



MEMORANDUM

AGENDA ITEM #7j

DATE: FEBRUARY 4, 2008

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY OF MARATHON ADOPTED COMPREHENSIVE PLAN AMENDMENT

Introduction

On January 22, 2008 Council staff received adopted amendment #07-2 to the City of Marathon Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Proposed amendment #07-2 was reviewed at the September 10, 2007 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 #07-2 to the City of Marathon comprehensive plan includes 10 amendments to the Future Land Use Map and 2 text amendments to the Coastal and Conservation 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 11.

A summary chart of the adopted 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.

The amendments were adopted as proposed except for one map amendment. The amendment was withdrawn and not adopted based on additional information and City staff's recommendation.

SUMMARY OF ADOPTED AMENDMENTS		
City Amendment Number	Amendment	Attachment Number
2007-17	From: Residential Medium To: Mixed Use Commercial Acres: 1.40 Location: 525 and 777 23 rd Street Gulf	2
2007-18	From: Residential Medium To: Mixed Use Commercial Acres: 0.24 Location: 250 43 rd Street Gulf	3
2007-20	From: Residential Medium To: Mixed Use Commercial Acres: 2.57 Location: 106 th Street	4
2007-21	From: Mixed Use Commercial To: Industrial Acres: 2.46 Location: 107 th Street and Shark Avenue	5
2007-22	From: Public To: Industrial Acres: 2.52 Location: FKAA, Overseas Highway	6
2007-23	From: Conservation To: Mixed Use Commercial and Conservation Acres: 0.43 Location: Banana Boulevard	7
2007-24	From: Native Area/Residential Low To: Mixed Use Commercial Acres: 1.8 Location: Property behind Holiday Inn	8
2007-25	From: Residential Medium To: Residential High Acres: 3.5 Location: Bonefish Towers	9
2007-26	From: Residential Low To: Residential Medium Acres: 0.86 Location: End of Coco Plum Drive Ocean side	10
2007-27	From: Public To: Industrial Acres: 5 Location: KKEC Overseas Highway	11
2007-29	Coastal and Conservation Element Policy 4-1.2.10, Keys Wetland Evaluation Procedure (KEYWEP)	Not Applicable
2007-30	Coastal and Conservation Element Policy 4-1.3.1, related to mangrove protection.	Not Applicable

