City of Marathon Planning Commission
Monday November 16, 2026
9805 Overseas Hwy
City Hall Council Chambers
5:30 PM

1. **Call To Order**
2. **Pledge Of Allegiance**
3. **Introduction Of New Planning Commissioner**
4. **Roll Call**
5. **Vote for Chair and Vice Chair**
6. **Approval Of Minutes**
7. **Quasi-judicial Statement**
8. **Items For Public Hearing**
9. **Adjournment**

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7. Please be advised that some items on the agenda may be quasi-judicial in nature. If you wish to give testimony on any item, please inform the Boards clerk by filling out an available sign-up form. An opportunity to speak will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, all persons giving testimony may be subject to cross examination. If you refuse either to be cross-examined or to be sworn your testimony will not be considered. The public will not be allowed to cross-examine witnesses, but they can ask the Commission to ask questions on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization.

8. Items for Public Hearing:

1. Consideration Of A Request For A Conditional Use Permit For Gareth Rees Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" To Convert A 6-Bedroom Single-Family Residence Into A 7-Bedroom Single-Family Residence; Located At 47 Kyle Way West; Which Is Legally Described As Bk 1 Lt 7 Knights Key Village, Knights Key PB5-84, Monroe County, Florida; Having Real Estate Number 00319580-000000, Nearest Mile Marker 47.

2. Consideration Of A Request For A Conditional Use Permit For Michael And Stephanie Defrain Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" To Convert A 6-Bedroom Single-Family Residence Into A 7-Bedroom Single-Family Residence; Located At 1800 Avenue H; Which Is Legally Described As Bk 11 Lt 21 And Adj Bay Bottom Coco Plum Beach PB4-166 Fat Key Deer, Monroe County, Florida; Having Real Estate Number 00364700-000000, Nearest Mile Marker 54.

The City of Marathon is committed to ensuring that all members of the public can participate fully in Planning Commission and City Council meetings, programs, and services. We strive to provide an inclusive and accessible environment in accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act.
The City will provide reasonable accommodations to enable individuals with disabilities to attend and engage in Planning and Council meetings.

To request accommodation, please contact:
Evie Engelmeyer, ***ADA Coordinator***
City of Marathon
Phone: (305) 289-4122
Email: engelmeyere@ci.marathon.fl.us
Address: 9805 Overseas Highway, Marathon, FL 33050

To ensure availability, requests should be made ***at least 72 hours before the meeting****. However, the City will make every effort to fulfill requests received in less time.*

We welcome public input on how we can continue improving accessibility. If you have comments, concerns, or suggestions regarding accessibility at Planning Commission and City Council meetings, please reach out to the ADA Coordinator using the contact information above.

City of Marathon Planning Commission
Monday October 10, 2026
9805 Overseas Hwy
City Hall Council Chambers

MINUTES

Brian Shea called the meeting of the Planning Commission to order on October 19, 2026, at 5:30 pm.

Moment of Silence observed for Planning Commissioner Mike Cinque.

In attendance: Planning Director Brian Shea, City Manager/Attorney Steve Williams, Deputy City Attorney Alexandra Heller, Admin Assistant Lorie Mullins, Admin Assistant Patti Childress, Planner Dan Gulizio, Planner Mckenzie Fraley, and members of the public.

The Pledge of Allegiance was recited.

The roll was called. Hiram Machado-present; Andrew George-present; John Keller-present.

Shea added to the agenda the selection of a Chair for this meeting. Andrew George volunteered and there was no objection.

Keller moved to approve the Minutes from the August 24, 2026, meeting. Machado 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 PB7-68 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 with a staff recommendation for approval. She noted there has been no change since the last report. A noticing error was corrected. Attorney Patrick Stevens was available to speak on behalf of the applicant.

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

DRAFT

No discussion. Machado moved to approve the item. George seconded. The roll was called. The item was approved 3-0.

Items 2 was read into the record.

Consideration Of A Request For A Conditional Use Permit For Gareth Rees Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" To Convert A 6-Bedroom Single-Family Residence Into A 7-Bedroom Single-Family Residence; Located At 47 Kyle Way, West; Which Is Legally Described As Bk 1 Lt 7 Knights Key Village Knights Key Pb5-84, Monroe County, Florida; Having Real Estate Number 00319580-000000, Nearest Mile Marker 47.

Gulizio presented the item with the use of visual aids. Josh Kalin, Agent for the applicant was available for questions.

Discussion led by George requesting clarification on the number of bedrooms on the existing plans versus what was being reported and requested. Kalin explained where the 6 existing rooms were located on the plans and the changes that would occur to create the 7th bedroom. Questions about the intended use of the property were raised. Kalin stated that the family intended it for multi-generational family use at this time but did not rule out the future possibility of licensing as a vacation rental. Williams offered an option of placing a condition on the approval restricting the use to family only. Kalin excused himself to speak with the applicant. After additional discussion Kalin requested the item be tabled.

Machado moved to table item 2 to the November 16, 2026 meeting. George seconded. The roll was called. The motion was approved 3-0.

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

Item 3 was read into the record.

Consideration Of A Request By Markeywest Real Holdings Inc., For A Variance Pursuant To Chapter 102 Article 20 And Chapter 107 Article 7, Entitled Signs, And Section 107.662 Entitled Temporary Signs, Requesting A Variance To Allow Two (2) Banner Signs, Instead Of The Maximum Permitted One (1) Banner Sign And To Allow For An Increase In The Maximum Permitted Size Of A Banner Sign From Twelve (12) Square Feet To Forty (40) Square Feet; Located At 5150 Overseas Highway; Which Is Legally Described As Woodburns Sub PB2-29 Key Vacca Lot 1 & 2, Bk B & (Aka Pt Old SR 4A) Pt Lot 1, Vaca Key, Monroe County, Florida, Having Real Estate Number 00325350-000000, Nearest Mile Marker 50.

Gulizio presented the item with the use of visual aids with a staff recommendation of denial.
The applicant was not present and there were no members of the public signed up to speak.

DRAFT

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

Item 4 was read into the record.

Consideration Of A Request By White and Blue, 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 Operation Of A Marine Engine Repair Business At The Property Located At 1210 Overseas Highway, Which Is Legally Described As Lot 1, Section 8, Township 66 South, Range 32 East, Hog Key, Marathon, Monroe County, Florida, Having Real Estate Number 00101590-000000, Nearest Mile Marker 48.

Gulizio presented the item with the use of visual aids with a staff recommendation for approval. Attorney Patrick Stevens was available to speak on behalf of the applicant.

Three members of the public were present to speak against the item.
Kristen Kohl, owner of 7 Mile Grill on adjacent property, stated the items of concern listed in her email.

Daniel Crawford, owner of 7 Mile Grill on adjacent property, stated his concern over the safety of the building.

Richard Pipper has a residence on 12th St and stated his concern about traffic.

Patrick Stevens explained some changes they would be making to parking and landscape buffers to mitigate some concerns. He requested a change to the conditions to allow for a covered area outside for work.

Discussion regarding concerns brought by public.

Machado moved to deny the item. George seconded. The roll was called. The motion was approved 3-0.

Motion and second to adjourn at 6:40pm.

ATTEST:

_____
Andrew George-Acting Planning Commission Chair

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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.)

