



MEMORANDUM

AGENDA ITEM #7b

DATE: DECEMBER 1, 2008
TO: COUNCIL MEMBERS
FROM: STAFF
SUBJECT: CITY OF MARATHON ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On October 27, 2008 Council staff received adopted amendment #08-1 to the City of Marathon Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #08-1 was reviewed at the April 8, 2008 Council meeting and was found to be generally consistent with the *SRPP*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

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 thirteen islands with a land area of 8.6 square miles and a population in 2007 estimated to be 10,396. 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.

Additional information regarding the City or the region may be found on the Council's website, www.sfrpc.com.

Summary of Staff Analysis

Adopted amendment package #08-1 to the City of Marathon Comprehensive Plan includes 3 amendments to the Future Land Use Map (FLUM) and 3 text amendments to the Future Land Use Element. The general location of the City is shown in Attachment 1.

The amendments generally reflect existing conditions and uses, address consistency with existing land uses on adjacent properties and lots, and correct mapping errors. The amendments were adopted as proposed, however, in response to the Department of Community Affairs' Objections, Comments, and Recommendations (ORC) Report (dated June 6, 2008) additional data and analysis for the FLUM amendments has been provided to demonstrate that public infrastructure, services, and hurricane evacuation times will not be adversely impacted.

A summary chart of the adopted amendments in this package is shown below.

SUMMARY OF ADOPTED AMENDMENTS	
Ordinance Number	Amendment
2008-03	FLUM Amendment, Acres: 0.13 From: Residential Medium To: Mixed Use Commercial Location: 152 23 rd Street Ocean
2008-05	FLUM Amendment, Acres: 1.35 From: Residential Low and Medium To: Residential High Location: 7005 and 7003 Overseas Highway
2008-06	FLUM Amendment, Acres: 2.5 From: Residential Low To: Residential Medium Location: North of Cocoa Plum Drive (Block 15, Lot 13-19, Coco Plum Beach Subdivision)
2008-07	Future Land Use Element Policy 1-3.2.1, Allocated Density Defined
2008-08	Future Land Use Element Policy 1-3.5.3, Residential Building Permit Allocation System
2008-09	Future Land Use Element Policy 1-3.5.7, Commercial Building Permit Allocation System

FLUM = Future Land Use Map

To view maps of the FLUM amendments, visit: http://www.sfrpc.com/ftp/pub/agenda/April08_6c.pdf

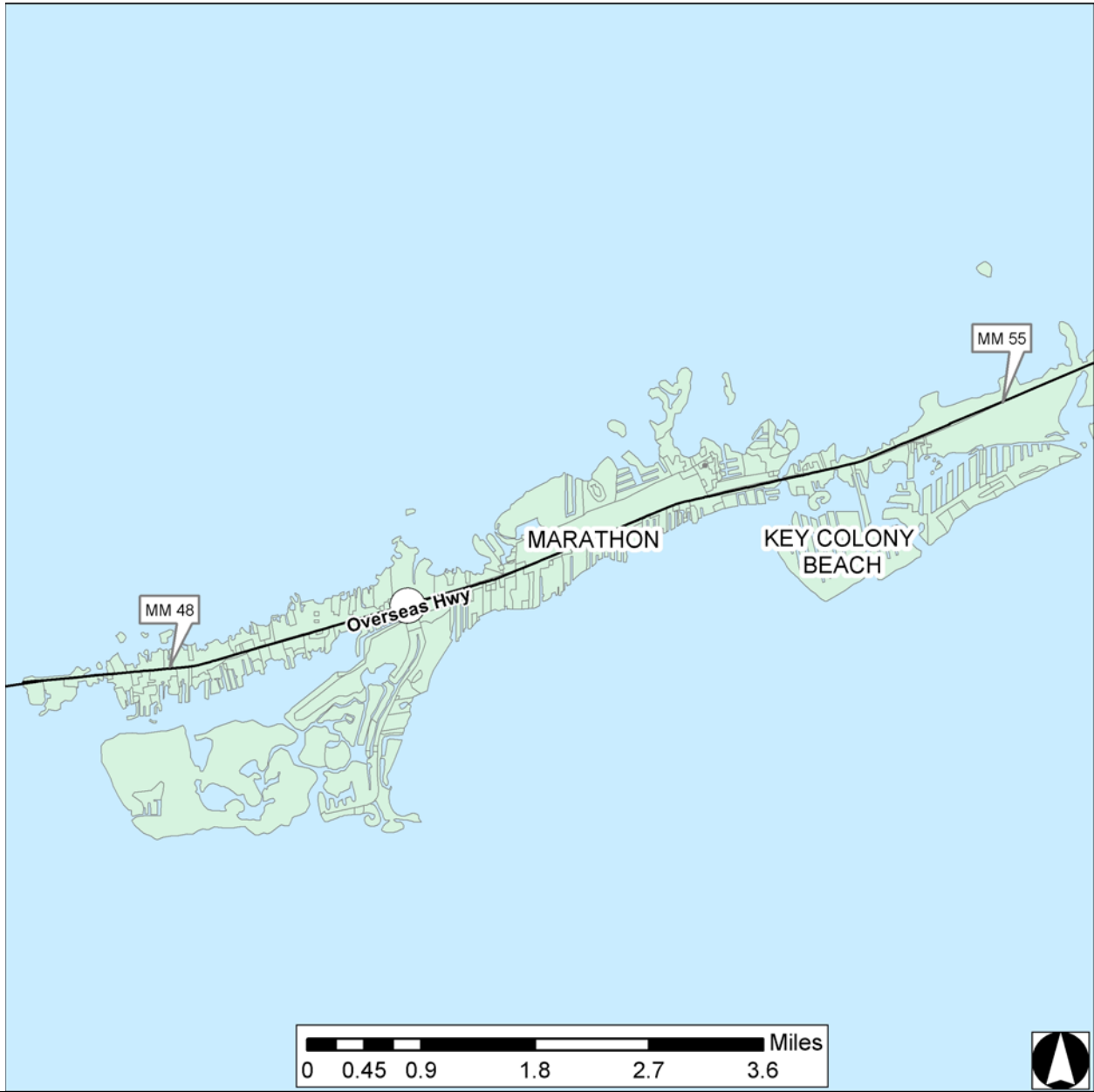
The Marathon City Council approved the adopted amendments by a unanimous vote at its October 14, 2008 Council meeting.

Council staff analysis finds that all amendments in this package are compatible with the goals and policies of the *Strategic Regional Policy Plan for South Florida*.

Recommendation

Find City of Marathon adopted amendment package #08-1 generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this staff report for transmittal to the Florida Department of Community Affairs.

Attachment 1



COMPREHENSIVE PLAN AMENDMENTS

Location Map

City of Marathon
Adopted Amendment #08-1

Sources: FDEP, SFWMD, Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.