



City of Marathon Planning Commission
Monday November 20, 2023
9805 Overseas Hwy
City Hall Council Chambers
5:30 PM

1. **Call To Order**
 2. **Pledge Of Allegiance**
 3. **Roll Call**
 4. **Approval Of Minutes**
 5. **Quasi-Judicial Statement**
 6. **Items For Public Hearing**
 7. **Adjournment**
-

5. Please be advised that the item on the agenda is quasi-judicial in nature. If you wish to give testimony on any item, please inform the Boards clerk by filling out an available sign-up form. An opportunity to speak will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, all persons giving testimony may be subject to cross examination. If you refuse either to be cross examined or to be sworn your testimony will not be considered. The public will not be allowed to cross examine witnesses, but they can ask the Commission to ask questions on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.

6. Items For Public Hearing

1. Consideration Of A Request For A Conditional Use Permit For Scott Ebert Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" For Unification Of Two Residential Units Into A Single Family Residential Until With 11 Bedrooms And 11 Bathrooms; Located At 574 Sombrero Beach Road; Which Is Legally Described As Block 2 (Bottom Floor) Southerly And Northernly (Top Floor) Part Of Lot 17, Sombrero Beach Village Boot Key PB5-86, Monroe County, Florida; Having Real Estate Number 00355110-000000 And 00355110-000100, Nearest Mile Marker 50.



**City of Marathon Planning Commission
Monday July 17, 2023
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Sexton called the meeting of the Planning Commission to order on Monday July 17, 2023, 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.

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

Senmartin added a discussion on Planning packet requirements.

Sexton called for an approval of the minutes from the last meeting. Senmartin moved to approve. Royse seconded. The motion was approved 5-0.

The quasi-judicial statement was read into the record.

The agenda packet requirements discussion was heard first. Addition of conceptual drawings and elevations should be required. A resolution will be generated for City Council to approve the additions to the packets.

Item 1 was read into the record: Consideration Of A Request By Marathon 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 A Climate Controlled Storage Facility and Sixteen (16) Single Family Residential Units Consisting Of Five (5) Parcels Located At 775 107th Street Ocean Which Is Legally Described As Township 66 Range 33 Key Vaccas Part Government Lot 1 and Part Government Lot 2 Part Parcel 3 And Adjacent Bay Bottom South Of And Adjacent Part Government Lot 1; 796 106th St Ocean Which Is Legally Described As Section 6 Township 66 Range 33 Key Vacca Part Government Lot 2 Part Parcel 3; 797 106th Street Which Is Legally Described As Section 6 Township 66 Range 33 Key Vaca Part Government Lot 2 Parcel 2; 630 107th Street Which Is Legally Described As Section 6 Township 66 Range 33 Key Vaca Part Government Lot 1, And Vacant Land 107th Street Which Is Legally Described As Section 6 Township 66 Range 33 Key Vaccas Part Government Lot 1, Monroe County, Florida, Having Real Estate Numbers 00104260-000000, 00104430-000300, 00104430-000200, 00104240-000400 and 00104240-000100. Nearest Mile Marker 53.

Dafoe presented the item with the help of visual aids.

Jim Saunders presented the item on behalf of the applicant.

There were no public speakers.

Shea asked if there were any exparte-communications, Sexton and George received a phone call that would not affect their decisions.

After a brief discussion on contained lighting, vegetation buffers, condo docs, speed bumps, and signage, Senmartin made a motion to approve Item 1 with the additional conditions which will amend conditions 12 and 13, add condition 30 for access signage, and add condition 31 for speed bump requirements. Royse seconded.

The roll was called. The item was approved 5-0.

Item 2 was read into the record: Consideration Of A Request By H & R Marathon 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 A Group Home Including Ten (10) Residential Units And Four (4) Affordable Housing Units, Dining Hall, Fitness Center, Storage And Commercial Kitchen; Which Is Legally Described As Section 5 Township 66 Range 33 Fat Deer Key Part Lot 3 And Part Government Lot 3 (AKA Part Of State Road No 5 (US 1)) And Section 5 Township 66 Range 33 Fat Deer Key Part Lot 3 (Part Old State Road), Monroe County, Florida, Having Real Estate Numbers 00100540-000000 And 00100640-000000. Nearest Mile Marker 53.

