

**Sponsored By:** Council  
**Introduction Date:** June 18, 2007  
**Public Hearing Date:** June 26 and July 10, 2007  
**Enactment Date:** July 10, 2007

**ORDINANCE 2007-15**

**AN ORDINANCE OF THE CITY OF MARATHON, FLORIDA AMENDING THE ENTIRE LAND USE DISTRICT (ZONING) MAP OF THE CITY OF MARATHON; PROVIDING FOR A REVISED CITY LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE UPON THE APPROVAL OF THIS ORDINANCE BY THE STATE DEPARTMENT OF COMMUNITY AFFAIRS.**

**WHEREAS**, the City Council of the City of Marathon, Florida (the "City") adopted Ordinance 2007-04 on February 13, 2007, which amended the entire City Land Use District Map (the "Map") to reflect the new zoning district designations established by the City's Land Development Regulations (the "LDRs") and, where applicable, to provide consistency with the Future Land Use Map (the "FLUM") of the City; and

**WHEREAS**, the State Department of Community Affairs ("DCA"), pursuant to Final Order No. DCA07-OR-088, dated May 1, 2007, found Ordinance 2007-04 to be inconsistent with the Principles for Guiding Development of the Florida Keys Area of Critical State Concern and thereby rejected the ordinance; and

**WHEREAS**, pursuant to the provisions of Chapters, 163, 166 and 380 *Florida Statutes*, the City Council wishes to revise the Map to reflect the changes requested by DCA; and

**WHEREAS**, adopting the proposed revised Map furthers the goals, objectives and policies of the City's Comprehensive Plan (the "Plan"), and will allow for development to occur in the City in accordance with the Plan and the LDRs; and

**WHEREAS**, pursuant to Sections 9.5-24, 9.5-226 and 9.5-511 of the City Code (the "Code"), the City's Development Review Committee has reviewed the proposed revised Map to determine its compliance and consistency with the goals, objectives, and policies of the Plan and the LDRs; and

**WHEREAS**, pursuant to Chapter 163, *Florida Statutes*, and Sections 9.5-22 and 9.5-511 of the Code, the Planning Commission sitting as the Local Planning Agency has publicly considered the proposed revised Map at a duly noticed public hearing, and has recommended approval of the proposed revised Map to the City Council; and

**WHEREAS**, in accordance with Section 166.041, *Florida Statutes*, notice of the public hearings concerning the proposed revised Map has been provided to the general public; and

**WHEREAS**, the City Council finds that approval of the proposed revised Map is in the best interest of the City and complies with applicable laws and is consistent with the South Florida Regional Plan, the State Plan, Chapter 163, *Florida Statutes*, the principles for guiding development in the Florida Keys Area of Critical State Concern, the goals, objectives, and policies of the Plan, the LDRs and promotes and protects the health, safety and welfare of the residents of the City; and

**WHEREAS**, the City Council desires to approve the proposed revised Map in accordance with State law;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA AS FOLLOWS:**

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

**Section 2.** In accordance with State law and the Code, the City Council hereby adopts the revised Map, a copy of which is attached hereto as Exhibit A.

**Section 3.** The City shall timely transmit the revised Map, and all data and analysis supporting the revised Map, to the State of Florida Department of Community Affairs, in its capacity as the State Land Planning Agency (the “Department”), as required by Chapters 163 and 380, *Florida Statutes*.

**Section 4.** That upon its effective date, the revised Map shall replace the Monroe County Land Use District Map, previously applicable to the City pursuant to Sections 163.3167(4), 380.05(10) and 380.0552(9), *Florida Statutes*, and Section 9(6) of the City Charter to the fullest extent allowed by law.

**Section 5.** The provisions of this Ordinance constitute a “land development regulation” as State law defines that term. Accordingly, the City Clerk is authorized to forward a copy of this Ordinance to the Department of Community Affairs for approval pursuant to Sections 380.05(6) and (11), *Florida Statutes*.

