

Item Number	Code Section	Change
2026-02	TABLE 1-1	<del>DEO</del> the State Land Planning Agency
2026-02	Policy 1-3.5.13	<del>DEO</del> State Land Planning Agency
2026-02	Policy 1-3.5.14	<del>Department of Economic Opportunity</del> State Land Planning Agency
2026-02	Objective 1-4.1	<del>Department of Economic Opportunity</del> State Land Planning Agency
2026-03	Policy 2-1.1.3	<del>DEO</del> State Land Planning Agency
2026-04	Policy 3-3.4.1	<del>Department of Economic Opportunity (DEO)</del> State Land Planning Agency
2026-05	Policy 4-1.2.14	<del>Department of Economic Opportunity (DEO)</del> State Land Planning Agency
2026-06	Policy 5-1.2.4	<del>DEO</del> State Land Planning Agency
2026-06	Policy 5-1.2.10	<del>DEO</del> State Land Planning Agency
2026-07	Policy 7-1.1.3	<del>DEO</del> the State Land Planning Agency (x3)
2026-08	Policy 9-1.2.2	<del>DEO</del> the State Land Planning Agency
2026-09	Figure 102.22.01	<del>DEO</del> State Land Planning Agency
2026-10	Figure 102.28.1	<del>DEO</del> State Land Planning Agency
2026-11	Sec 102.32	<del>Department of Community Affairs</del> State Land Planning Agency (x2)
2026-12	Figure 102.62.1	<del>DEO</del> State Land Planning Agency
2026-13	Figure 102.80.1	<del>DEO</del> State Land Planning Agency
2026-14	Figure 102.98.1	<del>DEO</del> State Land Planning Agency
2026-15	Figure 102.104.1	<del>DEO</del> State Land Planning Agency
2026-15	Sec 102.104	<del>DEO</del> the State Land Planning Agency
2026-16	Sec 102.110	<del>DEO</del> the State Land Planning Agency
2026-17	Table 103.15.1	<del>DEO</del> the State Land Planning Agency
2026-17	Table 103.15.2	<del>DEO</del> the State Land Planning Agency
2026-18	Sec 107.17	<del>Department of Community Affairs</del> Land Planning Agency
2026-19	Sec 107.101	<del>Florida Department of Economic Opportunity</del> The State Land Planning Agency
2026-20	Article 3	Chickee. Chickees are constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. The term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
2026-20	Article 3	State Land Planning Agency. The State Land Planning Agency shall have the same definition as set forth in Florida Statute 380.031 as may be amended in Statute. The State Land Planning Agency may be listed historically as the Department of Commerce, the Department of Economic Opportunity, and the Department of Community Affairs.
2026-20	Article 3	Tiki. The term "tiki" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that may incorporate any electrical, plumbing, or other non-wood features.

## CITY COUNCIL AGENDA STATEMENT



**Meeting Date:** March 10, 2026

**To:** Honorable Mayor and City Council

**From:** Brian Shea, Planning Director

**Through:** George Garrett, City Manager

**Agenda Items:**     **Ordinance 2026-02** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter One, “Future Land Use Element,” And Intending To Modify Table 1-1, “Future Land Use Densities and Intensities,” Modify Policy 1-3.5.13, “Inventory Affordable/Workforce Housing,” Modify Policy 1-3.5.14, “Establish A Land Acquisition And Conservation Advisory Committee,” Modify Objective 1-4.1, “Provide Workforce-Affordable Housing Building Permit Allocations,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**Ordinance 2026-03** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Two, “Housing Element,” And Intending To Modify Policy 2-1.1.3, “Affordable And Workforce Housing Report,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**Ordinance 2026-04** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Three, “Infrastructure Element,” And Intending To Modify Policy 3-3.4.1, “Pursue Funding Sources,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**Ordinance 2026-05** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Four, “Conservation and Coastal Element,” And Intending To Modify Policy 4-1.2.14, “Establish And Coordinate Acquisition Programs,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**Ordinance 2026-06** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Five, “Intergovernmental Coordination Element,” And Intending To Modify Policy 5-1.2.4, “Coordinate All Transportation Improvements,” Modify Policy 5-1.2.10, “Render Appropriate Development Permits,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**Ordinance 2026-07** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Seven, “Transportation Element,” And Intending To Modify Policy 7-1.1.3, “Address Short Term And Long Term Strategies To Reduce Clearance Time,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**Ordinance 2026-08** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Nine, “Implementation and Review Element,” And Intending To Modify Policy 9-1.2.2, “Annual Work Program And Evaluation,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**RECOMMENDATION:**

The Planning staff recommends approval of the seven (7) Ordinances removing outdated references to the rebranded State Land Planning Agency.