Cinque recused himself from Item 2.

Dafoe presented the item.

Applicant Mike Murphy, CEO of Bravo Zulu Retreat, spoke about the organization and their mission.

Phil Badalamenti from Little Red Rooster Architects presented the item for the applicant.

Sexton opened the meeting to public speakers:

- Julie Wilson voiced concerns regarding sewer, fencing, landscaping, drainage, construction time frame, construction dust and noise, retreat vs. resort, and the City’s part in helping with \$2 million dollar to build.

Royse had exparte-communication with Catherine Felton of Little Red Rooster Architects that would not affect her decision.

After a brief discussion, Senmartin moved to approve Item 2. George seconded. The roll was called. The item was approved 4-0.

Item 3 was read into the record: An Ordinance Of The City Of Marathon, Florida, Amending Chapter 103 “Zoning Districts”, Article 3 “Use And Intensity Tables”, Updating Table 103.15.1 “Uses By Zoning District”; 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.

Brian Shea presented the item.

This changes the code section/table on Open Air Markets to reflect a Conditional Use Permit is not required but the market owners would require a license.

There were no public speakers.

Cinque made a motion to approve Item 3. Sexton seconded.

The roll was called. The item was approved 5-0.

Item 4 was read into the record: An Ordinance Of The City Of Marathon, Florida, Amending Chapter 104 “Specific Use Regulations”, Article 1 “General Provisions”, Updating Section 104.25 “Hotels Or Motels”; 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.

Shea presented the item.

This item amends requirements for lobby, shuttles, development clustering in less environmentally sensitive areas, and 20% conversion rate in offsite employee housing.

Senmartin requested the increase be 25% instead of 20%.

After a brief discussion, Senmartin made a motion to approve Item 4 with the 25% increase. Sexton seconded.

The roll was called. The item was approved 5-0.

Items 5 and 6 were read together into the record: 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 Property Described As Lots 1 Through 4 Of Block 6 And Lot 4 Of The Amended Plat Of Gulfstream Shores Of Marathon Plat #2 As Recorded In Plat Book 3-142, Having Real Estate Numbers 00100890-000000 And 00349440-000000; 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.

-and-

Item 6 An Ordinance Of The City Of Marathon Florida Amending The Zoning From Residential Medium (RM) To Mixed Use (MU) For Property Described As Lots 1 Through 4 Of Block 6 And Lot 4 Of The Amended Plat Of Gulfstream Shores Of Marathon Plat #2 As Recorded In Plat Book 3-142, Having Real Estate Numbers 00100890-000000 And 00349440-000000; 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.

Shea presented the items.

The two items clean-up existing FLUM and Zoning designations adopted by the County, this will make the Kirk of the Keys property entirely Mixed-Use.

Cinque made a motion to approve Item 5. Sexton seconded. The roll was called. The item was approved 5-0.

Cinque made a motion to approve Item 6. Sexton seconded. The roll was called. The item was approved 5-0.

Motion and second to adjourn at 6:59 pm.

ATTEST:

Matt Sexton-Planning Commissioner Chair

ATTEST:

Brian Shea-Planning Director

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.)

PLANNING COMMISSION AGENDA STATEMENT



Meeting Date: November 20, 2023
To: Planning Commission
From: Erin Dafoe, Associate Planner

Agenda Item: Consideration Of A Request For A Conditional Use Permit For Scott Ebert Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled “Conditional Use Permits” For Unification of two residential units into a single family residential until with 11 bedroom and 11 bathrooms; Located at 574 Sombrero Beach Road; Which Is Legally Described As Block 2 (bottom floor) Southerly and Northernly (top floor) part of Lot 17, Sombrero Beach Village Boot Key PB5-86, Monroe County, Florida; Having Real Estate Number 00355110-000000 and 00355110-000100, Nearest Mile Marker 50

APPLICANT/ OWNER: Scott Ebert

AGENT: Chad Neller

LOCATION: The project site is located on two parcels at 574 Sombrero Beach Road, nearest mile marker 50. See Figure 1.