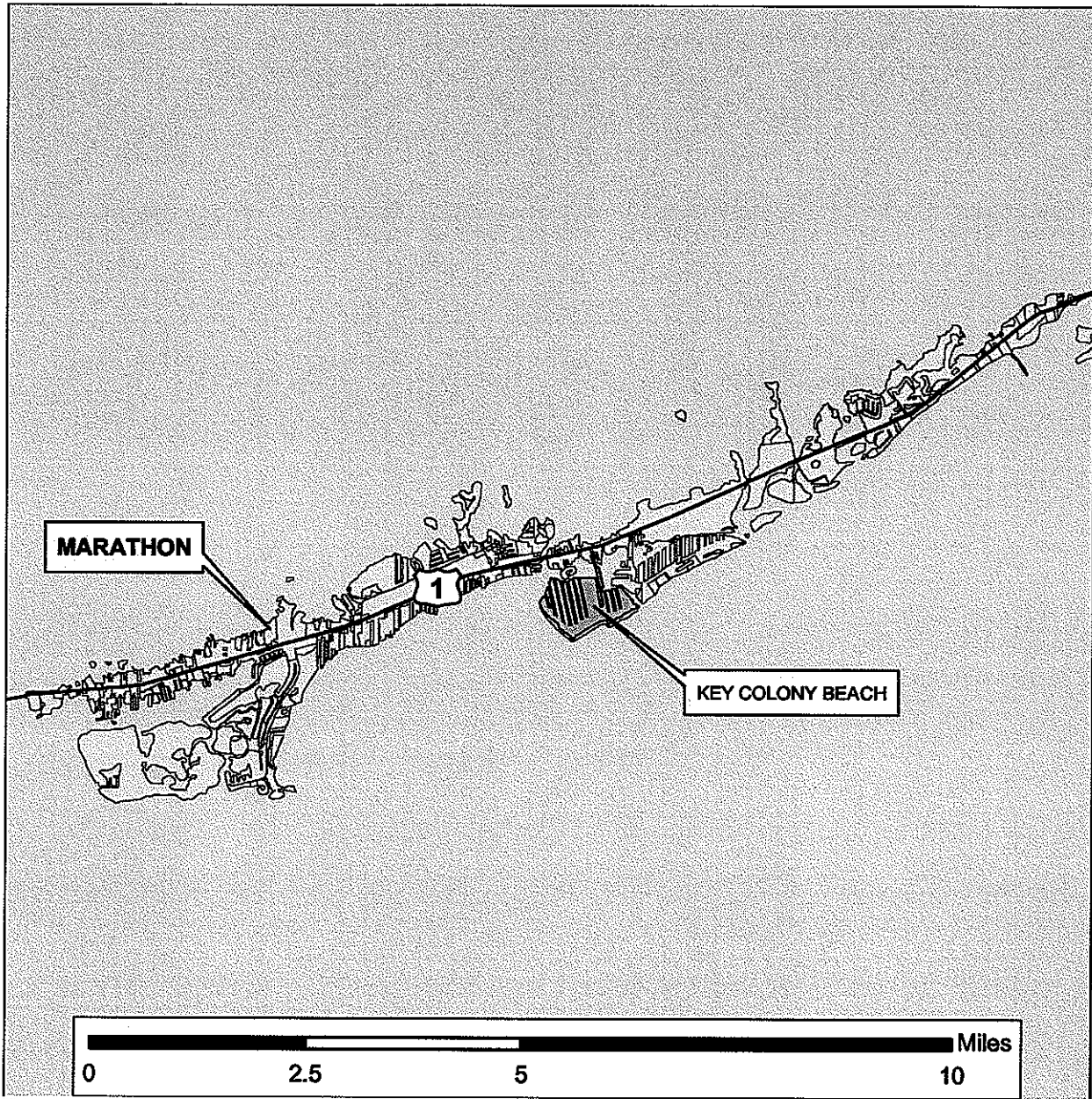
The Marathon City Council adopted the amendment package by a unanimous vote at the Council meeting of December 19, 2007.

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 #07-2 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

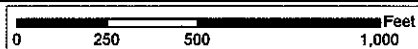
Location Map

City of Marathon
Adopted Amendment #07-2

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
Adopted Amendment #07-2

From: Residential Medium
To: Mixed Use Commercial
Acres: 1.40

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 3



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

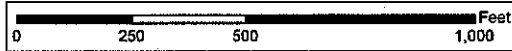
City of Marathon
Adopted Amendment #07-2

Residential Medium
To: Mixed Use Commercial
Acres: 0.24

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 4



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

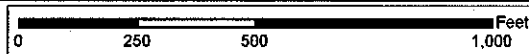
City of Marathon
Adopted Amendment #07-2

From: Residential Medium
To: Mixed Use Commercial
Acres: 2.57

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 5



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

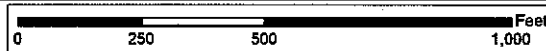
City of Marathon
Adopted Amendment #07-2

From: Mixed Use Commercial
To: Industrial
Acres: 2.46

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 6



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

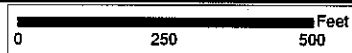
City of Marathon
Adopted Amendment #07-2

From: Public
To: Industrial
Acres: 2.52

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 7



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

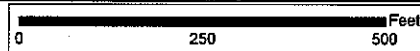
City of Marathon
Adopted Amendment #07-2

