

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2025-12**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, APPROVING A REQUEST FOR A CONDITIONAL USE PERMIT FOR WHARF MARINA, INC. 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 FIVE (5) TRANSIENT UNITS, OFFICE AND RESTAURANT, AND MARINA; LOCATED AT 1480 OVERSEAS; WHICH IS 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.**

**WHEREAS**, A Conditional Use permit was approved on June 18, 2019, pursuant to Chapter 102, Article 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**, Wharf Marina, Inc. (The “Applicant”) filed an Application on September 5, 2024, for an amended Conditional Use Permit pursuant to Chapter 102, Article 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**, the Applicant has proposed the redevelopment of two (2) existing properties, such that five (5) transient units will be constructed in addition, the 3,640 square feet of commercial and accessory commercial structures that have already been constructed; and

**WHEREAS**, the City staff reviewed the Applicant’s request for a Conditional Use Permit determining that the Applicant’s project proposal is in compliance with the City’s Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City’s Level of Service (LOS); and

**WHEREAS**, on the 24th day of February 2025, the Planning Commission (the “Commission”) conducted a properly advertised public hearing (the “Public Hearing”) regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, on the 25<sup>th</sup> day of March 2025, the City Council (the “Council”) conducted a properly advertised public hearing (the “Public Hearing”) regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, the City Council made a determination that the Applicant’s request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City’s Comprehensive Plan and LDRs, is consistent with its policy to encourage the development of

residential properties and redevelop commercial in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:**

**Section 1.** The above recitals are true and correct and incorporated herein.

**Section 2.** The City Council hereby approves Development Order 2024-8, a copy of which is attached hereto as Exhibit "A", granting a Conditional Use Permit and Development Agreement to Wharf Marina, Inc. subject to the Conditions imposed. The Director of Planning is authorized to sign the Development Order on behalf of the City.

**Section 3.** This Resolution shall take effect immediately upon execution.



**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 25<sup>th</sup> DAY OF MARCH 2025.**

**THE CITY OF MARATHON, FLORIDA**

  
**Lynn Landry, Mayor**

AYES: Still, Matlock, Del Gaizo, Smith, Landry  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

  
  
~~Diane Claytor, City Clerk~~ **Hilary Palmer, Deputy Clerk**  
(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

  
**Steven Williams, City Attorney**

**EXHIBIT "A"**  
**CITY OF MARATHON, FLORIDA**  
**CONDITIONAL USE**  
**DEVELOPMENT ORDER # 2024-8**

**A DEVELOPMENT ORDER APPROVING A REQUEST FOR AN AMENDED CONDITIONAL USE PERMIT FOR WHARF MARINA, INC. 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 FIVE (5) TRANSIENT UNITS, OFFICE AND RESTAURANT, AND MARINA; LOCATED AT 1480 OVERSEAS; WHICH IS 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.**

**WHEREAS**, A Conditional Use permit was approved on June 18, 2019 pursuant to Chapter 102, Article 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**, Wharf Marina, Inc. (The "Applicant") filed an Application on September 5<sup>th</sup>, 2024 for an amended Conditional Use Permit pursuant to Chapter 102, Article 13 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**, said Wharf Marina, Inc. property located at 1480 Overseas Highway (RE Nos. 00102790-000000, & 00320330-000000) which formerly consisted of one residential four-plex and an old commercial structure; and

**WHEREAS**, the Applicant proposed the redevelopment of two (2) properties, such that five (5) transient units will be constructed in addition to, the 3,640 square feet of commercial and accessory commercial structures that have already been constructed; and

**WHEREAS**, the City staff reviewed the Applicant's request for a Conditional Use Permit determining that the Applicant's project proposal is in compliance with the City's Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City's Level of Service (LOS); and

**WHEREAS**, on the 24th day of February 2025, the Planning Commission (the "Commission") conducted a properly advertised public hearing (the "Public Hearing") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, on the 25<sup>th</sup> day of March 2025, the City Council (the "Council") conducted a properly advertised public hearing (the "Public Hearing") regarding the request submitted by the Applicant, for a Conditional Use Permit pursuant to Chapter 102, Article 13 of the LDRs; and

