



# MEMORANDUM

AGENDA ITEM #6c

DATE: APRIL 7, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARATHON PROPOSED COMPREHENSIVE PLAN AMENDMENT

## Introduction

On March 4, 2008 Council staff received proposed amendment #08-1 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 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](http://www.sfrpc.com).

## Summary of Staff Analysis

Proposed amendment package #08-1 to the City of Marathon comprehensive plan includes 3 amendments to the Future Land Use Map and 3 text amendments to the Future Land Use Element. The general location of the City of Marathon is shown as Attachment 1. The specific locations of the map amendments are depicted in Attachments 2 to 4.

A summary chart of the proposed amendments in this package is listed below. The amendments generally are to reflect existing conditions and uses, to address consistency with the existing land uses on adjacent properties and lots, and to correct mapping errors. A detailed analysis is included in the attached staff report.

SUMMARY OF PROPOSED AMENDMENTS		
Ordinance Number	Amendment	Attachment Number
2008-03	From: Residential Medium To: Mixed Use Commercial Acres: 0.13      Location: 152 23 <sup>rd</sup> Street Ocean	2
2008-05	From: Residential Low and Medium To: Residential High Acres: 1.35      Location: 7005 and 7003 Overseas Highway	3
2008-06	From: Residential Low To: Residential Medium Acres: 2.5      Location: North of Cocoa Plum Drive (Block 15, Lot 13-19, Coco Plum Beach Subdivision)	4
2008-07	Future Land Use Element Policy 1-3.2.1, Allocated Density Defined	Not Applicable
2008-08	Future Land Use Element Policy 1-3.5.3, Residential Building Permit Allocation System	Not Applicable
2008-09	Future Land Use Element Policy 1-3.5.7, Commercial Building Permit Allocation System	Not Applicable

The Marathon City Council approved the proposed amendments by a unanimous vote at the Council meeting of February 26, 2008 for transmittal.

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 proposed 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.

**Proposed Comprehensive Plan Amendment Review  
Staff Report  
for  
City of Marathon**

**South Florida Regional Planning Council  
April 2008**

**PROPOSED AMENDMENT PACKAGE #08-1  
TO THE  
MARATHON COMPREHENSIVE PLAN**

Statutory Authority

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.).

Summary of Staff Analysis

Proposed amendment package #08-1 to the City of Marathon comprehensive plan includes 3 amendments to the Future Land Use Map and 3 text amendments to the Future Land Use Element. The general location of the City of Marathon is shown as Attachment 1. The specific locations of the map amendments are depicted in Attachments 2 to 4.

A detailed analysis of the proposed amendment in this package is included below.

The Marathon City Council unanimously approved the proposed amendments for transmittal at its February 26, 2008 Council meeting.

**Future Land Use Map Amendments**

**Ordinance 2008-03**

The Future Land Use Map Amendment proposes to change the designation on an approximately .13 acre area consisting of 1 parcel from Residential Medium to Mixed Use Commercial. The specific location of the map amendment is shown as Attachment 2. The parcel is located near Mile Marker 48. Existing uses on the property are Multi Family Residential. Future land use designations surrounding the parcels include Mixed Use Commercial to the north and west, Residential High and Medium to the south and east. Existing uses of the surrounding properties include Low and Medium Commercial to the north, Single Family Residential to the south and east, and Low Commercial establishments and Single Family Residential to the west. This amendment is to reflect existing conditions and uses, to address consistency with the existing land uses on adjacent properties and lots, and to correct mapping errors.

Staff analysis indicates no significant impact to the City's levels of service for public facilities or services and a de minimus impact on school capacity in a service area with declining enrollments.

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

**Ordinance 2008-05**

The Future Land Use Map Amendment proposes to change the designation on an approximately 1.35 acre area consisting of 3 parcels from Residential Low to Residential Medium. The specific location of the map amendment is shown as Attachment 3. The parcels are located near Mile Marker 51. Existing uses on the properties are Single Family Residential. Future land use designations surrounding the parcels are Mixed Use Commercial to the north, Residential High to the east and south, and Residential High and Medium to the west. Existing uses of the surrounding properties include a motel, resort, and commercial to the north, the Atlantic Ocean and vacant land to the south, a mobile park and proposed affordable

housing units to the east, and single family residences and vacant land to the west. This amendment is to reflect existing conditions and uses and for correcting mapping errors.

Staff analysis indicates no significant impact to the City's levels of service for public facilities or services and a de minimus impact on school capacity in a service area with declining enrollments.

Staff analysis confirms that the proposed amendment is generally compatible with and supportive of the goals and policies of the *SRPP*.

#### Ordinance 2008-06

The Future Land Use Map Amendment proposes to change the designation for approximately 2.5 acres consisting of 7 adjoining parcels from Residential Low to Residential Medium. The specific location of the map amendment is shown on Attachment 4. The parcels are located near Mile Marker 55. Existing use on the properties is vacant. Future land use designations surrounding the parcels are Conservation to the north, Conservation and Recreation to the South, Residential Low to the east, and Conservation and Residential Low to the west. Existing uses of the surrounding properties include vacant lands to the north (environmentally sensitive), east and west, and a beach to the south. This amendment is to correct mapping errors.

Staff analysis indicates no significant impact to the City's levels of service for public facilities or services and a de minimus impact on school capacity in a service area with declining enrollments.

Staff analysis confirms that the proposed amendment is generally compatible with and supportive of the goals and policies of the *SRPP*.

#### Future Land Use Element Text Amendments

##### Ordinance 2008-07

Policy 1-3.2.1 would amend the Future Land Use Densities and Intensities for affordable housing by adding additional densities of affordable housing equal to densities allocated to market rate housing. The amendment would strengthen the provision for affordable housing in the City of Marathon by encouraging affordable housing development.

