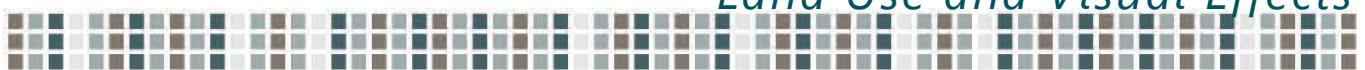


## **Appendix C**

### *Land Use and Visual Effects*



- C.1 Monroe County Year 2030 Comprehensive Plan: Policy 501.2.3, 501.3.1 and 501.3.2
- C.2 City of Marathon Comprehensive Plan: Goal 7-3
- C.3 Monroe County Year 2030 Comprehensive Plan: Policy 301.6.1
- C.4 City of Marathon Comprehensive Plan: Objective 7-1.4 and Policy 7-1.4.1
- C.5 Land Use Assurance Letter



**Appendix C.1**

Monroe County Year 2030 Comprehensive Plan: Policy  
501.2.3, 501.3.1 and 501.3.2





**Objective 501.2**

The expansion of existing or new airport and airstrip facilities shall be coordinated with the future land use, coastal management, and conservation elements.

**Policy 501.2.1**

The development and expansion of aviation and related facilities shall be consistent with the future land use, coastal management and conservation elements.

**Policy 501.2.2**

The Marathon and Key West airports shall be expanded to be consistent with the needs identified in the updated master plan as approved by the Board of County Commissioners. [§ 163.3177(6)(b)4., F.S.]

**Policy 501.2.3**

Development activities to construct or expand airport or airstrip facilities shall not take place in environmentally sensitive areas unless a viable alternative is not available. Mitigation and restoration shall occur when there is no other alternative than to disturb environmentally sensitive areas.

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**Objective 501.3**

Airports and airstrips shall operate in the manner to maximize safety and least adverse impact on the community.

**Policy 501.3.1**

Monroe County shall maintain the existing hammock along Aviation Boulevard as a buffer between the Marathon Airport and the residences to the north.

**Policy 501.3.2**

Monroe County shall maintain and update the Key West International and Marathon Noise Exposure Maps and implement measures to minimize the adverse impacts of noise on the surrounding community.

**Policy 501.3.3**

Facilities at public airports shall be built to meet or exceed federal, state, and local safety regulations as applicable.

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## **Appendix C.2**

### City of Marathon Comprehensive Plan: Goal 7-3







**GOAL 7-3 AVIATION FACILITIES**

**The City shall provide aviation facilities to all existing and future residents and guests in a manner that maximizes safety, convenience, economic benefit, environmental compatibility, and consistency with other elements of the Plan. §163.3177(6)(b)4 F.S.**

**Objective 7-3.1 Coordination of Airport Facilities**

*The expansion of existing or new airport and airstrip facilities shall be coordinated with the Future Land Use, and Conservation and Coastal Elements. §163.3177(6)(b)4 F.S.*

Policy 7-3.1.1 Ensure Consistency with the Plan

The Marathon Airport expansion shall to be consistent with the needs identified in the updated airport master plan.

Policy 7-3.1.2 Protect Environmentally Sensitive Lands

Development activities to construct or expand airport or airstrip facilities shall not take place in environmentally sensitive areas, as identified and defined in the Conservation and Coastal Element, unless a viable alternative is not available. Mitigation and restoration shall occur when there is no other alternative than to disturb environmentally sensitive areas.

Policy 7-3.1.3 Protect the Airport Hammock Buffer

The City shall coordinate with Monroe County to ensure that the existing hammock along Aviation Boulevard is maintained and remains as a buffer between the Marathon Airport and the residences to the north.

