

City of Marianna, Florida
Architectural Style
& Design Guidelines



June, 2024

Prepared by:

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Part 1.0

Introduction

1.1 EXECUTIVE SUMMARY & PURPOSE

The goal of this Architectural Style and Design Guidelines document is to set the framework for development and redevelopment within the City of Marianna’s historic downtown core. Through analysis of the area, and by gathering of information from the public and stakeholders, this document has been established to provide the City and future developers with a set of guidelines for design, materials, and aesthetics that maintain the architectural and community character that has been so prevalent for generations. This document will also ensure that a comprehensive approach is achieved for development and redevelopment, in order to maintain aesthetic and character cohesiveness within the Downtown for years to come.

Nicknamed “The City of Southern Charm”, Marianna is located within the Florida Panhandle, approximately 55 miles from the Gulf Coast, 15 miles from the Alabama state line, and 17 miles from the Georgia state line. The aesthetic character of the City truly lives up to its nickname. The unique architectural character of the downtown Historic District is complimented by the antebellum-style architecture of the surrounding homes and romantic warm-subtropical landscape.

On October 10, 2018, Category 5 Hurricane Michael devastated downtown Marianna, and one of the project sites, Lafayette Street, was blocked due to several historic buildings collapsing. The City’s residents were left without power for three weeks, leaving schools closed and many residents with heavily damaged or destroyed businesses and homes. Hurricane Michael is still known as the worst natural disaster to hit Marianna. In addition to the destruction left on structures, the urban landscape and significant areas of surrounding forests were also left devastated.

In response to the need for restoration due to the hurricane, the City of Marianna and stakeholders are currently working to enhance the Downtown Core with sustainable redevelopment principles which address historic buildings, streetscape enhancements, pedestrian & ADA improvements, and improved circulation. This document presents analysis, overview, and several conceptual solutions to address the concerns and needs in the Downtown core.



1.2 SITE HISTORY

1.2.1 Brief History of Marianna

Nicknamed “The City of Southern Charm”, Marianna is located on the Florida Panhandle, and the aesthetic of the City truly lives up to its namesake. The unique architectural character of the downtown Historic District is evident with the antebellum-style architecture of the surrounding homes.

1.2.2 Climate and Geography

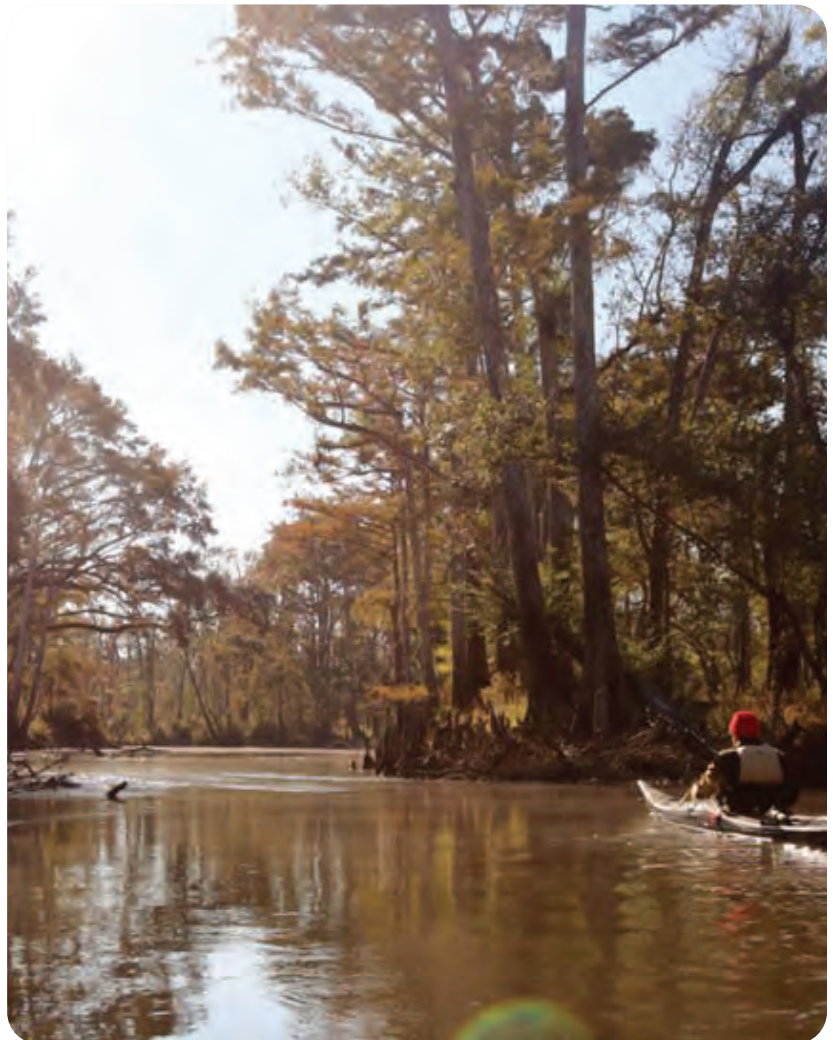
Marianna boasts a pleasant subtropical climate, characterized by warm and humid summers and mild winters. During the summer months the average high temperature hovers around 89°F, providing opportunities for outdoor activities in the sunshine.

Average winters see low temperatures around 44°F, creating a comfortable and mild environment. Marianna receives an average of 54 inches of annual rainfall, with the majority occurring in the late spring and early summer. This rainfall contributes to the lush greenery and vibrant flora that can be found in the area. Thanks to its proximity to the Gulf of Mexico, Marianna benefits from consistent humidity levels, which help maintain its typically warm weather and create a pleasant environment for residents and visitors alike.

The natural landscape and the proximity to the Chipola River offers many nearby natural attractions including Baltzell Spring, Jackson Blue Springs, Florida Caverns State Park, Bellamy Bridge Heritage Trail, and Hinson Conservation and Recreation Area.



Decorative clock in downtown Marianna

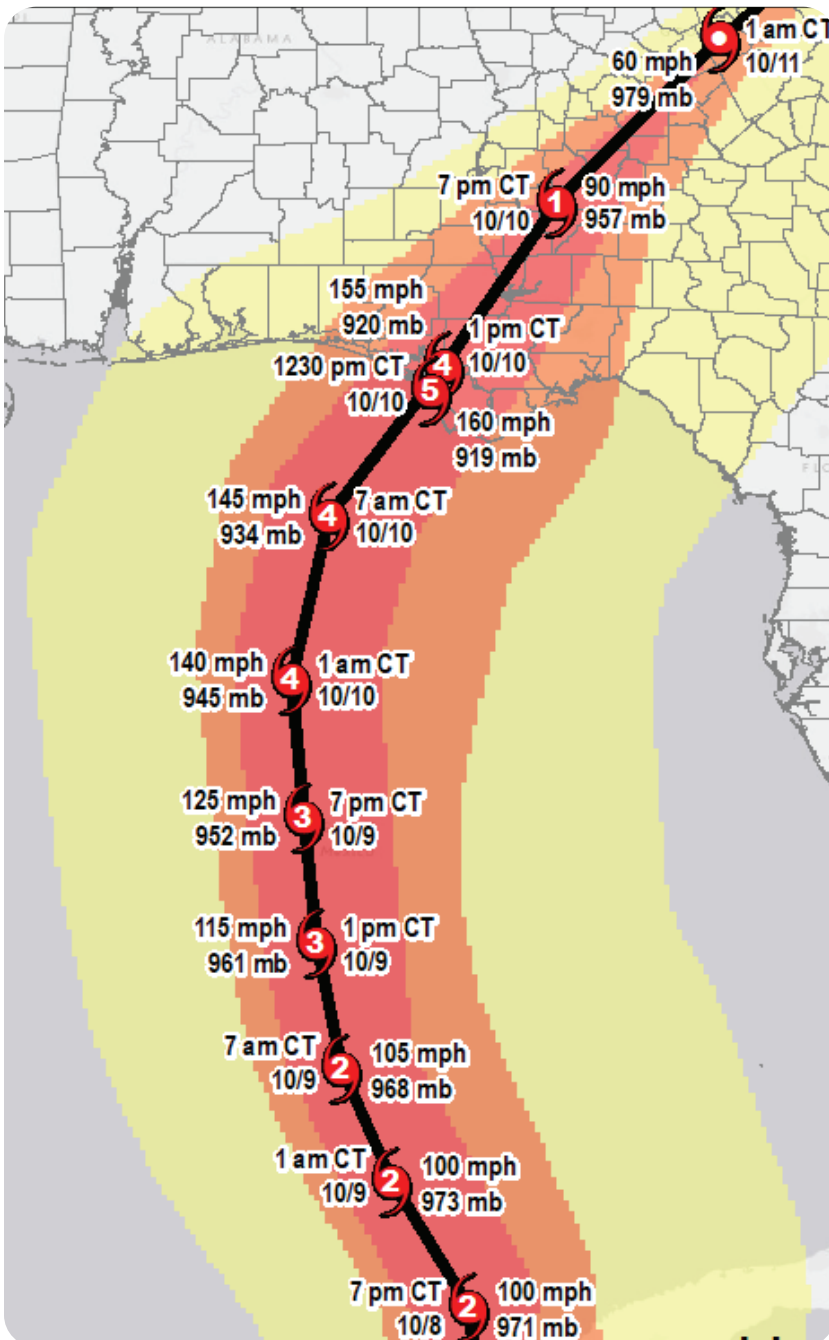


Kayaker on the Chipola River

1.2.3 Hurricane Michael & Site Impacts

On October 10, 2018, Hurricane Michael devastated downtown Marianna and one of the project sites, Lafayette Street, was blocked due to several historic buildings collapsing. The City's residents were without power for three weeks, leaving schools closed and over 80% of the residents with heavily damaged or destroyed businesses and homes. Hurricane Michael is still known as the worst natural disaster to hit the City of Marianna.

Due to the extensive destruction left by Hurricane Michael, Marianna's once vibrant downtown historic buildings were now facing demolition. Cristo's Five and Dime on the NW corner of Lafayette and Jefferson streets is one of those buildings and one of the project locations discussed in this document.



Hurricane Michael Path



Hurricane Michael Aftermath



Hurricane Michael Aftermath

An Excerpt from:

'Marianna – Recovering Hearts Welcome Your Holiday Business', By Kay Dennis

On October 10th, 2018 at 2:00 pm the City of Marianna changed forever. Buildings standing firm and tall for centuries were suddenly empty doll-house structures. Monuments honoring military veterans and fallen war heroes were instantly demolished. Every street in town and most homes were covered with huge trees. Communication stopped immediately. Citizens and visitors lost cellular, land line, television and internet connections. Being approximately sixty miles inland, most locals had lived through many hurricanes. The very worst storms remembered had some wind, random tornadoes and rain. Hurricane Michael would defy the odds and make landfall so quickly that no one was prepared. Citizens cleaned off the shelves of the local stores the night before, but most only had supplies that would last a couple of days, which would be more than was usually needed. The four to six hour period the eye wall passed over Marianna looked like a blizzard. Seeing past the end of one's arm was nearly impossible, due to the whiteout conditions. Many ventured out during the middle of the eye only to find the worst of the storm was yet to come. Assistance would only be available after streets were cleared. Two days following the storm, purchasing fuel for a generator meant paying cash and traveling 60 miles or more through dangerous pig-trails of fallen power poles and trees.

How could a small rural town possibly recover from the physical and mental effects of Hurricane Michael? Almost immediately fire and police officers from around the country arrived to assist locals and keep citizens safe. Utility and road crews from everywhere imaginable began helping to clean-up and restore electrical services nonstop around the clock. Neighbors helped neighbors recover family and friends trapped within their homes. First responders were sent out as areas became clear. People from all types of relief organizations brought food, clothing, and other supplies to the needy. The community rallied and continue to rally together to help one another, all thankful to have survived Hurricane Michael.