Figure 1
Project Site



City of Marathon, Florida
Official Map Product
RE: 00355110-000000

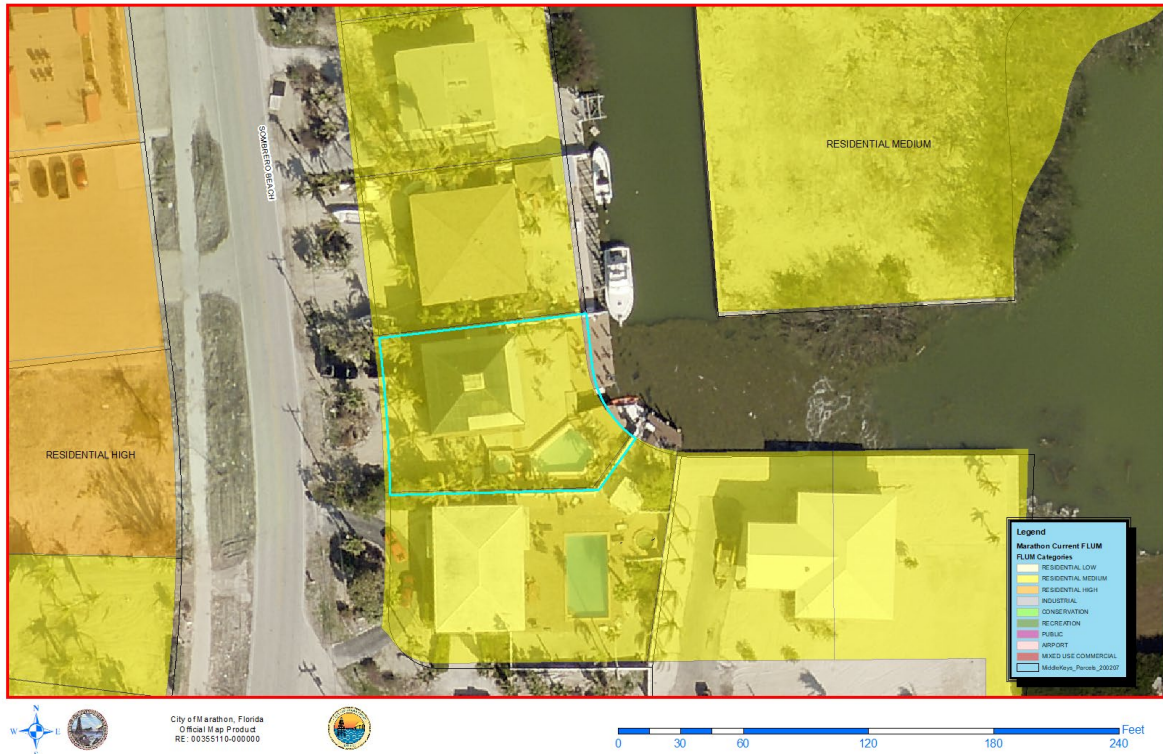


0 30 60 120 180 240 Feet

REQUEST: A Conditional Use Approval for development of the subject properties having the real estate numbers 00355110-000000 and 00355110-000100 to combine two residential units into one single family 11 bedroom, 11 bathroom unit.

FUTURE LAND USE MAP DESIGNATION: Residential Medium (RM).

Figure 2: Future Land Use Map



ZONING MAP DESIGNATION: Residential Medium (RM). See Figure 3.

Figure 3: Zoning Map



LOT SIZE:

Total acreage: 0.19 acres or 8,430 sq feet including both parcels.

SURROUNDING ZONING AND USES:

	<u>Zoning</u>	<u>Use</u>
North	Residential Medium	Single family residential
East	N/A	Canal
South	Residential Medium	Single family residential
West	Residential High	Single family residential and The Schooner Condos

EXISTING CONDITIONS:

The project site consists of two parcels having Real Estate Number 00355110-000000 and 00355110-000100. These parcels currently contain a duplex consisting of a four-bedroom and six-bedroom residential units.

PROPOSED REDEVELOPMENT:

Residential Units: One residential unit with 11 bedrooms and 11 baths.

BACKGROUND:

The proposed project is the unification of two residential units into one single family residential unit with more than six bedrooms in the Residential medium zoning classification. This report addresses the Conditional Use application. **All conditions of the Conditional Use Permit approval will have to be met before any building permit will be approved.** See Attachment A.

EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

The criteria for evaluating a Conditional Use Approval are outlined in Chapter 102, Article 13, Conditional Use Permits, in the City of Marathon Land Development Regulations.

CRITERIA

A. The proposed use is consistent with the Comprehensive Plan and LDRs;

The proposed redevelopment project is located within the Residential Medium (RM) Zoning District. Per Chapter 103, Article 2, Section 103.12 of the Land Development Regulations, the district is designed to “is intended to establish areas of low- to medium-density residential uses characterized principally by single-family detached and two-family dwellings, designated within the Residential Medium (RM) future land use category on the Future Land Use Map (FLUM).”

The proposed project consists of the redevelopment of an existing residential use and is consistent with the Residential Medium District. Section 103.15 establishes whether specific uses are allowed as of right, limited, accessory or conditional uses, through Table 103.15.2. That table shows that single single-family dwellings of 7 bedrooms or more are allowed as Conditional Uses in the RM

district. Conditional Use review is intended to allow a broader view of the potential impacts of a project on adjacent uses and on City concurrency related resources such as road capacity, solid waste, sewer, and potable water availability.

Table 103.15.2 in the Land Development Regulations establishes constraints on density and intensity allowed in the RM district based on the types of uses proposed. The project as proposed meets the basic definition of development in the RM zoning district and meets the density constraints imposed on the type of proposed use.

B. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

The proposed project is located within the Residential Medium Future Land Use District. Policy 1-3.1.4 of the City of Marathon Comprehensive Plan states that the “principal purpose of the Residential Medium future land use category is to provide for medium-density single-family, residential development. The Residential Medium future land use category is characterized by predominantly compact development on lots with disturbed or scarified vegetation and areas that are appropriate for infill development and that are served by existing infrastructure.”

The proposed project will unify the existing duplex into one single-family dwelling with 11 bedrooms and 11 bathrooms. Existing land use patterns are residential to the north, west and south and a canal east of the property.

C. The proposed use shall not adversely affect the health, safety, and welfare of the public;

The proposed use is a continuation of residential use which has not had any known impact to the health, safety and welfare of the public. No new impacts are expected to arise from the proposed conditional use.

Therefore, the request is *in compliance* with the requirements of these sections.

D. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

The subject area contains no area recognized as possible habitat for a state or federally listed animal species. Stormwater management improvements were completed as part of recent permitting.

Therefore, the request is *in compliance* with the requirements of these sections.

E. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in cases of fire or catastrophe;

Ingress and egress to the property is being provided through the current access driveway onto Sombrero Beach Rd. A Traffic Study was prepared by a licensed traffic engineer. The proposed plan is projected to have a decrease of daily vehicles trips compared to the existing duplex on site.

Table 1 574 Sombrero Beach Road Trip Generation Summary Marathon, Florida								
Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
<i>Existing</i> Multifamily Housing (Low-Rise)	2 DU	12	0	1	1	1	0	1
<i>Proposed</i> Single-Family Detached Housing	1 DU	9	0	1	1	1	0	1
Difference (Proposed - Existing)		(3)	0	0	0	0	0	0

Therefore, the request is *in compliance* with the requirements of these sections.

2. Off-street parking and loading areas where required, with particular attention to item 1 above;

Section 104.51.1. The City will require a minimum of one (1) parking space per bedroom unless otherwise justified and validated by the Conditional Use Permit applicant.

The proposed 11-bedroom single family dwelling will require eleven (11) parking spaces. As the property sits now there is not enough space for the required amount of parking. The applicant proposes a maximum of 6 vehicles and 1 boat trailer parking spaces on site per their vacation rental agreement. See Attachment B.

The current property as a duplex with 4 and 6 bedrooms only requires two (2) parking spaces per unit for a total of four (4) required.

Therefore, the request *with conditions is in compliance* with the requirements of these sections.

3. The noise, glare, or odor effects of the conditional use on surrounding properties;

The proposed use consists of continuation of current residential use. The proposed residential use will not change current setbacks from neighboring property owners. Therefore, the proposed project should not have any adverse effect through noise, glare, or odors.

