



City of Marathon Planning Commission
Monday November 18, 2024
9805 Overseas Hwy
City Hall Council Chambers

MINUTES

Royse called the meeting of the Planning Commission to order on Monday November 18, 2024, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Planner Erin Dafoe, Planner Amber Stonik, 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. Cinque seconded. The motion was approved 5-0.

The quasi-judicial statement was read into the record.

Item 1 was pulled from the agenda. Consideration Of A Request For A Conditional Use Permit For Captain Pips Holdings, LLC Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" For The Development Of A Property Into Multifamily Housing, Office And Restaurant, And Marina; Located At 1480 Overseas; Which Is Which Is Legally Described As Part Of Government Lot 2 And Bay Bottom North Of And Adjacent To Lot 2 And Adjacent Portion Of State Road 4-A And 1458 Coral Drive Legally Described As Back 3 Part Of Lots 1- 2 -3 And Back 2 Parts Of Lots 1-2-3-4 W R Thompson Subdivision PB 2-104 (Aka Parcels B-C-D-E-F-K-L Per UNREC 1977 C G Bailey Survey On File), Section 9, Township 66 South, Range 32, Key Vaccas, Monroe County, Florida; Having Real Estate Numbers 00102790-000000 & 00320330-000000. Nearest Mile Marker 48.

Item 2 was read into the record: Consideration Of A Request By The City Of Marathon For A Variance Pursuant To Chapter 102 Article 20 And Chapter 107 Article 12 Section 107.102.3 Entitled Variances And Appeals, Requesting A Variance From The Provisions Of Dry Floodproofing; Seeking A Variance To Wet Floodproof The Quay Restrooms; Located At 12650 Overseas Highway; Which Is Legally Described As Part Of Lot 1 And Adjacent Part Of The Road ROW, Section 5 Township 66 Range 33, Fat Deer Key, Monroe County, Florida, Having Real Estate Number 00100330-000000.

Brian Shea presented the item. The city is requesting wet flood proofing the restrooms at the Quay location. Senmartin asked about the cost difference. Carlos Solis, Public Works director, explained the cost would be less than trying to elevate the restrooms above flood.

Cinque asked if a private citizen could get this variance and would hope that the city would be held to the same standards as the citizens they serve.

Royce asked for the hardship regarding a commercial bathroom. Shea explained the floodproofing is only allowed in an AE flood zone. Floodproofing is not allowed in a VE zone, and the structure would have to be elevated. Most of the site is a VE zone. The restroom will be in the small section of land that is in the AE zone.

George asked why not dry proofing? Solis explained the better design for a free-standing restroom would be wetproofing.

Sexton asked what the difference is between insuring a ground level room vs. a raised, dry-proofed room? Shea stated that the city is only required to advise that insurance may be affected. Sexton asked if the tax implications are worth wetproofing? Risk Management handles the insurance for the city. Sexton requested to hear what the insurance will be for wet floodproofing versus what it would be for dry floodproofing.

Solis explained turning off the valve so that salt water does not get into the system, which would be a long-term problem, not an immediate problem.

After a brief discussion, Senmartin moved to approve the item. Sexton seconded. The roll was called. The motion passed 5-0.

Item 3 was pulled from the agenda. Consideration Of A Request By Grassy Key Resort Group 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 Conversion Of Four (4) Transient Hotel Units Into Four (4) Transient RV Sites On The Property Located At 57622 Overseas Highway, Which Is Legally Described As Crains Subdivision Of Grassy Key PB1-51 South Side Flagler To Ocean Part Between Blocks 53 & 58, Having Real Estate Number 00373875-000200 Nearest Mile Marker 58.

Motion and second to adjourn at 5:55pm.

ATTEST:



MaryAnn 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.)