Policy 7-3.1.4 Regulate Development Adjacent to the Airport

The City shall continue to maintain Land Development Regulations to regulate structure height and to require the structures to be lit during the day and night. Whenever possible, tall structures shall be located in close proximity to each other and away from populated areas so as to not pose a threat to aircraft. The City shall continue to prohibit structures and activities that interfere with the operation of aircraft at airports and airstrips, whether public or private. Such structures and activities include, but are not limited to, tall structures, smoke, tall trees or other visibility hazards, and electromagnetic radiation. The City shall adopt Land Use District or Zoning Maps depicting the control surfaces around public and private airports. Additionally, the City shall adopt Land Development Regulations to regulate new structures and the use of land within close proximity of the 65 LDN contour around public airports to reduce land uses susceptible to the adverse effects of airport noise; the specific distance from the contour shall be defined by the Land Development Regulations.

Policy 7-3.1.5 Maintain and Update the Marathon Noise Exposure Maps

The City shall maintain and update the Marathon Noise Exposure Maps and implement measures to minimize the adverse impacts of noise on the surrounding community.

Policy 7-3.1.6 Establish Effective Coordination Strategies

The City shall establish effective coordination strategies and enter into an interlocal agreement with Monroe County to ensure all development within and adjacent to the airport facility is in compliance with all applicable regulations.

**Objective 7-3.2 Coordinate Airport and Traffic Circulation**

*The City shall coordinate surface transportation to existing and new public airport facilities with the traffic circulation system shown on the traffic circulation maps. §163.3177(6)(b)4. F.S.*

Policy 7-3.2.1 Coordinate Airport Expansion with the Traffic Circulation System

Expansion of airport or airstrip facilities or proposed facilities shall be coordinated with the necessary expansions to the traffic circulation system by requiring the access points to highways to be built to minimize adverse impacts on traffic operations.

Policy 7-3.2.2 Facilitate a Multi-modal Transportation

The City shall promote and assist in the development of connections from public airports to future transit systems to facilitate a multi-modal transportation system.

Policy 7-3.2.3 Encourage Activities that Relieve the Traffic on US 1

The City shall actively encourage the development of aviation facilities and activities that relieve the traffic on US 1 or serve as an alternative to US 1 as a means of delivering goods and services to the community.

**Objective 7-3.3 Coordinate with the Federal Aviation Administration**

*The City shall coordinate all aviation or related facilities with the plans of the Federal Aviation Administration, military services, resource planning, and management plan prepared pursuant to Chapter 380, Florida Statutes and approved by the Governor and Cabinet, the FDOT Plan and adopted work program, and the Continuing Florida Aviation System Planning Process as adopted. §163.3177(6)(b)4. F.S.*

Policy 7-3.3.1 Participate in the Continuing Florida Aviation System Planning Process

The City shall continue to participate in the development of the FDOT Five Year Plan, and the Continuing Florida Aviation System Planning Process.

Policy 7-3.3.2 Participate in the Airport Master Plan and Airport Layout Plan Update Process

The City shall monitor and participate in all updates to the airport master plan and the Airport Layout Plan pursuant to the rules of the Federal Aviation Administration.

Policy 7-3.3.3 Ensure Compliance to the Airport Master Plan

Coordinate with Monroe County to ensure that all development on and expansions of existing public airports shall be done in accordance with the Master Plan of the airport.

**Objective 7-3.4 Integrate Airport Facilities and Surface Transportation**

*Access routes to airports or related facilities shall be integrated with other modes of surface transportation. §163.3177(6)(b)4. F.S.*

**Policy 7-3.4.1 Encourage Surface Transportation at the Airport**

The City shall encourage the provision at public airports for surface transportation including but not limited to buses, limousines, taxicabs, automobile rentals, and parking of private cars.

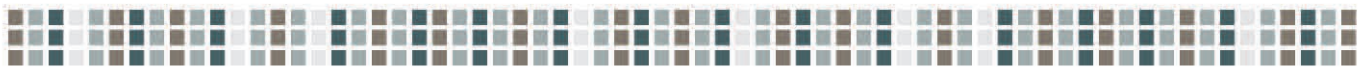
**Policy 7-3.4.2 Encourage Transit Links to Local Hotels and Resorts from the Airport**

The City shall encourage future transit facilities to link public airports with local hotels, motels, and other major trip generators and attractors.