Therefore, the request is *in compliance* with the requirements of this section.

4. Refuse and service areas, with particular reference to locations, screening, and Items 1 and 2 above;

The proposed use will not refuse collection locations. Garbage is collected through cans with Marathon Garage Service.

Therefore, the request is *in compliance* with the requirements of this section.

5. Utilities, with reference to location and availability;

Chapter 107, Article 13, establishes the City’s Concurrency Management and certification requirements. This Conditional Use constitutes the City’s Concurrency Level of Service Certificate, as follows:

- Wastewater: The applicant provided flow calculations and will be assessed a fee of \$2,981.54 based upon the increased flows.
- Water: The Florida Keys Aqueduct Authority already provides potable water for the duplex.
- Solid Waste: Marathon Garbage Service already provides solid waste disposal.
- Surface Water: The applicant has provided stormwater design information suitable for the Conditional Use application review which demonstrates compliance with City standards. A final stormwater plan has been completed through recent permits.
- Recreation and Open Space: This development will have a de minimus impact on recreation and open space.
- Roadways: The applicant is developing the site with a lower density than was contained within the duplex; however, a traffic analysis was completed to analyze the impact on transportation facilities finding it will have a reduction in traffic.
- Educational Facilities: This redevelopment will have a de minimus impact on educational facilities since existing uses are replaced in kind.

Section 104.51.1. specifies that “Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.”

Therefore, the request is **in compliance** with the requirements of these sections.

6. Screening and buffering with reference to type, dimensions, and character;

The proposed conditional use will not alter the current screening, buffering, dimensions, or character of the property. Code states that one canopy tree is required for every 50 feet of linear street frontage. The property already fulfills this requirement.

Therefore, the request is **in compliance** with the requirements of these sections.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding uses;

No additional signage or exterior lighting is proposed to the property.

8. Required yards and other open space;

Table 106.16.1 specifies that property classified as Class III, developed. Which has is a minimum 20% open space requirement. Open space ratios were maintained and verified as part of the renovation permits.

Therefore, the request is **in compliance** with the requirements of these sections.

9. General compatibility with surrounding properties;

The proposed use is residential. Adjacent uses include single family residential dwelling units. The proposed use is compatible with these nearby structures in terms of appearance and footprints. The use will not change the current appearance or footprint.

With the ability to vacation rent a unit at two people per bedroom, plus an additional two, this could amount to 24 people overnight for the duplex. As the 11-bedroom single-family under the same regulations, the same 24 people overnight is achieved.

The property currently has a vacation rental license for both units (VACA-23-288 and VACA-23-385).

By appropriately conditioning the approval, City Council has the ability to ensure a level of compliance with community character that is not achievable with projects permitted as of right.

10. Any special requirements set forth in the LDRs for the particular use involved.

Existing residential use to remain residential.

Section 104.51.1. entitled Single-family dwellings (7 Bedrooms or more) requires the following conditions.

1. Wastewater Flow Calculations.

a. Residences with six (6) six bedrooms or less will be assumed to equate to one (1) Equivalent Dwelling Unit (EDU) at 167 gallons per day. System development and connection charges, as well as monthly base and flow charges will accrue and be billed as a single-family residence.

b. Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.

2. The City will require a minimum of one (1) parking space per bedroom unless otherwise justified and validated by the Conditional Use Permit applicant.

3. A Traffic Study was prepared by a licensed traffic engineer. The proposed plan is projected to have a decrease of daily vehicles trips compared to the existing duplex on site.

As stated in Section E 2. the applicant will require per their vacation rental agreement that there is a maximum of 6 vehicles and 1 boat trailer which must be parked in the driveway only.

Therefore, with the above requirements, the request is ***in compliance*** with the requirements of this section.

CONCLUSION:

The Conditional Use Approval is intended to allow for the integration of certain land uses and structures within the City of Marathon based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety, or welfare of the community. The proposed use is consistent with the Comprehensive Plan and Land Development Regulations.

