



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

MINUTES

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

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

The Pledge of Allegiance was recited.

Shea introduced the new commissioners, Mark Senmartin and Andrew George.

The roll was called. Matt Sexton-present; Mary Ann Royse-present; Mike Cinque-present, Andrew George-absent, Mark Senmartin-present.

Cinque nominated Sexton, Senmartin seconded. 4-0 for Sexton as Chairman.

Sexton nominated Cinque for Vice-Chair; Royse seconded. 4-0 for Cinque as Vice-Chairman.

Without a quorum and with new members, the minutes of the last meeting were accept as written.

The quasi-judicial statement was read into the record.

Item 1 was read into the record: Consideration Of A Request For A Conditional Use Permit For A Plat And Site Plan Approval As Submitted By QOF, Inc. For A Plat Pursuant To Chapter 102, Article 10 Of The City Of Marathon Land Development Regulation (LDRS) Entitled "Subdivision Of Land/Plats And Re-Plats," Particularly, 4800 Overseas Hwy Unit 14 Which Is Described As Thompson And Adams Subdivision PB2-24, Part Lot 4 And Adjacent Filled Bay Bottom And Adjacent Bay Bottom (A/K/A Parcel D & Bay Bottom Parcel A), Section 10, Township 66 South, Range 32 East, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Number 00327140-000200. Nearest Mile Marker 50.

Amber Stonik presented the item with the help of visual aids.

Royse asked about the easement for access to the units which is existing and put in place when the apartment complex was built.

There were no ex-parte communications.

There was a brief discussion on the turn around for emergency vehicles and garbage trucks.

Senmartin moved to approve the item. Royse seconded.

Royse asked for a discussion so each commissioner can voice their opinion on the item.

Cinque commented on development agreements getting approved but without TBRs.

Sexton will trust the math prepared by the planners.

Senmartin started a brief discussion on takings cases, development agreements, conditional uses, which Cinques says is not a right of the property owner, but a request from the applicant.

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

Item 2 was read into the record: Consideration Of A Request By David Crum 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 A Restaurant/Bar, Marina/Boat Rentals, Retail Shop/Convenience Store, and Affordable Housing Units At The Property Located At Vacant Land Overseas Highway, Which Is Legally Described As 11 66 32 Key Vaccas Part Government Lot 2 and Bay Bottom North Of And Adjacent To Part Lot 2, Marathon, Monroe County, Florida, Having Real Estate Number 00103770-000000. Nearest Mile Marker 50.

Erin Dafoe presented the item with the use of visual aids.

Sexton started the discussion with environmental/vegetation concerns.

Senmartin asked about the 10 affordable units, which are not existing now. The commission can suggest to Council a scale for the affordable units.

The applicant, David Crumb, took the podium to explain the project. There were no definite plans for the affordable housing units.

Public speakers: Charlotte Quinn. Her concerns were removal of exotics and an opaque fence with buffers be conditions for approval.

After a brief discussion on affordable housing, Senmartin moved to condition the approval LIHTC housing be applied to the affordable housing units. Royse seconded.

The roll was called. The item was approved 3-1, Sexton dissenting.

Motion and second to adjourn at 6:16 pm.

ATTEST:



Matt Sexton-Planning Commissioner Chair

ATTEST:



Brian Shea-Planning Director
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.)