**Section 6.** That this Ordinance shall be effective immediately upon approval by the State Department of Community Affairs pursuant to Chapter 380, *Florida Statutes*.


ENACTED BY THE CITY COUNCIL OF THE CITY OF MARATHON,  
FLORIDA, this 10<sup>th</sup> day of July 2007.

THE CITY OF MARATHON, FLORIDA

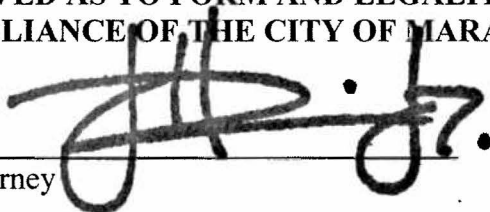
  
\_\_\_\_\_  
Christopher M. Bull, Mayor

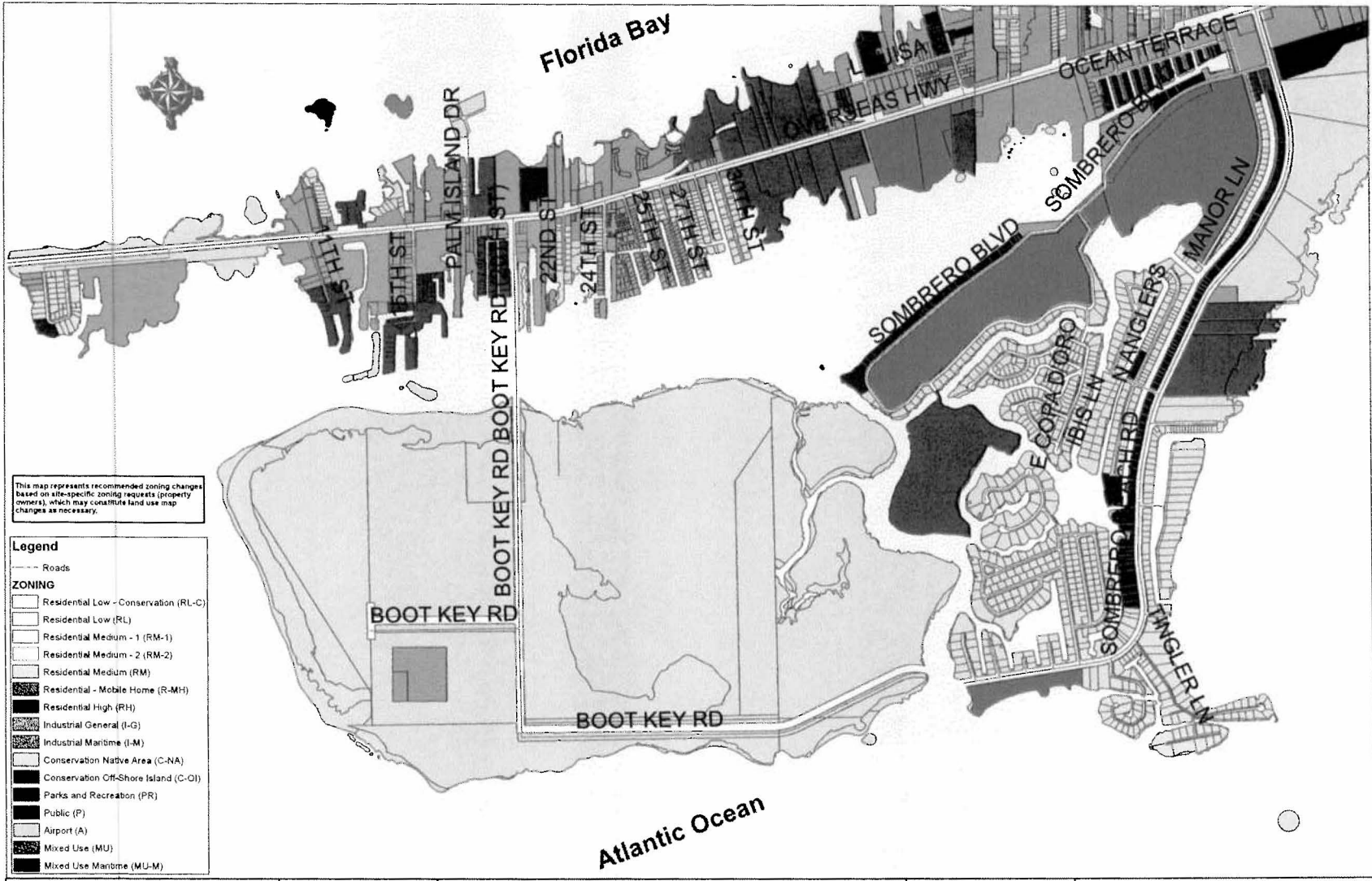
AYES: Vasil, Cinque, Tempest, Worthington, Bull  
NOES: None  
ABSENT: None  
ABSTAIN: None