DRAFT

PLANNING COMMISSION AGENDA STATEMENT

Meeting Date: November 16, 2026

To: Planning Commission

From: Brian Shea, Planning Director

Agenda Item: Consideration Of A Request For A Conditional Use Permit For Gareth Rees Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" To Convert A 6-Bedroom Single-Family Residence Into A 7-Bedroom Single-Family Residence; Located At 47 Kyle Way West; Which Is Legally Described As Bk 1 Lt 7 Knights Key Village, Knights Key PB5-84, Monroe County, Florida; Having Real Estate Number 00319580-000000, Nearest Mile Marker 47.

APPLICANT/ OWNER: Gareth Rees

AGENT: Josh Kalin

LOCATION: The project site is located at 47 Kyle Way, West, Marathon, FL 33050, nearest mile marker 47. See Figure 1.

Figure 1: Project Site

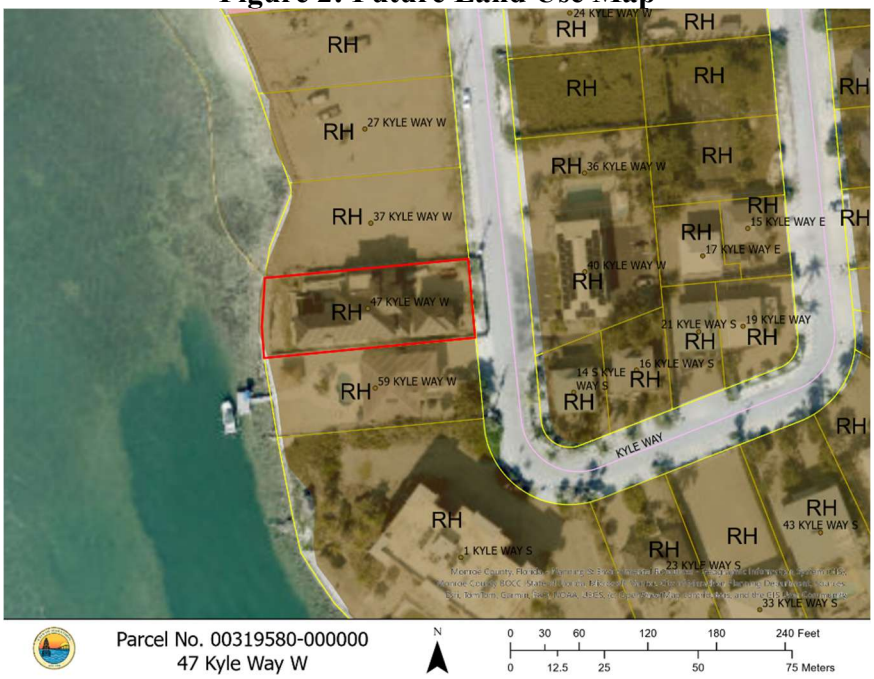


REQUEST: Conditional Use Approval for development of the subject property having real

estate number 00319580-000000 to convert a 6-bedroom single-family residence into a 7-bedroom single-family residence.

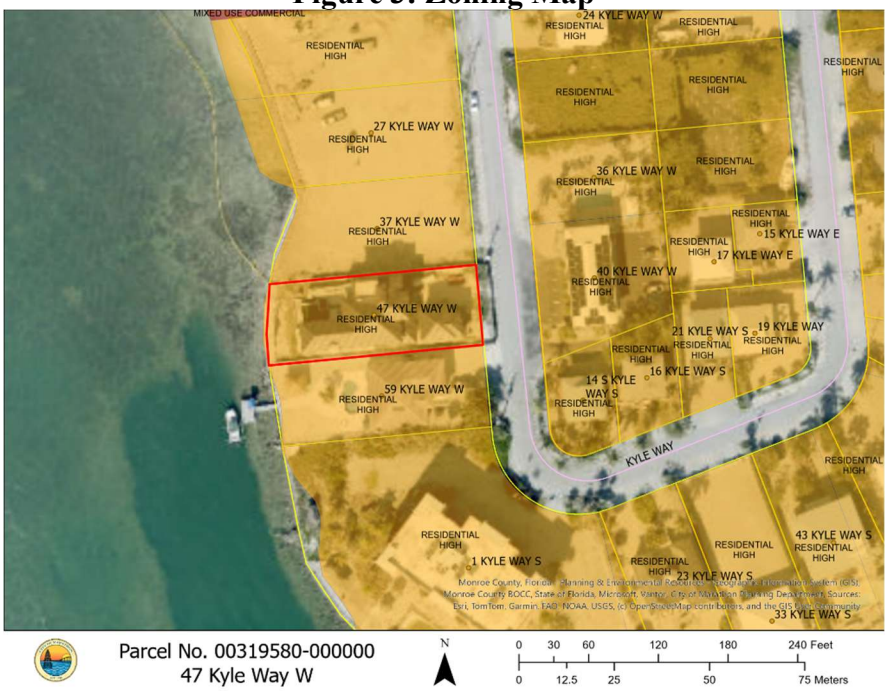
FUTURE LAND USE MAP DESIGNATION: Residential High (RH)

Figure 2: Future Land Use Map



ZONING MAP DESIGNATION: Residential High (RH)

Figure 3: Zoning Map



LOT SIZE:

Total acreage: 12,860 square feet

SURROUNDING ZONING AND USES:

	Zoning	***Use***
North	Residential High	Vacant
East	Residential Medium-1	Single family residential
South	Residential Medium-1	Single family residential
West	N/A	Knights Key Channel

EXISTING CONDITIONS:

The project site consists of one parcel having the Real Estate Number 00319580-000000. This parcel is currently under construction as a 6-bedroom single-family residence.

PROPOSED REDEVELOPMENT:

Residential Units: 1 residential dwelling with 7 bedrooms and 7 bathrooms. The additional bedroom is a conversion of existing dining space. There is no proposed increase in square footage.

BACKGROUND:

The proposed project involves the conversion of a 6-bedroom single-family residence into a 7-bedroom and 6-bathroom single-family residence in the Residential High (RH) zoning classification. This report addresses the Conditional Use application. **All conditions of the Conditional Use Permit approval will have to be met before any building permit will be approved.** See Attachment A.

EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

The criteria for evaluating a Conditional Use Approval are outlined in Chapter 102, Article 13, Conditional Use Permits, in the City of Marathon Land Development Regulations.

CRITERIA

A. The proposed use is consistent with the Comprehensive Plan and LDRs;

The proposed redevelopment project is located within the Residential High (RH) Zoning District. Per Chapter 103, Article 2, Section 103.12 of the Land Development Regulations, the district is "intended to establish areas of high-density residential uses characterized by multi-family dwellings and mobile homes designated within the Residential High (RH) Future Land Use Map category on the Future Land Use Map (FLUM).

The proposed project involves the construction of a 7-bedroom single-family residence and is

consistent with the Residential High (RH) Zoning District. Section 103.15 establishes whether specific uses are allowed as of right, limited, accessory or conditional uses, through Table 103.15.2. That table shows that single single-family dwellings of 7-bedrooms or more are allowed as Conditional Uses in the RH District. Conditional Use review is intended to allow a broader view of the potential impacts of a project on adjacent uses and on City concurrency related resources such as road capacity, solid waste, sewer, and potable water availability.

Table 103.15.2 in the Land Development Regulations establishes constraints on density and intensity allowed in the RH District based on the types of uses proposed. The project as proposed meets the basic definition of development in the RH Zoning District and meets the density constraints imposed on the type of proposed use.

Therefore, the request is ***in compliance*** with the requirements of this section.

B. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

The proposed project is located within the Residential High (RH) Future Land Use District. Policy 1-3.1.4 of the City of Marathon Comprehensive Plan states that the "principal purpose of the Residential High future land use category is to provide for high-density single-family, multi-family, and institutional residential development. The Residential High future land use category is characterized by high density compact development on lots with disturbed or scarified vegetation and areas that are appropriate for infill development and that are served by existing infrastructure."

The proposed project will convert the approved 6-bedroom single-family dwelling unit into a 7-bedroom single-family dwelling unit. Existing land use patterns are residential to the north, south, and east of the property. Knights Key Channel is to the west of the subject property.

Therefore, the request is ***in compliance*** with the requirements of this section.

C. The proposed use shall not adversely affect the health, safety, and welfare of the public;

The proposed use is consistent with surrounding land uses, the City Code, and Comprehensive Plan and will not result in any known impact on the health, safety, and welfare of the public.

Therefore, the request is ***in compliance*** with the requirements of this section.

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;

The subject property is scarified and contains no area recognized as possible habitat for a state or federally listed animal species. Standard permit conditions in regard to flood and stormwater will

be applied. The residence exists in compliance with FEMA requirements and will be consistent with City land development standards.

Therefore, the request ***with conditions is in compliance*** with the requirements of this section.

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 cases of fire or catastrophe;

Ingress and egress to the property is being provided through the current access driveway onto Kyle Way, West. A Traffic Statement was prepared in connection with the application which estimated that the project would generate approximately 66 daily trips. The property is serviced by U.S. 1, which operates at a Level of Service (LOS) "A" in the vicinity of the subject property. The estimated 66 additional trips is not anticipated to impact the current LOS, which currently carries 21,258 daily trips.

Table 1: Trip Generation Analyses

ITE Analysis[1]			Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Description	Unit (Residents)	Total	In	Out	Total	In	Out	Total
Proposed LUC 210	*Single-Family Detached Housing*	16	66 [2]	2	4	6 [2]	9	5	14 [2]
New trips			**66**	**2**	**4**	**6**	**9**	**5**	**14**

Notes:
1) Source: ITE Trip Generation Manual - 11th Edition.
2) The fitted curve equations were used.

Therefore, the request is ***in compliance*** with the requirements of this section.

2. Off-street parking and loading areas where required, with particular attention to item 1 above;

Section 104.51.1. Parking space needs analysis. The City will require a minimum of one (1) parking space per bedroom unless otherwise justified and validated by the Conditional Use Permit applicant.

The proposed 7-bedroom single family dwelling will require 7 parking spaces.

Therefore, the request is ***in compliance*** with the requirements of this section.

3. The noise, glare, or odor effects of the conditional use on surrounding properties;

The proposed use is permitted within the RH District and is compatible with surrounding land uses. Existing City land development standards will mitigate any potential impacts in the form of noise, glare, odor effects on surrounding land uses. Therefore, the proposed project should not have any adverse effect through noise, glare, or odors.

Therefore, the request is ***in compliance*** with the requirements of this section.

4. Refuse and service areas, with particular reference to locations, screening, and Items 1 and 2 above;

The proposed use will not require dumpsters and development will comply in all respects with City refuse disposal and containment requirements.

Therefore, the request is ***in compliance*** with the requirements of this section.

5. Utilities, with reference to location and availability;

Chapter 107, Article 13, establishes the City's Concurrency Management and certification requirements. This Conditional Use constitutes the City's Concurrency Level of Service Certificate, as follows:

- Wastewater: The applicant must coordinate with the wastewater Utilities department for connection requirements.
- Water: The Florida Keys Aqueduct Authority already provides potable water for the residence.
- Solid Waste: Marathon Garbage Service already provides solid waste disposal.
- Surface Water: The applicant has provided stormwater design information suitable for the Conditional Use application review which demonstrates compliance with City standards. However, a final stormwater plan will be required for building permit issuance.
- Recreation and Open Space: This development will have a de minimus impact on recreation and open space.
- Roadways: There is a minor increase in daily trips.
- Educational Facilities: This redevelopment will have a de minimus impact on educational facilities since existing uses are replaced in kind.

Therefore, the request is ***in compliance*** with the requirements of this section.

6. Screening and buffering with reference to type, dimensions, and character;

The proposed conditional use will comply in all respects with City landscaping, screening, and buffer requirements. Current Code (Sec 107.72A(1)) states:
1. All one-family detached lots that are twelve thousand (12,000) square feet or larger shall be planted as follows:

a) Plant a minimum of four (4) large trees and three (3) medium trees or palms per lot.
b) At least two (2) of the large trees shall be planted on the south and/or west and/or east side and within twenty (20) feet, where feasible, of the residential structure.
c) At least one (1) of the required large trees and one (1) of the medium trees shall be located

in the front yard or, in the case of a corner lot, in the front or side yard facing the street. This shade tree may also count toward fulfillment of the landscaping for energy conservation requirement in b., above, if located in accordance with such requirement.

Therefore, the request is ***in compliance with conditions*** with the requirements of this section.
NOTE: Submitted building plans must show that the site meets code requirements Sec 107.72A(1).

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding uses;

No additional signage or exterior lighting is proposed to the property.

Therefore, the request is ***in compliance*** with the requirements of this section.

8. Required yards and other open space;

Table 106.16.1 specifies that property classified as Class III has a minimum 20% open space requirement. The application will comply in all respects with City open space requirements.

Therefore, the request is ***in compliance*** with the requirements of this section.

9. General compatibility with surrounding properties;

The proposed use is a single family 7-bedroom and 6-bathroom dwelling. The nature and character of development along Kyle Way is mixed with predominantly single-family residences of varying sizes and a hotel. A former condominium complex was recently demolished and is undergoing a development review process currently. The proposed 7-bedroom residence will comply in all respects with existing land development standards related to setbacks, open space, and lot coverage. As a result, the proposal is compatible with surrounding properties.

Therefore, the request is ***in compliance*** with the requirements of this section.

10. Any special requirements set forth in the LDRs for the particular use involved.

Existing residential use to remain residential.

Section 104.51.1. Single-family dwellings (7 Bedrooms or more) require the following conditions.

1. Wastewater Flow Calculations.

    a. Residences with six (6) six bedrooms or less will be assumed to equate to one (1) Equivalent Dwelling Unit (EDU) at 167 gallons per day. System development and connection charges, as well as monthly base and flow charges will accrue and be billed as a single-family residence.

b. Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.

2. Parking space needs analysis. The City will require a minimum of one (1) parking space per bedroom unless otherwise justified and validated by the Conditional Use Permit applicant.

3. A Traffic Study prepared by a licensed traffic engineer. A traffic study was prepared by a licensed traffic engineer and submitted with the application.

Therefore, with the above requirements, the request is ***in compliance*** with the requirements of this section.

CONCLUSION:

The Conditional Use Approval is intended to allow for the integration of certain land uses and structures within the City of Marathon based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety, or welfare of the community. The proposed use is consistent with the Comprehensive Plan and Land Development Regulations.

RECOMMENDATION:

Staff respectfully recommends approval of the Conditional Use permit application based on the proposed use of a 7-bedroom and 6-bathroom single-family dwelling with specific conditions to ensure community character.

Conditions and Limitations of Approval

1. Must meet NFPA1 and NFPA 101 requirements.

2. The applicant will obtain City approval for wastewater management through the City's Wastewater Utility; Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.

3. Must comply with FEMA flood requirements. Structures not above base flood level are subject to the 50% rule. No permits will be issued that do not meet FEMA requirements.

