



MEMORANDUM

AGENDA ITEM #III.F.1

DATE: JUNE 6, 2011

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARATHON PROPOSED COMPREHENSIVE PLAN AMENDMENT
DCA #11-RWSP1

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 with a U.S. Census 2010 population of 8,297. 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 package #11-RWSP1 consists of text amendments to the Potable Water section of the Infrastructure Element of the City Comprehensive Plan and would adopt a Water Supply Facilities Work Plan.

The text amendments in this proposed package have been transmitted pursuant to 2005 Growth Management legislation. Chapter 163.3177(6)(c) of the Florida Statutes requires local governments to adopt a Water Supply Facilities Work Plan (Work Plan) into their comprehensive plan within 18 months

after the jurisdictional water management district approves a regional water supply plan or its update. The *Lower East Coast Water Supply Plan (LECWSP) Update* was approved by the South Florida Water Management District (SFWMD) on February 15, 2007. Therefore, the deadline for local governments within the Lower East Coast jurisdiction to adopt a Work Plan was August 15, 2008. The state granted a six-month extension of the deadline for local governments in the Florida Keys.

Impact Analysis

Staff analysis confirms the proposed text amendments are generally consistent with the *SRPP*.

The City of Marathon Council approved (5-0) the proposed amendment package on April 26, 2011.

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 the City of Marathon proposed amendment package #11-RWSP1 generally consistent with the *SRPP*. Approve this staff report for transmittal to the Florida Department of Community Affairs with a copy to the City.

FORM C-7

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

1. Local government name: Marathon.
2. Amendment number: 11-RWSP1.
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: May 19, 2011.
5. Date amendment review must be completed and transmitted to DCA: June 18, 2011.
6. Date the amendment review will be transmitted to the DCA: June 10, 2011.
7. Description of the amendments:

Water Supply Planning Text Amendments and Water Supply Facilities Work Plan (Work Plan)

City residents and businesses receive potable water directly from the Florida Keys Aqueduct Authority (FKAA) through a retail service agreement. The City Work Plan describes its service area relationship with the FKAA; provides data and analysis on current and projected water supply and demand through 2025; discusses the required potable water LOS standards; and supports the conservation and reuse initiatives identified in the FKAA 20-Year Water System Capital Improvement Plan (FKAA CIP).

The Potable Water section of the Infrastructure Element would include a new Objective and four Policies to ensure the concurrency management system is consistent with the South Florida Water Management District's (SFWMD) *Lower East Coast Water Supply Plan (LECWSP)* and the FKAA CIP; require the City to enter into an interlocal agreement with the FKAA to identify, monitor, and develop water supply needs or alternatives by the end of 2011; and update the City Work Plan within 18 months of a LECWSP Update, which is to occur every five years.

Comment

On page 13 of the City Work Plan, a new overall Level of Service (LOS) Standard for potable water is proposed to be 110 gallons per day and page 19 notes the City will adopt by reference the FKAA CIP for concurrency management purposes. However, the proposed amendment package does not include text amendments to the Comprehensive Plan to reflect the proposed potable water LOS Standard change (from 100 gallons per day to 110 gallons per day) or adopt by reference the FKAA CIP.

Recommendation

The City should include the necessary text amendments to the Infrastructure and Capital Improvements Element to reflect the correct potable water LOS Standard and that the FKAA CIP is adopted by reference to reflect related capital improvement projects that impact the City's potable water supply.

Impact Analysis

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

Staff analysis confirms the proposed text amendments within the City of Marathon amendment package #11-RWSP1 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-RWSP1

Sources: Monroe County, SFRPC.

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