A little over a month later Marianna continues to heal, but hope floats all around. Businesses are beginning to open. "Our roof is open in the back and front, and we have mortar damage" explained Desiree Baggett, owner of A Wild Hair, "but last week we had a large turnout for a holiday sale called Holly Jolly". "My fuel pumps and awnings were completely destroyed" detailed Mohammed Shahjahan, new owner of Adnam Food Mart, "but the convenience store is open and busy". Maranda Hartman, new owner of the Waffle Iron clarified how she had lost the entire dining room of her restaurant, "but since the kitchen was untouched we setup tents with heaters behind the building for a temporary dining area until after Christmas". Maranda also told how she was thankful for the birth of her first grandson, Eli, the night before Hurricane Michael arrived. Luke Shores, owner of Cobb Front-End and Cobb's 2 shared how their business was closed approximately two weeks and today Internet services had finally been restored enabling the business to process credit cards. "We have been blessed and prayers have been answered that business is returning" Luke stated. Gus and Fran Peace are awaiting repairs at Gus No Fuss Pool Service, "but we boarded up the windows and went back to work" stated Fran. Sissy Woodall owner of Living Life Repurposed shared how she had quite a bit of damage, but another business, Lemon Squeeze, was allowing her to display seven Christmas trees to sell special Christmas ornaments until her building could be repaired in 2019. Terry Owens was glad to describe that a portion of the roof would need replacing, but two weeks ago they had begun opening one room at a time in his gallery of eclectic collections. Suzanne Owens, manager of Be Spoken expressed how one window was boarded up, but the other was full of Christmas displays to provide hope for the community. Art and Michele Tabor Kimbrough, shared how the roof was removed from Michele's studio and placed atop the Art Factory Gallery, but the gallery would be open by appointment only during the holidays. Finally, Chuck Smith, owner of Smith and Smith Jewelers was pleased to tell that he was already working on some customized Christmas and hurricane jewelry designs.

Much like a classic children's story, the citizens whether tall or small are singing and preparing for Christmas. As it turns out, it's not the things in the world that mean the most, but the hearts of those who share their all. Come visit Marianna and support the recovery.[1]

“Every road in Jackson County was covered in trees making mobilization and rescue impossible” (Surviving Hurricane Michael, Dennis, 34).



“Then, they noticed a tree in the back corner of the lot that was twisted up before their eyes. ‘It looked like someone was giving the tree an Indian burn; all the bark was twisting,’ Michelle . . . [Borden] . . . continued. That tree fell onto Michele’s home over her family room. ‘I thought we are in Marianna and these trees have been here forever and a day,’ she added. ‘That sucker was huge, and we watched the roof from the inside bounce up and down’” (Surviving Hurricane Michael, Dennis, 49).



[1] Published in The Tallahassee Democrat on November 24, 2018 and in the Dothan Eagle on November 27, 2018. Published in The Tallahassee Democrat on November 24, 2018 and in the Dothan Eagle on November 27, 2018. Surviving Hurricane Michael, Dennis, 163-166.

1.3 VICINITY

The three sites discussed in this design guidelines document are located at the heart of downtown Marianna, north of Lafayette Street. The sites are located in close proximity to Madison Street Park, the Jackson County Courthouse, Constitution Memorial Park, and several structures listed on the National Register of Historic Places.



Exhibit A

VICINITY MAP OF PROJECT SITES IN DOWNTOWN MARIANNA



Madison Street Park and farmer's market



Jackson County Courthouse



Constitution Memorial Park



St. Luke Baptist Church



Davis-West House

Part 2.0

Public Involvement

2.0 PUBLIC INVOLVEMENT

On February 14, 2024, the City of Marianna and DHM co-hosted a luncheon event at the Historic Bank Building in Downtown Marianna, drawing in approximately 65 stakeholders.

The agenda encompassed diverse topics, with presentations highlighting conceptual streetscape and façade enhancements by J2 Design of Phoenix, Arizona. Additionally, insights into rural downtown revitalization were shared by The Marsh Collective of Opelika, Alabama. DHM contributed by outlining proposed improvements for downtown Marianna, leveraging Hurricane Michael CDBG Hometown Revitalization funding. J2 Design, The Marsh Collective, and DHM have actively engaged in individual stakeholder meetings, gathering valuable feedback and insights to inform the revitalization efforts.



Stakeholder luncheon on February 14, 2014

Part 3.0

Site Features & Analysis

3.1 PROJECT SITES

The project is composed of two streetscapes and an existing open space, to be the location of a new pedestrian plaza at Cristo's Corner. The proposed plaza is located at the NW corner of Lafayette and Jefferson Streets, and currently sits on the previous site of a recently demolished two-story building, approximately 6,650 sf. The existing pedestrian walkway directly adjacent to the building on one of the project streetscapes, Jefferson Street, has an interesting mix of concrete and brick. The hardscape is softened by rectangular and linear planters with groundcovers, trees, and shrubs. Park-style post lights and benches are provided. This aesthetic carries to the other side of the street, where parallel street parking is available.

Lafayette is the main street which runs through the historic downtown area of Marianna and is the second streetscape studied in this document. The pedestrian sidewalk has a grade change, creating a wide pedestrian zone bisected by a railing/ramp. Parallel parking is available on Lafayette street.

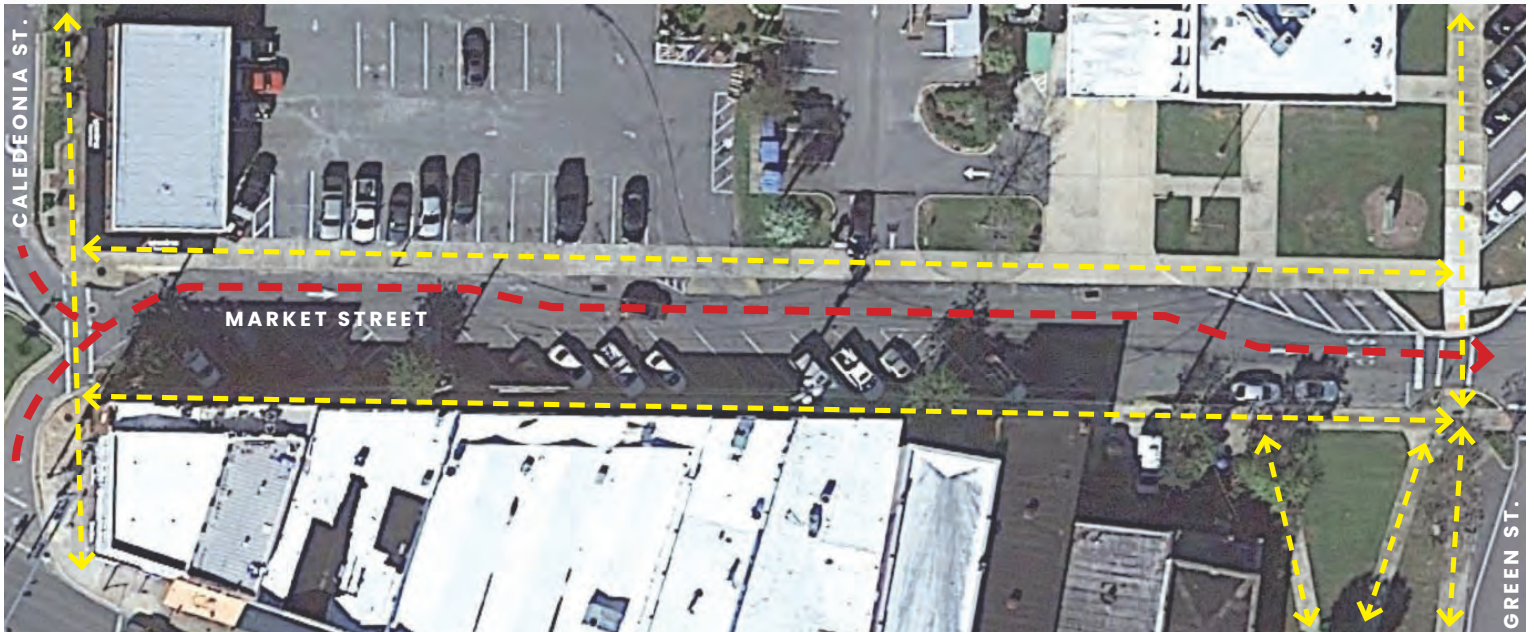


Exhibit B MARKET STREET SITE ANALYSIS

Market Street Site Opportunities

- Reduction of north sidewalk & drive lane widths
 - Widen pedestrian zone along business frontages
 - Add landscape areas to soften hardscape
 - Add seating options
- Curb bump-outs for ADA ramps

Market Street Site Constraints

- Limited pedestrian zone
 - No space for seating
 - Limited shade
- One-way street configuration
- Lacking ADA-compliant ramps



Grade change at pavement



Decorative paving pedestrian at street corners



Exhibit C

LAFAYETTE STREET SITE ANALYSIS

Lafayette Street Site Opportunities

- Utilize grade change to create a unique pedestrian experience
 - Integrated seating
- Improve business access opportunities
 - Parking ease of access
 - Enhance sidewalk aesthetic

Lafayette Street Site Constraints

- Grade change/railing
- Located along U.S. Route 90
 - Fast moving traffic

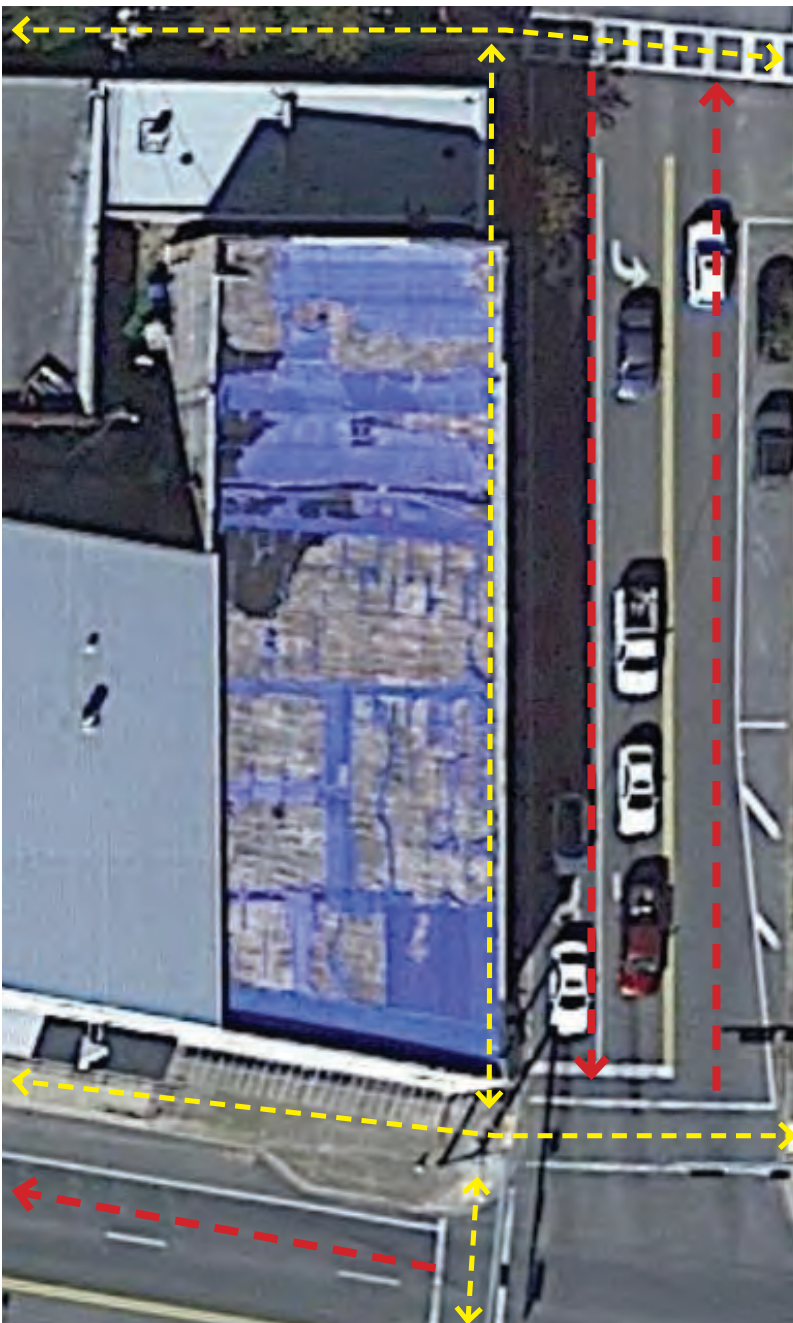


Exhibit D

CRISTO'S CORNER SITE ANALYSIS

Cristo's Corner Site Opportunities

- Gateway element as wayfinding feature for pedestrian and vehicular traffic
- Grade/slope creates opportunities for integrated seating and a multi-use space
- Outdoor dining area for adjacent restaurant



Birdseye view of Cristo's Corner, facing northwest



Streetscape adjacent to Cristo's Corner, facing north

Cristo's Corner Site Constraints

- Busy intersection of Jefferson Street and Lafayette Street
- Slope along Jefferson Street
- Grade change between site and alleyway

Part 4.0

Proposed Site Design

4.1 CONNECTIVITY

Circulation was evaluated in regards to the major vehicular and pedestrian routes located adjacent to the site, starting from Caledonia St. and running west to Madison St. Routes analyzed include Major Vehicular Routes (Lafayette Street), Primary Pedestrian Access (south side of Market St. and north side of Lafayette St.) and Secondary Pedestrian Access (alternative circulation routes adjacent to the site and connecting major attractions).



