



# MEMORANDUM

AGENDA ITEM #6b

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DATE: JANUARY 3, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARATHON PROPOSED COMPREHENSIVE PLAN AMENDMENT  
DCA #11-1

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## Community Profile

The City of Marathon, incorporated in 1999, was settled as a workers camp in 1906 during the construction of Henry Flagler's railroad to Key West. The name comes from the exclamation, "This is getting to be a real marathon," describing the pace and length of time to build the Seven Mile Bridge. Marathon is made up of 13 islands with a land area of 8.6 square miles and a population in 2010 estimated to be 10,321. The City's economy is based on commercial fishing and tourism. Marathon, like the rest of the Florida Keys, is working to balance economic development with a sensitive environment, high housing prices and high hurricane evacuation clearance times. A general location map of the City is shown in Attachment 1.

## Amendment Review

The South Florida Regional Planning Council (SFRPC) review of proposed Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)* primarily addresses the effects on regional resources or facilities identified in the *SRPP* and extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government (§163.3184(5), Fla. Stat.). The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Community Affairs certifies its completeness.

Objections and Comments relate to specific inconsistencies with relevant portions of the *SRPP*, which was adopted pursuant to Rule 29J-2.009, Florida Administrative Code. Council staff will work with local governments to address Objections and Comments identified during the review of a proposed amendment between the transmittal and the adoption of the amendment.

## **Summary of Staff Analysis**

Proposed amendment #11-1 consists of text amendments to the City of Marathon Comprehensive Plan related to the City's Building Permit Allocation System and land acquisition Policies.

## Impact Analysis

Staff analysis confirms proposed amendment #11-1 is generally consistent with the *SRPP*.

**The City of Marathon Council approved proposed amendment package #11-1 by a unanimous vote (4-0) on November 9, 2010.**

The amendment review is detailed on the attached Form C-7, pursuant to the Department of Community Affairs (DCA) requirements for proposed Local Government Comprehensive Plan reviews.

**Recommendation of Consistency with Strategic Regional Policy Plan (SRPP)**

**Find City of Marathon proposed amendment package #11-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.**

FORM C-7

SOUTH FLORIDA REGIONAL PLANNING COUNCIL  
AMENDMENT REVIEW FORM  
FY 2010-2011

1. Local government name: Marathon.
2. Amendment number: 11-1.
3. Is the Regional Planning Council (RPC) precluded from commenting on the proposed Plan or Element pursuant to Section 163.3184(5) of the Florida Statutes (F.S.), or Rule 9J-11.0084, Florida Administrative Code (F.A.C); or commenting on the proposed amendment pursuant to s. 163.32465(4)(b), F.S.? No.
4. Date DCA notified RPC that amendment package was complete, if applicable: December 17, 2010.
5. Date amendment review must be completed and transmitted to DCA: January 16, 2011.
6. Date the amendment review will be transmitted to the DCA: January 7, 2011.
7. Description of the amendment:

**Future Land Use Text Amendments**

City Ordinance 2010-10 contains revisions to Policy 1-3.5.0 that would direct the City to not approve Building Permit Allocations System (BPAS) allocations for Administrative Relief on lands within the Florida Forever targeted area or other environmentally sensitive lands unless a determination has been made that the parcel will not be purchased by any city, state, or federal agency. This would provide an opportunity for land acquisition by local, state, and federal agencies prior to a BPAS allocation is awarded to a property. Revisions to Policy 1-3.5.16 would direct the City to continue to evaluate its land acquisition needs, state and federal funding opportunities, and to apply to at least one acquisition grant program a year.

City Ordinance 2010-11 would revise Policy 4-1.5.4 by limiting the allowable Residential and Commercial BPAS allocations to no more than one (1) per year for properties that are designated in part or whole as Hardwood, Palm, and Cactus Hammock, or Beach/Berm.

Staff analysis confirms the proposed text amendments would continue to protect the City's natural resources and are generally consistent with the Goals and Policies of *SRPP*.

