



**City of Marathon Planning Commission
Monday September 16, 2024
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Royse called the meeting of the Planning Commission to order on Monday September 16, 2024, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, 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.

Royse called for an approval of the Minutes from the last meeting. Senmartin moved to approve. Royse seconded. The motion was approved 4-0, as Cinque was absent last meeting.

The quasi-judicial statement was read into the record.

Item 1 was read into the record: Consideration Of A Request By Huff and Rauner Gulfside Estates 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 Tiki Bar, Food Trucks, Entertainment Stage, Nature Walk And Twenty (20) Single Family Residential Units Consisting Of Twenty (20) Parcels Located At 6200 Overseas Hwy; Which Is Legally Described As Lots 3 Through 6 And The West Half Of Lot 7 Of Casa Manana Shores Subdivision As Recorded In Plat Book 2 Page 50, A Subdivision Of Part Of Government Lot 1 Section 11 & Vacas, Vacas Out Lot 1 & Filled Area; Section 11 Township 66 Range 32 Key Vaccas Part Lot 1 & Part Old State Road 4 A, Marathon Heights As Recorded In Plat Book 2 Page 83 Key Vaca Part Lot 1 (Old State Road 4-A) And Vacant Land 61st Street; Block 2 Lots 1 Through 12 Of Marathon Heights Subdivision As Recorded In Plat Book 2 Page 83, A Re-Subdivision Of Lots 1 & 2 Of Casa Manana Shores As Recorded In Plat Book 2 Page 50; Monroe County, Florida, Having Real Estate Numbers 00336210-000000, 00336200-000000, 00336190-000000, 00336180-000000, 00336170-000000, 00336160-000000, 00103590-000000, 00338560-000200, 00338560-000000, 00338570-000000, 00338580-000000, 00338590-000000, 00338600-000000, 00338610-000000, 00338620-000000, 00338630-000000, 00338640-000000, 00338650-000000, 00338660-000000, And 00338670-000000 Nearest Mile Marker 50.

Royse asked for ex parte communications. Sexton had spoken to several people but said it would not affect his decision. Royse said the applicant purchased her house on 61st Street but it would not affect her decision.

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

Bo Rosenblat, applicant, presented the item on his behalf.

A discussion ensued regarding the conservation easement, flood proofing of the tiki, fire sprinkling requirements for the tiki, stage area noise, grease traps for food trucks, dump station, mitigation of vegetation, EDUs, HOA, widening 61st Street, and the possibility of making the driveway internal instead of down the side street.

The meeting was opened to public speakers:

1. Andrew Leird-voiced concerns regarding the entrance on 61st Street. Requests that the only entrance be on US1.
2. Tonya Leird-voiced concerns about traffic.
3. Allison Clark-voiced concerns about mangroves and docks.
4. Patricia McGrath-concerned that every single application needs a conditional use permit.

Senmartin moved to approve the item with the following conditions:

1. Look at opportunities for widening the road.
2. Have a grease trap on site.
3. No electric music

Royse seconded. The roll was called. The item was approved 4-1, Sexton dissenting.

Item 2 was read into the record: Consideration Of A Request By LPS Utilities Inc. 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 Four (4) Residential Units Located At 59740 Overseas Hwy; Section 20 Township 65 Range 34 Grassy Key Part Lot 5, Monroe County, Florida, Having Real Estate Number 00100130-000000. Nearest Mile Marker 60.

Brian Shea presented the item.

Patrick Stevens presented the item for the applicant.

The meeting was opened to the public.

1. Patricia McGrath voiced concerns regarding traffic and noise.

After a brief discussion on buffering and an operating agreement Senmartin moved to approve the item. George seconded. The item was approved 5-0.

