

## **PREAMBLE**

The City of Marathon, central in the Florida Keys archipelago, is comprised of numerous islands accessed by U.S. Highway 1. The geography, beautiful weather and physical beauty of the waters surrounding the City attract many seasonal and short-term visitors. This has increased the pressure for all types of development, inflated the living costs and decreased the availability of affordable housing. Marathon, together with the rest of the Florida Keys, is designated an Area of Critical State Concern, pursuant to Section 380.0552, Florida Statutes.

As an Area of Critical State Concern, protection of the fragile coastal and natural resources is essential. Although essential, implementation of necessary surface water management, wastewater management and building upgrades for the aging Marathon community creates an economic burden on its residents and government. In the City, the economy is dominated by the tourism industry. Most of the City's permanent residents work in tourist related fields. Nearly all of the existing tourism facilities in the City are aging. At this time revitalization of these facilities is necessary not only to enable competition in the tourism industry but to bring about compliance with current building and environmental standards to protect the coastal and natural resources.

The social and economic vitality of Marathon is in jeopardy and must be ensured through protection of the fragile, natural resources and revitalization and development that protects the unique character, historical and cultural heritage of the City.

With the knowledge that the City needs redevelopment and new development to provide the necessary improvements to guarantee the residents of the City a clean, healthy environment and a sound economy in which to live and enjoy their families, it is the desire and intent of the City through the Goals, Objectives and Policies of the adopted Comprehensive Plan and Land Development Regulations implementing the Plan to protect our character, environment and viability through:

- Protection of the small town family feel of the community
- Continued utilization of the established mixed-use pattern of the community
- Protection of the heritage of the commercial fishing industry
- Acknowledgement and protection of a character that is unique to the Keys
- Protection of existing and increased affordable housing opportunities
- Implementation of effective surface water management strategies
- Systematic removal of failing and inadequate on-site wastewater disposal systems
- Maintenance and management of central wastewater and stormwater facilities
- Protection and enhancement of sensitive upland, wetland and submerged land habitat
- Protection for the existing uses, densities and intensities
- Providing new investment and reinvestment opportunities
- Ensuring new development and redevelopment protects the environment
- Ensuring new and redevelopment compliments and enhances community character
- Implementation of thoughtful, managed growth

## **INTRODUCTION**

The City of Marathon Comprehensive Plan is divided into three volumes: a Policy Document, Map Atlas, and a Technical Document. The Policy Document contains the goals, objectives and policies for each element, the capital improvements implementation program, and the Comprehensive Plan monitoring and evaluation procedures. The Map Atlas contains maps depicting background information for the various elements (Existing Land Use, Natural Features, Existing Transportation, etc.), as well as the Future Land Use and Future Transportation Map series. The Technical Document contains background information including the technical support data and analyses for the various elements of the plan.

In accordance with the requirements of, Chapter §163.3161 F.S. (Community Planning Act) the Policy Document contains the following sections of the Comprehensive Plan adopted by the City of Marathon City Council.

- Goals, Objectives and Policies are contained in Chapters 1 through 9
- The requirements for Capital Improvements implementation are contained in Chapter 6
- The procedures for monitoring and evaluation of the plan are contained in Chapter 9
- The Plan Adoption Ordinance is contained in Appendix A
- The map series included in the Map Atlas which depict future conditions in Monroe County, Future Land Use and Future Transportation, also require adoption by the City Council. The remainder of the map series contained in the Map Atlas and the background data and analyses contained in the Technical Document do not require adoption by the City Council.

Pursuant to Chapter §163.3177(5) F.S., the Goals, Objectives and Policies contained in Chapters 1 through 9 are the primary mechanism for implementation of the Comprehensive Plan. Goals, Objectives and Policies are presented for the following required elements:

1. Future Land Use Element
2. Housing Element
3. Infrastructure Element
4. Coastal and Conservation Element
5. Intergovernmental Coordination Element
6. Capital Improvements Element
7. Transportation Element
8. Recreation and Open Space Element
9. Implementation and Review Criteria

Chapter 6, Capital Improvements Element, establishes a schedule of capital improvements in support of the Goals, Objectives and Policies for the five-year period subsequent to plan adoption. Also included in this chapter are the programs which will be adopted to ensure that public facilities and services meeting the level of service standards established in the Comprehensive Plan will be available concurrent with the impacts of development.

Chapter 9, Monitoring and Review Criteria, describes the procedures that the City will follow to ensure that the Goals, Objectives, and Policies of the Comprehensive Plan are implemented.