Vehicular circulation at Market Street and Caledonia Street



Crosswalk at Madison Street and US 90



Palm trees at street corners



Pedestrian path on Market Street

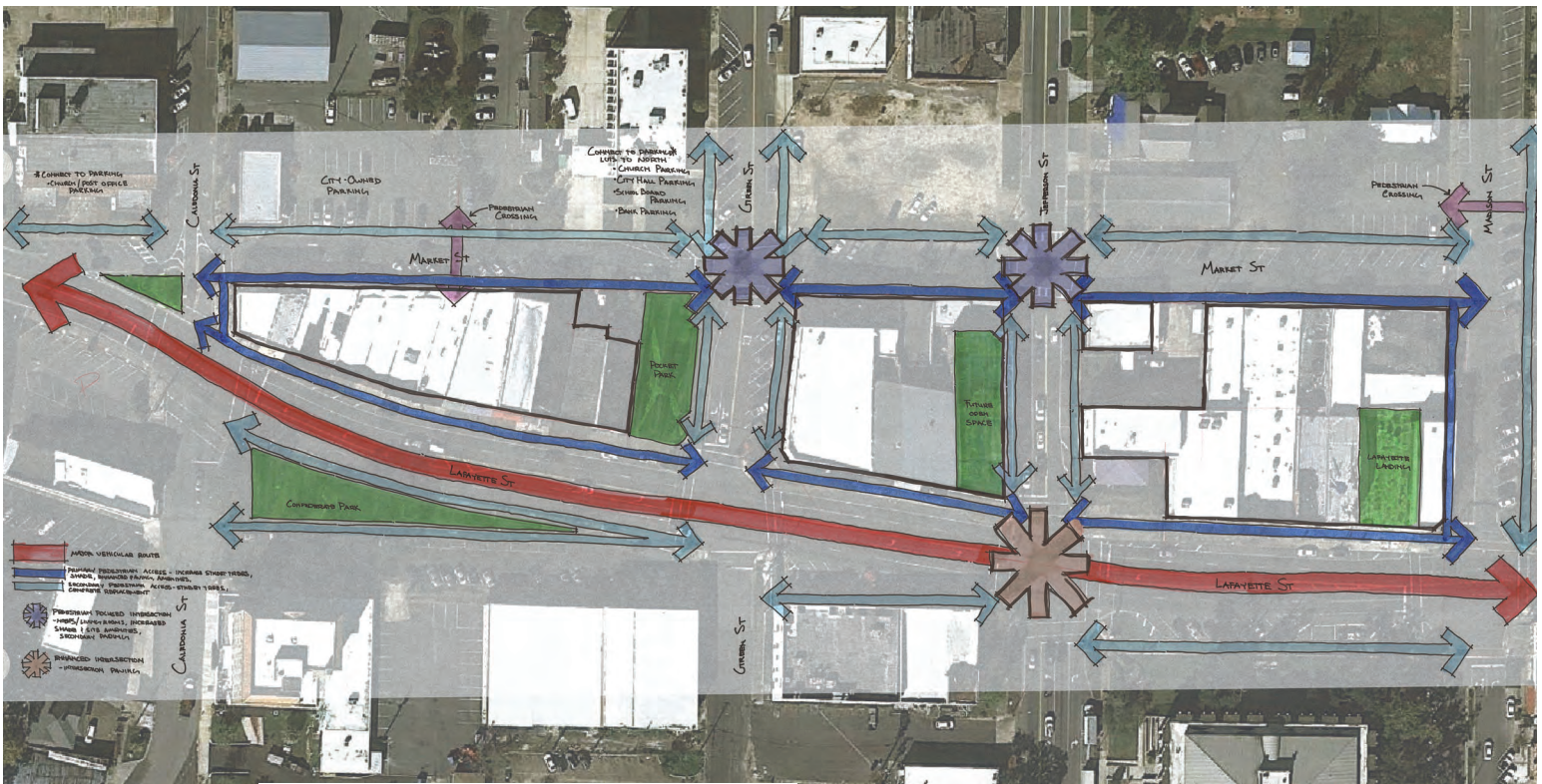


Exhibit E CONNECTIVITY DIAGRAM

Three major intersections were identified, designated as 'Pedestrian Focused Intersections' and 'Enhanced Intersections'. Pedestrian focused intersections propose enhancements such as outdoor rooms, increased shade and site amenities, and aesthetic enhancements such as secondary pavement or increased light elements. Two Pedestrian Focused Intersections are proposed where Market St. crosses Green St. and Jefferson St. Enhanced intersections are geared towards safety/visibility and wayfinding – introducing enhanced paving and crosswalks. One Enhanced Intersection is proposed at Jefferson and Lafayette Streets.

Two new pedestrian crossings are proposed to ensure visitors to the site will be safe from vehicular traffic. The first pedestrian crossing occurs on Market St. between Green St. and Caledonia St., and connects the parking lots on the north with the commercial plaza to the south. The second pedestrian crossing occurs just north of the intersection of Madison and Market streets, and connects Madison Street Park to the existing public parking lot. Opportunities for enhanced crossings include raised tables with lit elements, flashing signs, stop lights, etc. A traffic analysis will need to be performed to understand the optimal solution at these two separate locations.



Existing green space

4.2 STREETScape CONCEPTS - MARKET STREET

4.2.1 'Concept A' Enhancements / Improvements

Goal: Increase public parking spaces and enhance pedestrian experience

- ◇ Maximize angled parking on south side of Market Street
- ◇ Enhanced pedestrian paving with planters and seatwall at streetscape entrance on SE corner of Caledonia St. and Market St. and SW corner
- ◇ Enhanced aesthetics – recycled brick pavers at pedestrian plaza adjacent to storefront entrances
- ◇ Tree planters with grates for shade and natural drainage opportunities
- ◇ Seating and planting nooks for pedestrian respite and rideshare waiting areas



Exhibit F

MARKET STREET 'CONCEPT A' PLAN



4.2.2 'Concept B' Enhancements / Improvements

Goal: Increase comfort and accessibility of pedestrians and add public parking with ride-share element

- ◇ Angled parking added
- ◇ Enhanced pedestrian crossings on both east and west ends of Market Street
- ◇ Pedestrian 'plaza' to act as a rideshare pick-up / drop-off area with material enhancements for safety and aesthetics
 - Vehicular brick pavers
 - Enhanced sidewalk aesthetics
 - Raised tree planter with seating
 - Increased shade trees



Exhibit G

MARKET STREET 'CONCEPT B' PLAN



4.3 STREETScape CONCEPTS - LAFAYETTE STREET

4.3.1 'Concept A' Enhancements / Improvements

Goal: provide parking and increased accessibility to shop entrances and introducing seating and planting areas.

- ◇ Parallel parking on north side of Lafayette Street
- ◇ Utilization of grade change for 6 rectangular seatwalls with planter and opportunities for decorative handrails
- ◇ Direct access to businesses and increased pedestrian circulation with introduction to ramp bisecting existing railing and ramp.
- ◇ Addition of directional access ramps at existing crossings at Green St. and Jefferson St.
- ◇ Unify design of overhead canopies for a cohesive look



Exhibit H

LAFAYETTE STREET 'CONCEPT A' PLAN

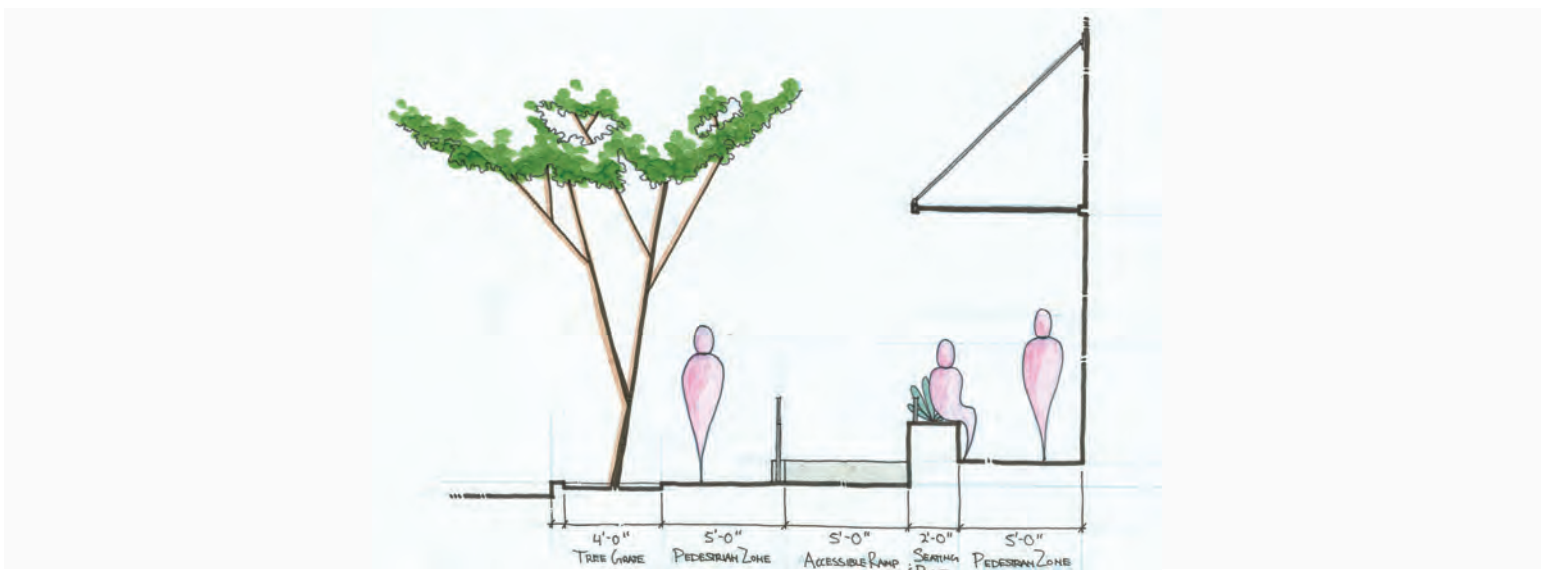


Exhibit I

LAFAYETTE STREET 'CONCEPT A' SECTION

4.3.2 'Concept B' Enhancements / Improvements

Goal: provide parking and increase pedestrian seating opportunities with enhanced paving and raised planters

- ◇ Parallel parking on north side of Lafayette Street
- ◇ Utilization of grade change for raised linear planters with integrated bench seating
- ◇ Direct access to businesses and increased pedestrian circulation with introduction of two steps/ platforms bisecting existing railing and ramp.
- ◇ Addition of directional access ramps and seating element at pedestrian plaza crossings at Green St. and Jefferson St.