**APPLICANT:** City of Marathon

**REQUEST:** Amend City of Marathon Comprehensive Plan, as it pertains to the Department of Community Affairs (DCA) and Department of Economic Opportunity (DEO) to now reflect the current rebranding as Florida Commerce as the State Land Planning Agency as defined in Florida Statute.

**ANALYSIS OF COMPREHENSIVE PLAN CHANGE REQUEST:**

**Preface**

The current Land Development Regulations provide only brief guidance concerning the review of a proposed Comprehensive Plan Amendment.

Section 102.19 simply states:

[Section 102.19. Standards for Review.](#)

When considering an application for a Comprehensive Plan Amendment, the review shall include all standards and criteria of Fla. Stat. Ch. 163.

Standards in Chapter 163, F.S. offer some additional guidance, but are limited. Pertinent sections of Chapter 163 promulgate process rather than establishing criteria for the development of a proposed Comprehensive Plan Amendment. Chapter 163.3184, Process for adoption of comprehensive plan or plan amendment, define the sequential process for transmittal, review, and approval of a Comprehensive Plan Amendment. Most relevant to this delineation of process is the definition of “**compliance**” which is recited for review below:

**163.3184 Process for adoption of comprehensive plan or plan amendment. --**

(1) DEFINITIONS. --As used in this section, the term:

(b) "In compliance" means consistent with the requirements of ss. [163.3177](#), when a local government adopts an educational facilities element, 163.3178, 163.3180, 163.3191, and 163.3245, with the state comprehensive plan, with the appropriate strategic regional policy plan, and with chapter 9J-5, Florida Administrative Code, where such rule is not inconsistent with this part and with the principles for guiding development in designated areas of critical state concern and with part III of chapter 369, where applicable. Thus, leading through an exhaustive process, the State Land Planning Agency must find a Comprehensive Plan or Plan Amendment in compliance in accordance with the above definition. Process as further defined in the section leads from Local Government Transmittal through review by the State Land Planning Agency and other required local and state government bodies to a finding of “in compliance” by the State Land Planning Agency.

Review is contemplated and expected to be completed by such agencies as the South Florida Regional Planning Council, whose responsibility it is to review the proposal for consistency with the Strategic Regional Policy Plan. Such review is not, therefore, the responsibility of the local government to determine consistency in this regard and will not be addressed herein. Though referenced in the definition of compliance and elsewhere Chapters 163.3177, 163.3191, 163.3245, and 369 will not be reviewed as a compliance matter. Chapter 163.3177 defines required elements in a comprehensive plan. The City has an approved comprehensive plan which must be assumed to have all the required elements. Chapter 163.3191 refers to the required Evaluation and Appraisal Report (EAR); a review of an approved comprehensive plan required of the City every seven years. The City is not subject to an EAR at this juncture and therefore is not relevant as a criterion to the review herein. Finally, Chapter 163.3245 refers to the development of an optional sector plan. This optional element of an approved comprehensive plan was not adopted by the City and therefore will not be used as a criterion for review in this proposed amendment. Chapter 369 refers to invasive aquatic plant control and the Wekiva River area and similarly will not be the subject of compliance review herein.

Other pertinent review elements leading to a determination of compliance are found in Chapter 163.3178 Coastal management, Chapter 163.3180 Concurrency, and the principals for guiding development in the Florida Keys Area of Critical State Concern.

**Compliance Discussion**

Relevant criteria promulgated in Chapters 163 and 380 F.S. can be itemized in bullets as follows based on the critical concerns more specifically identified in the City's comprehensive plan:

- Natural Resource Protection
  - Wetlands
  - Estuaries
  - Living marine resources
  - Beaches / Dunes
  - Unique wildlife habitat
  - Water Quality
- Historical Resources
- Infrastructure / Concurrency Management
  - Wastewater
  - Stormwater
  - Potable Water
  - Solid Waste
  - Transportation
- Affordable Housing
- Hazard Mitigation
  - CHHA
  - Hurricane Evacuation
- Ports
  - Marina Siting
- Public Use
  - Shoreline use and Access
  - Water dependent and independent activity
- Land Acquisition
  - Conservation
  - CHHA
  - Public Services

These bullet items should be utilized as the focus points for review of the proposed amendment and for future comprehensive plan amendments.

