

**CITY OF MARIANNA**  
**COMMISSION AGENDA MEMO**  
**DATE: 06/05/2018**

**ADMINISTRATIVE STAFF REPORT**

- Subject:** Ordinance #1072; Small Scale Amendment to the City of Marianna Comprehensive Plan, Future Land Use Map Series (SSA 18-01)
- Subject Background:** The City of Marianna Planning and Zoning Board met in regular session on May 21, 2018, reviewed the proposed land use change and recommended approval.
- Details:** The proposed ordinance is for a land use change on approximately 0.84 acres owned by Kermit and Dorris Gillam located on the east side of Sunrise Drive within the City of Marianna. The property currently holds a Jackson County future land use designation of Mixed Use Urban Transitional. The parcel was recently annexed into the City of Marianna. The proposed change is to City of Marianna Residential.
- Recommendation:** Conduct a public hearing, request the proposed Ordinance be read by title and advertised in accordance with Florida Statutes.
- Potential Motion:** I move Ordinance #1072 be read by title and advertised for the July 3, 2018 meeting.

Prepared by: Kay Dennis, Director



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

**APPLICATION NUMBER SSA 18-01**

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**I. APPLICATION SUMMARY**

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

Kermit L. and Dorris J Gillam  
2965 Sunrise Drive  
Marianna, FL 32448

**B. Property Description:**

1. General Location: The parcel is located at 2974 Sunrise Drive (on the east side of Sunrise Drive; parcel Id# 06-4N-10-0000-0090-0000) within the City of Marianna (location map attached).
2. Latitude/Longitude: 30.781724/-85.26298
3. Total Site Acreage: The parcel is approximately 0.84 acres in size.
4. Current Land Utilization: There is one residential unit on the property.

**C. Future Land Use Map Category**

Existing Land Use Category: Jackson County Future Land Use Mixed Use Urban Transitional (MUUT) -- The Jackson County Mixed Use Urban Transitional Land Use Designation provides a gradient of intensities and densities adjacent to municipalities and similar uses (*Jackson County Comprehensive Plan, Future Land Use Element, Policy 2.3(2) and Jackson County Future Land Use Map*).

Proposed Land Use Category: City of Marianna Residential – The Residential Land Use Category was created for single- and multi-family dwelling units and related residential 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 properties on April 26, 2018.

Pursuant to *Florida Statutes 166.041*, two display ads with maps appeared in the Jackson County Times on Thursday, May 10, 2018. A display advertisement with information about the amendment and the Planning & Zoning Board Meeting was advertised in the Jackson County Times on May 17, 2018. An additional public notice will appear in the Jackson County Times on June 21, 2018.

### III. STAFF REVIEW

#### A. Natural Features Analysis

1. Topography: The elevation of the site is approximately 165 feet above mean sea level (*U.S.G.S. Quad. Map, Marianna, FL, 03/17/2017, [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 12063C0295D, [Portal.nwfwmdfloodmaps.com](http://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 Jackson County Mixed Use Urban Transitional Future Land Use designation was a good fit for the site until recently. The City of Marianna Residential Land Use category provides a better fit for this property, which was annexed into the City in February 2017 (*Jackson County Comprehensive Plan, Future Land Use Element, Policy 2.3(2) and Jackson County Future Land Use Map*).

2. Proposed Future Land Use Map Development Potential: The Residential Land Use Category was created to provide for residential and related uses (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (a)*). The City of Marianna Residential designation is the best fit for a neighborhood residential site located adjacent to other residential land uses. The Residential designation provides the owners protection for their residential property values.
3. General Analysis of Existing and Surrounding Land Uses and Site Characteristics: The current owner is living in an established residential structure at the site. The tracts located on the north and west sides hold a Jackson County Future Land Use designation of Mixed Use Urban Transitional. The properties located on the south and east sides of the site hold a City of Marianna Residential Future Land Use designation. The site is surrounded by residential and neighborhood commercial uses.

There have been no comments or concerns. There are no known compatibility issues.

