



**City of Marathon  
Planning Commission  
Monday February 25, 2019  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Vice Chairman Lynn Landry called the meeting of the Planning Commission to order on Monday, February 25, 2019 at City Hall Council Chambers, 9805 Overseas Hwy. at 5:30 pm.

In attendance: Planning Director George Garrett, Attorney David Migut, Senior Planner Brian Shea, Admin Assistant Lorie Mullins and members of the public.

The Pledge of Allegiance was recited.

The roll was called. Mike Cinque-present; Lynn Landry-present; Pam Dobson-present; Mike Leonard-present; Jeff Smith-absent. There was a quorum and the meeting started.

Vice Chairman Lynn Landry asked for a motion to approve the minutes of the last meeting. Mike Leonard made a motion to approve. Mike Cinque seconded. The minutes were approved 4-0.

The Quasi-Judicial statement was read into the record.

**Item 1: POSTPONED BY APPLICANT.** An Administrative Appeal Filed By Chad Tracy Regarding The Decision Of The City Of Marathon Denying Permit P2018-0787 Based On A Decision By The City That The Residence In Question Was Substantially Damaged Pursuant To Chapter 107, Article 12, "Floodplain Management;" For Property Located At 868 73<sup>rd</sup> Street Ocean, Lot 11, Fields Subdivision, Key Vaca, And Having Real Estate Number 00342330-000000, Nearest Mile Marker 51.

**Item 2 was read into the record:** Consideration Of A Request For A Conditional Use Permit For Anchorage Homes, LLC Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" For The Development Of A Property Into Twelve (12) Affordable Housing Units; Located At The End Of 64th Street; Which Is Legally Described As Part Of Tract 8 & Bay Bottom South Of & Adjacent To Tract 8 & Part Of Don - Allen Rd, Section 11, Township 66 South, Range 32, Key Vaca, Monroe County, Florida; Having Real Estate Number 00338720-000000, Nearest Mile Marker 50.5.; And Providing For An Effective Date.

Brian Shea presented the item with the use of visual aids.

A Conditional Use Permit for twelve units was approved by City Council in 2015. A CUP is valid for one year, so the applicant had to reapply for approval. The site plan is new but everything is the same as in 2015, including the traffic study.

Mike Cinque asked if the Conservation Easement is going to be deeded to the City in perpetuity and asked if it could be changed in the future when the Code changes. George Garrett stated that DEP and ACOE require a

conservation easement to be recorded. An additional condition of approval is the wall being built so that nothing can encroach on that area.

George Garrett stated that Habitat for Humanity is the applicant and the units will be for ownership.

Vice Chairman Lynn Landry opened the meeting to public speakers.

Patricia Witt spoke against the item.

George Garrett responded to the speakers concerns regarding wetlands, zoning and stormwater control.

Lynn Landry asked if anyone has had ex-parte communications. All responded no.

The next public speaker was called, Alan Swierousz. His main concerns were traffic and noise.

Pam Dobson made a motion to approve the item with the additional comment that the material used for the barrier be one that does not cause additional stormwater problems.

Mike Leonard seconded. The roll was called. The motion was approved 4-0.

**Items 3 and 4 were read into the record:** Consideration Of An Ordinance To Amend The City Of Marathon Comprehensive Plan Modifying Chapter One, "Future Land Use," Table 1-1, "Future Land Use Densities And Intensities," To Provide For Affordable Housing Repurposing Units; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

**AND:** Consideration Of An Ordinance To Amend The City Of Marathon Land Development Regulations, Chapter 103, Article 3, "Use And Intensity Tables, Table 103.15.1, " Uses By Zoning District," To Provide For Affordable Housing Repurposing Units; And Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

George Garrett presented the items with the use of visual aids.

Mike Leonard started the discussion noting that 325 sq. ft. for a single family unit is extremely small. George Garrett responded that they would be rental units, mostly for singles not families.

Mike Cinque commented that affordable housing is necessary, but when is there enough, who will maintain the units, and this proposed ordinance will increase density.

Attorney Tom Wright spoke on behalf of the applicant, stating that the approval of this ordinance would provide truly affordable housing in less time than building new housing and it will have less impact on infrastructure. His client wants to compete for the 300 units and the only way to do that is to amend the Comp Plan and LDRs.

Kevin Day from Republic LLC spoke on behalf of the applicant. He stated that approximately half of the units would be at the 80% income level, a quarter of the units at the 100% income level and the other quarter at the 120% income level. Rents will range from \$933-\$1530.

George Garrett stated that the item being voted on tonight is the Ordinance itself, not the conversion of the hotel units to affordable units.

Motion: Mike Cinque made a motion to recommend denial. No second.

George Garrett stated the issue is density. With this Ordinance, if a hotel has more than 15 units per acre and wanted to convert them to affordable they could do so without being in violation of the maximum densities for affordable housing.

Mike Leonard made a motion to approve Item 3. Pam Dobson seconded. The item was approved 3-1.

Mike Leonard made a motion to approve Item 4. Pam Dobson seconded. The item was approved 3-1.

**Items 5 and 6 were read into the record:** Consideration Of An Ordinance To Amend The City Of Marathon Comprehensive Plan Modifying Chapter One, "Future Land Use," Table 1-1, "Future Land Use Densities And Intensities," To Provide Assurances That Residences Within RL-C Zoning May Be Rebuilt; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

**AND:** Consideration Of An Ordinance To Amend The City Of Marathon Land Development Regulations, Chapter 103, Article 3, "Use And Intensity Tables, Table 103.15.1, " Uses By Zoning District," To Provide Assurances That Residences Within RL-C Zoning May Be Rebuilt; And Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

George Garrett presented the items. This ordinance will guarantee the right to rebuild in any residential subdivision in any residential zoning district provided the unit is built to current codes. In the event a disaster destroys any home, duplex, etc. the property owner will be allowed to rebuild in the same density. An intentionally destroyed home must adhere to current densities.

Mike Leonard made a motion to approve Item 5. Lynn Landry seconded. The item was approved 4-0.

Mike Leonard made a motion to approve Item 6. Pam Dobson seconded. The item was approved 4-0.

Motion to adjourn.

Vice Chairman Lynn Landry adjourned the meeting at 7:08 p.m.

ATTEST:



Lynn Landry – Planning Commission Vice-Chairman

ATTEST:



Lorie Mullins-Administrative Assistant  
City of Marathon Planning Department

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: Anyone needing special assistance at the Planning Commission Meeting due to disability should contact the City of Marathon at (305-) 743-0033 at least two days prior thereto.

**(Please note that one or more Marathon City Council members may participate in the meeting.)**