## **BACKGROUND**

Staff is recommending changes to the Comprehensive Plan. The draft ordinance has been proposed to modify language in Chapters 1, 2, 3, 4, 5, 7, & 9, of the City of Marathon Comprehensive Plan, as they pertain to the Department of Community Affairs (DCA) and Department of Economic Opportunity (DEO) to now reflect the current rebranding as Florida Commerce as the State Land Planning Agency as defined in Florida Statute.

## **ANALYSIS**

### Natural Resources

No Significant Impact would result from the proposed change.

### Historical and Cultural Resources

No Significant Impact would result from the proposed change.

### Infrastructure

No Significant Impact would result from the proposed change.

### Wastewater infrastructure

No Significant Impact would result from the proposed change.

### Stormwater infrastructure

No Significant Impact would result from the proposed change.

### Potable Water

No Significant Impact would result from the proposed change.

### Solid Waste

No Significant Impact would result from the proposed change.

### Transportation

No Significant Impact would result from the proposed change.

### Affordable Housing

No Significant Impact would result from the proposed change.

### Hazard Mitigation

No Significant Impact would result from the proposed change.

### Coastal High Hazard Areas

No Significant Impact would result from the proposed change.

### Hurricane Evacuation

No Significant Impact would result from the proposed change.

### Ports – Marina Siting

No Significant Impact would result from the proposed change.

### Public Use – Access to Water

No Significant Impact would result from the proposed change.

### Land Acquisition

No Significant Impact would result from the proposed change.

### **Alternate Compliance Review Criteria**

Since there are no internal Comprehensive Plan change review criteria available in Chapter 102, Article 6, those that would apply for an LDR text change request (Chapter 102, Article 7) are useful. The basis for the LDR text change criteria is the same as for a Comprehensive Plan change ultimately.

Section 102.26(B) of the Land Development Regulations requires that the following standards and criteria be considered for any proposed text amendment. Each criteria and explanation of relevance to this proposed amendment are listed below:

#### **A. The need and justification for the change;**

Chapter 2011-142, L.O.F. (the law), reorganized the land planning and community development, workforce development, and economic development functions of Florida's government into one state agency. This created the Department of Economic Opportunity, and the division of Community Development. The Division of Community Development includes former DCA responsibilities and functions. Generally, the division assists local governments and communities in planning functions and administers state and federal community development and project planning grant programs. In 2024 the legislature amended Section 20.60 of the Florida Statutes rebranding as the Department of Commerce. To avoid additional code changes should any future legislature rebranding occur, the term State Land Planning Association is being inserted instead.

#### **B. The consistency of the proposed amendment with the Comprehensive Plan; and**

The 2026 EAR amendments to the Comprehensive Plan included the references and changes from DEO to the State Land Planning Agency, now known as Florida Commerce. This comprehensive plan amendment is therefore consistent with the proposed changes to the LDRs.

#### **C. Whether the proposed change shall further the purposes of the LDRs, and other City Codes, regulations and actions designed to implement the Comprehensive Plan.**

The proposed text amendments furthers the purposes of the LDRs and other City Codes, regulations and actions designed to implement the Comprehensive Plan by offering a clear, concise, and accurate definitions and flow charts.

### **CONCLUSION:**

The proposed Amendments are consistent with and further the goals of the City of Marathon Comprehensive Plan and Land Development Regulations.

**RECOMMENDATION:**

The Planning staff recommends approval of the seven (7) Ordinances removing outdated references to the rebranded State Land Planning Agency. Planning Commission recommended approval of all seven ordinance (3-0).

**Sponsored By:** Garrett  
**Planning Commission Public Hearing Date:** February 23, 2026  
**City Council Public Hearing Date:** March 10, 2026  
**TBD**  
**Enactment Date:** **TBD**

**CITY OF MARATHON, FLORIDA  
ORDINANCE 2026-02**

**AN ORDINANCE OF THE CITY OF MARATHON, FLORIDA, AMENDING THE CITY OF MARATHON’S COMPREHENSIVE PLAN MODIFYING CHAPTER ONE, “FUTURE LAND USE ELEMENT,” AND INTENDING TO MODIFY TABLE 1-1, “FUTURE LAND USE DENSITIES AND INTENSITIES,” MODIFY POLICY 1-3.5.13, “INVENTORY AFFORDABLE/WORKFORCE HOUSING,” MODIFY POLICY 1-3.5.14, “ESTABLISH A LAND ACQUISITION AND CONSERVATION ADVISORY COMMITTEE,” MODIFY OBJECTIVE 1-4.1, “PROVIDE WORKFORCE-AFFORDABLE HOUSING BUILDING PERMIT ALLOCATIONS,” PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE AFTER THE FIRST HEARING BY THE CITY COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, provides for comprehensive plan implementation through the enactment of certain ordinances; and

