

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

ADMINISTRATIVE STAFF REPORT

- Subject:** Ordinance #1073; Change to the City of Marianna Zoning Map
- Subject Background:** The City of Marianna Planning and Zoning Board met in regular session on May 21, 2018, reviewed the proposed zoning change and recommended approval.
- Details:** The proposed ordinance is for a zoning 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 was recently annexed into the City and does not have an assigned zoning. City of Marianna Residential 2 zoning is being proposed.
- 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 #1073 be read by title and advertised for the July 3, 2018 meeting.

Prepared by: Kay Dennis, Director

KD

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

I. APPLICATION SUMMARY

A. Owner's Names and Mailing Addresses:

Kermit and Dorris Gillam
2974 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. Total Site Acreage: The parcel is approximately 0.84 acres in size.
3. Current Land Utilization: There is one residential unit on the property.

C. Zoning District

1. Existing Zoning District: None. – The tract was recently annexed into the City of Marianna and provided a Future Land Use designation of Residential.
2. Proposed Zoning District: City of Marianna Residential-3-- The proposed district is intended to provide for a mix of residential uses (*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 properties on April 26, 2018. Pursuant to *Florida Statutes 166.041*, display ads with maps appeared in the Jackson County Times on May 10, 2018, May 17, 2018, June 14, 2018 and June 21, 2018.

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

The current owner has indicated plans continue using the property as a residential use. The property already has a single family home on it. The site is surrounded by residential and neighborhood commercial uses. The adjacent property inside the City is zoned Residential-3.

There have been no comments or concerns from the owners of nearby properties. 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 Residential 3 to the City of Marianna Zoning Map.

ORDINANCE NO. 1073

AN ORDINANCE AMENDING ORDINANCE NO. 815, WHICH ADOPTED THE CITY OF MARIANNA LAND DEVELOPMENT REGULATIONS AND ORDINANCE 1060, WHICH AMENDED THE CITY OF MARIANNA LAND DEVELOPMENT REGULATIONS TO PROVIDE FOR A LAND USE DISTRICT CHANGE TO THE ADOPTED ZONING DISTRICT MAP OF THE CITY OF MARIANNA, FLORIDA; PROVIDING FOR SEVERABILITY AND FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

WHEREFORE, the City Commission of Marianna, Florida has previously enacted Ordinance No. 815, which adopted the City of Marianna Land Development Regulations (LDR) on December 1, 1991, and Ordinance No. 1060, which amended the City of Marianna Land Development Regulations; and

WHEREAS, the City Commission of Marianna, Florida desires to amend Ordinance No. 815 and Ordinance No. 1060 to enact a change to the adopted Zoning District Map of the City of Marianna, Florida as shown on attached Exhibit A, at 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. 815 and Ordinance No. 1060 (including all revisions through the effective date of this ordinance) is amended for a change in Zoning District Map of the City of Marianna, Florida, to provide for a Zoning District designation of Residential-3 (R-3) 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.

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

John Roberts, Mayor/Commissioner

PROPOSED LOCATION MAP