**Appendix C.3**

Monroe County Year 2030 Comprehensive Plan: Policy  
301.6.1





**Objective 301.6**

Monroe County shall provide a transportation system that facilitates scenic corridor enhancement and beautification within the Florida Keys.

**Policy 301.6.1**

The Land Development Code shall continue to ensure that development along the US-1 Florida Keys Scenic Highway Corridor provides the landscaping and setbacks necessary to minimize impacts on the visual environment.

**Policy 301.6.2**

The Land Development Code shall continue to include regulations to minimize sign clutter.

**Policy 301.6.3**

Monroe County supports the Vision, Goals, Objectives and Strategies of the Florida Scenic Highway Corridor Management Plan and the recommendations of the *Florida Scenic Highway Interpretive Master Plan* in its transportation planning. (Ord. 022-2009)

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**Appendix C.4**

City of Marathon Comprehensive Plan: Objective 7-1.4  
and Policy 7-1.4.1





portation links between major activity areas such as residential neighborhoods, schools, employment centers, shopping areas, resorts and parks and recreational areas.

Policy 7-1.3.3      Require Proportionate Fair-Share Assessment Impact Fees

Within one year of the effective date of the Plan, the City shall adopt revisions to the Land Development Regulations that require proportionate fair-share assessment impact fees, including the costs for building bicycle and pedestrian paths along US 1.

**Objective 7-1.4**      **Enhance US 1 Scenic Corridor**

The City shall enhance and improve the visual environment along the US 1 Scenic Corridor. §163.3177(6)(b)1. F.S.

Policy 7-1.4.1      Regulate US 1 Setbacks

The City shall continue to maintain Land Development Regulations which ensures that development along the scenic corridors of US 1 provides the landscaping and setbacks necessary to minimize impacts on the visual environment.

Policy 7-1.4.2      Regulate Signage

The City shall continue to maintain Land Development Regulations, which include provisions to minimize the impacts of signs on the scenic beauty of the City.

**Objective 7-1.5**      **Coordinate Transportation Plans**

*The City shall ensure that its transportation plans are coordinated with the plans and programs of appropriate State agencies and local governments, and are consistent with State and Federal regulations that require protection of environmental resources. §163.3177(6)(b)1.F.S.*

Policy 7-1.5.1      Coordinate with FDOT on the Five Year Work Program

Each year, prior to the update of the FDOT Five Year Work Program, the City shall meet with officials from FDOT District VI to review FDOT proposals for and recommend additional improvements to all eligible roads.

Policy 7-1.5.2      Evaluate Annual Facilities Report

The City and other applicable jurisdictional agencies shall upon the release of the Annual Facilities Report evaluate areas classified as marginally adequate or ones that are more than 50% below LOS standards to address future growth decisions which cross political boundaries.

Policy 7-1.5.3      Review Proposals for Consistency with the Plan

Through the development review process, and in coordination with FDOT, the City shall ensure that all roadway improvements shall be consistent with the policies of this Plan.



## **Appendix C.5**

### Land Use Assurance Letter





# County of Monroe

## The Florida Keys



### BOARD OF COUNTY COMMISSIONERS

Mayor David Rice, District 4  
Mayor Pro Tem Sylvia J. Murphy, District 5  
Danny L. Kolhage, District 1  
George Neugent, District 2  
Heather Carruthers, District 3

February 21, 2018

Rebecca R. Henry  
Assistant Manager  
FAA Orlando Airports District Office  
5950 Hazeltine National Drive, Suite 400  
Orlando, Florida 32822

**SUBJECT: PROPOSED RUNWAY AND PARALLEL TAXIWAY SEPARATION IMPROVEMENTS, FLORIDA KEYS MARATHON INTERNATIONAL AIRPORT, FLORIDA, LAND USE ASSURANCE LETTER**

Dear Ms. Henry:

This letter provides the requisite land use assurance required by the Airport and Airway Improvement Act and provides information concerning a plan amendment to the Monroe County Comprehensive Plan necessitated by the proposed airfield improvements project at Florida Keys Marathon International Airport.

