



MEMORANDUM

AGENDA ITEM #4e

DATE: JULY 6, 2009
TO: EXECUTIVE COMMITTEE
FROM: STAFF
SUBJECT: CITY OF MARATHON PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On June 23, 2009, Council staff received proposed amendment #09-1 to the City of Marathon Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (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 13 islands with a land area of 8.6 square miles and a population in 2007 estimated to be 10,097. 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.

Summary of Staff Analysis

Proposed amendment package #09-1 to the City of Marathon Comprehensive Plan includes one (1) amendment to the Future Land Use Map [See Attachment 2].

The proposed amendment (City Ordinance No. 2009-19) would change the land use designation for four (4) parcels of land (totaling approximately 1.6 acres) from Residential Medium (RM) to Mixed Use Commercial (MUC). The parcels are located on the west side of 107th Street Ocean, northeast of Mile Marker 52 of the Overseas Highway. The majority of the parcels' existing use is residential, and one parcel is vacant. Existing uses of the surrounding properties include car repair and storage facilities to the north, the Ocean Isles Fishing Village to the east, Atlantic Ocean to the south, and single family residences to the west. Future land use designations surrounding the parcels include Mixed Use Commercial to the north, Residential High to the east, Atlantic Ocean to the south, and Residential Medium to the west. This amendment is to reflect the existing condition of a mix of surrounding uses.

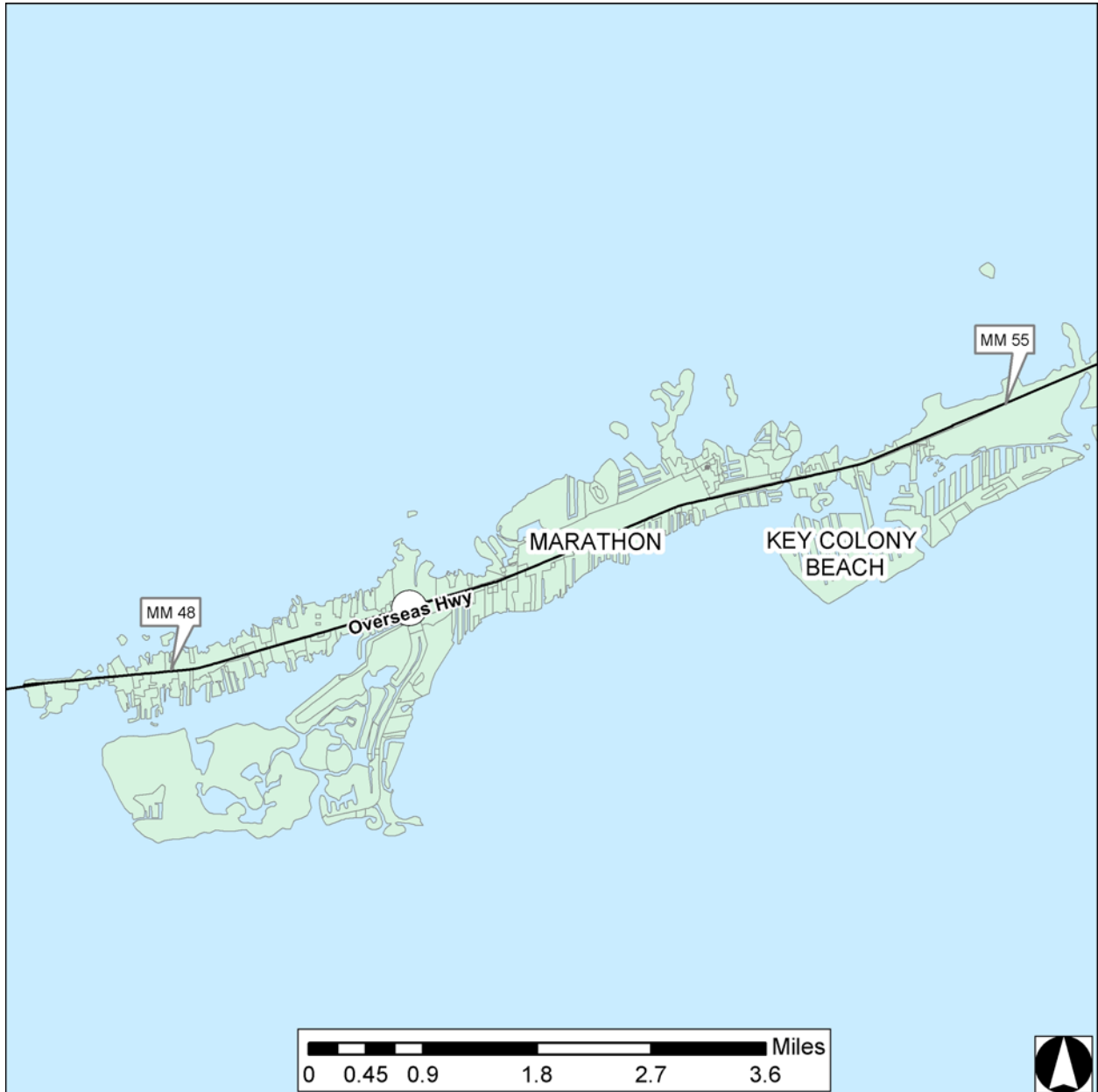
The City of Marathon staff analysis indicates no significant impact to the City's Levels of Service for public facilities or services will result from the proposed amendment. The City of Marathon Council approved transmittal of the proposed amendment at its May 26, 2009 meeting.

Staff analysis confirms that the map amendment is generally compatible with and supportive of the Goals and Policies of the *Strategic Regional Policy Plan for South Florida (SRPP)*.

Recommendation

Find City of Marathon proposed amendment package #09-1 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
Proposed Amendment #09-1

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

Attachment 2



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Marathon
Proposed Amendment #09-1

From: Residential Medium (RM)
To: Mixed Use Commercial (MUC)

Acres: 1.6

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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