4. The following need to be addressed during the building permit process for plans to be approved:

A. Existing topographic information, including the areas outside the boundary and existing

road shall be shown on the proposed site plan.
B. A proposed grading plan shall be shown on the plans to be submitted for permitting.
C. Swale volume calculations shall be shown on the plans.
D. Any work in the Right of Way, including gravel drives, shall be clearly shown on the plans and a Right of Way permit is required.

5. Submitted building plans must show that the site meets the landscaping code requirements.

6. The submitted building permit application must show that no part of the structure including stairs is located in the required site setbacks.

7. The submitted building permit application must show the 20% open space site requirement and that more than 60% coverage of the 20 ft shoreline buffer.

8. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

9. Except as otherwise provided herein, applicant/owner agrees to comply in all respects with applicable Federal, State, and City requirements.

10. Construction of the proposed 7-bedroom single-family residence shall be completed in conformance with the plans submitted as a part of this application. Modifications shall be subject to the review and approval of the Planning Director.

Attachments:

Attachment A: Proposed Site Plan

Figure 1 of 3 for Attachment A

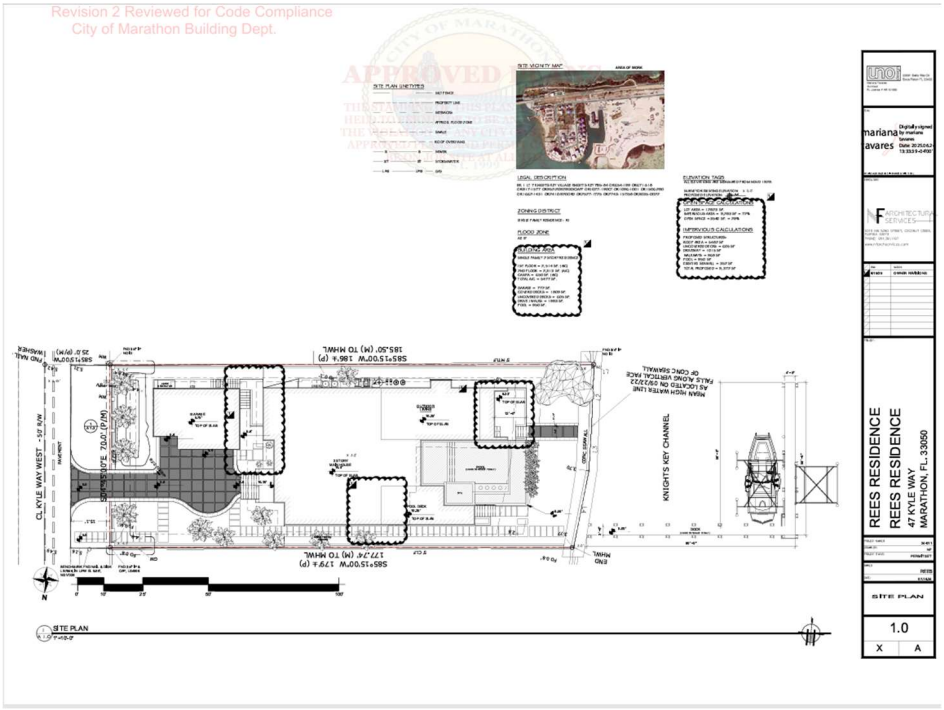


Figure 2 of 3 for Attachment A

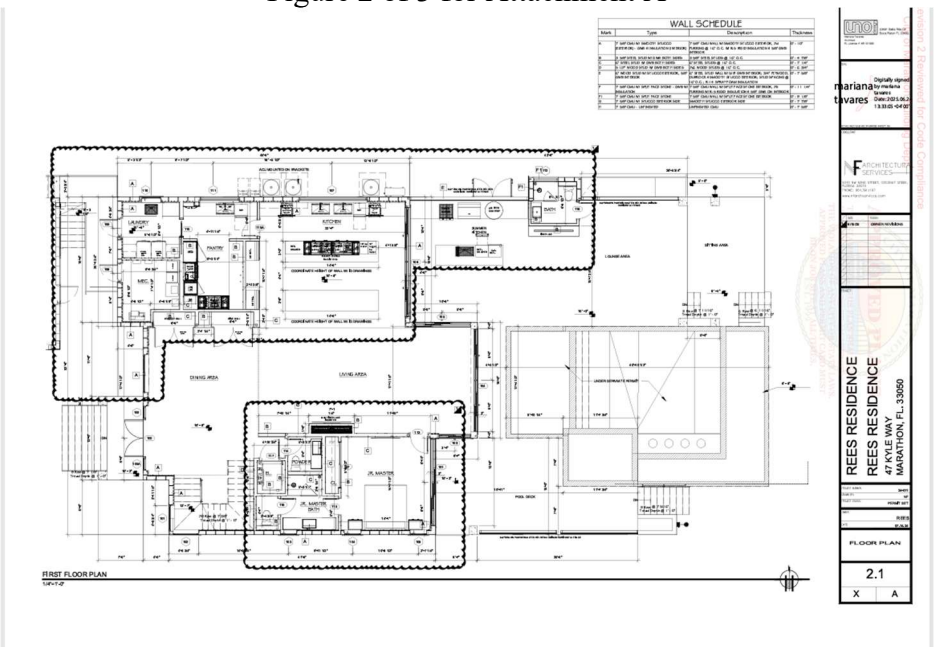
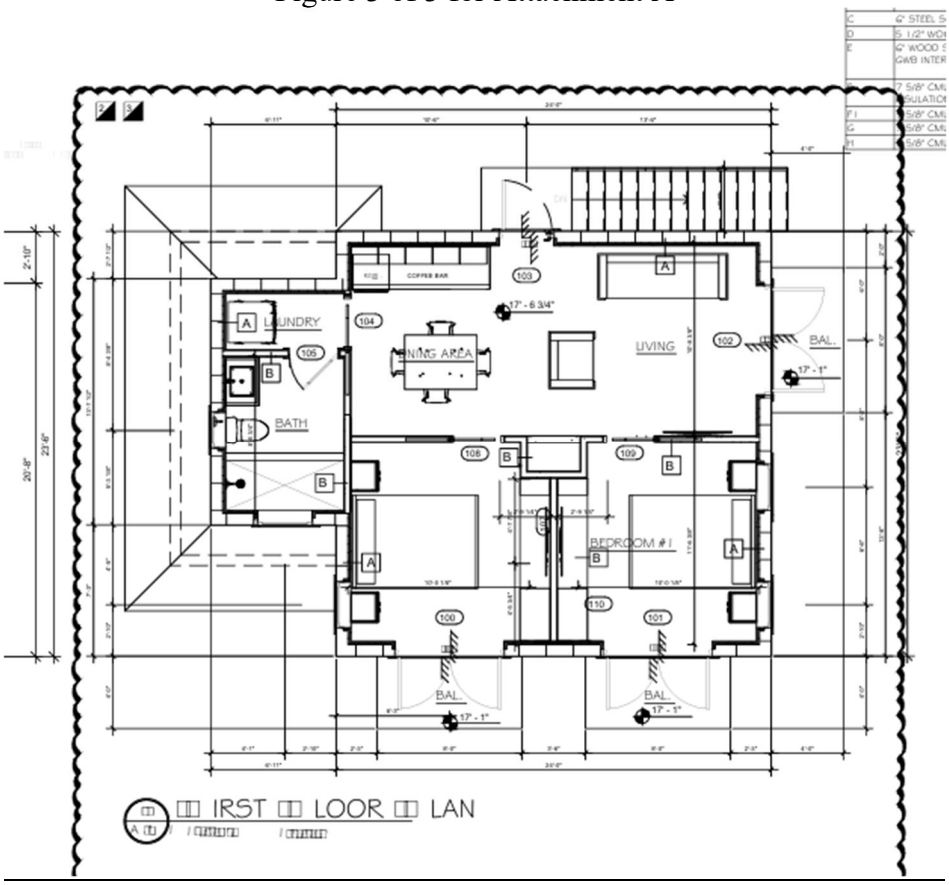