Exhibit J

LAFAYETTE STREET 'CONCEPT B' PLAN

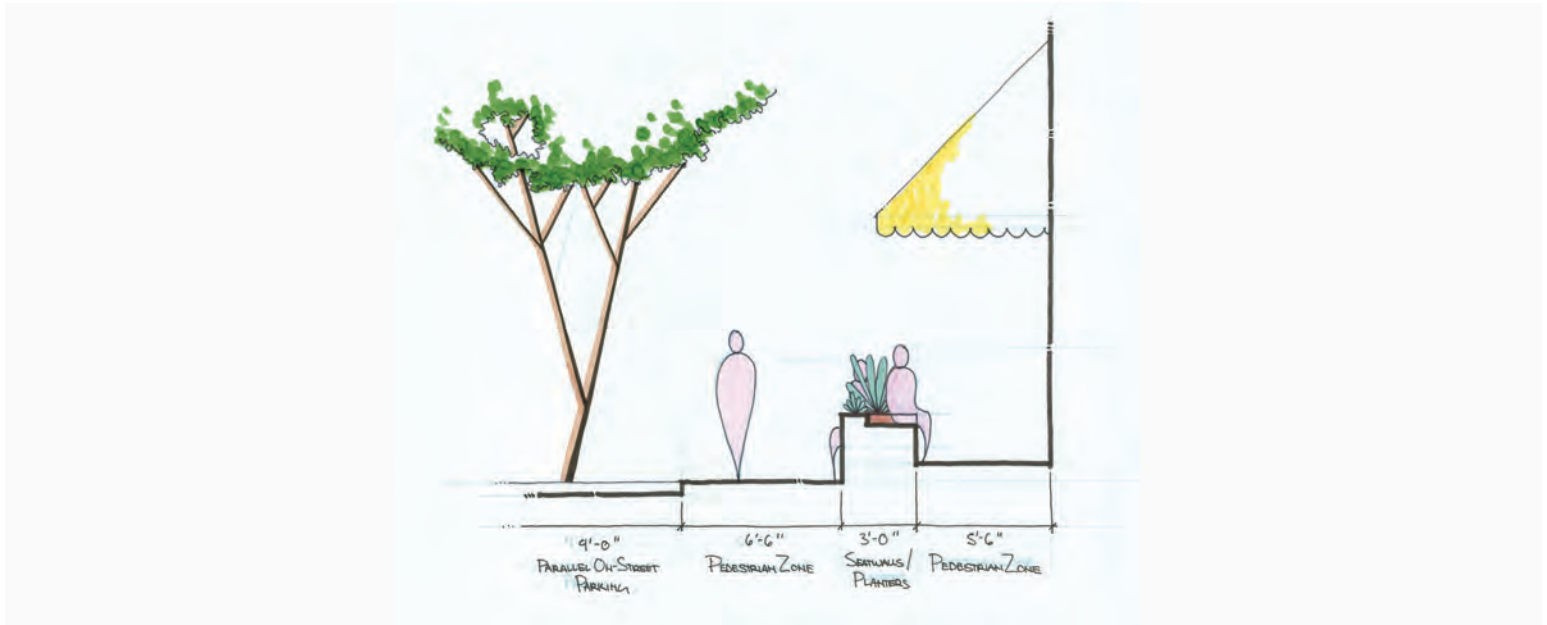


Exhibit K

LAFAYETTE STREET 'CONCEPT B' SECTION

4.3.3 'Concept C' Enhancements / Improvements

Goal: Utilize space for pedestrian use and provide shaded seating areas and at-grade planting areas

- ◇ Improve layout of site to shift grade change closer to building, opening up plaza space
- ◇ Introduction of large shade trees at raised tree planters with seating
- ◇ Linear at-grade planting areas to soften pedestrian walkway
- ◇ Addition of directional access ramps at crosswalks
- ◇ Shade elements at east and west street corners



Exhibit L LAFAYETTE STREET 'CONCEPT C' PLAN

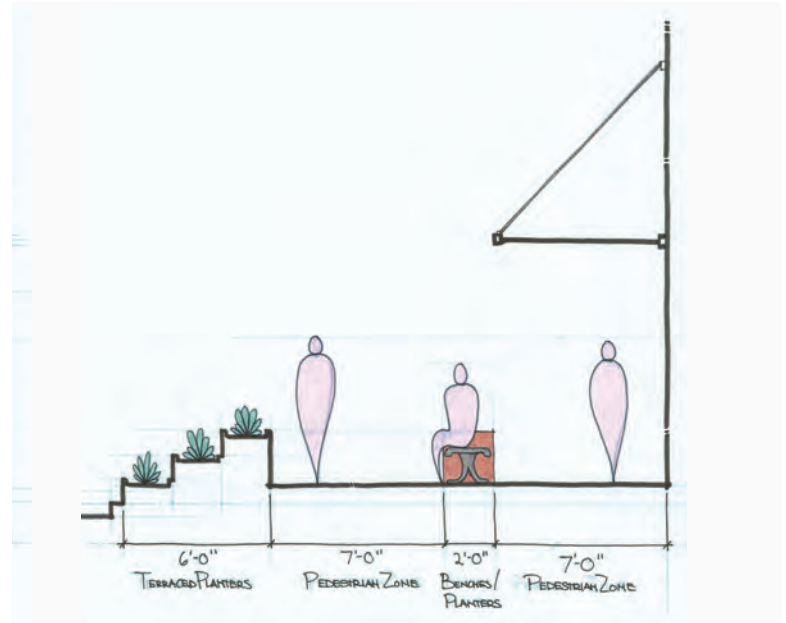
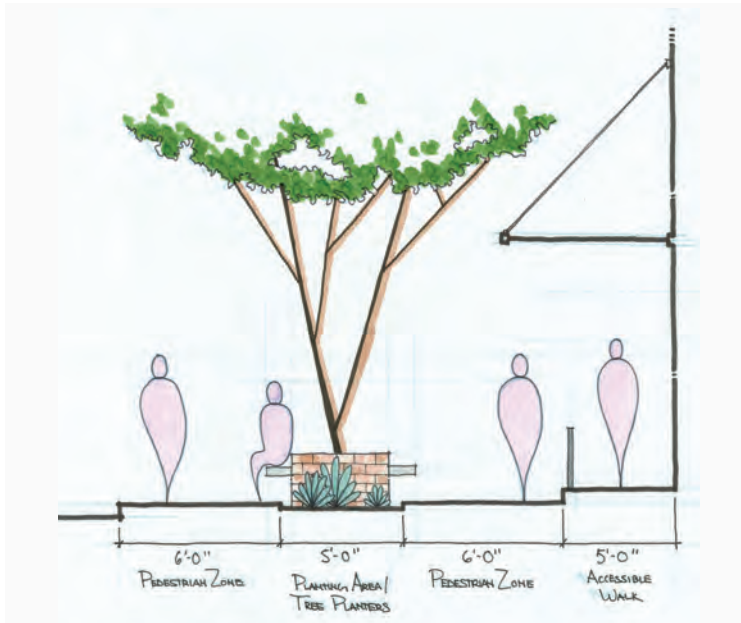


Exhibit M LAFAYETTE STREET 'CONCEPT C' SECTIONS (ORIGINAL & ALTERNATIVE)

4.4 CRISTO'S CORNER CONCEPTS

4.2.1 'Concept A' Enhancements / Improvements

Goal: Create a destination environment with a distinct sense of place for the public to meet and socialize, while providing a space for both active and passive activities.

Program Elements:

- ◇ Downtown Marianna gateway element 'Concept A'
- ◇ Enhanced pavement materials and geometric / urban design
- ◇ Terraced natural turf area for seating and gathering
- ◇ Multi-use plaza area with fixed seating and shade trees
- ◇ Covered outdoor seating area for adjacent restaurant
- ◇ Accessible routes / ramps, stairs
- ◇ Bench seating and natural turf along the pedestrian corridor



Exhibit O

CRISTO'S CORNER 'CONCEPT A' PLAN



Cristo's Corner 'Concept A' perspective, facing south



Cristo's Corner 'Concept A' perspective, facing south



Cristo's Corner 'Concept A' aerial perspective, facing northwest

4.2.2 'Concept B' Enhancements / Improvements

Goal: Create a destination environment with a distinct sense of place for the public to meet and socialize, while providing a space for both active and passive activities.

Program Elements:

- ◇ Downtown Marianna gateway element 'Concept B'
- ◇ Enhanced pavement materials and organic design
- ◇ Raised natural turf area with integrated seat-retaining walls
- ◇ Multi-use plaza area with fixed seating and shade trees
- ◇ Covered outdoor seating area for adjacent restaurant
- ◇ Accessible routes / ramps



Exhibit N

CRISTO'S CORNER 'CONCEPT B' PLAN



Cristo's Corner 'Concept B' perspective, facing south



Cristo's Corner 'Concept B' perspective, facing north



Cristo's Corner 'Concept B' aerial perspective, facing northwest

Part 5.0

Gateway Entry
Monumentation

5.1 MONUMENTATION CONCEPTS



Exhibit P

CRISTO'S CORNER MONUMENTATION - 'CONCEPT A'

5.1.1 Monument 'Concept A'

The intent for both of these concepts is to be a blend between the built and the natural environment. An impression of Marianna is that both are very important to the community - one not taking precedence over the other, but in partnership with each other. Both concepts are set on a curve in an attempt to be as visible as possible to all 4 directions of travel.

This basis for this concept is classic architecture and trees. The support elements are a blend of column bases out of which tree-like forms rise. An abstracted curved colonnade is clad in a botanical or leaf pattern of cut out aluminum that is backed by a translucent material. The columns are cast concrete into which words such as "COMMUNITY, SERVICE, FELLOWSHIP", etc. are inset providing both a real and philosophical foundation for what rises out of them. The "MARIANNA" and "welcomes you" letters are painted a bright white and internally illuminated.

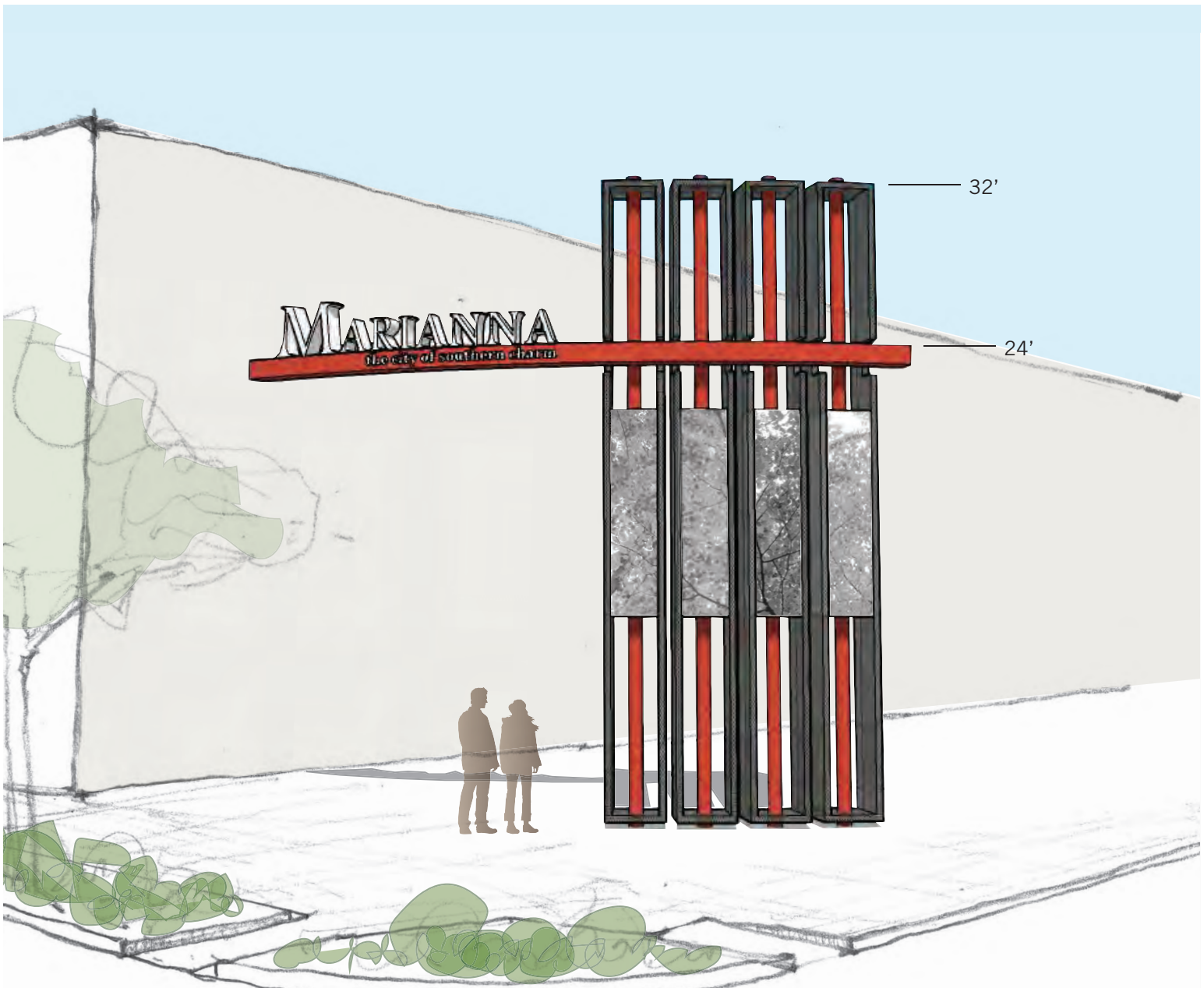


Exhibit Q

CRISTO'S CORNER MONUMENTATION - 'CONCEPT B'

5.1.2 Monument 'Concept B'

This concept takes its cue from the configuration of many of the downtown Marianna structures. Tall, narrow buildings joined together in a row.