From: Conservation
To: Mixed Use Commercial and Conservation
Acres: 0.43

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 8



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

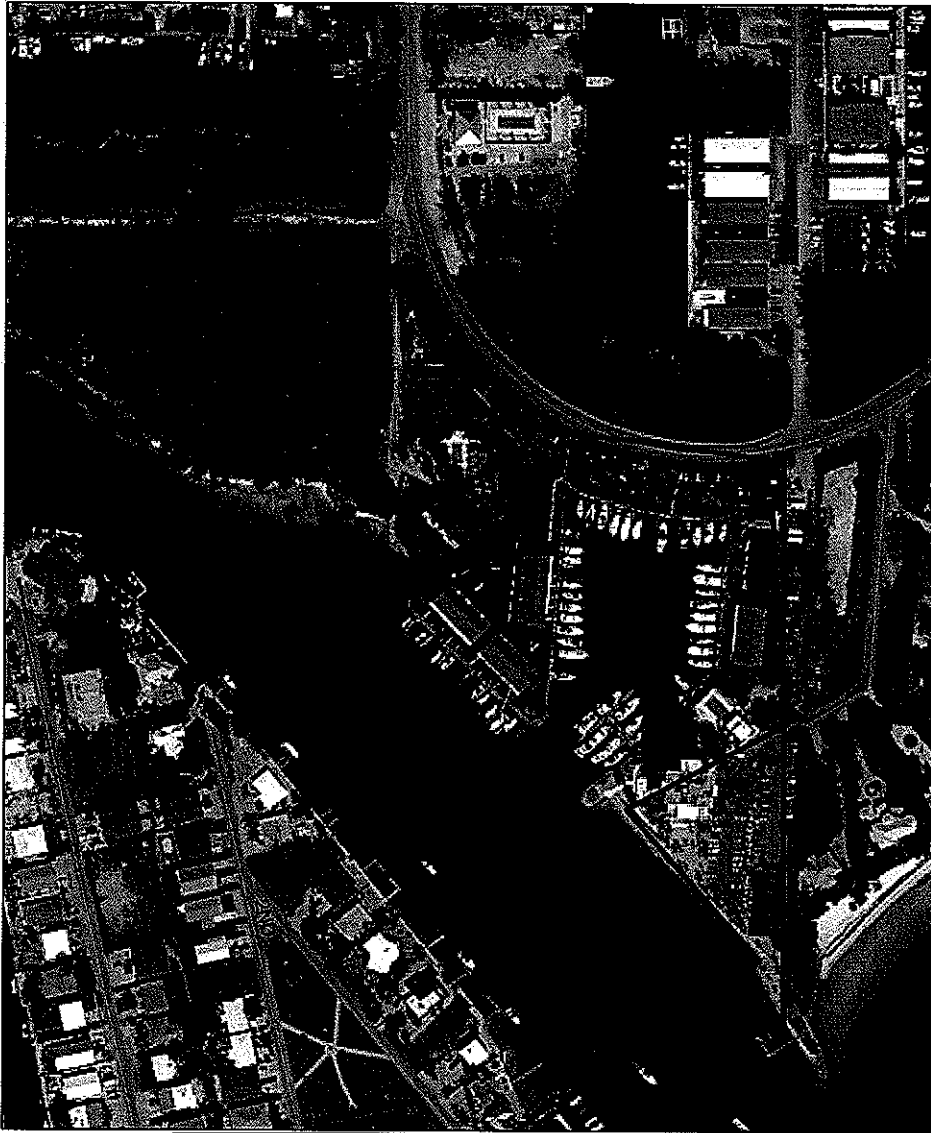
City of Marathon
Adopted Amendment #07-2

From: Native Area/Residential Low
To: Mixed Use Commercial
Acres: 1.8

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 9



0 250 500 Feet

COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

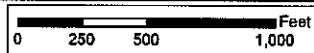
City of Marathon
Adopted Amendment #07-2