Figure 3 of 3 for Attachment A



PLANNING COMMISSION AGENDA STATEMENT

Meeting Date: November 16, 2026

To: Planning Commission

From: Mckenzie Fraley, Planner/Biologist/Land Steward

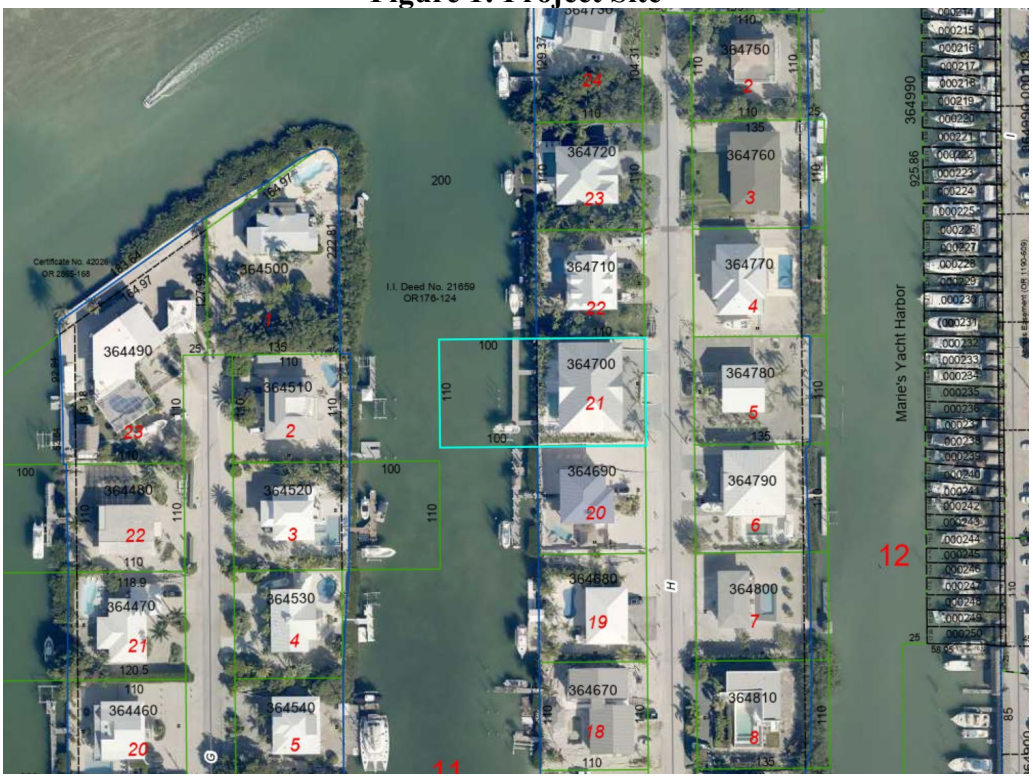
Agenda Item: Consideration Of A Request For A Conditional Use Permit For Michael and Stephanie DeFrain Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" to convert a 6-bedroom single-family residence into a 7-bedroom single-family residence; Located at 1800 Avenue H; Which Is Legally Described As Block 11, Lot 21 and Adj Bay Bottom Coco Plum Beach PB4-166 Fat Deer Key, Monroe County, Florida; Having Real Estate Number 00364700-000000, Nearest Mile Marker 54

APPLICANT/ OWNER: Michael and Stephanie DeFrain

AGENT: Annie Cruz

LOCATION: The project site is located at 1800 Avenue H Marathon, FL 33050, nearest mile marker 54. See Figure 1.

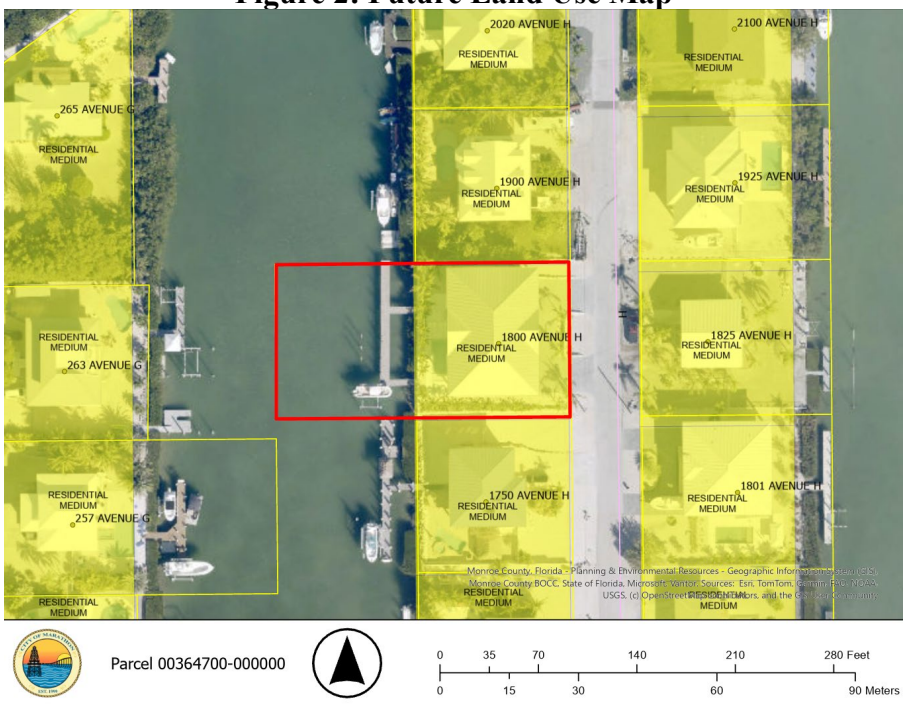
Figure 1: Project Site



REQUEST: Conditional Use Approval for development of the subject property having real estate number 00364700-000000 to convert a 6-bedroom single family dwelling into a 7-bedroom single family dwelling. See Attachment A.

