



**City of Marathon
Planning Commission
Monday May 20, 2019
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Chairman Jeff Smith called the meeting of the Planning Commission to order on Monday, May 20, 2019 at City Hall Council Chambers, 9805 Overseas Hwy. at 5:30 pm.

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

The Pledge of Allegiance was recited.

The roll was called. Mike Cinque-absent; Lynn Landry-present; Pam Dobson-present; Mike Leonard-present; Jeff Smith-present.

Chairman Smith asked for approval of the last meeting minutes.

Lynn Landry moved to approve. Pam Dobson seconded. The roll was called. The minutes were approved 4-0.

The Quasi-Judicial Statement was read into the record.

Item 1 was read into the record. Consideration Of A Request For A Conditional Use Permit For Coral Construction Company 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 Affordable Housing, Outdoor Storage Yard, And Commercial Office Space; Located At 347 Aviation Boulevard; Which Is Legally Described As A Tract Of Land In A Part Of Sections 1 And 2, And Containing Lots 11, 12, 13, 14, 15, And A Portion Of Lots 10 And 16, Schmitt Subdivision, Township 66 South, Range 32 East, Key Vaca, Monroe County, Florida; Having Real Estate Numbers 00101300-000000 & 00101360-000000, Nearest Mile Marker 51.

There were no ex-parte communications.

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

Steve Hurley presented the item on behalf of the applicant.

There were no public speakers.

A brief discussion ensued on the proposed dock, proposed size and rental amounts for the units, parking, and the setback from Aviation Blvd.

Chairman Jeff Smith asked that calculations of numbers be included in the packet.

Chairman Jeff Smith made a motion to approve, Lynn Landry seconded. The roll was called. The motion was approved 4-0.

Item 2 was read into the record. Consideration Of A Request For A Conditional Use Permit For Captain Pips Holdings, 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 Multifamily Housing, Office And Restaurant, And Marina; Located At 1470 Overseas; Which Is Legally Described As Part Of Government Lot 2 And Bay Bottom North Of And Adjacent To Lot 2 And Adjacent Portion Of State Road 4-A, Part Of Government Lot 2 In Rear Of Hanley's Inc, And Block 3 Part Of Lot 3 And Government Lot 2 W R Thompson Subdivision, Section 9, Township 66 South, Range 32, Key Vaccas, Monroe County, Florida; Having Real Estate Numbers 00320350-000000, 00102790-000000, & 00102760-003000, Nearest Mile Marker 48.

There were no ex-parte communications.

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

Steve Hurley presented the item on behalf of the applicant.

Chairman Jeff Smith opened the meeting to public speakers. The speakers were sworn in.

1. Bob Mikes. His concerns were the mangroves and the access road/left turns.
2. Karen Gilbert. Her concerns were the parking spaces off the access road and the dangerous curve on the access road.

A discussion ensued regarding the 6 parking spaces off the access road, the fact that the access road is an easement granted by the owner of this property (not Casa Cayo), bicycle safety, and setbacks.

Lynn Landry made a motion to approve with a condition to adjust the lot line to allow for a 10' rear setback on the Residential Medium parcel and that consideration be given to the mangroves. Pam Dobson seconded.

The roll was called. The motion was approved 4-0.

Item 3 was read into the record. Consideration Of A Request For A Conditional Use Permit For Midway Specialty Care Center, Inc. Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" For The Development Of A Medical Clinic; Located At 11400 Overseas Highway Units 103 & 104; Which Is Legally Described As Lots 2, 17, And 18 Less The Southerly Seven Feet And Half Vacated Alley, Key Colony Subdivision, Key Vaca, Monroe County, Florida; Having Real Estate Number 00334860-000000, Nearest Mile Marker 53.

There were no ex-parte communications on the item.

Geovanna Torres presented the item with the use of visual aids.

There was a brief discussion regarding a sink being in each exam room.

Teresa Dryden, the nurse practitioner, spoke on behalf of the applicant.

Chairman Jeff Smith made a motion to approve and added that the Building Dept. ensure there is a sink in each exam room at the time of permit issuance. Mike Leonard seconded.

The roll was called. The motion was approved 4-0.

Chairman Jeff Smith called for a 5 minute recess.

Item 4 was read into the record. An Ordinance Of The City Of Marathon, Florida, Amending The City's Comprehensive Plan To Modify Or Add To Its Conservation And Coastal Element, Goals Objectives, And Policies To Comply With Florida Statute 163.3178(2)(F) "Peril of Flood"; Intending To Modify, "Purpose;" Goal 4-1, "Conserve, Manage, Use, And Protect Natural And Environmental Resources;" Policy 4-1.3.3, "Surface Water Management And Flood Damage Prevention;" And Objective 4-1.17, "Minimum Coastal Hazards;" And Intending To Add Policies To Include Policy 4-1.17.8, "Strategies For Responding To Sea Level Rise;" Policy 4-1.17.9, "Flood-Resistant Development Requirements;" Policy 4-1.17.10, "Extreme Weather Event Mitigation;" Policy 4-1.17.10, "Best Practices And Mitigation Strategies;" And Policy 4-1.17.11, "Best Practices And Mitigation Strategies;" And Finally, Intending To Modify Objective 4-1.22, "Reduce Exposure To Natural Hazards," Policy 4-1.22.5, "Manage Redevelopment Activities; And Policy 4-1.22.8, "Regulate Redevelopment Of Non-Conforming Structures To The Required Base Flood Elevation;" 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.

George Garrett presented the item.

The discussion encompassed freeboard on new construction being amended to 3' from 1', upcoming amended flood maps, the possibility of achieving the highest possible CRS rating and changing the verbiage in the ordinance accordingly, and the safety of our residents during flood events.


Pam Dobson made a motion to approve the item with 'softening of the language'. Mike Leonard seconded.

The roll was called. The item was approved 4-0.

Motion to adjourn.

Chairman Smith adjourned the meeting at 7:17 p.m.

ATTEST:



Jeff Smith – Planning Commission 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.)