**WHEREAS**, the City Council made a determination that the Applicant's request for a Conditional Use Permit, subject to the terms of the LDRs and with Conditions imposed, was in Compliance with the City's Comprehensive Plan and LDRs, is consistent with its policy to encourage the development of

residential properties and redevelop commercial in Marathon, and will further the health, safety, and welfare of the residents of Marathon; and

**FINDINGS OF FACT:**

1. The Applicant has proposed the redevelopment of two (2) properties, such that five (5) transient units will be constructed, in addition, 3,640 square feet of commercial and accessory commercial structures are already constructed (Site Plan Attached as Attachment 1).; and
2. In accordance with Section 102.77 of the Code, the Commission and Council considered and determined the Applicant met the following criteria:
  - a. The proposed use is consistent with the Comprehensive Plan and LDRs;
  - b. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;
  - c. The proposed use shall not adversely affect the health, safety, and welfare of the public; and
  - 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; and
  - 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 case of fire or catastrophe;
    - 2) Off-street parking and loading areas where required, with particular attention to item 1 above;
    - 3) The noise, glare, or odor effects of the conditional use on surrounding properties;
    - 4) Refuse and service areas, with particular reference to location, screening, and Items 1 and 2 above;
    - 5) Utilities, with reference to location and availability;
    - 6) Screening and buffering with reference to type, dimensions and character;
    - 7) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding properties;
    - 8) Required yards and other open space;
    - 9) General compatibility with surrounding properties; and

**CONDITIONS IMPOSED:**

Granting approval of the Application is subject to the following conditions:

**Conditions of Approval**

1. A Final Site Plan must be submitted showing the existing (to be retained) and proposed buildings meeting the required setbacks, the specific setbacks for the old building footprint, parking locations, access drives and all civil engineering features; and
2. City approval of the connection to the City Wastewater Utility is required, including:

- a. engineering drawings as needed,
  - b. projected wastewater flows, and
  - c. any easements, connections, and projected flows for Casa Cayo.
3. City approval is required for the stormwater management system prior to Building Permit Approval.
  4. Area 3 WWTP has only the capacity for the existing EDU's assigned to this property. No more capacity will be available until the plant is expanded.
  5. The applicant will provide fire protection plans in accordance with fire protection requirements as outlined by the City Fire Marshal (attached as Exhibit A)
  6. A Final Landscape Plan must be submitted showing the proper treatments and buffers, including the appropriate treatment types and trees.
  7. The final site plan must show that the dumpsters are screened.
  8. All signs shall be reviewed and approved for compliance with the City of Marathon LDR's.
  9. If the redevelopment is found to have any effect on the Eastern Indigo Snake Habitat, then the prescribed protection measures must be undertaken, and the information poster posted on site.
  10. All mangroves associated with the northern portion of the parcel, north of the access easement to Casa Cayo, shall remain intact and may not be removed per the City's protection provisions for Mangrove Habitats.
  11. Conservation Easement for mangrove area will be required pursuant to Section 106.02.
  12. Outdoor storage shall be incidental and subordinate to the primary use located on the property.
  13. Storage areas shall be located to the side or rear of the principal building and completely screened from view.
  14. Prior to the issuance of any permit under this article, special conditions may be imposed for such permit. These conditions should include any item which can be reasonably expected to enhance the probability that the proposed activity will be conducted in compliance with the intent of this article. Those conditions may include, but are not limited to, field inspections by City staff, reports, monitoring, bonding, easements, guaranteed survival of non-affected and/or replanted vegetation, protective barriers, setbacks, protective earthwork, replants, signage, restoration, and/or mitigation. Conditions may also be applied in order to ensure consistency with the Comprehensive Plan.
  15. It shall be unlawful for any person to deviate from the specific conditions of the permit as set forth by this article without the prior approval of the Planning Director or City Council as appropriate.
  16. The Conditional Use Development Order will constitute the Certificate of Concurrence for the project. The determination will be valid for one year.
  17. The Applicant must obtain or transfer five (5) transient housing units, to be transferred via the Transfer of Building Rights (TBR's), BPAS process, or any other legally established process prior to building permit issuance. THE APPROVAL OF THE REQUESTED CONDITIONAL USE PERMIT AMENDMENTS DO NOT CONVEY OR GRANT A VESTED RIGHT OR ENTITLEMENT TO FUTURE ALLOCATIONS BY THE CITY OF ANY TRANSIENT UNITS NOT CURRENTLY IN POSSESSION BY THE APPLICANT AS REFERENCED IN THE PROPOSED CONDITIONAL USE PERMIT AND DEVELOPMENT AGREEMENT.
  18. Property lines must be reconfigured so that all duplex buildings and associated parking are within the same parcel.
  19. *A. General Provisions*
    1. Each hotel or motel shall comply with all mandatory hurricane evacuation requirements set forth by the City for hotel, motel, and other transient uses.
    2. Each hotel or motel shall establish and maintain shuttle transport services to airports and tourist attractions individually or in conjunction with other hotel or motel operators.
    3. Except as provided in Subsection (a), all hotel or motels shall provide on- or off-site employee housing living space in an amount equal to a minimum of 25 percent (as may be