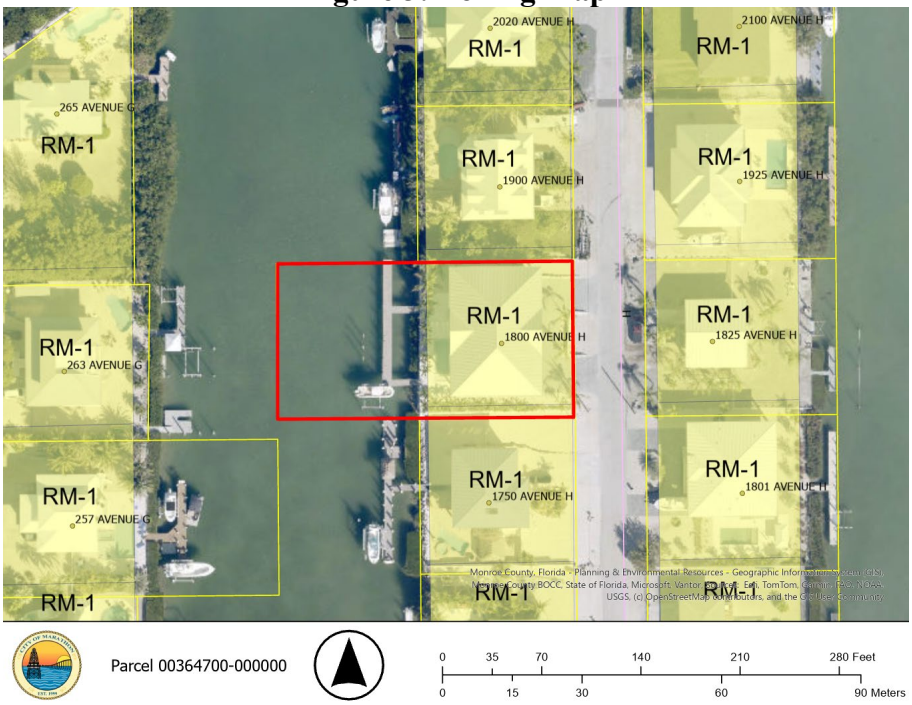
FUTURE LAND USE MAP DESIGNATION: Residential Medium (RM).

Figure 2: Future Land Use Map



ZONING MAP DESIGNATION: Residential Medium-1 (RM-1).

Figure 3: Zoning Map



LOT SIZE:

Total acreage: 12,100 square feet (excluding bay bottom); 23,100 square feet (including bay bottom)

SURROUNDING ZONING AND USES:

	Zoning	***Use***
North	Residential Medium-1	Single family residential
East	Residential Medium-1	Single family residential
South	Residential Medium-1	Single family residential
West	Residential Medium-1	Single family residential

EXISTING CONDITIONS:

The project site consists of one parcel having the Real Estate Number 00364700-000000. This parcel is currently approved as a 6-bedroom single-family residence with vacation rental license VACA-25-165.

PROPOSED REDEVELOPMENT:

Residential Units: 1 residential dwelling with 7 bedrooms and 8 bathrooms.

There is no proposed increase in the square-footage of the property

BACKGROUND:

The proposed project is the conversion of a 6-bedroom single-family dwelling into a 7-bedroom and 8-bathroom single family dwelling in the Residential Medium - 1 zoning classification. This report addresses the Conditional Use application. **All conditions of the Conditional Use Permit approval will have to be met before any building permit will be approved.** See Attachment A.

EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

The criteria for evaluating a Conditional Use Approval are outlined in Chapter 102, Article 13, Conditional Use Permits, in the City of Marathon Land Development Regulations.

CRITERIA

A. The proposed use is consistent with the Comprehensive Plan and LDRs;

The proposed redevelopment project is located within the Residential Medium-1 (RM-1) Zoning District. Per Chapter 103, Article 2, Section 103.12 of the Land Development Regulations, the district is designed to "is intended to establish an area in the Coco Plum subdivision to ensure that the traditional lot sizes are maintained for single-family detached dwellings, through additional limitations as noted within this subsection, designated within the Residential Medium (RM) future land use category on the Future Land Use Map (FLUM).

The proposed project consists of the redevelopment of an existing residential use and is consistent with the Residential Medium-1 District. Section 103.15 establishes whether specific uses are allowed as of right, limited, accessory or conditional uses, through Table 103.15.2. That table shows that single single-family dwellings of 7 bedrooms or more are allowed as Conditional Uses in the RM-1 district. Conditional Use review is intended to allow a broader view of the potential impacts of a project on adjacent uses and on City concurrency related resources such as road capacity, solid waste, sewer, and potable water availability.

Table 103.15.2 in the Land Development Regulations establishes constraints on density and intensity allowed in the RM-1 district based on the types of uses proposed. The project as proposed meets the basic definition of development in the RM-1 zoning district and meets the density constraints imposed on the type of proposed use.

B. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

The proposed project is located within the Residential Medium Future Land Use District. Policy 1-3.1.4 of the City of Marathon Comprehensive Plan states that the "principal purpose of the Residential Medium future land use category is to provide for medium-density single-family, residential development. The Residential Medium future land use category is characterized by predominantly compact development on lots with disturbed or scarified vegetation and areas that are appropriate for infill development and that are served by existing infrastructure."

The proposed project will convert the approved 6-bedroom single-family dwelling unit into a 7-bedroom single-family dwelling unit. Existing land use patterns are residential to the north, south, west, and east of the property.

C. The proposed use shall not adversely affect the health, safety, and welfare of the public;

The proposed use is a continuation of residential use which has not had any known impact on the health, safety, and welfare of the public.

Therefore, the request is ***in compliance*** with the requirements of these sections.

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;

The subject area contains no area recognized as possible habitat for a state or federally listed animal species. Standard permit conditions in regard to flood and stormwater will be applied. The residence exists in compliance with FEMA requirements, and there are currently no proposed expansions of the property.

Therefore, the request ***with conditions is in compliance*** with the requirements of these sections.

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 cases of fire or catastrophe;

Ingress and egress to the property is being provided through the current access driveway onto Avenue H. The trip generation analysis shows that proposed use will generate 36 trips per weekday for a 7-bedroom dwelling unit as a non-vacation rental. Vacation rentals have an occupancy of 2 per bedroom plus 2 (16 total for a 7-bedroom). According to the study, the current residence generates 31 trips per weekday.

Table 1
1800 Avenue H
Trip Generation Summary
Marathon, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing Single-Family Detached Housing	12 Residents	31	1	2	3	2	1	3
Proposed Single-Family Detached Housing	14 Residents	36	1	2	3	3	1	4
Difference (Proposed - Existing)		**5**	**0**	**0**	**0**	**1**	**0**	**1**

Compiled by: KBP Consulting, Inc. (December 2025).
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition).

Therefore, the request is ***in compliance*** with the requirements of these sections.

2. Off-street parking and loading areas where required, with particular attention to item 1 above;

Section 104.51.1. Parking space needs analysis. The City will require a minimum of one (1) parking space per bedroom unless otherwise justified and validated by the Conditional Use Permit applicant.

The applicant shows 7 parking spaces on site as their application was for a 7-bedroom unit. See Attachment B.

Therefore, the request is ***in compliance*** with the requirements of these sections.

3. The noise, glare, or odor effects of the conditional use on surrounding properties;

The proposed use consists of continuation of current residential use. The proposed use will not affect the current setback from neighboring property owners. Therefore, the proposed project should not have any adverse effect through noise, glare, or odors.

Therefore, the request is ***in compliance*** with the requirements of this section.

4. Refuse and service areas, with particular reference to locations, screening, and Items 1 and 2 above;

The proposed use will not require dumpsters.

Therefore, the request is ***in compliance*** with the requirements of this section.

5. Utilities, with reference to location and availability;

Chapter 107, Article 13, establishes the City's Concurrency Management and certification requirements. This Conditional Use constitutes the City's Concurrency Level of Service Certificate, as follows:

- Wastewater: The applicant must coordinate with the wastewater Utilities department for connection requirements. Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.
- Water: The Florida Keys Aqueduct Authority already provides potable water for the residence.
- Solid Waste: Marathon Garbage Service already provides solid waste disposal.
- Surface Water: The applicant developed the property in compliance with City standards.
- Recreation and Open Space: This development will have a de minimus impact on recreation and open space.
- Roadways: There is a minor increase in daily trips.
- Educational Facilities: This redevelopment will have a de minimus impact on educational facilities.