#### **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 a public street, Sunrise Drive.
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 not within the HSTA overlay, nor is it 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 parcel is approximately three miles from the Chipola River.
7. Flora and Fauna: The site was previously developed with a residential unit. A survey of native vegetative communities is unwarranted

**E. Consistency with the Comprehensive Plan:** The proposed amendment changing from Jackson County Mixed Use Urban Transitional 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 #18-01 to the Future Land Use Map, as submitted.

**ORDINANCE NO. 1072**

**AN ORDINANCE AMENDING ORDINANCE NO. 812, WHICH ADOPTED THE CITY OF MARIANNA COMPREHENSIVE PLAN, AND ORDINANCE NO. 1059, WHICH AMENDED THE CITY OF MARIANNA COMPREHENSIVE PLAN AND FUTURE LAND USE MAP TO PROVIDE FOR THE ADOPTION OF A CERTAIN SMALL SCALE FUTURE LAND USE MAP AMENDMENT (SSA-18-01) TO THE CITY OF MARIANNA COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREFORE**, the City Commission of Marianna, Florida has previously enacted Ordinance No. 812, which adopted the City of Marianna Comprehensive Plan, Ordinance No. 1059, which amended the City of Marianna Comprehensive Plan and Future Land Use Map; and

**WHEREAS**, the City Commission of Marianna, Florida desires to amend Ordinance No. 812 and Ordinance No. 1059 to adopt a certain small-scale (SSA 18-01) amendment to the City of Marianna Comprehensive Plan as shown on the attached Exhibit A on the request of Kermit L. and Dorris J. Gillam.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MARIANNA, FLORIDA, THAT:**

1. Ordinance No. 812 and No. 1059 (including all revisions through the effective date of this ordinance) is amended for the adoption of a certain small-scale future land use map amendment to the City of Marianna Comprehensive Plan, to provide for a change of the land use designation on real property described as follows:

Lot #5 Commencing at the SE Corner of NE ¼ of Section 6, T4N, R10W, Jackson County Florida; thence N00°30'00"W, 500.0 feet to the Point of Beginning; thence S89°30'00"W, 185 feet to the East side of a dirt street; thence N00°30'00"W along said street 100.00 feet; thence N89°30'00"E, 185.00 feet; thence S00°30'00"E 100.0 feet to the Point of Beginning; and

Lot #6 Commencing at the SE Corner of NE ¼ of Section 6, T4N, R10W, Jackson County Florida; thence N00°30'00"W, 400.0 feet to the Point of Beginning; thence S89°30'00"W, 185 feet to the East side of a dirt street; thence N00°30'00"W along said street 100.00 feet; thence N89°30'00"E, 185.00 feet; thence S00°30'00"E 100.0 feet to the Point of Beginning.

from Jackson County Comprehensive Plan, Future Land Use Mixed Use Urban Transitional (MUUT) (*Jackson County Comprehensive Plan, Future Land Use Element, Policy 2.3(2)*) to City of Marianna

Comprehensive Plan Future Land Use Residential (*City of Marianna Comprehensive Plan, Future Land Use Element, Policy 1.1.4 (a)*).

2. **SEVERABILITY:** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is held for any reason, to be unconstitutional, void, or invalid, the validity of the remaining portion of the ordinance shall not be affected thereby.

3. **REPEALER:** All other ordinances or portions of ordinances in force at the time this ordinance becomes effective which are in conflict with any provisions hereof shall be deemed to have been repealed to the extent of any such conflict, otherwise to remain in full force and effect.

4. **EFFECTIVE DATE:** This ordinance shall take effect as provided by law.

**PRESENTED AND READ TO THE CITY COMMISSION OF THE CITY OF MARIANNA, FLORIDA ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

**THE FORGOING ORDINANCE WAS PASSED AND ADOPTED BY A VOTE OF \_\_\_\_ TO \_\_\_\_ BY THE CITY COMMISSION OF MARIANNA, FLORIDA ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

ATTEST:

**CITY OF MARIANNA**

\_\_\_\_\_  
**Kimberly J. Applewhite, City Clerk**

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**John Roberts, Mayor/Commissioner**

# PROPOSED LOCATION MAP