ATTEST:

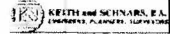
  
\_\_\_\_\_  
Diane Clavier  
City Clerk

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

  
\_\_\_\_\_  
City Attorney



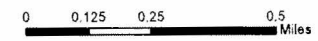
Prepared By:

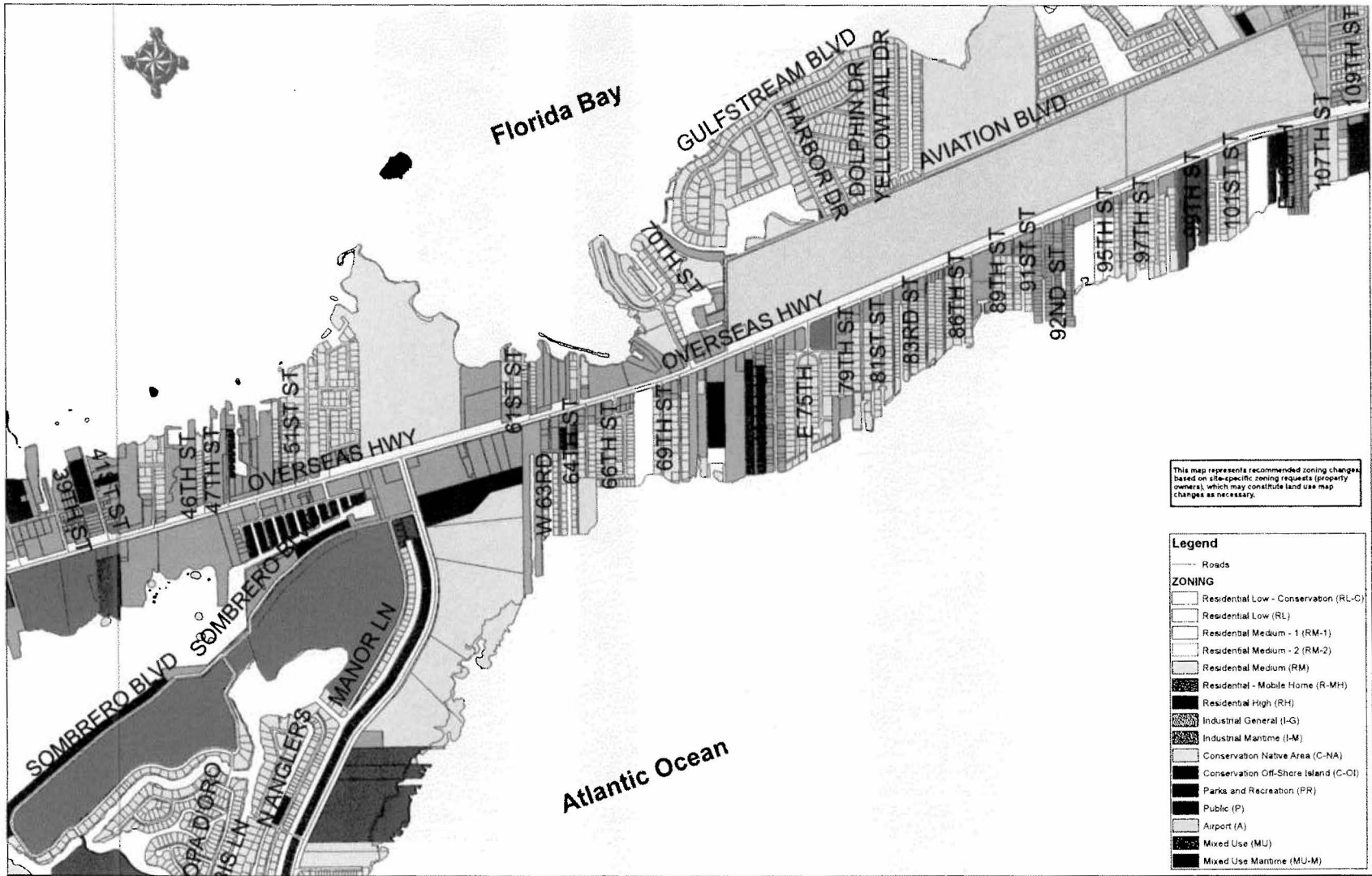


**City of Marathon, Florida  
Official Zoning Map  
PANEL 1**

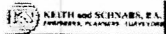
Map Scale: 1 inch = 100 feet

| Scale    | Feet | Meters | Miles  |
|----------|------|--------|--------|
| 1 inch   | 100  | 30.48  | 0.0156 |
| 1/2 inch | 50   | 15.24  | 0.0078 |
| 1/4 inch | 25   | 7.62   | 0.0039 |





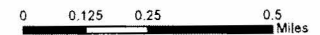
Prepared By:

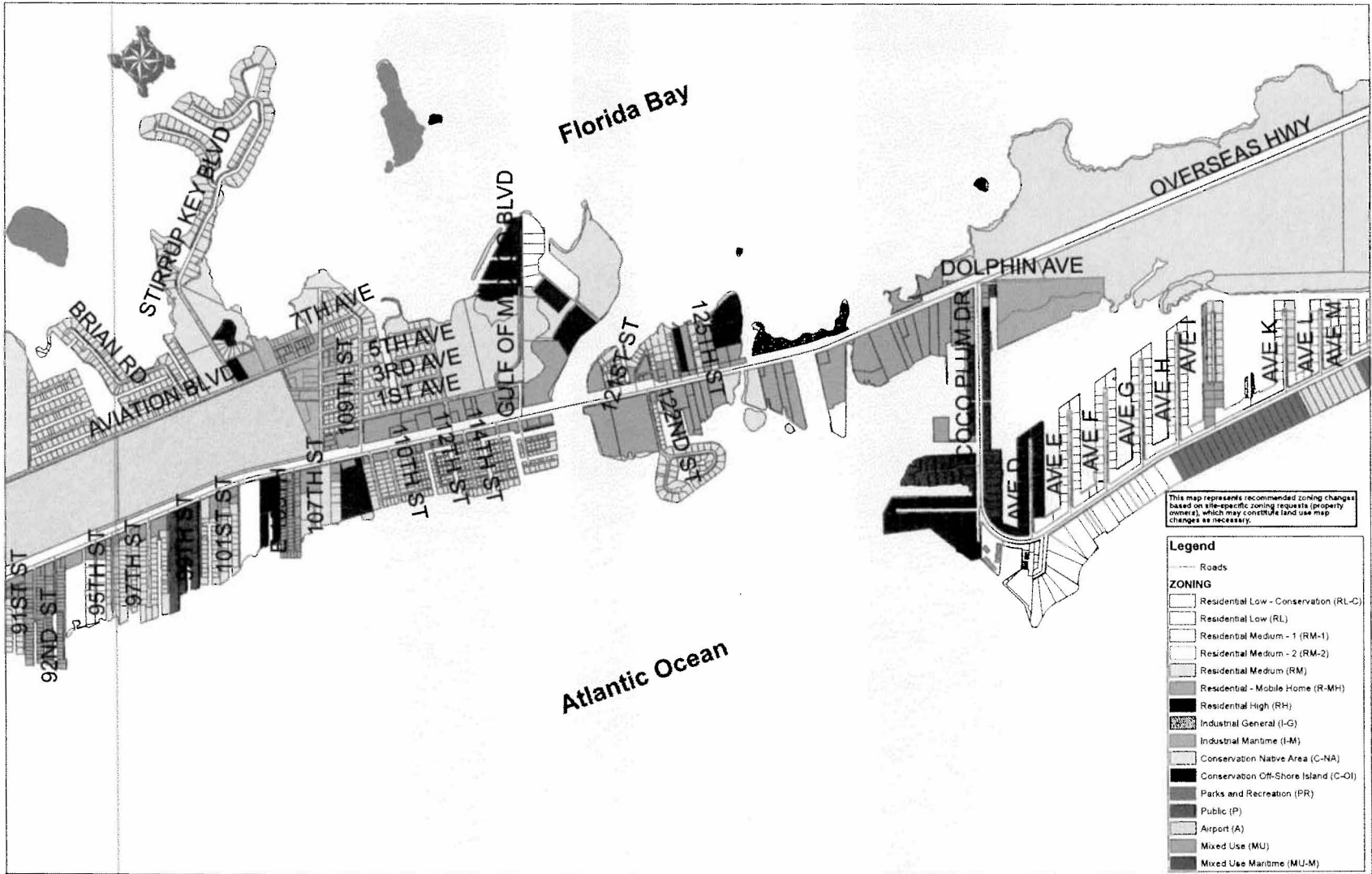


**City of Marathon, Florida  
Official Zoning Map  
PANEL 2**

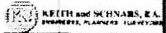
Map Scale: 1" = 100 Feet

| Scale      | Feet | Meters |
|------------|------|--------|
| 1" = 100'  | 100  | 30.48  |
| 1" = 200'  | 200  | 60.96  |
| 1" = 300'  | 300  | 91.44  |
| 1" = 400'  | 400  | 121.92 |
| 1" = 500'  | 500  | 152.40 |
| 1" = 600'  | 600  | 182.88 |
| 1" = 700'  | 700  | 213.36 |
| 1" = 800'  | 800  | 243.84 |
| 1" = 900'  | 900  | 274.32 |
| 1" = 1000' | 1000 | 304.80 |