## **GENERAL**

### **Policy 1**

Implementation of this Plan, particularly:

- a. Implementation of Policies 1-3.5.15, 2-1.1.13, 4-1.2.13 (land acquisition), and 4-1.5.3 (100% open space ratio for salt marsh and buttonwood wetlands); and
- b. Implementation of Objectives 3-2.1 (wastewater master plan) and 3-4.1 (stormwater master plan), as found in Table 3.1 (five year schedule of capital improvements)

will require funding which exceeds the reasonable budgetary constraints of the City of Marathon. As an Area of Critical State Concern and site of unique natural resources of national and international importance, the City of Marathon should not be expected to bear the sole burden of implementing these policies without substantial financial assistance. The State of Florida has made a substantial commitment to provide, and actively assist in securing, financial assistance to implement these policies. Accordingly, the City will pursue, in cooperation with the State Land Planning Agency, all available federal, state and private funding sources for implementation of these policies and for preparation of studies and master plans identified in the Plan. The City will commit to work with the Monroe County Land Authority who has committed funding to acquire of lands rendered unbuildable, and, where feasible, will commit additional funds from other local revenue sources. When an implementation date cannot be met by reason of unavailability of sufficient funds that date will be extended by Plan amendment to the earliest date that is reasonably practical after receipt of sufficient funds.

### **Policy 2**

The City of Marathon shall be responsible to implement the Comprehensive Plan to the extent authorized by law. While all plan policies are contingent upon funding, many require substantial funds in order to be implemented. Therefore, the City shall be responsible to implement the objectives and policies enumerated in Policy 1 (a) and (b) above, to the extent that local funds for implementation are available, and to maintain and continue implementation to the extent that additional local funds or state and federal funds, become available. Further, the City, with the assistance of the State, shall determine the ultimate fiscal cost of implementing the plan and the federal, state and local fair share of implementation.

### **Policy 3**

The City of Marathon is not required to increase property taxes in order to provide funds necessary to implement this Plan. It is, however, required to commit its reasonably available funds to funding what the Department of Economic Opportunity and the City ultimately agree is the City of Marathon's reasonable share of the cost of implementation. Policy 3 above does not require the City's taxpayers to bear the entire financial burden imposed by the City of Marathon's Comprehensive Plan. The City's commitment is limited to its reasonable ability to fund only part of the cost of implementation. To the extent that the state should assist the City and does not, the City is not required to provide such funds.

## **ACKNOWLEDGEMENTS**

### **City Council**

#### **2000-2001**

Bob Miller, Mayor  
John Bartus  
Frank Greenman  
Jon Johnson  
Randy Mearns

#### **2001-2002**

Bob Miller, Mayor  
John Bartus  
Frank Greenman  
Jon Johnson  
Randy Mearns

#### **2002-2003**

John Bartus, Mayor  
Frank Greenman  
Randy Mearns  
John Repetto  
Pete Worthington

#### **2003-2004**

Randy Mearns, Mayor  
John Bartus  
Jeff Pinkus  
John Repetto  
Pete Worthington

#### **2004-2005**

Jeff Pinkus, Mayor  
John Bartus  
Chris Bull  
Randy Mearns  
Bob Miller

#### **2005-2006**

John Bartus, Mayor  
Chris Bull  
Margie Mearns  
Bob Miller  
Jeff Pinkus

### **Planning Commission**

Bill Smith, Chair  
Michael Cinque  
Morgan Hill  
Tracy Holder  
Don Vasil

### **Planning Department**

#### **2000**

Calvin, Giordano and  
Associates

#### **2001**

Calvin, Giordano and  
Associates

#### **2002**

Calvin, Giordano and  
Associates

#### **2003**

Calvin, Giordano and  
Associates  
Michael Puto, Community  
Development Director  
Gail Kenson, AICP, Planning  
Manager  
Brenda Bates  
Wendy Dyer  
Jennifer DuPree  
Katie Parker

#### **2004**

Michael Puto, Community  
Development Director  
Gail Kenson, AICP, Planning  
Manager  
Brenda Bates  
Gail Covington  
Wendy Dyer  
Katie Parker

#### **2005**

Michael Puto, City Manager  
Gail Kenson, AICP, Planning  
Director  
Gail Covington  
Wendy Dyer  
Katie Parker

**Consultants**

**Calvin, Giordano, and Associates, Inc.**

John Downes  
Shelly Eichnger, AICP  
Sandra Lee  
Christina Nolan

**Keith and Schnars, PA**

Michael L. Davis  
Tykus Holloway  
James Kahn  
Marc LaFerrier  
Debbie Love  
Eric Silva, AICP

**Weiss Serota Helfman Pastoriza Guedes**

**Cole and Boniske, PA**

Nina Boniske  
John Herin  
Nancy Stroud

**Stearns Weaver Miller Weissler Alhadeff**

**and Sitterson, PA**

John Herin

**Lambert Advisory**