

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2015-98**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST BY GREEN MARKET EVENTS FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED “CONDITIONAL USE PERMITS”, AUTHORIZING THE DEVELOPMENT OF AN OPEN AIR MARKET, SUBJECT TO CONDITIONS IMPOSED, FOR PROPERTY LOCATED AT 8239 OVERSEAS HIGHWAY, WHICH IS LEGALLY DESCRIBED AS LOTS 1-3-4, BLOCK 4 OF LIDA SUBDIVISION FIRST ADDN, KEY VACA, MARATHON, FLORIDA, HAVING REAL ESTATE NUMBER 00348620-000000.**

**WHEREAS**, Green Market Events, (The “Applicant”) filed an Application on July 1, 2015 for a Conditional Use Permit pursuant to Chapter 102, Articles 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to operate an Open Air Market every Wednesday from 8-12 recurring from September to May; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 17<sup>th</sup> day of August, 2015, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**, and on the 17<sup>th</sup> day of August, 2015, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement permit pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs, is consistent with its policy to encourage the redevelopment of commercial properties in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City Council hereby approves Development Order 2015-12, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit to Green Market Events subject to the Conditions imposed. The Director of Planning is authorized to sign the development order on behalf of the City.

**Section 3.** This resolution shall take effect immediately upon its adoption.

**PASSED AND APPROVED** by the City Council of the city of Marathon, Florida, this 8<sup>th</sup> day of September, 2015.

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
Chris Bull, Mayor

AYES: Keating, Kelly, Senmartin, Zieg, Bull  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

  
\_\_\_\_\_  
Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

  
\_\_\_\_\_  
City Attorney



**CITY OF MARATHON, FLORIDA  
CONDITIONAL USE  
DEVELOPMENT ORDER # 2015-12**

**A DEVELOPMENT ORDER APPROVING THE REQUEST BY GREEN MARKET EVENTS FOR A CONDITIONAL USE PERMIT, PURSUANT TO CHAPTER 102, ARTICLE 13 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (CODE) ENTITLED “CONDITIONAL USE PERMITS”, AUTHORIZING THE DEVELOPMENT OF AN OPEN AIR MARKET, SUBJECT TO CONDITIONS IMPOSED, FOR PROPERTY LOCATED AT 8239 OVERSEAS HIGHWAY, WHICH IS LEGALLY DESCRIBED AS LOTS 1-3-4, BLOCK 4 OF LIDA SUBDIVISION, KEY VACCAS, MARATHON, FLORIDA, HAVING REAL ESTATE NUMBER 00348620-000000.**

**WHEREAS**, Green Market Events, (The “Applicant”) filed an Application on July 1, 2015 for a Conditional Use Permit pursuant to Chapter 102, Articles 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**; the Applicant proposes to operate an Open Air Market every Wednesday from 8-12 recurring from September to May; and

**WHEREAS**, City staff reviewed the Applicant’s request for a Conditional Use Permit and Development Agreement determining that the Applicant’s project proposal was in compliance with the City’s Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 17<sup>th</sup> day of August, 2015, the City of Marathon Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**, and on the 25<sup>th</sup> day of August, 2015, the City Council (the “Council”) conducted properly advertised public hearings (the “Public Hearings”) regarding the request submitted by the Applicant, for a development agreement permit pursuant to Chapter 102, Article 8 of the LDRs; and

**WHEREAS**; the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs, is consistent with its policy to encourage the redevelopment of commercial properties in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**WHEREAS**, the Council has duly considered the recommendation of the Commission, and the information and documentary evidence submitted by Green Market Events and does hereby find and determine as provided below.

