



**City of Marathon Planning Commission
Monday January 23, 2023
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Sexton called the meeting of the Planning Commission to order on Monday, January 2023 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. Mark Senmartin-present; Mary Ann Royse-present; Mike Cinque-present; Andrew George-present; Matt Sexton-present.

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

The quasi-judicial statement was read into the record.

Item 1 was read into the record: A Request For A Conditional Use Permit And Preliminary Plat Approval Pursuant To Chapter 102 Article 10 And Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Subdivision Of Land/Plats And Re-Plats," And "Conditional Use Permits" Respectively, For A Plat And Site Plan Approval As Submitted by Vaca Homes, LLC. Located At 11901 Overseas Highway; Which Is Legally Described As Part Of Lot 3 South Of Overseas Highway, Section 5, Township 66 South, Range 33, Fat Deer Key, Monroe County, Florida; Having Real Estate Number 00100740-000000, Nearest Mile Marker 53.

Dafoe presented the item.

Senmartin and Royse had ex-parte communications on the item, they stated it would not affect their decisions.

After discussions on potential traffic problems, left hand turns, acceleration and deceleration lanes, bonding requirements, and the possibility of 'No U Turn' signs being installed at Fish Tales, Senmartin moved to approve the item with the additional conditions of the U-turn sign at the west end of Vaca Cut bridge, request from DOT for the acceleration lane and the CO language discussed earlier.

Royse seconded. The roll was called. The item was approved 3-2, Cinque and Sexton dissenting.

Item 2 was read into the record: Consideration Of A Request For A Conditional Use Permit For A Preliminary Plat And Site Plan Approval As Submitted By La Palma 101 Inc For A Plat Pursuant To Chapter 102, Article 10 And Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Subdivision Of Land/Plats And Re-Plats," And "Conditional Use Permits"

Respectively, Particularly, 400-800 101 And 104th Street Which Is Described As Part Of Government Lot 2, And Adjacent Bay Bottom, Section 6, Township 66S, Range 33E, Key Vaca, Monroe County, Florida, Having Real Estate Number 00104460-000100 And 00104460-000000. Nearest Mile Marker 52.

Shea presented the item.

All commissioners had ex-parte communications on the item, they stated it would not affect their decisions.

After a brief discussion on the required conservation easements and the 5' easement that could be used as a vegetative buffer or to widen the street, Senmartin moved to approve the item. Royse seconded. The roll was called. The item was approved 3-2, George and Sexton dissenting.

Item 3 was read into the record: An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 104, "Specific Use Regulations," Article 1, "General Provisions," Section 104.64, "Waterfront Walkways And Docks:"; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity After Final Adoption By The City Council; And Providing For An Effective Date.

Shea presented the item.

Royse moved to approve the item. Senmartin 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 The City Of Marathon's Comprehensive Plan Modifying Chapter Seven, "Transportation Element," And Intending To Modify Policies 7-3.1.1 Through 7-3.1.3, "Ensure Consistency With The Plan," "Protect Environmentally Sensitive Lands," And "Protect The Airport Hammock Buffer," Respectively, Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity After The First Hearing By The City Council; And Providing For An Effective Date.

Shea presented the item.

There was one public speaker: Eleanor Burgess.

Sexton moved to approve the item with the added condition of a sound barrier. Senmartin seconded. The roll was called. The item was approved 4-1, Cinque dissenting.

Item 5 was read into the record: An Ordinance Of The City Of Marathon, Florida Amending Chapter 102, Article 13, Entitled "Conditional Use Permits"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; And Providing For Inclusion In The Code Of Ordinances, City Of Marathon, Florida; And Providing For An Effective Date.

Shea presented the item.

Senmartin moved to approve the item. Sexton seconded. The roll was called. The item was approved 5-0.

Motion and second to adjourn at 6:54 pm.

ATTEST:



Matt Sexton-Planning Commissioner Chair

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.)