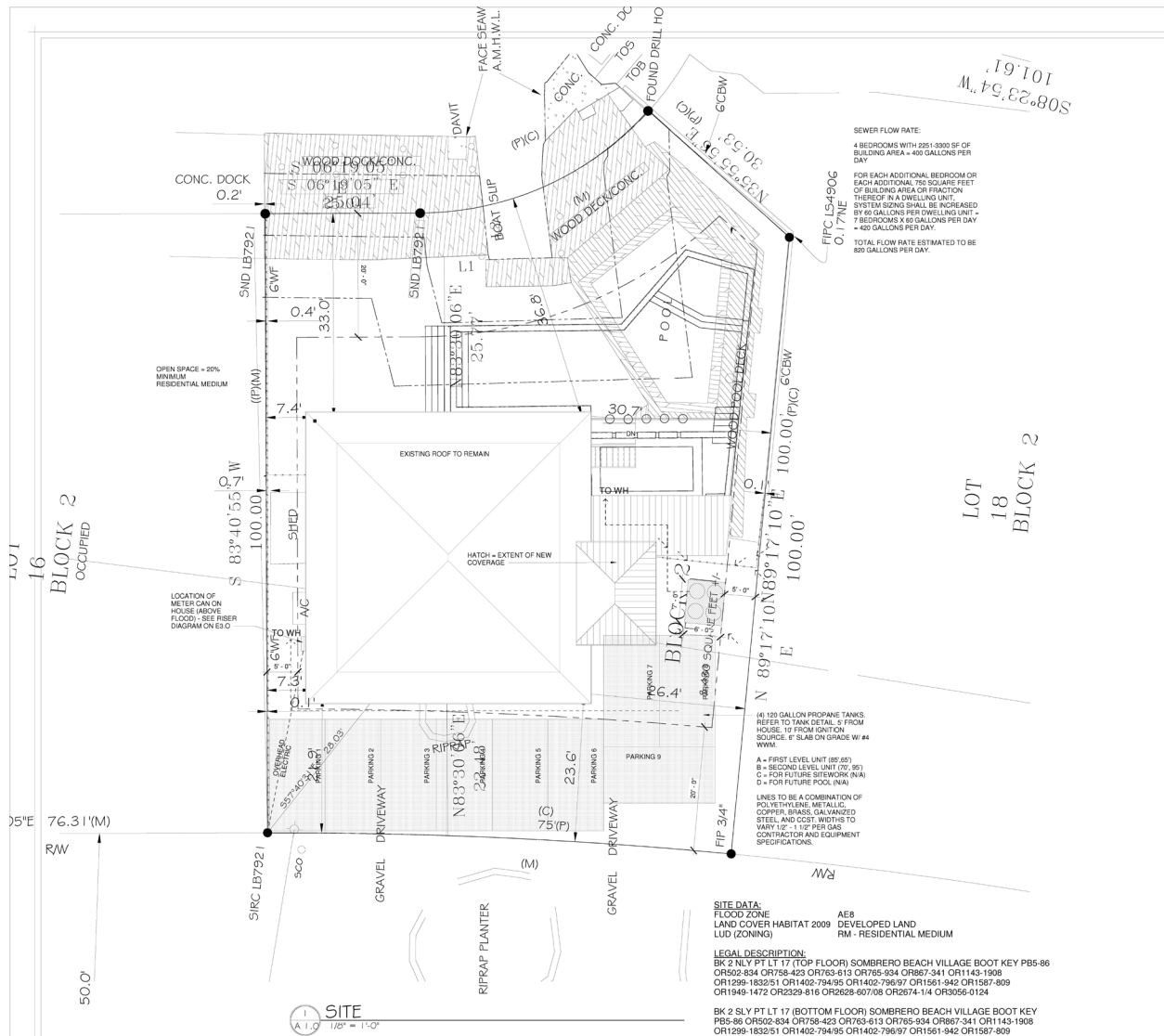
RECOMMENDATION:

Staff recommends approval of the Conditional Use permit application based on the proposed use of an 11-bedroom and 11-bathroom single family dwelling with specific conditions to ensure community character.

Conditions and Limitations of Approval

- Must meet NFPA1, NFPA 101 and NFPA 58 requirements.
- The applicant will obtain City approval for wastewater management through the City's Wastewater Utility; Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.
- Parking to be a maximum of 6 vehicles and 1 boat trailer must maintained on the property and not in the ROW at any time.
- The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.
- A unity of Title will be required as part of single-family conversion.

