

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

---

**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 Zoning Designation, which will not allow for residential uses and reconstruction will not qualify for a legal non-conforming status.

**C. Zoning District**

1. Existing Zoning District: The parcel is currently zoned Commercial.
2. Proposed Zoning District: *City of Marianna Residential-3 (R-3)*. The proposed district is intended to provide areas for a mix of single to multifamily dwellings and related accessory structures (*City of Marianna Code, Land Development Code, 4-1.7 (3)*).

## 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.