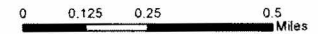


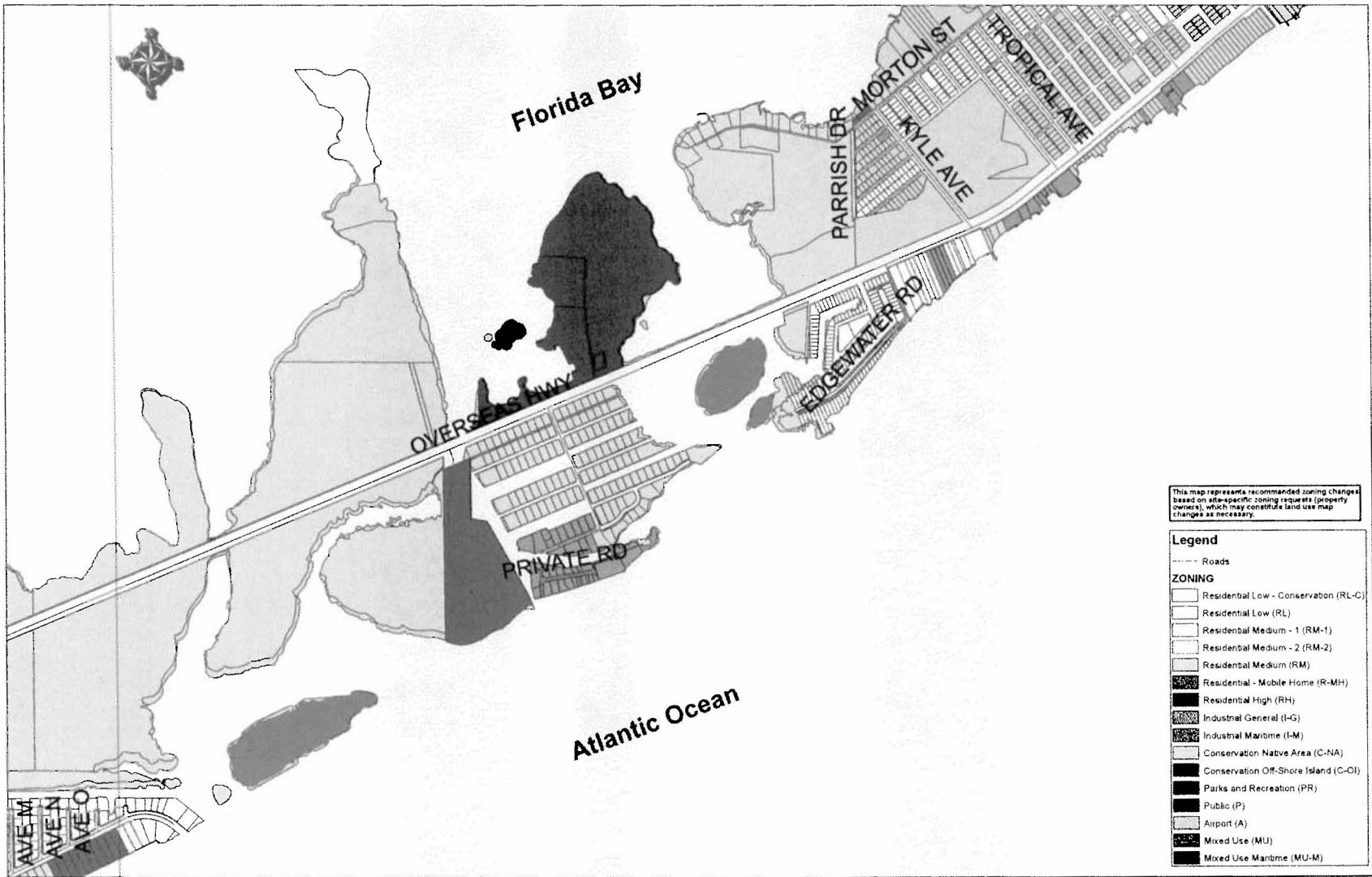
Prepared By:



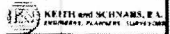
**City of Marathon, Florida  
Official Zoning Map  
PANEL 3**

