

**Sponsored By:** Garrett  
**Planning Commission Public Hearing Date:** April 17, 2023  
**City Council Public Hearing Date:** May 9, 2023  
October 10, 2023  
**Enactment Date:** October 10, 2023

**CITY OF MARATHON, FLORIDA  
ORDINANCE 2023-06**

**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 POLICY 1-3.5.16, "PROGRAM FOR TRANSFER OF DENSITY AND BUILDING RIGHTS (TDR'S AND TBR'S)", PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY AFTER THE FIRST HEARING BY THE CITY COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Marathon (the "City") has adopted a Comprehensive Plan which has been found to be in compliance by the State Department of Economic Opportunity ("DEO"), pursuant to Chapters 163 and 380, Florida Statutes; and

**WHEREAS**, amending the Comprehensive Plan language ensures protection of environmentally sensitive lands, while encouraging infill developments; and

**WHEREAS**, the City does not want to unduly constrain development within the City of Marathon, so long as the growth is managed and environmentally appropriate; and

**WHEREAS**, the City Council finds it necessary, desirable, and proper to adopt the amendments to the Goals, Objectives, and Policies of the Comprehensive Plan to reflect changing conditions, pursuant to Sections 163.3191 and 163.3178(2)(f) Florida Statute.; and

**WHEREAS**, this Ordinance, thus passed at its first reading, shall be transmitted to DEO and sister State Agencies for their coordinated Comprehensive Plan review to obtain and receive the DEO Objections, Recommendations, and Comments (ORC) prior to final adoption,

**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.** Amend the Comprehensive Plan, Chapter 1, Future Land Use Element, “Policy 1-3.5.16:”

Policy 1-3.5.16      Program for Transfer of Density and Building Rights (TDR’s and TBR’s)

a. The transfer of density and building rights within the City’s boundaries shall attempt to achieve the following:

1. Protect environmental resources in balance with the protection of property rights;
2. Encourage the replacement of substandard structures, non-conforming structures, structures within environmentally sensitive habitat; structures subject to repetitive flood damage, and units or non-residential square footage which exceeds density limitations;
3. Facilitate redevelopment and revitalize the commercial centers by concentrating mixed use activities;
4. Facilitate the redevelopment and revitalization of hotels and motels in the City;
5. Protect housing affordability and facilitate the provision of new affordable housing units throughout the City;
6. Redistribute existing residential units or densities from ~~more~~ environmentally sensitive properties to ~~less~~ not more environmentally sensitive properties to encourage infill development and achieve planned densities without increasing the overall density;
7. Protect environmentally sensitive sites through the removal of existing dwelling units or allocated development rights;
8. Encourage the placement of conservation easements on environmentally sensitive or flood prone parcels of land;
9. Further the public good and the goals, objectives, and policies of the Plan;
10. Protect housing affordability and facilitate the provision of new affordable housing units throughout the City.

b. Transfer of Residential Density (TDRs)

1. Residential density (TDRs) shall only be transferable from a FLUM category of lower density to one of higher density as defined in Table 1-1 of the Comprehensive Plan. Properties with a FLUM category of Conservation shall not be eligible as TDR receiver sites. TDRs are ~~only~~ not transferable to receiver site properties whose habitats are deemed by the City Biologist to be ~~less~~ more sensitive than the sender site properties as defined in policy 4-1.5.8.
2. Increases in Residential Density which are greater than those allowed for a given FLUM category in Table 1-1 may occur, but shall only occur as a result of a TDR transfer. Such TDR transfers shall not exceed 20 percent of the Future Land Use Densities allowed by FLUM category in Table 1-1.
3. If a property owner intends to achieve a residential density higher than a 20 percent increase over that allowed in Table 1-1, then the owner must seek a FLUM change to a FLUM category which would allow a greater residential density. However, there shall be no presumption in any request that the request must be or will be granted by the City. If the FLUM change is granted, then the difference in residential density between the two FLUM categories must be achieved through a transfer of TDRs which shall not exceed the density allowed in Table 1-1 for the new FLUM category.