Attachments: Attachment A: Proposed Site Plan



Attachment B: Rental Agreement Parking



Rental Agreement for _____ (Renter Name) at 574 Sombrero Beach Road, Marathon, FL, 33050.

Dear _____ (Renter Name),
 We look forward to your stay at Bumpa's Big House
 Address:
 574 Sombrero Beach Rd
 Marathon, Florida 33050

Please look over the contract and if you have any questions, please let us know.
 Thank you!
 Keys Ocean Vacation Rentals Management Team

Reservation Number: RES-12345

Payment Schedule:

Memo	Status	Due Date	Amount Paid	Amount Due
Reservation Deposit	NOT_PAID	2023-03-02	\$0.00	\$
Booking Deposit	NOT_PAID	2023-04-02	\$0.00	\$
Security Deposit	NOT_PAID	2023-04-02	\$0.00	\$

Booking Charges:

Booking BKG-07069 (7 Nights) - Bumpa's Big House. (10 BR, 12 BA, Max. Occupancy 22)

ARRIVAL	DEPARTURE	DATE BOOKED
Saturday 2022-01-01 - 4:00 PM	Monday 2023-01-03 - 10:00 AM	Friday 2021-11-31

Booking Charges

Rental Charge	\$
CLEAN	\$
BOOKING	\$
Security Deposit	\$
Taxes	\$

VEHICLE(S) Supply license plate number(s). If rental car, please contact our office with the plate information upon your arrival.

There is room for 6 vehicles and 1 boat trailer. Vehicles must be parked in the driveway and are not allowed to be parked on the street.

Sec. 8-14.7 - Per the city. Vehicles, watercraft, and trailers may be parked on the right-of-way within the limits of the vacation rental unit property lines if it is the common practice of those on the street where the vacation rental is located, and the placement of the vehicle, watercraft, or trailers would not impede the normal and safe flow of traffic on the street. Recreation vehicles shall not be used for sleeping or overnight accommodations at the vacation rental unit.

Please Read and Initial: *Initials

- Vehicle 1:
- Vehicle 2:
- Vehicle 3:
- Vehicle 4:
- Vehicle 5:
- Vehicle 6:
- Vehicle 7 OR Trailer:

THE UNDERSIGNED ACKNOWLEDGES HAVING READ THIS AGREEMENT AND
 HEREBY AGREES TO ITS TERMS:

X
Signature: *Click here to sign
 _Tuesday, October 10, 2023
 John Guest Signature and Date



CITY OF MARATHON, FLORIDA PLANNING DEPARTMENT

9805 Overseas Highway, Marathon, FL 33050
Phone: 305-289-4121 Planning@ci.marathon.fl.us

****Discussion Item for Monday November 20, 2023****

ITEM FOR PUBLIC MEETING: Applications for Florida Department of Transportation “Transportation Alternatives Grant Program” for fiscal year 2030.

A public meeting regarding the Transportation Alternative (TA) Grant Applications that are being considered for submission on December 6, 2023. A continuation of the Surface Transportation Block Grant, TA funding is by contract authority from the Highway Trust Fund, subject to the overall federal-aid obligation limitation determined by the Federal Highway Administration (FHWA). Projects must support surface transportation, be competitively solicited, and comply with the provisions of the FDOT Work Program Instructions and the Bipartisan Infrastructure Law (BIL), enacted as the Infrastructure Investment and Jobs Act (IIJA) [§ 11109; 23 United States Code (U.S.C.) 133(h)].

This year the City of Marathon will be submitting three grant applications for consideration:

- 1. Completion of Coco Plum Multi Use Trail/Turn-Around*
- 2. Installation of Path Lighting along Coco Plum Trail*
- 3. Grassy Key Birding Boardwalk Trail – Phase I*

Strengthening our economy by enhancing traveling experiences throughout communities, TA also funds cultural, historical, and environmental aspects of transportation infrastructure including construction of turnouts, overlooks and viewing areas; historic preservation and rehabilitation of historic transportation facilities; vegetation management in transportation rights-of-way; archaeological activities related to impacts from transportation projects; and environmental mitigation related to stormwater and habitat connectivity.