From: Residential Medium
To: Residential High
Acres: 3.5

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 10



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

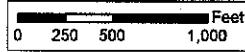
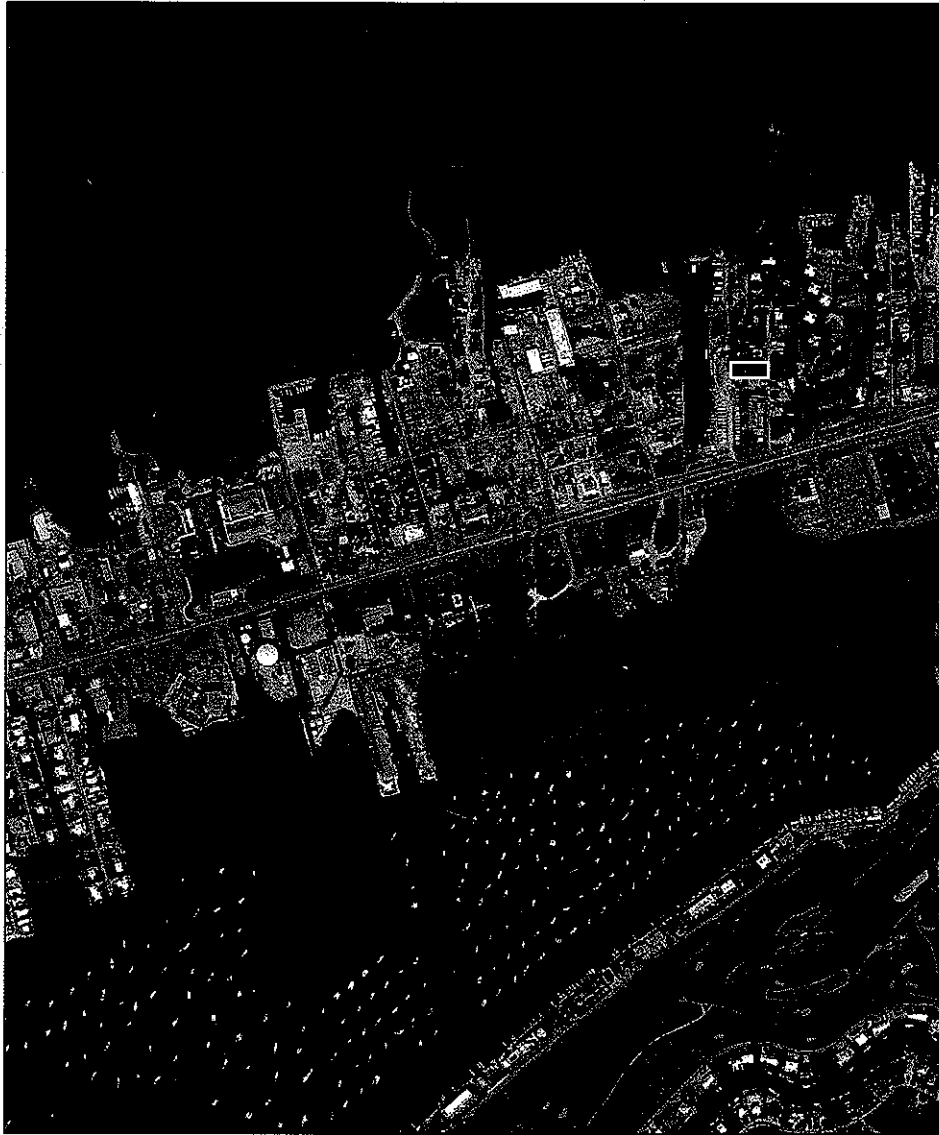
City of Marathon
Adopted Amendment #07-2

From: Residential Low
To: Residential Medium
Acres: 0.86

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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

Attachment 11



COMPREHENSIVE PLAN AMENDMENTS

Aerial Map

City of Marathon
Adopted Amendment #07-2

From: Public
To: Industrial
Acres: 5

Sources: FDEP, SFWMD, Monroe County, SFRPC.

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