The columnar forms are perforated aluminum with a painted upright support post (like the internal structure of many historic buildings) and are visually connected together by a cantilevered structure that intersects the structures as a roadway intersects blocks.

Inset into each form are perforated aluminum structures onto which tree patterns are etched. These structures are internally illuminated with white LED's. "MARIANNA" and "the city of southern charm" letters carried by the cantilever are also internally illuminated.



Exhibit R

CRISTO'S CORNER MONUMENTATION - 'CONCEPT C'

5.1.3 Monument 'Concept C'

This concept is a blend of concepts A and B, softening the urban lines of B and bringing through the classic architecture and botanical elements of A.

As with each of the concepts, the "MARIANNA" and "the city of southern charm" letters are internally illuminated, but are lowered in height for a more pedestrian/intimated read.

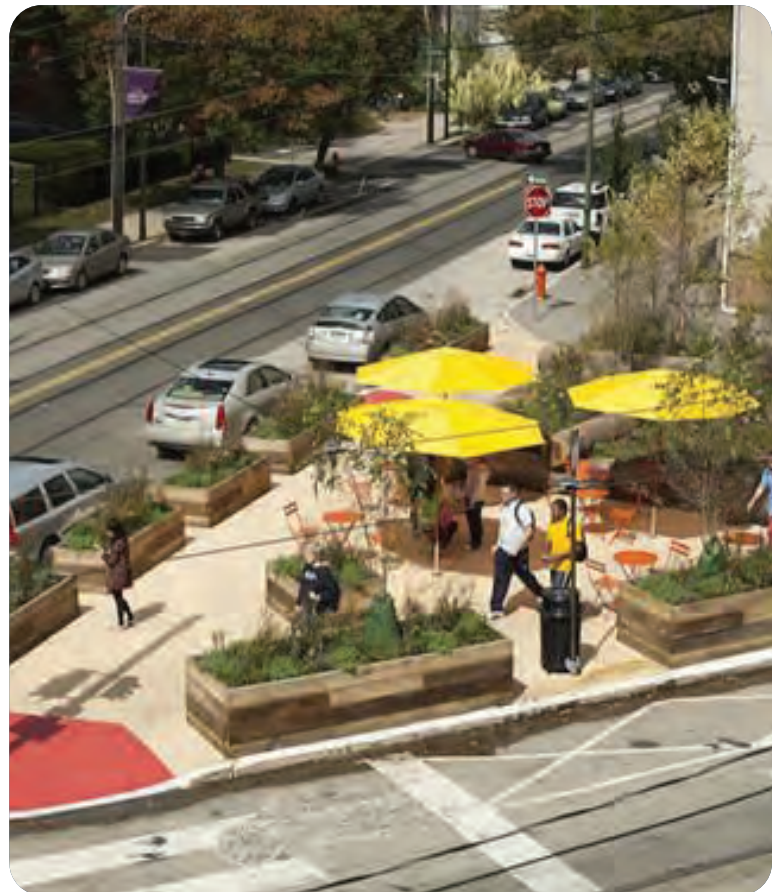
The upright structures are perforated aluminum with a painted upright supporting the abstract colonnade which has a translucent base and an aluminum botanical overlay.

Part 6.0

Landscape Design

6.1 INTENT & CHARACTER

Our goal is to provide the public with a space that encompasses the historic reference to the 'City of Southern Charm', while also looking ahead to the future and adopting urban design principles to create an inviting and activated space.



6.2 HARDSCAPE MATERIALS

Hardscape components used on the two streetscapes and plaza space should incorporate local materials and styles commonly seen in southern downtown spaces. Given the project's central location, using similar materials at the two streetscapes and plaza space will become a design-driving force, setting character which may radiate out over time as development and redevelopment continues. There should be a balance of blending historic with modern styles to ensure the space evokes an exciting urban-feel.

The streets of downtown Marianna were originally paved with red brick in 1908, however the majority were paved over with asphalt by 1980. Using similar red brick pavers is an excellent way to tie a historic material into a modern design.

Materials should be selected not only for aesthetics but also based on long-term sustainability and lower maintenance qualities. Opportunities to incorporate local vendors and products should be considered where appropriate. Recycling materials from recently demolished buildings may be favored and reduce the carbon footprint of the site. Preferred components include recycled concrete or brick pavers, concrete paving with finishes, concrete or corten steel raised planters with integrated seating, specialty topdress at planters, railings or panels for separation and safety, and fixed site furnishings.



Site Furnishings



Tree Grates



Sustainable Stormwater Solutions



Concrete Seatwalls

6.3 SUSTAINABILITY & PLANT PALETTE

Sustainability is a key component of the design considerations for the project sites. The plant palette will be selected based on the plants' low-water use requirements, hurricane resistance, pollinator / habitat importance, and comfort / aesthetics.



Lagerstroemia indica, Crape Myrtle



Acer rubrum, Red Maple



Quercus virginiana, Southern Live Oak



Ilex cassin, Dahoon Holly

Trees

Botanical	Common	Mature Size
<i>Cercis canadensis</i>	Eastern Red Bud	25'H x 25'W
<i>Crataegus marshallii</i>	Hawthorn	25'H x 25'W
<i>Ilex cassin</i>	Dahoon Holly	20'H x 20'W
<i>Ilex vomitoria</i>	Yaupon Holly	20'H x 20'W
<i>Juniperus virginiana</i>	Southern Red Cedar	30'H x 25'W
<i>Lagerstroemia indica</i>	Crape Myrtle	20'H x 20'W
<i>Pistachia chinensis</i>	Chinese Pistache	30'H x 30'W
<i>Quercus geminata</i>	Sand Live Oak	50'H x 50'W
<i>Quercus virginiana</i>	Live Oak	70'H x 75'W
<i>Quercus geminata</i>	Sand Live Oak	50'H x 50'W
<i>Taxodium ascendens</i>	Pond Cypress	70'H x 30'W
<i>Taxodium distichum</i>	Bald Cypress	70'H x 30'W
<i>Vitex agnus-castus</i>	Chaste Tree	15'H x 20'W

Shrubs

Botanical	Common	Mature Size
<i>Abelia x grandiflora</i>	Glossy Abelia	6'H x 6'W
<i>Acca sellowiana</i>	Pineapple Guava	15'H x 15'W
<i>Callicarpa americana</i>	Beauty Berry	5'H x 6'W
<i>Ilex vomitoria</i>	Yaupon Holly	15'H x 15'W
<i>Juniperus spp.</i>	Juniper Varieties	Varies
<i>Rhaphiolepis spp.</i>	Indian Hawthorn	5'H x 5'W
<i>Juniperusspp.</i>	Juniper Varieties	Varies
<i>Nerium oleander</i>	Oleander	6'H x 6'W
<i>Rhaphiolepis spp.</i>	Indian Hawthorn	5'H x 5'W
<i>Vaccinium arboreum</i>	Sparkleberry	15'H x 15'W
<i>Viburnum obovatum</i>	Walter's viburnum	15'H x 15'W
<i>Zamia integrifolia</i>	Coontie Cycad	3'H x 3'W



Callicarpa americana, Beauty Berry



Vaccinium arboreum, Sparkleberry



Zamia integrifolia, Coonie Cycad



Abelia x 'Grandiflora', Glossy Abelia



Acca sellowiana, Pineapple Guava



Juniperus spp., Juniper Varieties



Nerium oleander., Oleander

Accents

Botanical	Common	Mature Size
Agave americana	American Century Plant	10'H x 10'W
Echinopsis eyriesii	Sea Urchin Cactus	3'H x 3'W
Muhlenbergia capillaris	Pink Muhly Grass	3'H x 3'W
Yucca aloifolia	Spanish Bayonet	12'H x 8'W
Yucca gloriosa	Spanish Dagger	2-8'H x 3'W
Yucca filamentosa	Adam's Needle	3'H x 3'W



Agave americana 'Variegata', Century Agave Variety



Yucca filamentosa, Adam's Needle



Muhlenbergia capillaris, Pink Muhly Grass



Yucca aloifolia, Spanish Bayonet



Yucca gloriosa 'Bright Star', Spanish Dagger Variety



Nerium oleander, Oleander



Hurricane Michael Devastation



Pine Forest and Pine Farm Impacts



Pollinator Habitat and Wildlife Refuge



Pollinator Habitat and Wildlife Refuge

Urban Wildlife Habitat and Pollinator Garden

Although forests generally rely on cyclical occurrences of environmental disasters to grow optimal / healthy ecosystems over time, pollinators and other wildlife are adversely affected by the initial impacts of extreme natural disasters such as Hurricane Michael. The shelters and food sources of native and migratory species may take years to decades to become re-established once impacted; with the possibility of ecosystems becoming displaced indefinitely.

Creating spaces of refuge within the urban landscape is necessary to help prevent the future loss of biodiversity. An excellent way to incorporate one into the site(s) may be through a demonstration garden, which utilizes educational components to help inform the public and motivate homeowners to adopt similar principles on their own properties – promoting a rich network of pollinator and wildlife habitat throughout the surrounding neighborhood.

The next page includes recommended components which may be utilized when designing the urban wildlife habitat and pollinator garden area on site. It is recommended that the space be a minimum of 400 ft², and in an area protected from heavy pedestrian and vehicular traffic.

Strategically planting annuals and wildflowers in landscape areas or pollinator gardens adjacent to native evergreen 'backbone' shrubs and accents will ensure year long color and interest in an urban setting during cycles of seasonal plant dormancy.

Ensuring both wildflowers and bulbs with different growing seasons are incorporated will also help to provide food for native / migratory birds and insects during cool and warm months.

Wildflowers

Botanical	Common
Calamintha coccinea	Red Basil
Callicarpa americana	American Beautyberry
Gaillardia pulchella	Blanket Flower
Salvia azurea	Azure Blue Salvia
Trichostema dichotomum	Forked Bluecurls
Zinnia grandiflora	Zinnia



Red Basil

Bulbs

Botanical	Common
Agapanthus spp.	Agapanthus varieties
Amaryllis spp.	Amaryllis Varieties
Crocosmia spp.	Coppertips Varieties
Lycoris radiata	Spider Lily Bulb
Neomarica northiana	Walking Iris Bulb
Sprekelia formosissima	Red Aztec Lily Bulb



Azure Blue Salvia



Agapanthus varieties



Coppertips varieties



Walking Iris

Educational opportunities relating to sustainability should be utilized on site when possible. These may include signage at demonstration gardens or sustainable elements, areas for group meetings or workshops, and bulletin boards for continuing education or community involvement.



Opportunities for habitat / refuge for native and migratory species should be incorporated within landscape areas on site. These spaces should have specific maintenance plans which allow for overgrowth to provide shelter for insects and birds. This may include brush piles, dead trees / branches, nesting boxes, bare soil for ground-nesting bees, and shallow dishes for water sources or birdbaths. The naturally messy look and feel of the space will require a protected location which is less visible to the public for aesthetic purposes.



The restriction of chemical pesticides and introduction of alternative methods to pest control should be utilized. These may include companion planting, handpicking pests, and the encouragement of natural predators such as Lady Bugs, Lacewings, birds, and bats.



