



**City of Marathon  
Planning Commission  
Monday July 20, 2020  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Lynn Landry called the meeting of the Planning Commission to order on Monday July 20, 2020 via Zoom at 5:30 pm.

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

The speakers were sworn in or they had previously been sworn in via Zoom.

The Pledge of Allegiance was recited.

George Garrett congratulated Matt Sexton on the recent birth of his child.

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

Landry asked for approval of the last meeting minutes.

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

The Quasi-Judicial Statement was read for the record.

Attorney Jones asked for any ex-parte communications. Sexton, Cinque, and Landry had conversations with Noah Singh about the project and stated it would not affect their decisions.

The Notice was read into the record: *Presentations to the Commission are limited to three (3) minutes for each individual speaker and five (5) minutes for the representatives of a designated group. Transfer of time between individuals and/or groups is not permitted. To the greatest extent possible, presentations to the Commission shall be limited to topics before the Commission for present or future consideration. Letters submitted to the Commission prior to the meeting will not additionally be read into the record.*

**Item 1:** Consideration Of A Request Of The City Council Of The City Of Marathon, Florida By Knight's Key Investors, LLC And Knight's Key Road, LLC For The Expansion Of An Existing Conditional Use Permit (Resolution 2015-94) And Development Agreement (Resolution 2015-96), Pursuant To Chapter 102, Articles 13 8 Respectively Of The City Of Marathon Land Development Regulations (LDRs), Seeking The Addition Of Ninety-six (96) Transient Residential Units (Hotel Rooms), Restaurant Space, And A Water Feature On An Existing 199 Room Resort Facility With Restaurants, Spas, Retail Space, And Pools; With Existing Densities Of Approximately 9.91 Transient Residential Units Per Acre; Located At 1 Knight's Key Blvd; Which Is Legally Described As Lot 1 And Part Of Lot 2 And Bay Bottom East Of And Adjacent To Government Lot 2,

Section 8 And 17, Township 66 South, Range 32 East, Knights Key, Monroe County, Florida; Having Real Estate Number 00101800-000000, Nearest Mile Marker 47; And Providing For An Effective Date.

Brian Shea presented the item with visual aids.

No comments or questions from the Commissioners.

Bart Smith presented the item on behalf of the applicant.

Landry questioned the status of the left-hand turn lane and the one-year sunset time frame.

Smith assured the commission that they would make every reasonable effort to try to get that done.

Shea stated that with the addition of 96 units FDOT may agree to the left-hand turn lane.

Leonard suggested a two-year time frame to be sure the lane is added.

Landry opened the meeting to public speakers.

Michelle Coldiron voiced her concerns with the incomplete landscaping and the employee parking outside the resort.

Cinque added concerns about the wastewater capacity for Knight's Key.

Lynn Landry moved to approve the item with the condition that the left turn lane installation run concurrent with the development agreement and to pursue it with FDOT until they give an answer to approve or disapprove.

Leonard seconded.

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

**Item 2:** Consideration Of A Request By Seasons, Inc. (With Approval Of The Owner, Crystal Cove Market Site, 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 (LDRs) Entitled "Development Agreement" And "Conditional Use Permits" Respectively, Proposing The Development Of Twenty-Six (26) Transient Residences (Two & Three Bedroom) And Eighteen (18) One-Bedroom Hotel Style Transient Units With Amenities; Seeking To Sever The Connection With The Conditional Use Permit And Development Agreement Identified In Resolutions 2019-55 And 2016-72 (Crystal Cove Housing Partners, LP) In Favor Of The Project And Agreements Proposed Herein; For Property Located At 881 50<sup>th</sup> Street, Gulf, Marathon, Florida, Which Is Legally Described As Lying Within Township 66S, Section 6, Range 32E; Key Vaca, Marathon, Florida; Having Real Estate Number 00327150-000100. Nearest Mile Marker 50 (49.75).

George Garrett presented the item with visual aids.

Leonard voiced concerns over the traffic study asking when it had been generated, and US1 ability to handle the amount of traffic generated by the development.

Garrett reiterated that the US1 study was done in 2017 before Irma and is updated annually.

Barbara Mitchell presented them item on behalf of the applicant.

Leonard excused himself for a prior engagement, there was still a quorum.

Landry opened the meeting to public speakers.

Thomas Hill voiced concerns over traffic and safety on the residential street, and the barrier between the project and his home.

Mitchell stated that the barrier will be a fence and shrubs, not just shrubs.

After a brief discussion regarding the exit onto 50<sup>th</sup> Street, and boat trailer parking, Landry made a motion to approve the item with the condition that there be off site boat trailer parking for the project in perpetuity.

Sexton seconded.

The roll was called. The item was approved 3-0.

Motion to adjourn.

Landry adjourned the meeting at 7:01 p.m.

ATTEST:

  
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Lynn Landry – Planning Commission Chairman

ATTEST:

  
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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.)**