



**City of Marathon
Planning Commission
Monday January 28, 2019
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Vice Chairman Lyn Landry called the meeting of the Planning Commission to order on Monday, January 28, 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, Planner Geovanna Torres, Admin Assistant Lorie Mullins and members of the public.

The Pledge of Allegiance was recited.

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

Vice Chairman Lyn 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 3-0.

The Quasi-Judicial statement was read into the record.

Item 1, 2 and 3 were read into the record:

1. An Ordinance Of The City Of Marathon, Florida Amending The Future Land Use Map (FLUM) From Residential Medium (RM) To Mixed Use-Commercial (MU-C) and Residential Medium (RM) For Part Of The Property Described As 222 99th ST. Ocean, Marathon, Monroe County, Florida, Having Real Estate Number 00352210-000000; 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.
2. An Ordinance Of The City Of Marathon, Florida Amending The Zoning Designation From Residential Medium (RM) To Mixed Use (MU) and Residential Medium (RM) For Part Of The Property Described As 222 99th ST. Ocean, Marathon, Monroe County, Florida, Having Real Estate Number 00352210-000000; 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.
3. Consideration Of A Request By Mario And Kay Ferrucci For A Conditional Use Permit, Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits," Authorizing The Development Of Six (6) Affordable Housing Units For Part Of The Property Described As 222 99th ST. Ocean, Marathon, Monroe County, Florida, Having Real Estate Number 00352210-000000. Nearest Mile Marker 52.

Attorney David Migut reminded commissioners that only item 3 was quasi-judicial in nature.

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

Steve Hurley presented the FLUM and Zoning portion of the item with the use of visual aids.

Josh Mothner presented the Conditional Use portion of the item.

Vice Chairman Lyn Landry opened the meeting to public speakers.

The speakers were sworn in.

-Bill Shaw spoke against the item. His concerns being the lot division and the owners trying to make a profit.

-David Daniels spoke against the item. His concerns being the lot line division location.

Vice Chairman Lyn Landry closed the meeting to public speakers.

Vice Chairman Lyn Landry asked for any ex-parte communications: Mike Cinque stated that he had spoken to Josh Mothner and it would not affect his decision. Lyn Landry stated that he had spoken to Josh Mothner and David Daniels and it would not affect his decision.

A brief discussion ensued, Mike Leonard commented to Bill Shaw's statement that with possible profit comes risk.

Mike Cinque commented that with the Zone change more units could be added in the future. Brian Shea stated that requests for additional units would be a Conditional Use to be brought forward again.

Lyn Landry mentioned the US 1 corridor should be commercial and some parcels were missed over the years and the need for affordable housing.

Mike Leonard made a motion to approve Item 1 (FLUM). Mike Cinque seconded. The motion was approved 3-0.

Mike Leonard made a motion to approve Item 2 (Zoning). Mike Cinque seconded. The motion was approved 3-0.

Mike Leonard made a motion to approve Item 3 (Conditional Use). Mike Cinque seconded. The motion was approved 3-0.

Item 4 was read into the record: Consideration Of A Request By Marathon Land Holdings 3, LLC For A Conditional Use Permit and Development Agreement, Pursuant To Chapter 102, Articles 8 and 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Development Agreements" and "Conditional Use Permits," Authorizing The Development Of Forty-Five (45) Affordable Housing Units And 4100 Square Feet Of Dry Storage Space For Property Located At 12550 Overseas Highway, Which Is Legally Described As Part Of Lot 3, Fat Deer Key, Monroe County, Florida, Having Real

Estate Numbers 00100280-000000, 00100620-000000, And 00100630-000000. Nearest Mile Marker 53.5.

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

Mike Cinque asked if the allocations are secured at this time. The conditions include obtaining allocations. He also inquired about the process for checking on affordable units, pay rates, etc. that everything is being used as intended and asked for a list.

Jorge Cepero presented the item for PrimeGroup. They built the Marriott Resort and this affordable housing project will be used for their employees.

Mike Leonard started a brief discussion on how many affordable units are required without having the problem of too many.

George Garrett recapped that in 2015 the number was 800, which the City has not met yet, also mentioning that Irma destroyed 300-400 affordable units. The City would need an analysis to get hard numbers.

Mike Cinque made a motion to approve the item. Mike Leonard seconded. The item passed 3-0.

Item 5 was read into the record: Consideration Of A Request For An Amendment To A Conditional Use Permit For Blue Water Resort Hospitality, LLC In Coordination With Marathon Hospitality LLC, Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits," For The Addition Of A Drive Through As Part Of The Redevelopment Of The Properties As A Hotel/Motel Resort, Located At 2222 Overseas Highway, Which Is Legally Described As Part Of Lot 2, And Bay Bottom Adjacent To Lot 2, Key Vaccas, Marathon, Florida, Having Real Estate Number 00102730-000000; And Located At 2146 Overseas Highway, Which Is Legally Described As Part Of Lot 2, And Part Of Old State Road 4A, Key Vaccas, Marathon, Florida, Having Real Estate Number 00102810-002000. Nearest Mile Marker 48.

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

One of the conditions of the 5500 sq. ft. commercial space is to supply 2 work force housing units. Mike Cinque commented that 2 units are not enough to run that much commercial space, that the City code calculations are not realistic.

George Garrett stated that the Zoning in Progress Ordinance addresses work force housing and he can go back and codify it.

Jorge Cepero spoke to the Commission about the affordable units proposed at Serenity Cove will be used for the commercial space at Marriott as well.

Mike Cinque made a motion to approve the item. Mike Leonard seconded the motion. The item was approved 3-0.

Vice Chairman Lyn Landry adjourned the meeting at 6:30 p.m.

ATTEST:


Lyn 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.)