Item 3 was read into the record: Consideration Of 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 Regulation (LDRS) Entitled “Subdivision Of Land/Plats And Re-Plats,” And “Conditional Use Permits” Respectively, For A Preliminary Plat Approval As Submitted By Key Vaca LLC And John And Phyliss Strittar For A Portion Of Land Which Is Described As Section 10, Township 66, Range 32, Key Vacas Bay Bottom & Fill Bay Bottom Adjacent To Part Of Lot 2 & All Of Lot 3 Of Thomoson Subdivision (A/K/A Parcel E & Bay Bottom Parcel B), And Thompson Subdivision & Adams Subdivision PB2-24, Key Vaca Part Of Lot 2 & Adjacent Bay Bottom And Thompson Subdivision & Adams PB2-24 Key Vaca Part Lots 2 & 3 (Parcel B & F) & Filled Bay Bottom & Canal

Bay Bottom And Thompson Subdivision & Adams Subdivision PB2-24, Key Vaca Part Of Lot 3, Having Real Estate Numbers 00103280-000000, 00327120-001000, 00327130-000200, And 00327130-001000. Nearest Mile Marker 50.

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

Brian Schmitt presented the item on behalf of himself and stated that the project is under dense, and 8 of the units coming to this property are the direct result of his creation of affordable units elsewhere.

After a brief discussion on easements and private roads, Senmartin moved to approve the item. Cinque seconded. The roll was called. The item was approved 5-0.

Item 4 was read into the record: Consideration Of A Request By Coco Plum 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 Boat Storage Facility Located At 2 Coco Plum Dr; Which Is Legally Described As Block 1 Lot 2 Coco Plum Beach PB4-166 Fat Deer Key, Monroe County, Florida, Having Real Estate Number 00362810-000000. Nearest Mile Marker 54.

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

Brian Schmitt spoke on behalf of the applicant.

Senmartin stated that any mechanical work or bottom painting would require additional approvals and he moved to approve the item. Royse seconded. The roll was called. The item was approved 5-0.

Item 5 was read into the record: Consideration Of A Request By Gunnar Holdings 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 Commercial Warehouse with Eight (8) Rental Bays Including Elevated Loft Office Space And Bathroom Located at 420 69th Street Ocean; Block 2 Lots 1 & 2 First Addition To Seacrest Key Vaca, Monroe County, Florida, Having Real Estate Number 00339230-000000. Nearest Mile Marker 51.

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

Senmartin had exparte communications with the owner of the property, asked if the owner would add more landscaping to cover the metal building.

After a brief discussion on hours of operation, metal buildings and façades Senmartin moved to approve the item as presented. Cinque seconded. The roll was called. The item was approved 5-0.

Item 6 was read into the record: An Ordinance Amending the City’s Land Development Regulations Relating to Chapter 107, Article 5, “Setbacks and Height”, Section 107.36 “Exception To Setback”; 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 Florida Commerce After Final

Adoption By The City Council; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Brian Shea presented the item. George moved to approve. Royse seconded. The roll was called. The item was approved 5-0.

Item 7 was pulled.

Item 8 was read into the record: An Ordinance Of The City Of Marathon, Florida, Amending The City's Comprehensive Plan, Amending Objective 1-4.1 "Provide Workforce-Affordable Housing Building Permit Allocations"; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To Florida Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By Florida Commerce.

-AND-

Item 9 was read into the record: An Ordinance By The City Of Marathon, Florida, Amending Chapter 107, Article 1 "Building Permit Allocation System" By Amending Section 107.04 "Establishment Of Allocation Pools" To Remove The Cumulative Limit; 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 Florida Commerce After Final Adoption By The City Council; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Brian Shea presented the item with the use of visual aids.

These items would give the city the ability to accept more allocations should they become available.

After a brief discussion, Senmartin moved to approve Item 8. Royse seconded. The roll was called. The motion failed 2-3. Cinque, George, and Sexton dissenting.

Senmartin moved to approve Item 9. Royse seconded. The roll was called. The motion passed 3-2. Cinque and George dissenting.

Motion and second to adjourn at 7:10pm.

ATTEST:


Mary Ann Royse-Planning Commissioner Chair

ATTEST:


Lorie Mullins-Admin Assistant
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.)