



**City of Marathon Planning Commission
Monday September 19, 2022
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Landry called the meeting of the Planning Commission to order on Monday, September 19, 2022, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Planner Amber Stonik, Planner Erin Dafoe, Admin Assistant Lorie Mullins, and members of the public.

The Pledge of Allegiance was recited.

The roll was called. Mike Cinque-present; Matt Sexton-present; Malloy Pinto-present; Mary Ann Royse-present; Lynn Landry-present.

Landry called for an approval of the Minutes from the June meeting. Royse moved to approve. Sexton seconded. The motion was approved, however, Cinque noticed that Sexton was absent for that meeting. A second motion was made by Landry to approve and seconded by Royse. The motion was approved 3-0.

Landry called for an approval of the Minutes from the July meeting. Royse moved to approve. Sexton seconded. The motion was approved 3-0.

There was no quorum for the August meeting.

The quasi-judicial statement was read into the record.

Item 1 was read into the record: An Ordinance By The City Of Marathon, Florida, Amending Chapter 107, Article 7 ("Signs") By Deleting Section 107.621(F)G Which Previously Required A Photometric Study To Be Conducted For Every Digital Sign; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; Providing For An Effective Date Upon The Final Approval Of This Ordinance By The State Department Of Economic Opportunity; And Providing For Inclusion In The Code Of Ordinances.

Shea presented the clean-up item. There were no questions. Landry moved to approve. Cinque seconded. The item was approved 5-0.

Item 2 was read into the record: An Ordinance of The City Of Marathon, Florida, Amending Chapter 102 "Subdivision of Land/Plats and Replats"; Amending Table 102.46.1 And Adding Table 102.47.1; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code Of Ordinances, City Of Marathon, Florida; And Providing An Effective Date.

Stonik presented the clean-up item. There were no questions. Pinto moved to approve. Sexton seconded. The item was approved 5-0.

Item 3 was read into the record: A Request For A Conditional Use Permit For A Preliminary Plat And Site Plan Approval As Submitted By Casa Marabella LLC For A Portion Of Land Having The Addresses Of 12670, 13380, And 13440 Overseas Highway, Which Is Described As Part Of Government Lot 1 And Part Of Bay Bottom Adjacent To Lot 1 Section 5 South Township 65 South Range 33 East And Government Lot 2 And Bay Bottom Northerly Of Lot 2 Section 33 South Township 65 South Range 33 East, Fat Deer Key, Marathon, Monroe County, Florida, Having Real Estate Number 00099610-000000.

Shea presented the item, which was presented last year, but the plat expired. Royse asked about density and the existing 3 homes on the single lot. The lot currently has density for 11 units.

There were no ex parte communications on the item.

Sexton moved to approve. Cinque seconded. The item was approved 5-0.

Item 4 was read into the record: Consideration Of A Request By Marathon Development Partners LLC For A Conditional Use Permit, Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (“The Code”) Entitled “Conditional Use Permits”, Authorizing The Development Of Nine (9) Duplexes On Properties Located At 57578 And 57468 Overseas Highway, Which Are Legally Described As Block 58, Lots 10, 11, 12, 13, 14, And 15, Crains Subdivision, Grassy Key, Monroe County, Florida, Having Real Estate Numbers 00374650-000000, 00374660-000000, 00374670-000000, 00374680-000000, 00374690-000000, And 00374700-000000. Nearest Mile Marker 57.5.

Dafoe presented the item.

There was a brief discussion on density, transfers of density, conservation easement, and unity of title.

David DeHaas Grosseck representing the applicant, made himself available for questions.

After a brief discussion on the existing building rights, transfers required to obtain the total building rights required for the project and affordable units, and condo association/maintenance Landry asked for ex-parte communications and there were none.

Royse made a motion to approve the item. Landry seconded. The item was approved 3-2, Cinque and Sexton dissenting.

Motion and second to adjourn at 5:52 pm.

ATTEST:



Lynn Landry – Planning Commissioner

ATTEST:



Lorie Mullins-Admin Assistant
City of Marathon Planning Department

Audio-Video is available upon request.

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.)