Therefore, the request is ***in compliance*** with the requirements of these sections.

6. Screening and buffering with reference to type, dimensions, and character;

The proposed conditional use will not alter the current screening, buffering, dimensions, or character of the property. Current Code (Sec 107.72A(1)) states:
1. All one-family detached lots that are twelve thousand (12,000) square feet or larger shall be planted as follows:

a) Plant a minimum of four (4) large trees and three (3) medium trees or palms per lot.
b) At least two (2) of the large trees shall be planted on the south and/or west and/or east side and within twenty (20) feet, where feasible, of the residential structure.
c) At least one (1) of the required large trees and one (1) of the medium trees shall be located in the front yard or, in the case of a corner lot, in the front or side yard facing the street. This shade tree may also count toward fulfillment of the landscaping for energy conservation requirement in b., above, if located in accordance with such requirement.

Therefore, the request is ***in compliance*** with the requirements of these sections.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding uses;

No additional signage or exterior lighting is proposed to the property.

Therefore, the request ***is in compliance*** with the requirements of these sections.

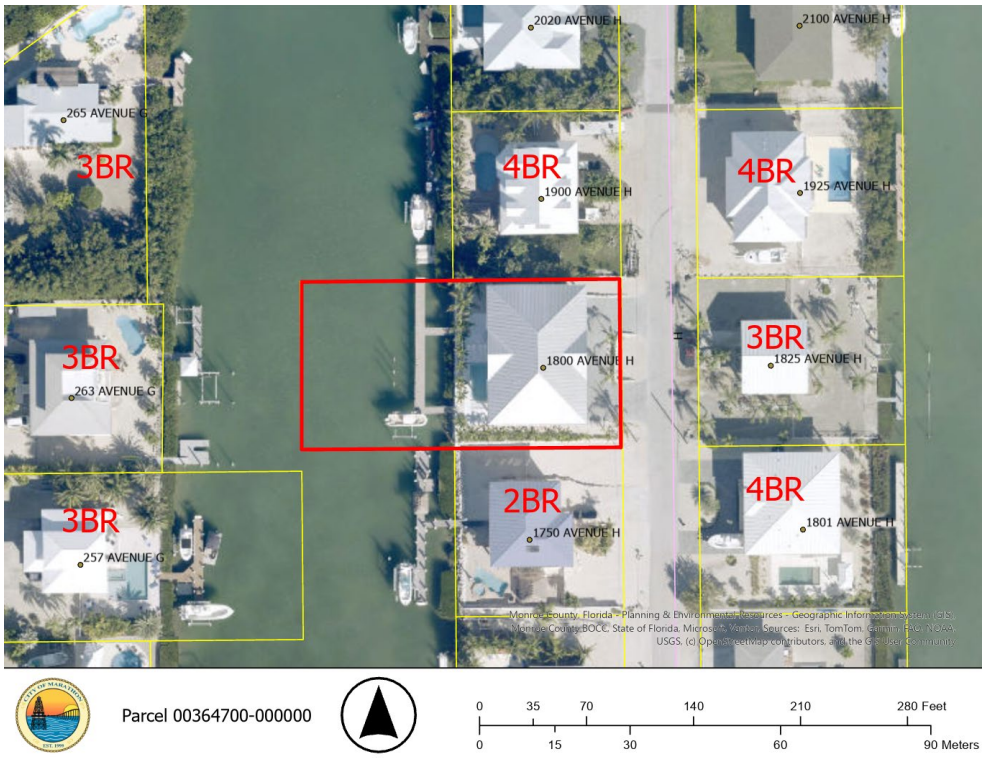
8. Required yards and other open space;

Table 106.16.1 specifies that property classified as Class III has a minimum 20% open space requirement. The property was developed meeting this criteria.

Therefore, the request ***is in compliance*** with the requirements of these sections.

9. General compatibility with surrounding properties;

The proposed use is as a single family 7-bedroom and 8-bathroom dwelling. Adjacent uses include single family residential dwellings. The use will not increase the current footprint. Traditionally, single-family residential use is compatible with surrounding single family uses. However, based on Monroe County Property Appraiser data, no residence within 100 ft of the subject parcel has more than 4 bedrooms. As the structure currently exists, it is approved as a 6-bedroom single-family residence. The difference with this home and the surrounding homes is that this single-family use doubles and nearly triples the two-, three-, and four-bedroom community character. The number of existing bedrooms within the home currently totals six bedrooms. This number of bedrooms as a single-family would already trigger conditional use approval. The proposed use is compatible, but the *scale* of the use may not be compatible with the neighborhood character.



10. Any special requirements set forth in the LDRs for the particular use involved.

Existing residential use to remain residential.

Section 104.51.1. Single-family dwellings (7 Bedrooms or more) require the following conditions.

1. Wastewater Flow Calculations.

   a. Residences with six (6) six bedrooms or less will be assumed to equate to one (1) Equivalent Dwelling Unit (EDU) at 167 gallons per day. System development and connection charges, as well as monthly base and flow charges will accrue and be billed as a single-family residence.

   b. Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.

2. Parking space needs analysis. The City will require a minimum of one (1) parking space per bedroom unless otherwise justified and validated by the Conditional Use Permit applicant.

3. A Traffic Study prepared by a licensed traffic engineer. A traffic study was prepared by a licensed traffic engineer and submitted with the application.

Therefore, with the above requirements, the request is ***in compliance*** with the requirements of this section.

CONCLUSION:

The Conditional Use Approval is intended to allow for the integration of certain land uses and structures within the City of Marathon based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety, or welfare of the community. The proposed use is consistent with the Comprehensive Plan and Land Development Regulations.

RECOMMENDATION:

