



**City of Marathon  
Planning Commission  
Monday October 21, 2019  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Mike Cinque called the meeting of the Planning Commission to order on Monday, October 21, 2019 at City Hall Council Chambers, 9805 Overseas Hwy. at 5:30 pm.

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

The Pledge of Allegiance was recited.

Migut asked the board to vote for a presiding officer for this meeting.

Dobson nominated Cinque. Leonard seconded. All in favor 4-0.

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

Cinque asked for approval of the last meeting minutes.

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

Garrett introduced and welcomed new commissioner Matt Sexton.

**Item 1 was postponed:** Consideration Of A Request For A Conditional Use Permit For Guillermo Torres, 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 Retail; Located At 10155 Overseas Hwy; Which Is Legally Described As Part Of Government Lot 2 And Bay Bottom South Of And Adjacent Part Government Lot 2, Key Vaca, Having Real Estate Number 00104460-000000, Nearest Mile Marker 52.5.

**Item 2 was read into the record:** A Proposed Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter One, "Future Land Use," "Table 1-1, Future Land Use Densities And Intensities," And Intending To Modify Policy 1-3.3.4, "Encourage Redevelopment Of Tourist/Resort/Campground Facilities," To Allow Uses Designated As "Permanent RVs" To Be Utilized As "Transient Residential Units" (RV Lots), Meeting All Requirements Of Such Uses, And That Hold No Monetary Value As Transient Units, And Cannot Be Transferred As Transient Units, To Be Allowed On Properties Zoned Residential Mobile Home (R-MH) That Also Allows Permanent Florida Building Code Compliant Residences; 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.

Garrett presented the item with the use of visual aids.

There was a brief discussion on violations of the 180 day time limit and hurricane evacuations.

Cinque opened the meeting to public speakers.

Randy Boldon was sworn in and spoke in favor of the item, adding that the Board of the Park is requesting this Ordinance in order to have legal rights to remove abandoned units.

Cinque commented on the historic Permanent RV designation and the 180 day time limit as being an unenforceable ordinance.

Leonard made a motion to approve the item, Dobson seconded. The roll was called. The motion was approved 4-0.

**Item 3 was read into the record:** An Ordinance Of The City Of Marathon, Florida, Amending The City's Comprehensive Plan To Modify Comprehensive Plan, Chapter 1, "Future Element, Goal 1-3, "Manage Growth;" Objective 1-3.2, "Regulate Density And Intensity;" Policy 1-3.2.5; "Maximum Height Limitation," Increasing The Maximum Building Height To Forty-Two Feet (42) For Residential Structures To Provide Compensation For Increases In Required Elevations For The New FEMA Firm Maps; Providing That Residential Structure Shall Not Thereby Exceed Three Stories Above Grade; 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 Final Adoption By The City Council; And Providing For An Effective Date.

**And Item 4 was read into the record:** An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 103, Table 103.15.2, "Density, Intensity And Dimensions For Zoning Districts, Chapter 107, Article 5, "Setbacks And Height," Section 107.40, "Maximum Height" And Figure 107.40.1, "Building Height Measurement," Increasing The Maximum Building Height To Forty-Two Feet (42) For Residential Structures To Provide Compensation For Increases In Required Elevations For The New FEMA Firm Maps; Providing That Residential Structures Shall Not Thereby Exceed Three Stories Above Grade; 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 Final Adoption By The City Council; And Providing For An Effective Date.

Garrett presented the item with the use of visual aids.

Leonard made a motion to approve Item 3, Sexton seconded. The roll was called. The motion was approved 4-0.

Dobson made a motion to approve Item 4, Sexton seconded. The roll was called. The motion was approved 4-0.

**Item 5:** An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations To Modify Chapter 103, Article 3, "Use And Intensity Tables," Table 103.15.1, "Uses By Zoning District" And Adding A Section To Chapter 104, Article 1, To Be Titled "Permitting Of Residential Units Which Exceed Six (6) Bedrooms" As Defined Therein; Amending Chapter 110 To Provide Related Definitions For Bedrooms; 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 Final Adoption By The City Council; And Providing For An Effective Date.

Garrett presented the item with the use of visual aids.

Dobson started the discussion inquiring as to when the fire department would get involved with a residential structure of that size, the number of applications that have been received for 7+ bedroom homes, and future applications for the same.

Doug Lewis, Building Official, spoke to the Commission, he explained that the ordinance would require the applicant to apply for a Conditional Use permit which would allow the City to add conditions of parking, sprinkling, waste water calculations, etc.

Dobson made a motion to approve the item, Sexton seconded. The roll was called. The motion was approved 4-0.

Motion to adjourn.

Cinque adjourned the meeting at 6:50 p.m.

ATTEST:

  
\_\_\_\_\_  
Mike Cinque - Planning Commission Acting 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.)