



**City of Marathon
Planning Commission
Monday June 15, 2020
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Lynn Landry called the meeting of the Planning Commission to order on Monday June 15, 2020 at City Hall Council Chambers, 9805 Overseas Hwy. at 5:30 pm.

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

Chief Johnson explained the safety precautions for the meeting regarding COVID19.

The Pledge of Allegiance was recited.

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

Landry 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.

Attorney Jones asked for any ex-parte communications. There were none.

Item 1: Consideration Of A Request By Seaview Commons II For A Conditional Use Permit Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Conditional Use Permits," Proposing The Mixed Development Of Six (6) Market Rate And Sixty (60) Affordable Housing Residential Units With Amenities; For Property Located At The Southeast Corner Of Pescayo Ave., Coco Plum, Marathon, Florida, Which Is Legally Described As Lying Within Township 66S, Section 5, Range 33E; Key Vaca, Marathon, Florida; Having Real Estate Numbers 00363550-000000 And 00363560-000000. Nearest Mile Marker 54.

George Garrett presented the item with visual aids.

Steve Hurley presented the item on behalf of the applicant, Brian Schmitt.

Brian Schmitt spoke to the Commissioners.

Landry opened the meeting to public speakers.

Public Speakers:

1. Sherriff Rick Ramsay spoke in favor of the project.
2. Donald Swatik. Wants to see Seaview Commons I completed prior to approving Seaview Commons II.
3. Dolores Swatik. Wants to see Seaview Commons I completed prior to approving Seaview Commons II.
4. Pam Mayberry. Concerned with traffic, no striping at the curve and cars run off the road onto the bike path.
5. Robert Vanecek. Concerned with the safety of the curve and traffic.
6. Annette DePaepe. States the project is over dense and community safety.
7. Dolly Sadowski. Concerned with the width of Coco Plum Dr. and the bridge.
8. Linda Berrigan. Concerned with increased density, infrastructure and public safety.
9. Attorney Dave Rogell. Wants to see Seaview Commons I completed prior to approving Seaview Commons II.

After a brief discussion Lynn Landry moved to approve the item with consideration from Council to look at Coco Plum Drive for safety. Sexton seconded.

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

Item 2: POSTPONED BY APPLICANT. Consideration Of A Request By Knight's Key Investors, LLC and Knight's Key Road, LLC (Isla Bella) To Amend An Existing Conditional Use Permit And Development Agreement Approvals (Resolutions 2015-94 and 2015-96) 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 Ninety (90) Additional Hotel Style Transient Units With Amenities; For Property Located At 1 Knight's Key Boulevard, Marathon, Florida, ; Having Real Estate Numbers 00101800-000000, 00101800-001000, and 00101800-002000. Nearest Mile Marker 47.

Item 3 and Item 4 were read together: A Request By Julie Walker (Accepted By Marathon Vacation Properties LLC) To Amend The Future Land Use Map From Residential Low (RL) to Residential Medium (RM) For Lot 8, Block 18; Lot 1, Block 19; Lot 4, Block 19; and Lot 5, Block 19, Coco Plum Beach Subdivision; Having Real Estate Numbers 00365970-000000, 00365980-000000, and part of 00366031-000100 (formerly 00366010-000000 and 00366020-000000), Marathon, Florida, Monroe County, Florida; Nearest Mile Marker 54.

Item 4: A Request By Julie Walker (Accepted By Marathon Vacation Properties LLC) To Amend Land Development Regulations Zoning Map From Residential Low (RL) to Residential Medium (RM) For Lot 8, Block 18; Lot 1, Block 19; Lot 4, Block 19; and Lot 5, Block 19, Coco Plum Beach Subdivision; Having Real Estate Numbers 00365970-000000, 00365980-000000, and part of 00366031-000100 (formerly 00366010-000000 and 00366020-000000), Marathon, Florida, Monroe County, Florida; Nearest Mile Marker 54.

George Garrett presented the item.

With no discussion, Sexton moved to approve Item 3. Landry seconded.

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

Sexton moved to approve Item 4. Gilson seconded.

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

Item 5 and Item 6 were read together: An Ordinance Of The City Of Marathon, Florida Amending The Zoning Designation From Residential Medium (RM) To Mixed Use (MU) For The Property Described As Block 3 Lot 9, Key Colony Subdivision, Key Vaca , Marathon, Monroe County, Florida, Having Real Estate Number 00335200-000000; 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.

Item 6: 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) For The Property Described As Block 3 Lot 9, Key Colony Subdivision, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Number 00335200-000000; 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.

George Garrett presented the item.

Steve Hurley presented the item on behalf of the applicant, the Stiles Family.

After a brief discussion, Gilson moved to approve Item 5. Sexton seconded.

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

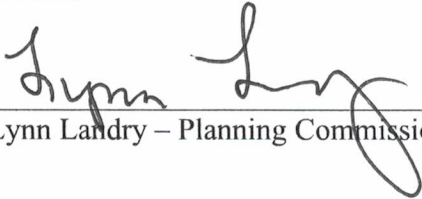
Landry moved to approve Item 6. Sexton seconded.

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

Motion to adjourn.

Landry adjourned the meeting at 7:17 p.m.

ATTEST:



Lynn Landry – 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.)