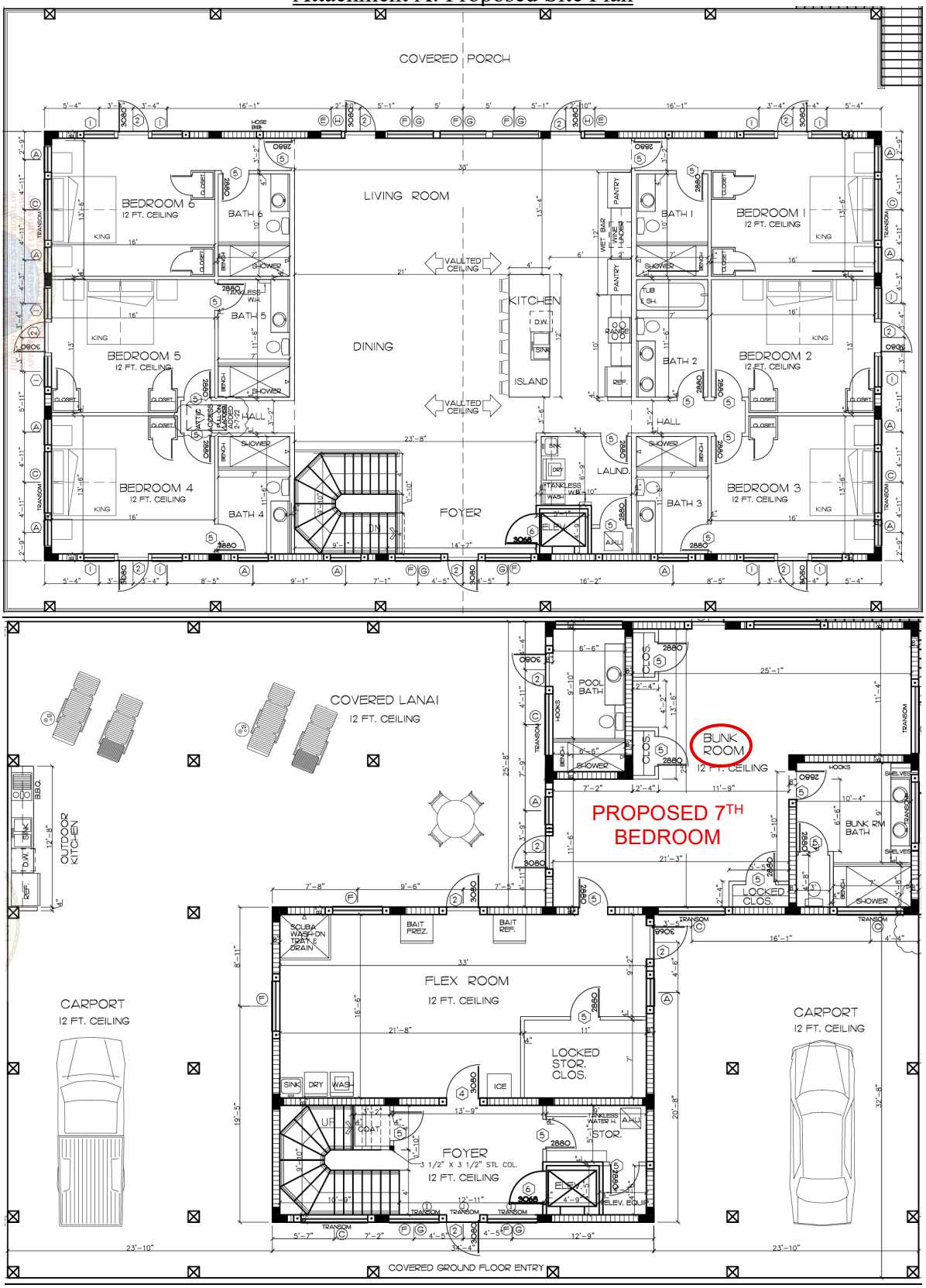
Staff recommends approval of the Conditional Use permit application based on the proposed use of an 7-bedroom and 8-bathroom single family dwelling with specific conditions to ensure community character.

Conditions and Limitations of Approval

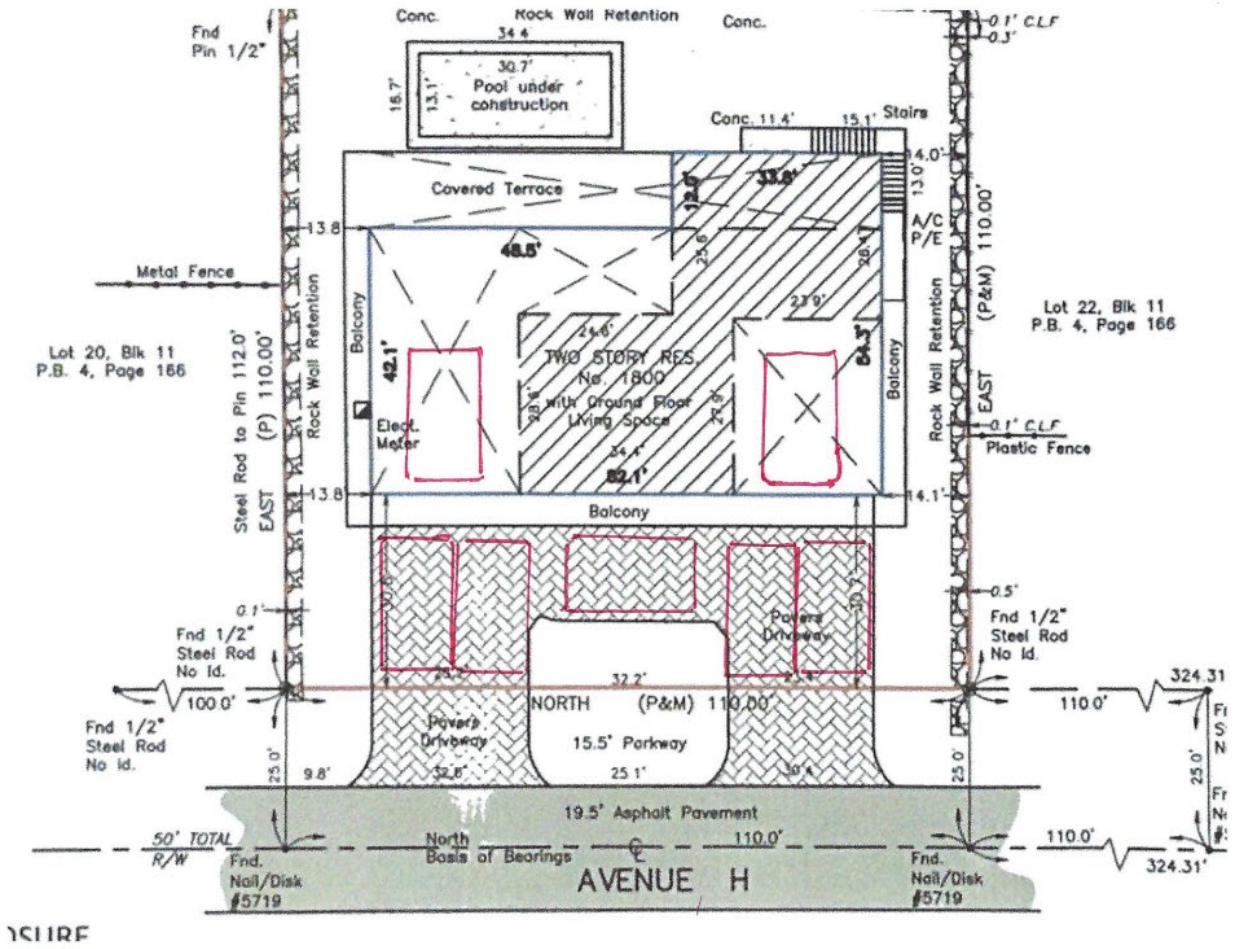
- Must meet NFPA1 and NFPA 101 requirements.
- The applicant will obtain City approval for wastewater management through the City's Wastewater Utility; Residences with seven (7) bedrooms or more will be assessed based on a calculation of average wastewater flows developed and provided by a qualified wastewater engineer. Such wastewater flow will be calculated into the one-time System Development and Connection charges and be billed accordingly.
- Must comply with FEMA flood requirements. Structures not above base flood level are subject to the 50% rule. No permits will be issued that do not meet FEMA requirements.
- The following need to be addressed during the building permit process for plans to be approved: 1. Existing topographic information, including the areas outside the boundary and existing road shall be shown on the proposed site plan. 2. A proposed grading plan shall be shown on the plans to be submitted for permitting. 3. Swale volume calculations shall be shown on the plans.4. Any work in the Right of Way, including gravel drives, shall be clearly shown on the plans and a Right of Way permit is required.
- Submitted building plans must show that the site meets the landscaping code requirements
- The submitted building permit application must show that no part of the structure including stairs is located in the required site setbacks.
- The submitted building permit application must show the 20% open space site requirement and that more than 60% coverage of the 20 ft water buffer.
- The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

Attachments:

Attachment A: Proposed Site Plan



Attachment B:



A standard parking space is 10' Wide by 20' Deep.