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

4. The transfer of TDRs is subject to approval by the City based on the criteria established in b. 1. and 2. above. All transfers of TDRs must identify the removal of the TDRs from the sender site and their transfer to the receiving site and be recorded in the chain of title for both properties.
5. Lands for which all residential density has been entirely removed must have a maintenance program to continuously remove exotic invasive vegetation or be transferred to an appropriate land management entity, such as the State of Florida or the City of Marathon.

c. Transfer of Building Rights (TBRs)

1. ~~Transferable Building Rights (TBRs) shall only be transferable from a FLUM category of lower density to one of equal or higher density as defined in Table 1-1 of the Comprehensive Plan.~~ Properties with a FLUM category of Conservation shall not be eligible as TBR receiver sites. Transferable Building Rights (TBRs) are only not transferable to receiver site properties whose habitats are deemed by the City Biologist to be less more sensitive than the sender site properties as defined in policy 4-1.5.8
2. The transfer of TBRs is subject to approval by the City based on the criteria established in c. 1. ~~and 2.~~ above. All transfers of TBRs must identify the removal of the TBRs from the sender site and their transfer to the receiving site and be recorded in the chain of title for both properties.
3. Alternatively, TBRs may be "banked" with the City for a period not to exceed two (2) years, unless extended in writing by the Planning Director. TBRs so banked must identify the removal of the TBRs from the sender site and that they have been banked with the City pursuant to a specific agreement with the City, which shall be recorded in the chain of title of the sending site.

**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 a "Comprehensive Plan amendment" as defined by State law. Accordingly, the City Clerk is authorized to forward a copy of this Ordinance to the DEO and other state agencies 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 Department of Economic Opportunity pursuant to Chapters 163 and 380, Florida Statutes.

**ENACTED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA,  
THIS 10<sup>th</sup> DAY OF OCTOBER, 2023.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Luis Gonzalez, Mayor**

AYES: Smith, Still, Matlock, Landry, Gonzalez  
NOES: None  
ABSENT: None  
ABSTAIN: None

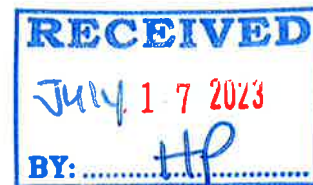
**ATTEST:**

  
  
\_\_\_\_\_  
Diane Clavier, City Clerk

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

  
\_\_\_\_\_  
Steven Williams, City Attorney

July 10, 2023



The Honorable Luis Gonzalez  
Mayor, City of Marathon  
9805 Overseas Highway  
Marathon, Florida 33050

Dear Mayor Gonzalez:

The Florida Department of Commerce ("Department") has completed its review of the proposed comprehensive plan amendment for the City of Marathon (Amendment No. 23-02ACSC), which was received and determined complete on May 11, 2023. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified two objections and have included recommendations regarding measures that can be taken to address the objections.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

Department staff is available to assist the City to address the objections. If you have any questions related to this review, please contact Yazmin Valdez, Regional Planning Administrator, by telephone at (850) 717-8524 or by email at [yazmin.valdez@deo.myflorida.com](mailto:yazmin.valdez@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink that reads "James D. Stansbury".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/yv

Enclosures: Objections, Recommendations, and Comments Report  
Procedures for Adoption  
Reviewing Agency Comments

cc: Brian Shea, Director of Planning, City of Marathon  
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

**Objections, Recommendations and Comments Report  
Proposed Comprehensive Plan Amendment  
City of Marathon 23-02ACSC**

The Department of Commerce has identified two objections regarding the City of Marathon's proposed comprehensive plan amendment. The objections are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objections, the Department may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S.

Department staff has discussed the basis of the report with local government staff and is available to assist the City to address the objections.

**I. Objections:**

**Objection 1: Internal Inconsistency**

The proposed amendment modifies the Future Land Use Element of the City of Marathon's Comprehensive Plan, specifically Policy 1-3.5.16, known as the "Program for Transfer of Density and Building Rights" (TDRs and TBRs). Under the proposed amendment, TBR receiving sites will no longer be required to match or exceed the density of the transferred rights, as the amendment removes TBR density requirements. The proposed amendment also changes the requirement regarding TBR receiving sites by substituting the word "less" for "more" when referring to the environmental sensitivities of the properties. As a result, the amendment allows for the transfer of building rights from sending sites to receiver sites if the City Biologist determines the receiver site is either equally or less environmentally sensitive than the sender site.

However, the proposed change creates an internal inconsistency within the amended policy where it refers to "density" and "less environmentally sensitive" when referring to TDR's and TBR's. This also results in the policy lacking meaningful and predictable standards.

**Objection 2: Inconsistent with the Principles for Guiding Development**

For the reasons stated above, the proposed amendment is not consistent with the principles for guiding development for the Florida Keys Area of Critical State Concern as established under sections 380.0552, (a), (b), (c), (d), (e), and (n), F.S. The City should follow the Department's recommended actions prior to adoption of the proposed amendment and must ensure the adopted amendment is consistent with the principles for guiding development.