#### **Land Use Assurance**

Monroe County (the County), as owner and operator of the Florida Keys Marathon International Airport (MTH or Airport), makes the following statement of land use assurance as required by Section 511(a)(5) of the Airport and Airway Improvement Act of 1982, as amended. As owner and operator of MTH, Monroe County retains permitting authority of the Airport and the Airport is subject to the County's policies and codes. Monroe County provides assurance that appropriate action has been and will be taken, to the extent reasonable, to restrict the use of land under Monroe County ownership and control to activities and purposes compatible with normal airport operations both existing and in the future.

The Airport is geographically located within the City of Marathon, Florida (the City). The City has the authority to regulate and control land use and zoning within the City limits. The City of Marathon has developed zoning around the airport to protect it from noise sensitive or otherwise incompatible development. Within the municipal limits of the City of Marathon, the height and location of structures and natural objects within the vicinity of MTH are regulated by ordinances described within the City of Marathon Land Development Regulations. Chapter 103 of the Marathon Zoning Ordinance includes Airfield Overlay District maps and regulations relating to permitted land uses within these districts.

Monroe County has entered into an Interlocal Agreement with the City of Marathon for the purpose of, and will continue to work with the City of Marathon to encourage the adoption of zoning laws, to the extent reasonable, to restrict the land uses in these areas to activities and purposes compatible with airport operations. Monroe County is committed to ensuring land use compatibility with the area surrounding MTH and comments on proposed land use development in neighboring communities as it affects MTH.

## Comprehensive Plan Amendment

Monroe County recognizes that the FAA cannot approve airport project funding unless the project is consistent with the plans of public agencies for development of the area in which the airport is located. The Proposed Action includes relocating Runway 7-25 40 feet to the northwest and clearing 40 feet of the existing approximately 200 feet of hardwood hammock located between Runway 7-25 and Aviation Boulevard. An existing policy within the *Monroe County Year 2030 Comprehensive Plan* offers specific protections for the hardwood hammock at the Airport. Through a review of the Comprehensive Plan, Monroe County staff has determined that to issue the environmental permits necessary for construction of the subject project, the County must amend Policy 501.3.1 of the *Monroe County Year 2030 Comprehensive Plan*. County staff would process a text amendment request for review and potential adoption by the BOCC and approval by the State Land Planning Agency.

Policy 501.3.1 states that Monroe County “shall maintain the existing hammock along Aviation Boulevard as a buffer between the Marathon Airport and the residences to the north.” Although not specific to the hardwood hammock, Policy 501.2.3 states that “development activities to construct or expand airport or airstrip facilities shall not take place in environmentally sensitive areas unless a viable alternative is not available. Mitigation and restoration shall occur when there is no other alternative than to disturb environmentally sensitive areas.”

Monroe County airport staff has identified the Proposed Action as the preferred alternative to meet the project’s purpose and need and shall present it to the BOCC FOR BOARD APPROVAL . The preferred alternative is to:

Bring the Airport into compliance with FAA runway-to-taxiway separation standards for the B-II category of aircraft.

Eliminate existing operational restrictions.

Improve the pavement condition of the runway.

The *Runway and Parallel Taxiway Separation Improvements Draft Environmental Assessment* includes a mitigation and restoration plan to mitigate the impacts of clearing a portion of the hammock. Therefore, in support of the project, Monroe County staff has initiated this environmental assessment and will propose an amendment to the Monroe County Year 2030 Comprehensive Plan to amend Policy 501.3.1 of the Comprehensive Plan to allow for the removal and mitigation of approximately 40 feet of the hardwood hammock within the relocated runway’s Object Free Area.

If you have any questions, please contact me at (305) 289-2500.

Sincerely,



Mayte Santamaria  
Senior Director of Planning and Environmental Resources  
Monroe County, Planning & Environmental Resources Department  
2798 Overseas Highway, Suite 400  
Marathon, Florida 33050