



**City of Marathon  
Planning Commission  
Tuesday January 21, 2020  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Dale Colburn called the meeting of the Planning Commission to order on Tuesday January 21, 2020 at City Hall Council Chambers, 9805 Overseas Hwy. at 5:30 pm.

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

The Pledge of Allegiance was recited.

George Garrett introduced Attorney Dale Colburn, sitting in for Attorney David Migut who resigned.

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

Colburn asked for nominations for a Chairman for this meeting only. Gilson nominated Leonard. Sexton seconded. Leonard accepted.

Leonard asked for approval of the last meeting minutes.

Sexton moved to approve. Gilson seconded. The roll was called. The minutes were approved 3-0.

The Quasi-Judicial Statement was read for the record.

The speakers were sworn in.

**Item 1 was read into the record:** A Request By Design Center And Yadira Blanco For A Conditional Use Permit, Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations Entitled "Conditional Use Permits", Authorizing A Duplex At Property Located On 79<sup>th</sup> Street, Which Is Described As Lot 11 Atlantic Shores PB 3-5, Key Vaca, Monroe County, Florida, And Having Real Estate Number 00347110-000000, Nearest Mile Marker 51.

George Garrett presented the item as *in compliance* with all criteria of the City LDRs and not intended to be used as a dormitory, but instead, would be deed restricted as affordable housing.

Leonard asked the difference between affordable and workforce housing. The 2 words are used interchangeably as our code does not differentiate.

Conditions can be placed on the development that no dormitory style living is permitted in the units. If that happens it would become a code case.

As affordable housing, the units cannot be used as vacation rentals.

Andrew George, applicant, spoke on behalf of the item as being much needed affordable housing for his own employees.

Leonard stated that he spoke with James Tashjian for about 15 minutes over Tashjian's concerns. There were no other ex-parte communications.

Leonard opened the meeting to public speakers:

1. James Tashjian spoke against the item, questioning the definition of 'household', the potential of 16 adults with 16 vehicles, and neighborhood character.
2. Vicki Tashjian spoke against the item regarding potential traffic and parking problems.
3. Laurie Luher spoke against the item.

Garrett responded to the speakers; affordable and workforce housing are both allowed in Residential Medium. Dormitories are only be allowed in Mixed Use.

After a brief discussion on neighborhood character, number of bedrooms, parking, and the need for definitions, Sexton moved to approve the item with consideration from Council to clarify definitions of "affordable housing", "workforce housing", "dormitories", and "household". Gilson seconded.

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

Motion to adjourn.

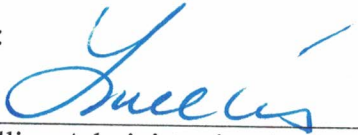
Leonard adjourned the meeting at 6:24 p.m.

ATTEST:



\_\_\_\_\_  
Mike Leonard – Planning Commission Alternative 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.)**