**Statutory Authority:** Sections 163.3177(1).; 163.3177(2).; 163.3177(6)(a)1.; 163.3177(6)(a)3.; 163.3177(6)(a)3.g., 163.3177(6)(a)8.b., 163.3177(6)(g)2.; 163.3184; and 380.0552.(7), F.S.

**RECOMMENDATION FOR OBJECTIONS:**

If the City intends to change the requirements for TBR's and TDR's programs, including the density and environmental sensitivity requirements, the City must revise the policy to be consistent with the new requirements. The City should make necessary corrections, updates, or modifications to preserve the internal consistency of the plan and adopt meaningful and predictable standards, as required by 163.3177, F.S.

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR STATE COORDINATED REVIEW**

**Section 163.3184(4), Florida Statutes**

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit electronically using the Department’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://fldco.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ Florida Department of Commerce identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format;

\_\_\_\_\_ In the case of future land use map amendment, an adopted future land use map, in **color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the Florida Department of Commerce did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the Florida Department of Commerce to the ORC report from the Florida Department of Commerce.



**From:** [Plan Review](#)  
**To:** [Powell, Barbara](#); [DCPexternalagencycomments](#)  
**Cc:** [Plan Review](#)  
**Subject:** [EXTERNAL] - Marathon 23-02ACSC Proposed  
**Date:** Wednesday, June 7, 2023 3:34:47 PM  
**Attachments:** [image002.png](#)

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To: Barbara Powell, Deputy Bureau Chief, Plan Review and Processing

Re: Marathon 23-02ACSC – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to [Plan.Review@FloridaDEP.gov](mailto:Plan.Review@FloridaDEP.gov). If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





***Florida Department of Transportation***

**RON DESANTIS**  
GOVERNOR

1000 NW 111<sup>th</sup> Avenue  
Miami, FL 33172-5800

**JARED W. PERDUE, P.E.**  
SECRETARY

May 12, 2023

Mr. Brian Shea  
Director of Planning  
City of Marathon  
9805 Overseas Highway  
Marathon, Florida 33050

**Subject: Comments for the City of Marathon Comprehensive Plan Amendment  
FDEO #23-02ACSC**

Dear Mr. Shea:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendment to the City of Marathon's comprehensive plan. The proposed amendment modifies Policy 1-3.5.16, "Program for Transfer of Density and Building Rights" of the Future Land Use Element to clarify the transfer of building rights and provide consistency throughout the comprehensive plan.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed amendment would not adversely impact transportation resources and facilities of state importance.

In addition, the District's number one priority is safety for all road users with an ultimate goal of zero fatalities and serious injuries. It is recommended that the City of Marathon continue to identify and address the safety needs of all modes of travel, including public transportation. The District encourages the City to include pedestrian and bicycle facilities to promote a safe walkable and connected community consistent with ss. 163.3177, Florida Statutes.

Thank you for coordinating on the review of this proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at [shereen.yeefong@dot.state.fl.us](mailto:shereen.yeefong@dot.state.fl.us) or at 305-470-5393.

Mr. Brian Shea  
May 12, 2023  
Page 2

Sincerely,

DocuSigned by:  
  
808CD06755954DD...  
Shereen Yee Fong  
Transportation Planner IV

Cc: Daniel Iglesias, P.E., Florida Department of Transportation, District 6  
Dat Huynh, P.E., Florida Department of Transportation, District 6  
Kenneth Jeffries, Florida Department of Transportation, District 6  
Barbara Powell, Department of Economic Opportunity  
Isabel Cosio Carballo, South Florida Regional Planning Council  
Kathe Lerch, South Florida Regional Planning Council



# MEMORANDUM

AGENDA ITEM #V.C

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DATE: JUNE 16, 2023

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT  
CONSENT AGENDA

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Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness.

A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

### Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.