6.4 LIGHTING DESIGN

Lighting elements on Market Street and Lafayette Street will incorporate the updated street post lights currently illuminating the front of the Jackson County Courthouse, which fits seamlessly with the historic aesthetic of Marianna’s downtown character which will tie the site to the surrounding neighborhood. Street lighting will illuminate the majority of the site to meet minimum requirements, with additional illumination provided from architectural lighting on the building façade.

Lighting at Cristo’s Corner will include the same street post lights used on Lafayette and Market Streets, but also include additional aesthetic upgrades to bring interest to the site. Options such as tape lighting used to illuminate planter or terrace / seatwall edges, monumentation lighting, and low-voltage lighting at trees should be incorporated for an enhanced downtown urban-feel. Bollard lighting may be used where necessary to separate pedestrian from vehicular use, or as a wayfinding element.



Existing lighting in downtown Marianna



Part 7.0

Building Facade Design

7.1 ARCHITECTURAL INTENT & CHARACTER

7.1.1 Existing Character

The Marianna Historic District was designated May 23, 1997 and the boundaries were updated in 2013, and includes 181 buildings and one object under the National Register of Historic Places. The framework of the Downtown core is strong in terms of the overall architectural sense of place. The existing architectural character represented along Lafayette and Market Streets should be persevered relative to existing structures, and utilized as a baseline standard for new structures in the Downtown vicinity. Proposed developments will need to work with City of Marianna Planning & Zoning Staff to ensure that these standards are implemented.

The historic architectural character found in the Downtown, and adjacent communities to the Downtown district, should be utilized in all new developments or redevelopments in a way that respects the local character. Elements such as brick, precast concrete ornamentation, ironwork, shade awnings, vertical period signage, and façade relief are evident throughout the area and add additional character and detail to help instill a sense of place in the urban landscape. The use of color on buildings in the Downtown shall also blend with existing character.



7.1.2 Historic Properties in Marianna

The following noteworthy properties are listed with the National Register of Historic Places. The architectural character and style preserved in the buildings below should be considered for the redevelopment of buildings or building facades in downtown Marianna. These and other similar historic architectural elements should be preserved or recreated when applicable.

Ely-Criglar House



- Greek Revival Architecture
- Constructed of native limestone bricks to serve as a fortress during WWII.
- Site of the 'Battle of Marianna'
- Was one of the largest homes on the entire Gulf Coast.

Joseph W. Russ. Jr. House



- Colonial Revival Architecture
- Serves as Jackson County's Visitors Center
- May be Marianna's most photographed home
- Has been investigated by paranormal teams which claim it may be haunted

St. Luke's Baptist Church



- Gothic Revival Architectural Style
- An African American Heritage Site
- Was abandoned by the congregation in 1884, and was unfortunately heavily damaged during Hurricane Michael
- Located in one of the highest points in Marianna

Davis-West House



- Greek Revival Architectural Style
- Currently being utilized as a museum
- Built by John Davis in the 1840s for his daughter, Rebecca Davis Spears
- Rebecca Davis became a widow and later married Dr. West, a surgeon in the Confederate Army who served with General Lee

7.1.3 Awnings and Canopies

Shade elements are important architectural elements of warm / humid climates. One of the iconic features seen in downtown Marianna are colorful awnings, a typical urban characteristic of southern cities.

In addition to fabric awnings at windows and building entrances, using cantilevered canopies on existing buildings may provide an opportunity for a new design element which may have a more modern-feel, while improving shade / comfort of the site. Cantilevered canopies also have more options for finishes and materials, helping to achieve a certain style.

The color / finish of awnings and canopies should compliment the color and materials of the structure to which it is attached. Variation of canopies on a streetscape may help to give a more interesting and urban look which may be more impactful in a downtown setting.



7.1.4 Murals and Finishes

Murals are an exciting feature highlighted in vibrant urban centers. The use of murals or other artistic elements on building facades helps to elevate art and culture of the local community by providing opportunities for public outreach and local artists.

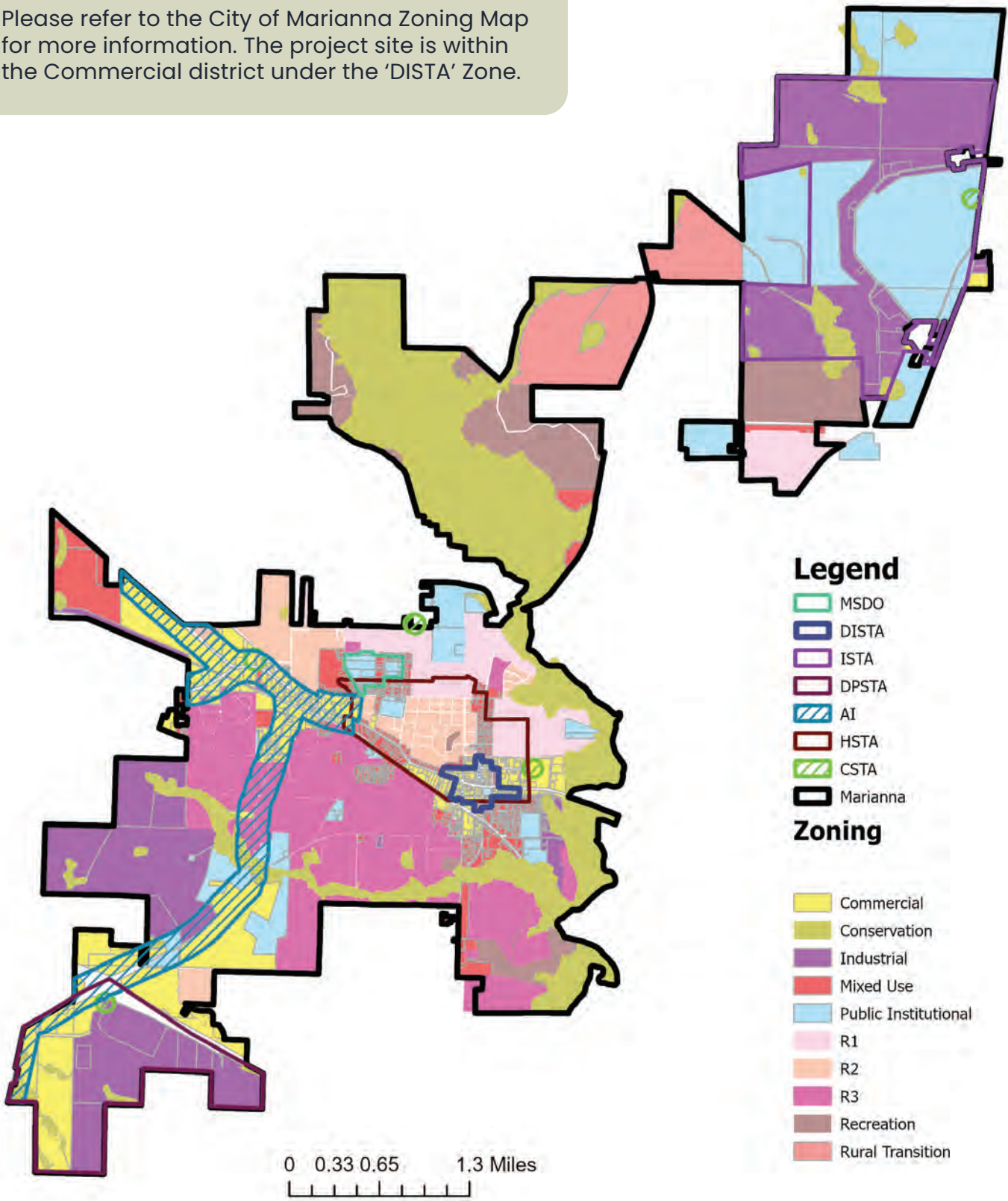
Building finishes and colors should be restored to their original color or material when possible in redevelopment efforts to help increase the historic character of the area. The addition of modern elements to new developments should be done strategically and minimally, to prevent the loss of the unique character of the area.

Part 8.0

Permitting & Submittals

8.1 MARIANNA PERMITTING PROCESS

Please refer to the City of Marianna Zoning Map for more information. The project site is within the Commercial district under the 'DISTA' Zone.



SOURCE: City of Marianna, Municipal Development Department, January 2024.

8.1.1 Zoning

The majority of the Downtown Core Study Zone is located within the Commercial Future Land Use and Zoning Districts. The entire area is located within the Downtown Improvement Special Treatment Area (DISTA) and Historic Special Treatment Area (HISTA) overlays. The Commercial land use and zoning districts were established for general commercial and office uses. Residential uses are encouraged upstairs.

The Downtown Improvement Special Treatment Area (DISTA) overlay was created to promote “redevelopment and revitalization of the downtown central business district by providing opportunities for a broad range of commercial, government, professional, entertainment and residential uses” (Marianna City Code, Land Development Code, Section 4-1.7(11)). Developers are not required to provide parking or landscaping in the DISTA. Balconies, porches and awnings are allowed. Development within the DISTA qualifies for fast track approval.

The Historic Special Treatment Area was created to protect, preserve and reuse historic sites.

Murals are allowed throughout the core study zone as long as there is no interference with historical features and does not include graffiti.

Section 4-11:

DISTA, Downtown Improvement Special Treatment Area.

a. Purpose. The purpose of the downtown improvement special treatment area is to promote the redevelopment and revitalization of the downtown central business district by providing opportunities for a broad range of commercial, government, professional, entertainment, and residential uses. This area is further intended to be the focus of special incentives for development or redevelopment efforts.

Please refer to Article 4 for information regarding uses, standards, and guidelines for each district.

b. Applicability. The Downtown Improvement Special Treatment Area shall be considered an overlay district on the designated zoning district upon which it is superimposed. Unless otherwise specified, the underlying district requirements, 2023 Ordinance 1156 Page 79 of 173 including allowable uses, densities, intensities, etc., shall also be applicable within the Downtown Improvement Special Treatment Area.

c. Allowable uses. The following uses are allowed as of right in the DISTA; all other uses are conditional uses as specified in paragraph c or prohibited:

- i. Professional offices.
- ii. Hotels and motels.
- iii. Financial institutions.
- iv. Eating and drinking establishments, but not drive-in restaurants.
- v. Business service establishments.

- vi. Commercial and job printing.
- vii. Establishments offering repair services on items brought in by customers.
- viii. Bakery, where products made on the premises only are sold at retail.
- ix. Personal service establishments.
- x. Parking lots or parking garages.
- xii. Public/institutional uses.
- xii. Public utilities. Other retail sales, personal or professional services, or establishment which promotes the redevelopment / revitalization objective of the district.
- xiv. Residences, dwellings or apartments located within or above commercial activities provided all residential and commercial building Code standards are met.

d. Conditional uses. The following uses may be allowed in the DISTA upon approval by the Planning and Zoning Board and the City Commission, subject to the following conditions, or any other conditions considered necessary to maintain the integrity of the district.

- i. R-3 residential areas, provided that adjacent commercial or nonresidential uses which abut the residential use shall not be subject to the buffer requirements of section 4-3.
- ii. Other conditional uses which promote the redevelopment / revitalization objective of the district.
- iii. Concealed telecommunication facilities.
- iv. Commercial Storage Container Units

e. Limitations.

- i. All business activity shall be conducted wholly within a completely enclosed building except for parking and loading.
- ii. Any building uses for any of the allowed and conditional uses shall have no more than 25 percent of the floor area devoted to storage purposes incidental to the principal use.

f. Development standards.

- i. Minimum lot requirements: None.
- ii. Intensity: No more than 95 percent lot coverage.
- iii. Maximum building height: 70 feet.
- iv. Minimum building setbacks: Front: Five feet from front lot line. Side(s): Ten feet between unattached buildings. Rear: As needed for loading or deliveries.

v. Parking: None required except for hotels and motels as specified in section 4-6, and for any residential uses one space per dwelling unit.

vi. Landscaping: None required.

vii. Buffers: None required.

viii. Awnings: Awnings shall be allowed 8 feet above the ground surface made of canvas or suitable material supported by metal frames or 2023 Ordinance 1156 Page 81 of 173 brackets securely fastened to the building without posts or other devices that will obstruct the sidewalk or hinder or interfere with the full passage of pedestrians.

ix. Balconies / Porches: The bottom floor of the Balcony / Porch shall be 8 feet above the ground surface. The balcony / porch may project outward one inch for every inch of additional height for a maximum of 4 feet. Balconies / Porches shall be made of painted material matching the abutting wall or otherwise suitable material.

g. Special Provisions

i. Development within the DISTA shall be exempt from transportation concurrency as described in Subsection 3-6.6(B).

ii. When providing residential above retail space, residential parking requirements are waived within the DISTA.

iii. When providing residential above retail space, development review fees (not including advertisement fees and engineering fees) will be reduced by 60%.

iv. Development within the DISTA is eligible to utilize the fast track approval process identified in subsection 2-4.3.

v. Development within the DISTA shall be exempt from the open space requirement as identified in the applicable zoning category.

vi. Signage. The following regulations shall apply to all sandwich board and under-canopy signs which are permitted in existing and future DISTA areas. All others sandwich board and under-canopy signs shall be prohibited. Any unlawful signage within the DISTA shall be brought into compliance by December 1, 2018.