**FINDINGS OF FACT:**

1. The Applicant proposes to operate an Open Air Market every Wednesday from 8-12 recurring from September to May.
2. In accordance with Section 102.77 of the Code, the Commission and Council considered and determined the Applicant met the following criteria:
  - a. The proposed use is consistent with the Comprehensive Plan and LDRs;
  - b. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;
  - c. The proposed use shall not adversely affect the health, safety, and welfare of the public; and
  - 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; and
  - 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 case of fire or catastrophe;
    2. Off-street parking and loading areas where required, with particular attention to item 1 above;
    3. The noise, glare or odor effects of the conditional use on surrounding properties;
    4. Refuse and service areas, with particular reference to location, screening and Items 1 and 2 above;
    5. Utilities, with reference to location and availability;
    6. Screening and buffering with reference to type, dimensions and character;
    7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;
    8. Required yards and other open space;
    9. General compatibility with surrounding properties; and

## **CONDITIONS IMPOSED:**

Granting approval of the Application is subject to the following conditions:

### **Conditions of Approval**

1. Staff requires the applicant to obtain a written agreement between Elks Lodge # 2139 and Green Market Events listing dates, times, and specified location of operation.
2. Existing vegetation will be used to fulfill the landscaping requirement due to the temporary nature of operation of open air market.
3. Staff requires that any spoiled products be properly disposed of at the end of operating hours.
4. Staff requires that any clean-up and/or maintenance be performed by the applicant before the end of scheduled operation.
5. Additional bike parking will be provided if needed.
6. A designated employee/delivery parking spot is required.
7. Agreement includes the use for temporary parking at the south end of the existing building.
8. No parking shall occur or be allowed on any other surrounding private property unless a separate approval to do so is provided to the City beforehand.
9. The Open Air Market is restricted to doing business during the hours of 8 am to 12 noon every Wednesday recurring from September to April/May each calendar year.
10. Lemonade stand is only product produced on site.
11. No other food will be prepared or cooked on site, unless specifically approved by the City.
12. No water or electric service will be provided by Elks Lodge, unless it is stated in written agreement.
13. Agreement includes use of restroom facilities will be shared with tenants and customers of the open air market.
14. All signs will be reviewed and approved for compliance with the City of Marathon LDR's.
15. Agreement includes usage of existing Elks Lodge marquis.
16. Temporary signs shall be placed and removed before and after operating hours, respectively.
17. Any change in dates or time must be approved by the City Manager or designee.
18. This Conditional Use Permit is approved for the period of one (1) year from the effective date, but may continue beyond the one (1) year time from subject to review and approval by the City Council
19. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

## **VIOLATION OF CONDITIONS:**

The applicant understands and acknowledges that it must comply with all of the terms and conditions herein, and all other applicable requirements of the City or other governmental agencies applicable to the use of the Property. In accordance with the Code, the Council may revoke this approval upon a determination that the Applicant or its successor or designee is in non-compliance with this Resolution or Code. Failure to adhere to the terms and conditions of approval contained herein is a

violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed therein.

**CONCLUSIONS OF LAW:**

Based upon the above Findings of Fact, the Council does hereby make the following Conclusions of Law:

1. The Application has been processed in accordance with the applicable provisions of the City Code, and will not be detrimental to the community as a whole; and
2. In rendering its decision, as reflected in this Resolution, the Council has:
  - (a) Accorded procedural due process;
  - (b) Observed the essential requirements of the law;
  - (c) Supported its decision by substantial competent evidence of record; and
3. The Application for a conditional use is hereby GRANTED subject to the conditions specified herein.

**EFFECTIVE DATE:**

This development order shall not take effect for thirty (30) days following the date it is filed with the City Clerk, and during that time, the conditional use approval granted herein shall be subject to appeal as provided in the City Code. An appeal shall stay the effectiveness of this development order until said appeal is resolved.

Sept. 10, 2015  
Date

George Garrett  
George Garrett  
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 10 day of Sept., 2015.

Diane Clavier  
Diane Clavier, City Clerk

**NOTICE**

Under the authority of Section 102.79(c) of the City of Marathon Land Development Regulations, this development order shall become null and void with no further notice required by the City, unless a business license has been issued for the use or a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the City of Marathon Building Official within one (1) year from the date of conditional use approval, or the date when the Department of Community Affairs waives its appeal and all required certificates of occupancy are procured with three (3) years of the date of this development order is approved by the City Council.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Economic Opportunity may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

**CERTIFICATE OF SERVICE**

A true and correct copy of the above and foregoing Resolution was furnished, via U.S. certified mail, return receipt requested, addressed to Green Market Events,  
this 11 day of Sept., 2015.

3003 Yamato Rd Ste. C-8 #1071  
Boca Raton, FL 33433

Diane Clavier

Diane Clavier City Clerk