South Florida Regional Planning Council  
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020  
954-924-3653 Phone, 954-924-3654 FAX  
[www.sfrgionalcouncil.org](http://www.sfrgionalcouncil.org)

## PROPOSED AMENDMENTS

- **Town of Davie 23-01ESR**  
(Transit-Oriented Corridor Revisions)
- **City of Hollywood 23-01ER\***  
(Property Rights Element)
- **City of Marathon 23-01ACSC**  
(Protect Established Live Aboard Vessels)
- **City of Marathon 23-02ACSC**  
(Modification of Program for Transfer of Density and Building Rights)
- **City of Oakland Park 23-01ER\***  
(Property Rights Element)
- **City of Plantation 23-01ER\***  
(Evaluation & Appraisal Report Based Amendments & Property Rights Element)

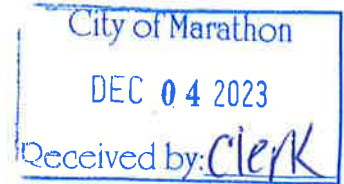
## ADOPTED AMENDMENTS

- **Monroe County 23-01ACSC**  
(Airport Improvements)
- **City of Hallandale Beach 23-01ESR**  
(Safe Neighborhood District Plans)
- **City of Key West 22-07ACSC**  
(Incorporation of a Water Supply Facilities Work Plan Update and Amending Associated Elements)
- **City of Miami Beach 23-01ESR**  
(Incentives for Replacing Transient Uses in R-PS4 District)
- **City of Miami Beach 23-02ESR**  
(Incentives for Office Uses in C-PS1 District)

\*Property Rights Amendment

**Staff Note:** No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.

November 29, 2023



The Honorable Luis Gonzalez  
Mayor, City of Marathon  
9805 Overseas Highway  
Marathon, Florida 33050

Dear Mayor Gonzalez:

The Florida Department of Commerce (FloridaCommerce) has completed its review of the comprehensive plan amendment for the City of Marathon adopted by Ordinance No. 2023-06 on October 10, 2023 (Amendment No. 23-02ACSC), which was received and determined complete on October 16, 2023. We have reviewed the amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), and have determined that the adopted amendment meets the requirements of Chapter 163, Part II, F.S., for compliance, as defined in Section 163.3184(1)(b), F.S. FloridaCommerce is therefore issuing a Notice of Intent to find the comprehensive plan amendment "In Compliance." A copy of the Notice of Intent is enclosed and will be posted on FloridaCommerce's Internet website. You may access the Notice of Intent at: <http://floridajobs.force.com/orc>.

FloridaCommerce's Notice of Intent to find a plan amendment "In Compliance" is deemed to be a final order if no timely petition challenging the amendment has been filed. If this plan amendment is challenged by an affected person, the amendment will not become effective until FloridaCommerce or the Administration Commission enters a final order determining the amendment to be "In Compliance."

If you have any questions concerning this review, please contact Yazmin Valdez, Regional Planning Administrator, by telephone at (850)-717-8524 or by email at [yazmin.valdez@commerce.fl.gov](mailto:yazmin.valdez@commerce.fl.gov).

Sincerely,

A handwritten signature in black ink that reads "James D. Stansbury".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/yv

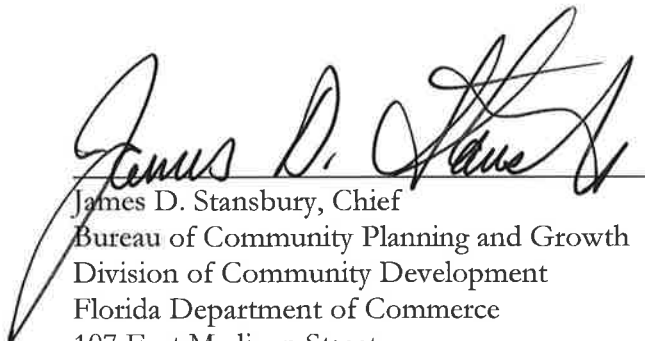
Enclosure: Notice of Intent

cc: Brian Shea, Director of Planning, City of Marathon  
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

FLORIDA DEPARTMENT OF COMMERCE  
THE STATE LAND PLANNING AGENCY  
NOTICE OF INTENT TO FIND THE  
CITY OF MARATHON  
COMPREHENSIVE PLAN AMENDMENT  
IN COMPLIANCE  
DOCKET NO. 23-02ACSC-NOI-44-06-(A)-(I)

The Department gives notice of its intent to find the Amendment to the Comprehensive Plan for the City of Marathon, adopted by Ordinance No. 2023-06 on October 10, 2023, IN COMPLIANCE, pursuant to Section 163.3184(4), F.S.

If a timely petition challenging the Amendment is not filed within thirty (30) days after the local government adopted the Amendment, the Amendment become effective upon the posting of this Notice of Intent on the Department's Internet Website. If a timely petition is filed, the Amendment does not become effective until the Department or the Administration Commission enters a final order determining that the Amendment is in compliance.



James D. Stansbury, Chief  
Bureau of Community Planning and Growth  
Division of Community Development  
Florida Department of Commerce  
107 East Madison Street  
Tallahassee, Florida 32399