Staff analysis confirms that the proposed amendment is generally compatible with and supportive of the goals and policies of the *SRPP*.

##### Ordinance 2008-08

Policy 1-3.5.3 would amend the development evaluation criteria and weighting categories for the Residential Building Permit Allocation System (RBPAS) to ensure consistency with current regulations and the proper mitigation or donation of land acquisition funds for environmental impacts from proposed development. The amendment would continue to protect the City's natural resources.

Staff analysis confirms that the proposed amendment is generally compatible with and supportive of the goals and policies of the *SRPP*.

##### Ordinance 2008-09

Policy 1-3.5.7 would amend the development evaluation criteria and weighting categories for the Commercial Building Permit Allocation System (RBPAS) to ensure consistency with current regulations

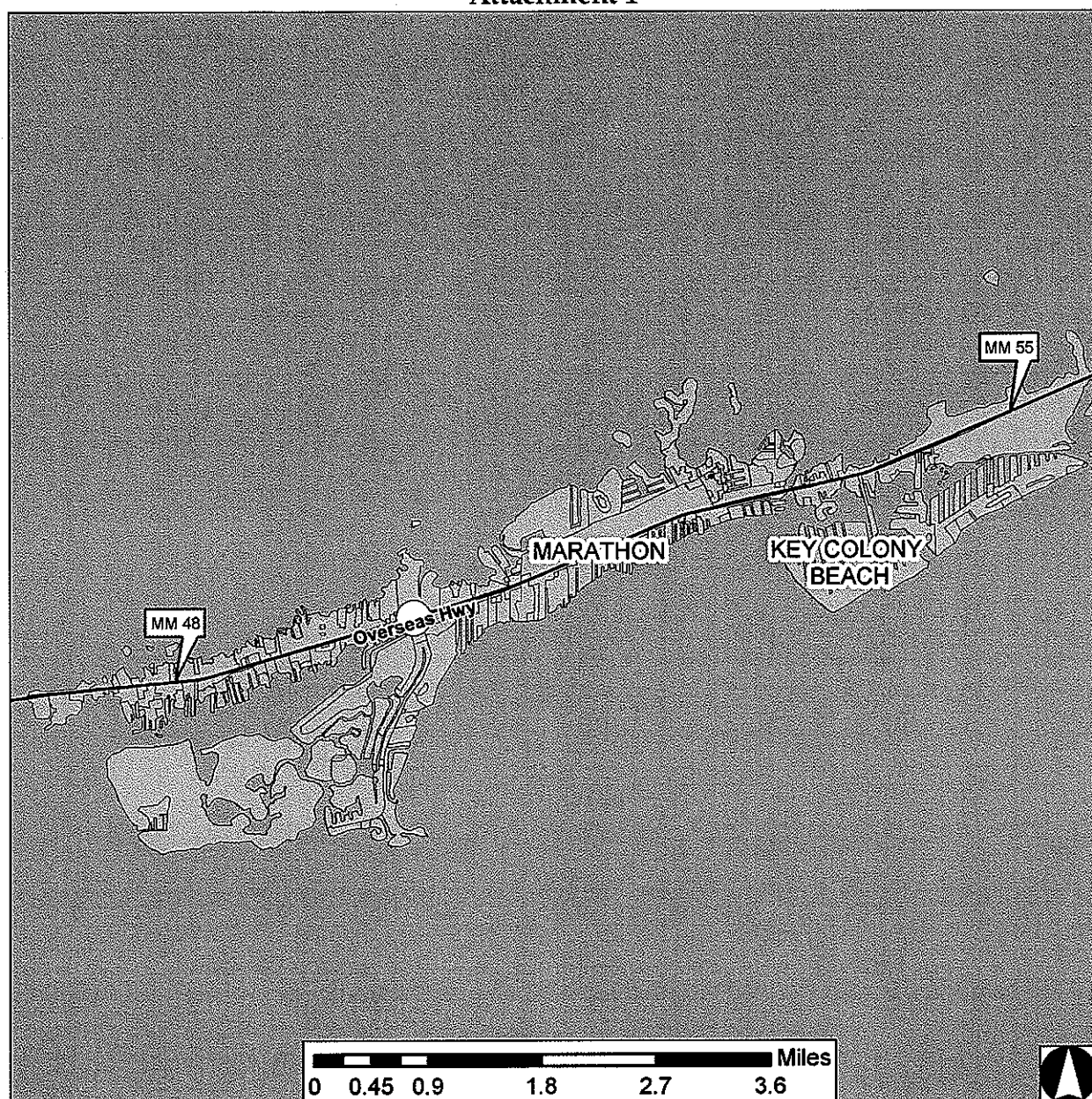
and the proper mitigation or donation of land acquisition funds for environmental impacts from proposed development. The amendment would continue to protect the city's natural resources.

Staff analysis confirms that the proposed amendment is generally compatible with and supportive of the goals and policies of the *SRPP*.

#### Conclusions

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*.

## Attachment 1



### COMPREHENSIVE PLAN AMENDMENTS

#### Location Map

City of Marathon  
Proposed Amendment #08-1

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 #08-1

From: Residential Medium  
To: Mixed Use Commercial  
Acres: 0.13

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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



Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Marathon  
Proposed Amendment #08-1

From: Residential Low and Medium  
To: Residential High  
Acres: 1.35

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

# Attachment 4



## COMPREHENSIVE PLAN AMENDMENTS

### Aerial Map

City of Marathon  
Proposed Amendment #08-1

From: Residential Low  
To: Residential Medium  
Acres: 2.5

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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