adjusted from time to time by Council policy to reflect economic conditions) of the approved floor area in guest units; and such housing shall be of any of the following types as outlined in (b) below:

- a. An exception to the requirement for on- or off-site employee housing living space for hotel/motel redevelopment may be recommended by the Planning Director, the Planning Commission, and approved by the City Council as part of a conditional use and/or development agreement when the following criteria are met:
  - 1) No increase in the number of hotel/motel transient units (unit as described in Subsection 104.25A.4. of the LDRs);
  - 2) No use of transferable building rights (TBRs) (as described specifically in Subsection 107.14B. of the LDRs);
  - 3) No significant change (+ or - 10%) in the current project floor area (Floor area as defined in Chapter 110, Article 3 of the LDRs);
  - 4) No significant difference between the current and proposed uses of floor area;
  - 5) No effort to move units off-site through TBRs as part of the proposed project, though they may be documented and preserved for future use; and
  - 6) No significant change or increase in the size or type of project site amenities.
- b. *Housing types.*
  - 1) Dormitory pursuant to Section 104.15;
  - 2) Community Workforce Housing Unit pursuant to Section 104.13.
4. All entrances to a hotel or motel unit shall share the same key or means of controlling access so that the hotel or motel room as defined herein is not divisible into separately rentable units.
5. All hotels or motels must provide a lobby for guests to check in/out.

**B. *Redevelopment Criteria.***

- 1) An existing hotel or motel room may be redeveloped to a unit not exceeding 1,500 square feet consisting of no more than two and one-half (2 1/2) bathrooms, three (3) bedrooms and one (1) other living area, subject to the following rates of redevelopment:
  - a. A one (1) bedroom unit may redevelop as a one (1) bedroom unit, without a reduction in the number of units; and
  - b. A one (1) bedroom unit may redevelop as a two (2) bedroom unit at the rate of 90 percent of the one (1) bedroom units being redeveloped as two (2) bedroom units; and
  - c. A one (1) bedroom unit may redevelop as a three (3) bedroom unit at the rate of 80 percent of the one (1) bedroom units being redeveloped as three (3) bedroom units.
- 2) The number of units reduced and not included in the redevelopment shall be tracked over time and registered with the City as Conditional Redevelopment Units and reflected in the data and analysis of the Comprehensive Plan as it is amended.
- 3) Existing hotel units, which exceed allocated densities, may redevelop provided: (1) the parcel has a stormwater management system which meets the requirements of Article 11, of Chapter 107; (2) the wastewater treatment system meets Best Available Treatment wastewater standards; and (3) the structures meet the shoreline setback criteria as established in Article 4 "Open Water, Surface Waters and Wetlands" of Chapter 106.
- 4) As a condition of redevelopment, the developer and the City shall enter into a Development Agreement, in addition to compliance with all other provisions of the Code.
- 5) Redevelopment shall be clustered to the least environmentally sensitive portion of the property pursuant to Section 106.16 to protect existing habitat on site.
- 6) The City may consider, at a future time, proposed amendments to the LDRs to authorize the

construction of Conditional Redevelopment Units. Prior to the consideration of such amendment, the City must demonstrate that: (1) a significant reduction in Hurricane Clearance Time has been achieved for the mandatory evacuation of permanent residents; (2) the Conditional Redevelopment Units have been tracked; and (3) other environmental and land use issues have been addressed.