1) Standardized sandwich board signs shall be provided by the City of Marianna when new businesses open within the limits of the DISTA for temporary display in the front of the business.

2) One under-canopy sign per occupancy, not to exceed eight square feet in sign area.

3) Window signs may not obscure the display area. Not more than 30 percent of the total window space per frontage can be used for signage

8.1.2 Marianna City Code

Chapter 58 - Streets, Sidewalks and Other Public Spaces

Whenever it is necessary to use the public thoroughfare for building materials or temporary storage. City approval is required. An area will be authorized for fencing off the temporary storage area. The area shall be restored within five days of the blockade. If the area is to exceed twelve feet in height, a wall will need to be erected as a barricade between public areas and the area of storage. Whenever it is necessary to remove wires from buildings, the City Manager must be noticed twenty-four hours before the work begins. The City engineer has the discretion to direct the owners of such wires to remove the wires.

Chapter 74 - Trees

The City of Marianna has an established tree board, which includes a representative from the State of Florida Division of Forestry, Florida Department of Transportation, local electrical utility company, and City Public Works Department. The Board provides counsel on preservation, care, removal, planting and disposition of trees in the City's parks, public areas and rights-of-way. Location of tree plantings consider traffic vision and comfort of pedestrians. Xeriscaping is encouraged for the conservation of water and ease of care.

The following small street trees have been approved for public spaces:

- Camellia
- Carolina Laurel cherry
- Crape Myrtle
- Dahoon Holly
- Eastern Hophornbeam
- East Palatka Holly
- Fringe Tree
- Pindo Palm
- Sago Palm
- Star Magnolia
- Waxmyrtle

The following medium sized trees are allowed:

- American Holly
- Bigleaf Magnolia
- Bradford Pear
- Cabbage Palm
- Crape Myrtle
- Dogwood
- Drake Elm
- Florida Maple
- Redbud
- Red Cedar
- Red Maple

The following large trees are approved for public areas:

- White Oak
- Shumard Oak
- Live Oak
- Ash species
- Native Southern Pines
- Southern Red Oak
- American Elm
- Southern Magnolia
- Yellow Poplar

The following species are prohibited:

- Chinese Tallow
- Mimosa
- Chinaberry
- Weeping Willow
- Ligustrum species
- Chinese Parasol Trees
- Wisteria species
- Cottonwood
- Lombardy Poplar
- and other nonnative, exotic and noxious species.

8.1.3 Submittals and Review Process

Please refer to Article 2 for information regarding the Development Review process.

1. Developer, or agent on behalf of the developer, to complete and submit an application for development approval from the Municipal Development Department.
2. Once submitted, the City will determine if the development may undertake one of the two following levels: Minor Development or Major Development.

Minor Development Site Plan Requirements:

- Boundaries, property lines, and configuration of the property upon which the proposed development will take place.
- Location of the proposed development on the property along with the location of existing structures.
- Existing land use and zoning districts for all adjacent properties.
- Location of all driveways or parking areas, if applicable.
- Location and names of adjacent streets and location of driveway access or connection(s) onto adjacent streets, if applicable. Location of alleys, easements, or other public ways, if applicable.
- Location of environmental features such as conservation zones, flood zones, wetlands, streams, creeks, protected trees, vegetated buffers or other similar resources, if applicable.
- For habitable structures, location of nearest available water and sewer lines and proposed connection points.
- Drainage and stormwater management facilities as specified in subsection 4-5.1, paragraph 4.
- Accompanying the site plan, proof of ownership in the form of a deed; and a letter of authorization or signed contract if applicant is different than the owner.

Major Development Site Plan Requirements:

- A vicinity sketch showing the relationship of the site in relation to surrounding roadways, zoning districts, land use districts, and flood zones with base flood elevations, if applicable.
- A description of the land; the name, address, and telephone number of the owner, developer, and designer or architect; and the date of site plan preparation.
- The boundary lines and dimensions of the area or lots included in the site plan including angles, dimensions and references; a north directional arrow and map scale; and the proposed use of the land by areas.
- The existing and proposed grades, the drainage plan, erosion control plan, and the proposed structures with appropriate topographic contour intervals or spot elevations.
- The shape, size and location of all structures, including the floor area and elevations thereof; the floor area and ground coverage ratios and the relative finished ground and basement floor grades.

- Natural features such as wetlands, shorelines, lakes or ponds, and protected trees, and manmade features such as existing roads, sidewalks, walls, fences or other structures, indicating which are to be retained, removed or altered and the adjacent properties, their existing uses and zoning designations.
- Proposed street, driveways, sidewalks, and parking facilities; vehicular turnarounds, curb cutouts, and loading areas; the location of solid waste receptacles; the inside radii of all curves; the width of streets, driveways and sidewalks and the total number of available parking spaces specifying the type of construction and critical dimensions, and the ownership of the various facilities.
- The size and location of all existing and proposed public and private utilities and easements; water and sewer tap locations; sewer cleanouts and turns; and water meter types, sizes and locations.
- All proposed landscaping and the dimensions and location of all proposed signs (see Article 5).
- All applicable requirements as specified in Article 4 of this Code.
- Verification that the concurrency requirements of Article 3 have been met.

In addition to the Site Plan requirements listed above, The City may require the developer to provide impact analyses which may include (but not limited to) the following parameters:

- Adequacy of public facilities and services available to serve the proposed development
- Suitability of site conditions including topography and soils, and the extent to which site modifications will be necessary to accommodate the proposed development
- Ingress and egress to roadways
- Drainage or stormwater management
- Vehicular traffic, including on-site parking
- Required permits from other governmental agencies
- Noise
- Lighting
- Public safety and/or potential to create a public nuisance
- Impacts on natural resources

Please see Sections 2-4.3 to 2-5.5 for review period, fees,
and development approval information / timelines.

CITATIONS

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- https://en.wikipedia.org/wiki/Marianna,_Florida
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- https://www.google.com/url?sa=i&url=https%3A%2F%2Ffosterfollynews.net%2F2022%2F09%2F05%2Fsunland-center-in-marianna-florida-schedules-41st-annual-fall-festival-for-saturday-october-29-2022%2F&psig=AOvVaw3Zm8q0xp-dn4T5jk-gCtdwH&ust=1715287115285000&source=images&cd=vfe&opi=89978449&ved=0CBAQjRxqFwoTCJjDkIn6_oUDFQAAAAAdAAAAABA4
- <https://www.cityofmarianna.com/156/Development>

APPENDIX

Figure 1 – Market Street ‘Concept A’ Plan

Figure 2 – Market Street ‘Concept B’ Plan

Figure 3 – Lafayette Street ‘Concept A’ Plan

Figure 4 – Lafayette Street ‘Concept B’ Plan

Figure 5 – Lafayette Street ‘Concept C’ Plan

Figure 6 – Lafayette Street Concept Sections

Figure 7 – Cristo’s Corner ‘Concept A’ Plan

Figure 8 – Cristo’s Corner ‘Concept B’ Plan



Figure 1.

MARKET STREET 'CONCEPT A' PLAN

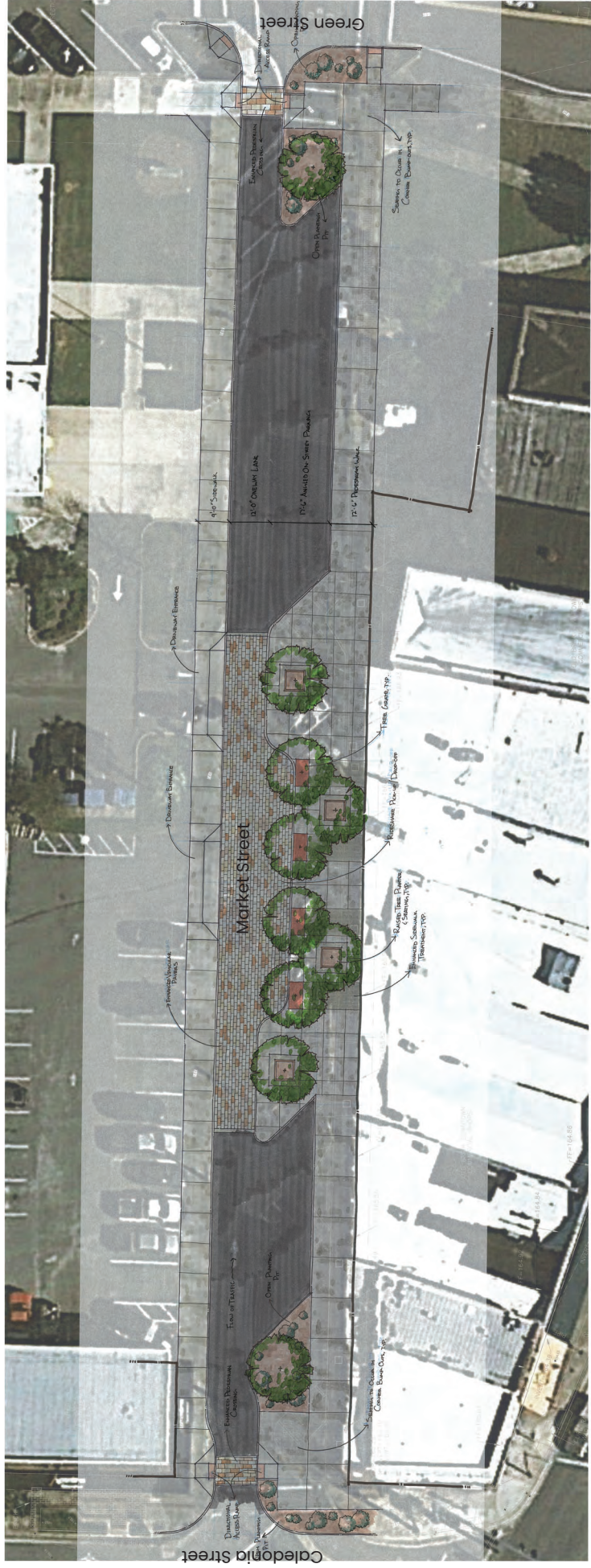


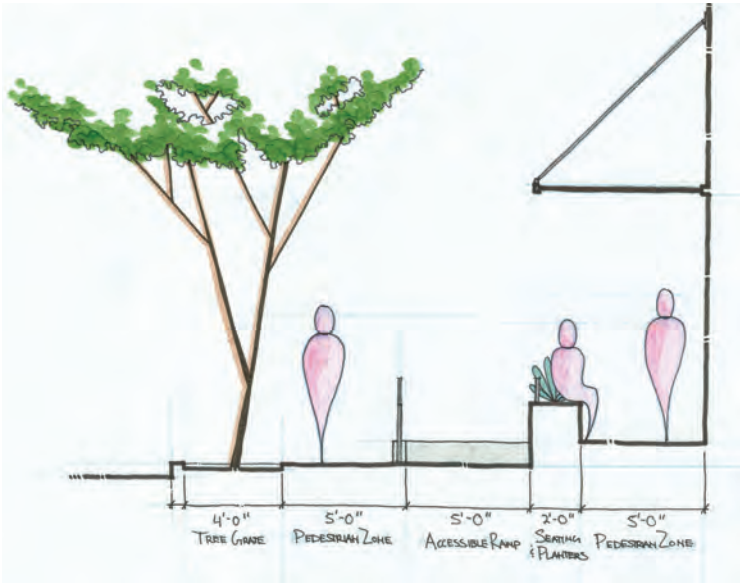
Figure 2.

