City of Marathon Planning Commission
Monday August 24, 2026
9805 Overseas Hwy
City Hall Council Chambers

MINUTES

Royse called the meeting of the Planning Commission to order on August 24, 2026, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Admin Assistant Lorie Mullins, Planner Dan Gulizio, Planner McKenzie Fraley, and members of the public.

The Pledge of Allegiance was recited.

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

Royse moved to approve the Minutes from the June 22, 2026, meeting. Keller seconded. The motion was approved 3-0.

The quasi-judicial statement was read into the record.

Item 1 was read into the record.

Consideration Of A Request By GNS Family Partnership Ltd., 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 2460 Coco Plum Drive, Which Is Legally Described As Bk 20 Lot 3b And Adj Canal And All Lot 4 (A/K/A 4-A And 4-B) Coco Plum Beach Re-Plat 1 PB 7-68 Fat Deer Key, Marathon, Monroe County, Florida, Having Real Estate Number: 00366031-000700. Nearest Mile Marker 54.

Fraley presented the item with the use of visual aids. Attorney Patrick Stevens spoke on behalf of the applicant.

There were no members of the public signed up to speak.

After a brief discussion that the ramp would be for residential use only and will not cause traffic jams on the water, Keller moved to approve the item. Machado seconded. The roll was called. The item was approved 3-0.

Items 2 & 3 were read into the record.

An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 110 "Definitions", Article 3 "Defined Terms"; Providing For The

Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

-and-

An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 107, "General Development Standards," Article 5, "Setbacks And Height," Section 107.36, "Exception To Setback"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

Shea presented the items, explaining the state bills requirements and that the city is updating LDRs to comply.

Royse moved to approve item 2, Machado seconded. The roll was called. The motion was approved 3-0.

Royse moved to approve item 3, Machado seconded. The roll was called. The motion was approved 3-0.

Item 4 was read into the record.

An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 103 "Zoning Districts", Article 3 "Use And Intensity Tables", Table 103.15.1 "Uses By Zoning District"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

Shea presented the item and explained that the new Florida law states that mobile or manufactured homes cannot be treated differently than a home constructed on-site.

After a brief discussion, Royse moved to approve the item. Keller seconded. The roll was called. The item was approved 3-0.

Item 5 was read into the record.

An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations Chapter, 103 "Zoning Districts", Article 3 "Use And Intensity Tables", Table 103.15.1 "Uses By Zoning District"; And Amending Chapter 104 "Specific Use Regulations," Article 1 "General Provisions," Section 104.05 "Alcohol Beverage; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

Shea presented the item. We are amending our code to allow the sale of alcohol at the airport.

Royse moved to approve the item. Keller seconded. The roll was called. The motion was approved 3-0.

Item 6 was read into the record.

An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 102, "Development Application Review Procedures," Article 10, "Subdivision Of Land/Plats And Re-Plats," Section 102.49, "Major Subdivision Improvement Requirements"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

Shea presented the item and explained the water shed master plan.

After a brief discussion, Royse moved to approve the item. Keller seconded. The roll was called. The item was approved 3-0.

Item 7 was read into the record.

An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan, Amending Chapter Four, "Conservation And Coastal Element," Policy 4-1.19.5, "Limit Public Expenditures In The Coastal High Hazard Area," And Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Seven, "Capital Improvements Element," Policy 7-1.5.3, "Review Proposals For Consistency With The Plan," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

Royse moved to approve the item. Keller seconded. The roll was called. The motion was approved 3-0.

Motion and second to adjourn at 5:55pm.

ATTEST:

MaryAnn Royse-Planning Commission 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.

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