.S. Quad. Map, Marianna, FL, 04/21/2022, [www.usgs.gov](http://www.usgs.gov), Onsite Visual Inspection, and Soil Survey of Jackson County*).
2. Soils: The parcel appears to contain primarily Dothan Loamy Sand with two to five percent slopes, which is defined as “well drained, gently sloping soil.” Dothan Loamy Sand has medium water capacity, and moderately slow permeability in the lower part of the subsoil. 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 12063C0313D, Portal.nwfwmdfloodmaps.com*).
4. Wetlands: The site does not appear to 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 a rural town or neighborhood setting (*on-site visual inspection*).

### B. Land Use Analysis

1. Current Future Land Use Map Development Potential: The current Future Land Use designation is not a good fit for redevelopment of a residential use. The site is located close to the center of town and railroad, but is surrounded by a residential area that is at least 75 years old. The applicant would like to demolish his existing home and rebuild his home with assistance of

*Assist2Build (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 proposed Residential Land Use Category is compatible with the existing area and would be a good fit for a new home (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (d)*). The City of Marianna Residential designation is the best fit for rebuilding.
3. General Analysis of Existing and Surrounding Land Uses and Site Characteristics: The site is surrounded by residential properties.

#### **C. Public Facilities and Services Analysis**

1. Potable Water Concerns: City water is available (*City of Marianna Code, Land Development Code, Sections 3-3, 3-4 & 3-5*).
2. Sanitary Sewer: City sewer is available (*City of Marianna Code, Land Development Code, Sections 3-3, 3-4 & 3-5*).
3. Natural Gas: City natural gas is available.
4. Traffic Circulation: The site will be accessed via existing driveways that are located on the property.
5. Drainage: There are no apparent drainage issues at this time. Planning staff will re-evaluate drainage with the development order process.
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 four miles away from a state park facility.
3. Conservation Area: The site of the proposed amendment is about a mile from two different conservation areas.
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. There are no known archeological findings.

5. Known Endangered Species Habitat: The site and neighborhood have been previously developed. Being within a mile of a couple of conservation areas, 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 one mile from the Chipola River. There are no outstanding Florida Waters on the site, and the site should not pose any direct negative effects to the Chipola River.
7. Flora and Fauna: The site is within an old neighborhood, which 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 Residential 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 #2022-03 to the Future Land Use Map, as submitted.