City of Marathon Planning Commission
Monday June 22, 2026
9805 Overseas Hwy
City Hall Council Chambers

MINUTES

Royse called the meeting of the Planning Commission to order on June 22, 2026, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Admin Assistant Sarah Kirkhart, Planner Dan Gulizio, and members of the public.

The Pledge of Allegiance was recited.

The roll was called. Hiram Machado-present; Mary Ann Royse-present; Mike Cinque-present; Andrew George-absent; John Keller-present.

Royse called for approval of the Minutes from the May 2026 meeting. A motion was made and approved.

The quasi-judicial statement was read into the record.

Item 1 was read into the record.

1. Consideration Of A Request By Key Colony Homes, 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 Construction Of A Boat Ramp At The Property Located At 62 Coco Plum Drive, Which Is Legally Described As BK 3 Lots 3 And 4, Coco Plum Beach, Fat Deer Key PB4-166, Marathon, Monroe County, Florida, Having Real Estate Number 00363290-000000, Nearest Mile Marker 54.

Shea advised that the request was identical to the application viewed during the prior months meeting. No additional public participation has been received. No substantive changes have occurred since the previous presentation. It was suggested that the commission could rely upon the prior presentation and associated record rather than repeating the presentation.

The applicant indicated there was no additional information to present and no changes to the application.

No member of the public appeared in opposition.

After a brief discussion Royce made a motion to accept the item. Machado seconded. The motion was approved 4-0

Motion and second to adjourn at 5:40pm.

ATTEST:

MaryAnn Royse-Planning Commission Chair

ATTEST:

Brian Shea-Director
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.

(Please note that one or more Marathon City Council members may participate in the meeting.)