MARKET STREET 'CONCEPT B' PLAN

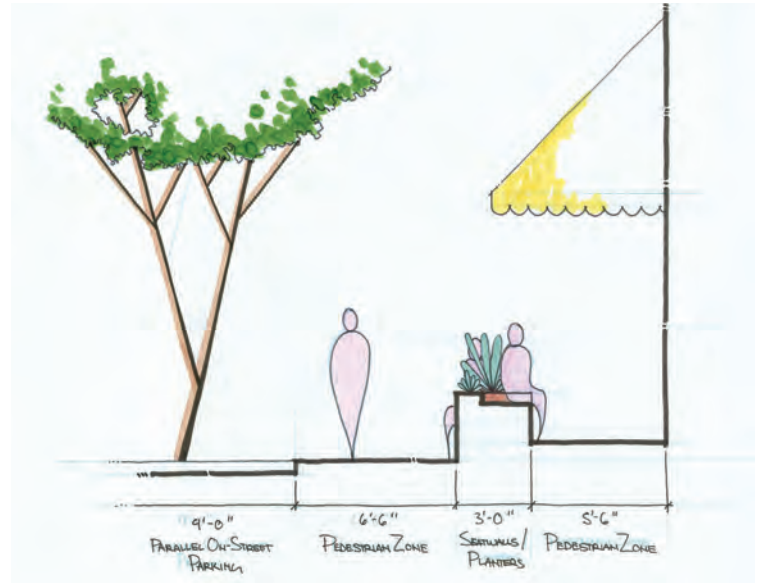


Figure 4.

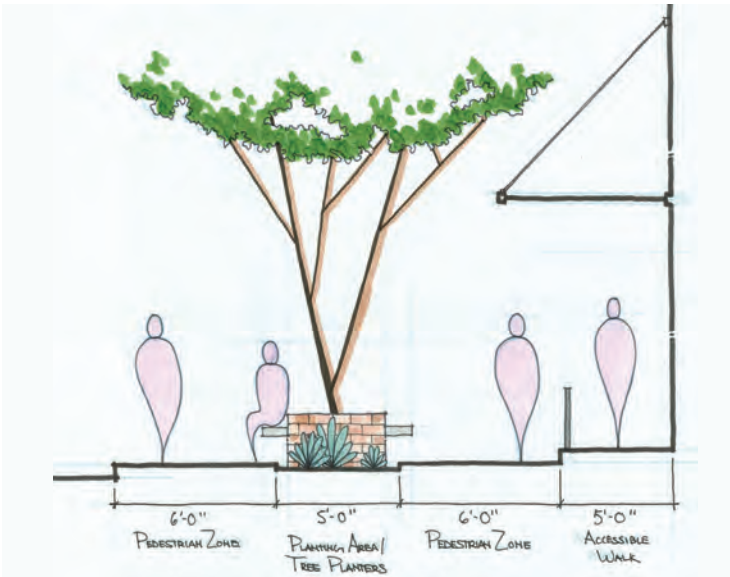
LAFAYETTE STREET 'CONCEPT B' PLAN



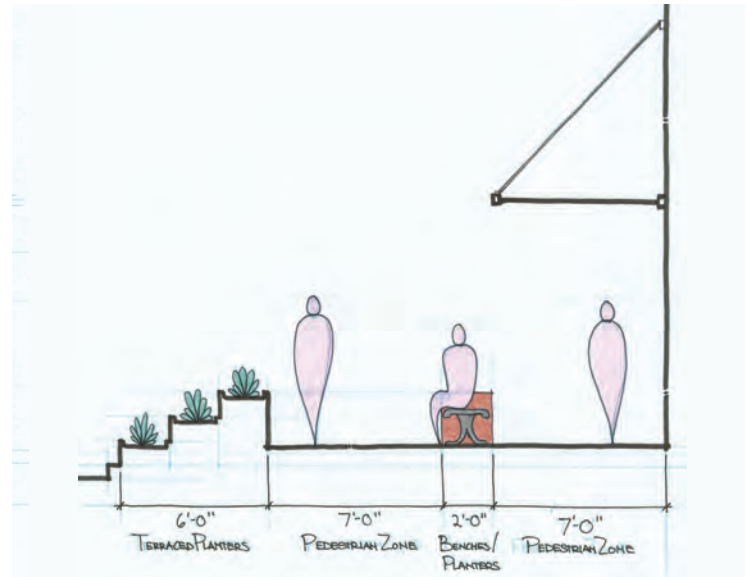
'CONCEPT A' SECTION



'CONCEPT B' SECTION



'CONCEPT C' SECTION



'CONCEPT C' SECTION ALTERNATIVE

Figure 6.

LAFAYETTE STREET SECTIONS

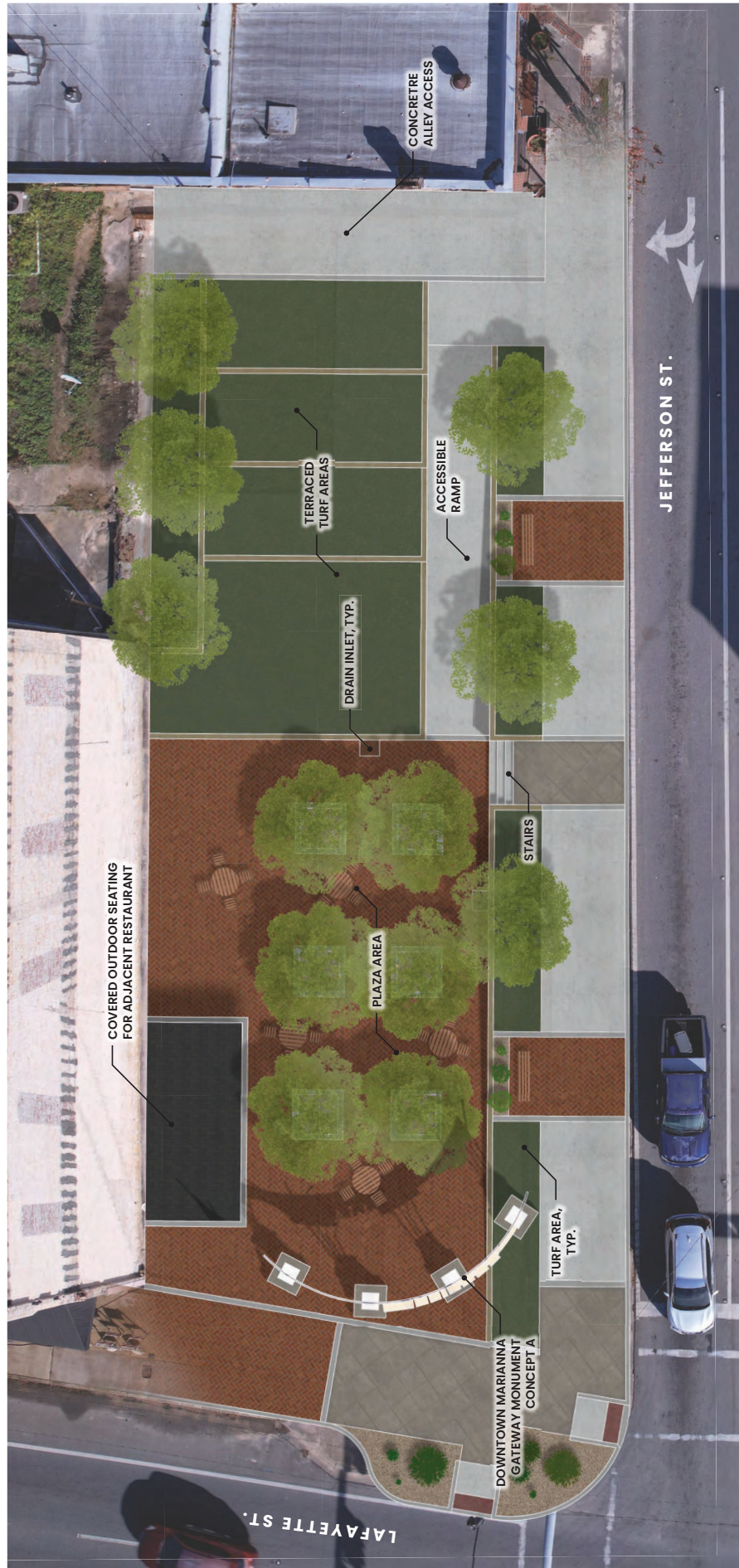


Figure 7.

CRISTO'S CORNER 'CONCEPT A' PLAN

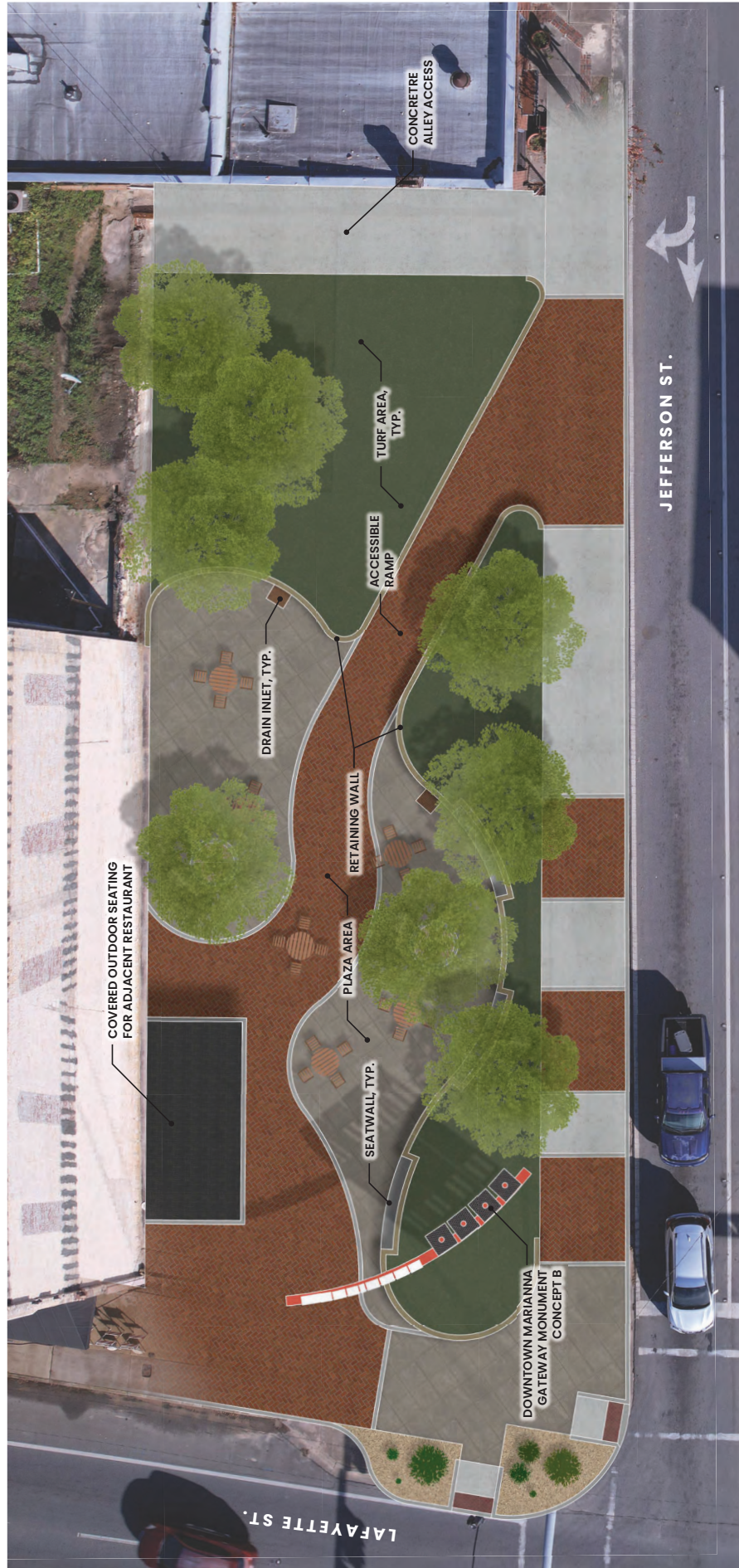


Figure 8.

CRISTO'S CORNER 'CONCEPT B' PLAN