Impact Analysis

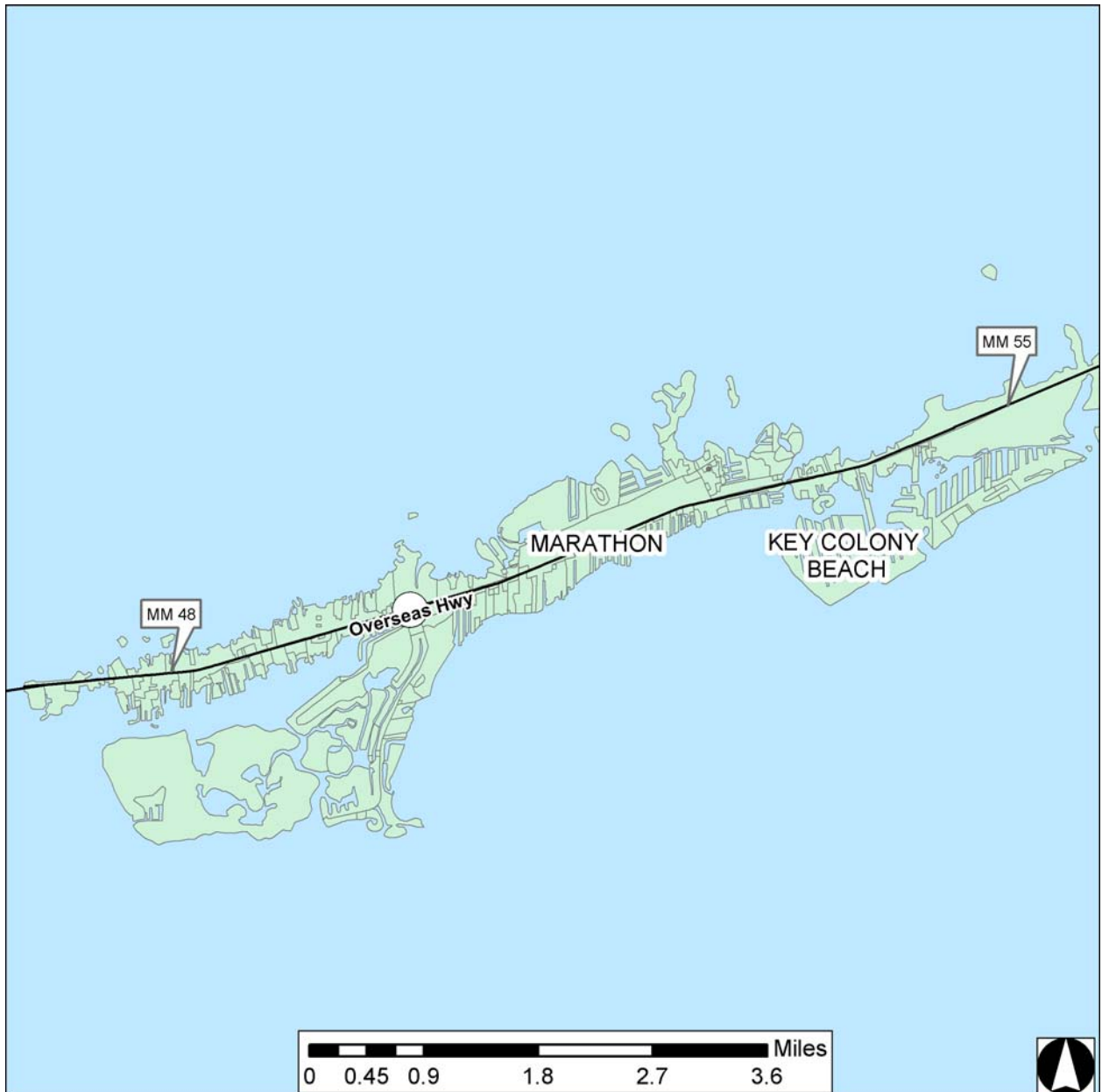
8. Is the amendment consistent with the Strategic Regional Policy Plan (*SRPP*)?

**Staff analysis confirms the City of Marathon proposed amendment package #11-1 is generally consistent with the *SRPP*.**

9. Applicable *SRPP* Goals and Objectives: *Not Applicable*.
10. The effects on the proposed amendment on regional resources or facilities identified in the *SRPP*: *Not Applicable*.
11. Extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of the affected local government: *Not Applicable*.

12. Compatibility among local plans including, but not limited to, land use and compatibility with military bases: *Not Applicable*.
13. Impacts to significant regional resources and facilities identified in the *SRPP*, including, but not limited to, impacts on groundwater recharge and the availability of water supply: *Not Applicable*.
14. Affordable housing issues and designation of adequate sites for affordable housing: *Not Applicable*.
15. Protection of natural resources of regional significance identified in the *SRPP* including, but not limited to, protection of spring and groundwater resources, and recharge potential: *Not Applicable*.
16. Compatibility with regional transportation corridors and facilities including, but not limited to, roadways, seaports, airports, public transportation systems, high speed rail facilities, and intermodal facilities: *Not Applicable*.
17. Adequacy and compatibility with emergency preparedness plans and local mitigation strategies including, but not limited to, the impacts on and availability of hurricane shelters, maintenance of county hurricane clearance times, and hazard mitigation: *Not Applicable*.
18. Analysis of the effects of extra-jurisdictional impacts which may be created by the amendment: *Not Applicable*.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

**General Location Map**

City of Marathon  
Proposed Amendment #11-1

Sources: SFWMD, Monroe County, SFRPC.

Note: For planning purposes only. All distances are approximate.