**WHEREAS**, the City of Marathon is located within an Area of Critical State Concern (ACSC), pursuant to Sections 380.05 and 380.0552, Florida Statutes, hereinafter referred to the “Keys ACSCs”; and

**WHEREAS**, Keys’ Local Governments have adopted state-mandated Comprehensive Plans and Land Development Regulations pursuant to both Chapters 163 and 380.055, Florida Statutes, which have been approved by the State, as required by law, and;

**WHEREAS**, Chapter 166, *Florida Statutes*, grants the City of Marathon (the “City”) broad municipal home rule powers to provide for the health, safety and welfare of its residents, business owners and visitors by enacting regulations for the protection of the public; and

**WHEREAS**, in 2024 the legislature amended Section 20.60 of the Florida Statutes rebranding the State Land Planning Agency as the Department of Commerce; and

**WHEREAS**, the Ordinance, thus introduced, provides for the updates to the Comprehensive Plan based upon the renaming of the State Land Planning Agency; and

**WHEREAS**, the Planning Commission reviewed this Ordinance on February 23, 2026,

providing a recommendation of approval to the City Council with no proposed changes; and

**WHEREAS**, the City Council reviewed this Ordinance on March 10, 2026, and again on ~~XXX, 2026~~ adopting the Ordinance in its second hearing and directing staff to transmit the Ordinance to the Florida Department of Commerce for final approval; and

**WHEREAS**, pursuant to the same legislative provision, the City Council accepted the ORC Report, considered the recommendation of the Planning Commission, accepted additional public input, and deliberated on the proposed amendment to the Land Development Regulations on ~~XXX, 2026~~ at a duly noticed public hearing, and directed that the amendment be transmitted to the Florida Department of Commerce as formally adopted by the City,

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA THAT**

~~Strikethrough~~ = deletion      **bold underline** = addition

**SECTION 1.** The above recitals are true, correct, and incorporated herein by this reference.

**SECTION 2.** Chapter 1, is hereby amended as attached in Exhibit A.

**SECTION 3.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 4.** The provisions of this Ordinance constitute an amendment to the Land Development Regulations as defined by State law. Accordingly, the City shall forward a copy of this Ordinance to the Florida Department of Commerce for review and approval pursuant to Sections 380.05(6) and (11), Florida Statutes.

**SECTION 5.** This Ordinance shall be effective immediately upon approval by the Florida Department of Commerce pursuant to Chapters 163 and 380, Florida Statutes.

**ENACTED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS ~~XX~~<sup>TH</sup> DAY OF ~~XXX~~ 2026.**

**THE CITY OF MARATHON, FLORIDA**

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**Lynny Del Gaizo, Mayor**

<sup>1</sup>Additions to existing text are shown by underline/red print; deletions are shown as ~~strikethrough~~

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

**ATTEST:**

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Diane Clavier, City Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

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Steven Williams, City Attorney

[Chapter 1 - Future Land Use Element Goals, Objectives And Policies](#)

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**TABLE 1-1  
Future Land Use Densities and Intensities\***

Future Land Use Category	Permitted Residential Density (Units per acre)			Hotel/Motel/RV Spaces (Units per acre)	Maximum Intensity (floor area ratio)	Minimum Open Space Ratio
	Market Rate	Affordable	Licensed Mobile Home or RV Parks			
Airport (AD)	0		0	N/A	0.15 - 0.50	0.2
Conservation (C)	0.1 - 0.25	0.1 - 0.25	0	N/A	0.05 - 0.10	0.5
Industrial (I)	0	5 - 10	0	N/A	0.85	0.2
Mixed Use Commercial (MUC)	2 - 6	10 - 15	10 - 25	5 - 25	0.15 - 0.60 <sup>4</sup>	0.2
Public Uses (PU)	0	15 - 25	0	3 - 25	0.15 - 0.75	0.2
Recreation (R)	0.25	0.25	0	5 - 15	0.15 - 0.50	0.2

Residential High (RH)	8	15 - 25	15 - 25	0	0	0.2
Residential Medium (RM)	5	10	0	0	0	0.2
Residential Low (RL)	0.5	0.5	0	0	0	0.5

Note:

1. See Objective 1-3.9 and subsequent policies.
2. The allocated and maximum net densities for submerged lands shall be 0.
3. For properties consisting of hammocks or disturbed wetlands within the Mixed Use Commercial future land use categories, the floor area ratio shall be 0.10 and the maximum net residential density shall be 0.
4. Open space shall be increased based upon the requirement for a habitat evaluation and shall conform to [Table 4-1](#) of the Coastal and Conservation Element.
5. The FAR in Mixed Use developments may be increased to .75 if mitigated by the development of affordable/workforce housing is provided.
6. Residential Densities found in this Table are subject to the provisions of [Policy 1-3.5.16](#)
7. Existing Single Family Residences may be repaired, modified, or replaced. Individual vacant Lots within Blocks defined within a Platted Subdivision subject to RL-C zoning may be built upon IF the sum of all Lots within an individual Block are over 90% developed with single family residences as of the date that ~~DEO~~[the State Land Planning Agency](#) accepts the Ordinance whichever occurs first.
8. This Footnote applies ONLY to properties and/or developed RV or Mobile Home sites which have been or would be recognized as having a Permanent RV structure, as defined in [Policy 1-3.2.8](#) which are located in the Residential High or Mixed Use Commercial Land Use Categories, Operable Road Ready RVs may be placed on the site of a Permanent RV once the Permanent RV structure is demolished and ONLY if it is determined that the property or site has retained its Transferable Building Right and the Right hasn't been previously transferred to another location within the City. Otherwise, said Permanent RV properties or sites

will retain their Market Residential Building Right or allocation. Said Market Rate Building Rights may be retained on-site as Market Rate residential units with the redevelopment of a Florida Building Code compliant residential structure. If the Development Right is transferred, it shall only be transferred as an Affordable Building Right. Though an operable Road Ready RV may utilize Permanent RV properties or sites, it shall not be assumed that the site has a Transient Residential Unit which can be transferred as such.

\*All development and redevelopment shall comply with this Plan and the Land Development regulations.

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#### [Policy 1-3.5.13 Inventory Affordable/Workforce Housing](#)

The City shall continue to maintain an inventory of all existing affordable and workforce housing, including mobile homes, RVs, motels, and any alternative type of dwelling unit that may be used as affordable/workforce housing. The City shall prepare a report, consistent with [Policy 2-1.1.8](#), which at a minimum shall identify the number and type of units. This report shall also include an estimate of the number of these units that may not have been lawfully established or fall under the umbrella for density entitlement. The report shall further analyze the impacts on the adopted level of service (LOS) standards as a result of the existing units which may not have been lawfully established or which may not fall under the umbrella for density entitlement. On the basis of this report the City shall explore the feasibility, through coordination with the ~~DEO~~ [State Land Planning Agency](#) and a Plan amendment, of allowing for the replacement, outside of the annual allocation system, of select identified units from this category. The City shall establish an incentive program encouraging registration and protection of these units along with specific measures to effectively maintain the number of units that are identified as affordable. §163.3177(6)(f)2 F.S.

#### [Policy 1-3.5.14 Establish A Land Acquisition And Conservation Advisory Committee](#)

The City has established a Land Acquisition and Conservation Advisory Committee. This Committee, in conjunction with City staff, shall draft a report recommending the best means for land acquisition and land conservation. The report shall include, at a minimum, a system for prioritizing acquisition for affordable/workforce housing, public uses, and conservation sites, as well as a system for continued monitoring, evaluation and updating adopted programs. The City shall maintain a list of properties containing environmentally sensitive lands in need of acquisition and shall periodically, or upon request, submit this list to the ~~Department of Economic Opportunity~~ [State Land Planning Agency](#). Through the Building Permit Allocation System (BPAS), development in environmentally sensitive areas shall be limited and discouraged.

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#### [Objective 1-4.1 Provide Workforce-Affordable Housing Building Permit Allocations](#)

Pursuant to [Policy 1-3.5.9](#), the City has worked with the State ~~Department of Economic Opportunity~~ [State Land Planning Agency](#) to "obtain more residential allocations specifically for affordable housing." The City thereby, shall establish a new limited category to be

known as the "Affordable - Early Evacuation Pool" which will provide 300 workforce-affordable building permit allocations for the Workforce-Affordable Housing Initiative. These allocations are in addition to the maximum allocations identified in Rules 28-18, Florida Administrative Code. The City shall be responsible for the management, distribution, and enforcement of requirements associated with the Early Evacuation Affordable allocations. The City of Marathon shall ensure adherence to these requirements through implementation of the policies of this objective.