| NO. | DESCRIPTION | DATE       |
|-----|-------------|------------|
| 1   | ADOPTED     | 12/15/2011 |
| 2   | ADOPTED     | 12/15/2011 |
| 3   | ADOPTED     | 12/15/2011 |
| 4   | ADOPTED     | 12/15/2011 |
| 5   | ADOPTED     | 12/15/2011 |
| 6   | ADOPTED     | 12/15/2011 |
| 7   | ADOPTED     | 12/15/2011 |
| 8   | ADOPTED     | 12/15/2011 |
| 9   | ADOPTED     | 12/15/2011 |
| 10  | ADOPTED     | 12/15/2011 |
| 11  | ADOPTED     | 12/15/2011 |
| 12  | ADOPTED     | 12/15/2011 |
| 13  | ADOPTED     | 12/15/2011 |
| 14  | ADOPTED     | 12/15/2011 |
| 15  | ADOPTED     | 12/15/2011 |
| 16  | ADOPTED     | 12/15/2011 |
| 17  | ADOPTED     | 12/15/2011 |
| 18  | ADOPTED     | 12/15/2011 |
| 19  | ADOPTED     | 12/15/2011 |
| 20  | ADOPTED     | 12/15/2011 |
| 21  | ADOPTED     | 12/15/2011 |
| 22  | ADOPTED     | 12/15/2011 |
| 23  | ADOPTED     | 12/15/2011 |
| 24  | ADOPTED     | 12/15/2011 |
| 25  | ADOPTED     | 12/15/2011 |
| 26  | ADOPTED     | 12/15/2011 |
| 27  | ADOPTED     | 12/15/2011 |
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| 35  | ADOPTED     | 12/15/2011 |
| 36  | ADOPTED     | 12/15/2011 |
| 37  | ADOPTED     | 12/15/2011 |
| 38  | ADOPTED     | 12/15/2011 |
| 39  | ADOPTED     | 12/15/2011 |
| 40  | ADOPTED     | 12/15/2011 |
| 41  | ADOPTED     | 12/15/2011 |
| 42  | ADOPTED     | 12/15/2011 |
| 43  | ADOPTED     | 12/15/2011 |
| 44  | ADOPTED     | 12/15/2011 |
| 45  | ADOPTED     | 12/15/2011 |
| 46  | ADOPTED     | 12/15/2011 |
| 47  | ADOPTED     | 12/15/2011 |
| 48  | ADOPTED     | 12/15/2011 |
| 49  | ADOPTED     | 12/15/2011 |
| 50  | ADOPTED     | 12/15/2011 |



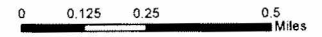


Prepared By:

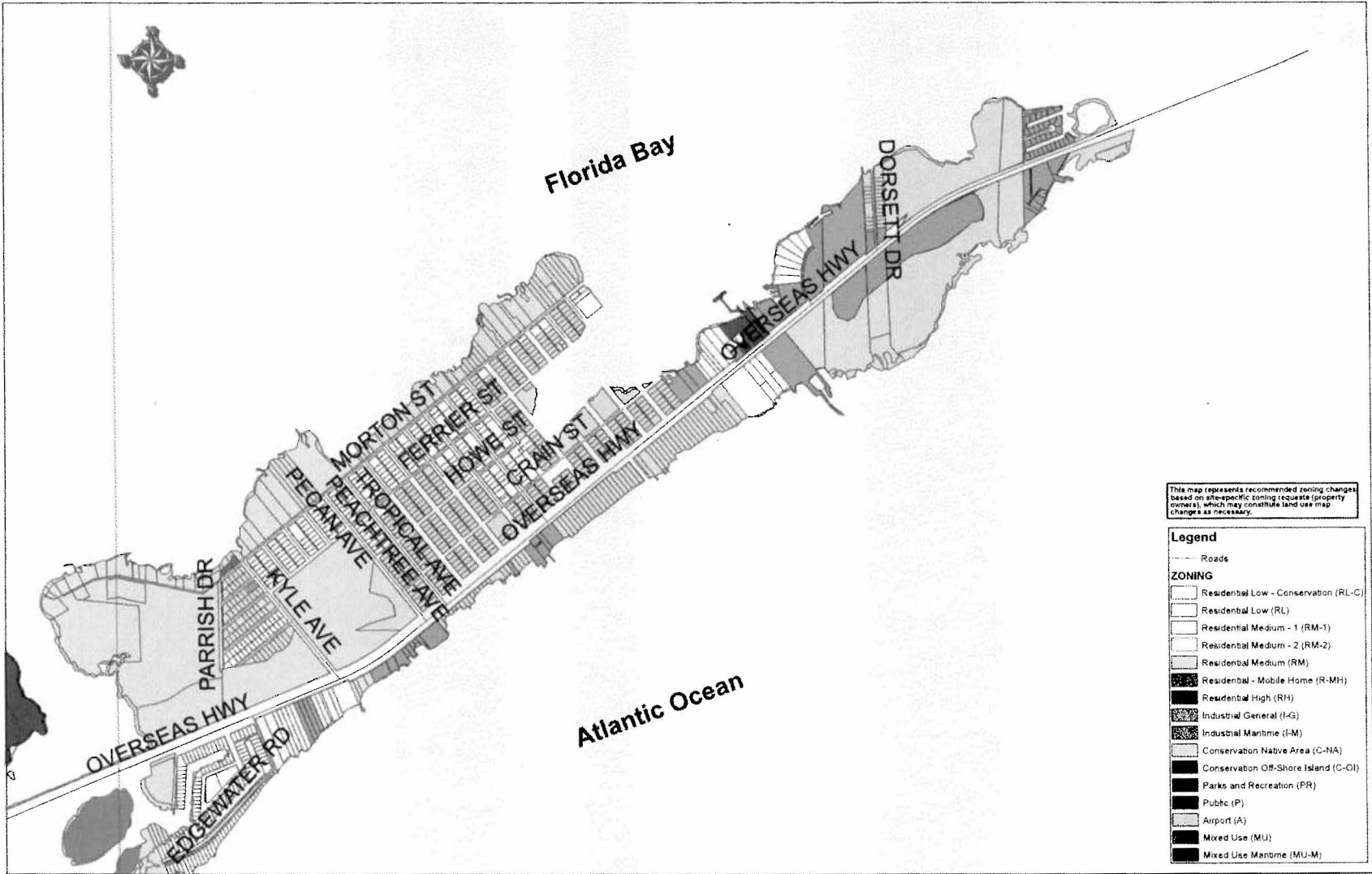


**City of Marathon, Florida  
Official Zoning Map  
PANEL 4**

| Map No. | Title               | Date | Prepared By                 |
|---------|---------------------|------|-----------------------------|
| 1       | Official Zoning Map | 2001 | Keith and Schnars, P.L.L.C. |







This map represents recommended zoning changes based on site-specific zoning requests (property owners), which may constitute land use map changes as necessary.

- Legend**
- Roads
  - ZONING**
  - Residential Low - Conservation (RL-C)
  - Residential Low (RL)
  - Residential Medium - 1 (RM-1)
  - Residential Medium - 2 (RM-2)
  - Residential Medium (RM)
  - Residential - Mobile Home (R-MH)
  - Residential High (RH)
  - Industrial General (I-G)
  - Industrial Maritime (I-M)
  - Conservation Native Area (C-NA)
  - Conservation Off-Shore Island (C-OI)
  - Parks and Recreation (PR)
  - Public (P)
  - Airport (A)
  - Mixed Use (MU)
  - Mixed Use Maritime (MU-M)

Prepared By:  

 KEITH and SCHNABEL, P.A.  
 PLANNING, PLANNING, SURVEYING



**City of Marathon, Florida**  
**Official Zoning Map**  
**PANEL 5**

| Map No. | Title               | Date |
|---------|---------------------|------|
| 1       | Official Zoning Map | 2011 |
| 2       | Official Zoning Map | 2012 |
| 3       | Official Zoning Map | 2013 |
| 4       | Official Zoning Map | 2014 |
| 5       | Official Zoning Map | 2015 |
| 6       | Official Zoning Map | 2016 |
| 7       | Official Zoning Map | 2017 |
| 8       | Official Zoning Map | 2018 |
| 9       | Official Zoning Map | 2019 |
| 10      | Official Zoning Map | 2020 |
| 11      | Official Zoning Map | 2021 |
| 12      | Official Zoning Map | 2022 |