- 7) Notwithstanding the foregoing, the developer of a hotel or motel containing less than 12 units may convert existing, lawfully established accessory floor area in the hotel or motel to a second bedroom or third bedroom, as the case may be, to an adjacent existing hotel or motel unit without triggering the requirements of Subsections B.1 or B.4 above; provided, however, that the additional floor area hereunder shall not exceed 425 square feet per unit or 850 square feet in the aggregate per property.

### **VIOLATION OF CONDITIONS:**

The applicant understands and acknowledges that it must comply with all of the terms and conditions herein, and all other applicable requirements of the City or other governmental agencies applicable to the use of the Property. In accordance with the Code, the Council may revoke this approval upon a determination that the Applicant or its successor or designee is in non-compliance with this Resolution or Code. Failure to adhere to the terms and conditions of approval contained herein is a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed therein.

### **CONCLUSIONS OF LAW:**

Based upon the above Findings of Fact, the Council does hereby make the following Conclusions of Law:

1. The Application has been processed in accordance with the applicable provisions of the City Code, and will not be detrimental to the community as a whole; and
2. In rendering its decision, as reflected in this Resolution, the Council has:
  - (a) Accorded procedural due process;
  - (b) Observed the essential requirements of the law;
  - (c) Supported its decision by substantial competent evidence of record; and
3. The Application for a conditional use permit is hereby GRANTED subject to the conditions specified herein.

### **EFFECTIVE DATE:**

This development order shall not take effect for five (5) days following the date it is filed with the City Clerk, and during that time, the conditional use approval granted herein shall be subject to appeal as provided in the City Code. An appeal shall stay the effectiveness of this development order until said appeal is resolved.

3/31/25

Date



Brian Shea  
Director of Planning

This Development Order was filed in the Office of the City Clerk of this 31 day of March, 2025.

Hellaug Palmer  
~~Diane Clavier, City Clerk~~ Deputy Clerk

### NOTICE

Under the authority of Section 102.79(c) of the City of Marathon Land Development Regulations, this development order shall become null and void with no further notice required by the City, unless a business license has been issued for the use or a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the City of Marathon Building Official within one (1) year from the date of conditional use approval, or the date when the Florida Commerce waives its appeal and all required certificates of occupancy are procured with three (3) years of the date of this development order is approved by the City Council.

In addition, please be advised that this instrument shall not take effect for forty-five (45) days following the rendition to Florida Commerce. During that forty-five days, the Florida Commerce may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

### **CERTIFICATE OF SERVICE**

A true and correct copy of the above and foregoing Resolution was furnished, via U.S. certified mail, return receipt requested, addressed to Wharf Marina, Inc. 5628 Shaddelee Ln W Fort Myers FL 33919 this 31 day of March, 2025.

Hellaug Palmer  
~~Diane Clavier, City Clerk~~ Deputy Clerk



# Attachment 1: Site Plan

## SITE DATA INFORMATION:

**SIZE AREA:**  
THE TOTAL REQUESTED FOOTAGE OF THE 1480 OVERSEAS TRUCK PROPERTY IS APPROXIMATELY 71,287 SQUARE FEET.

PER 000000000-000000  
000100700-000000  
000100000-000000

**FUTURE LAND USE:** MIXED USE COMMERCIAL  
RESIDENTIAL MEDIUM

**ZONING DISTRICT:** MU MIXED USE

**PERMITTED USES:** PARKING, OFFICE & RESTAURANT  
DENSITY 3-6 UNITS PER ACRE - MARKET RATE

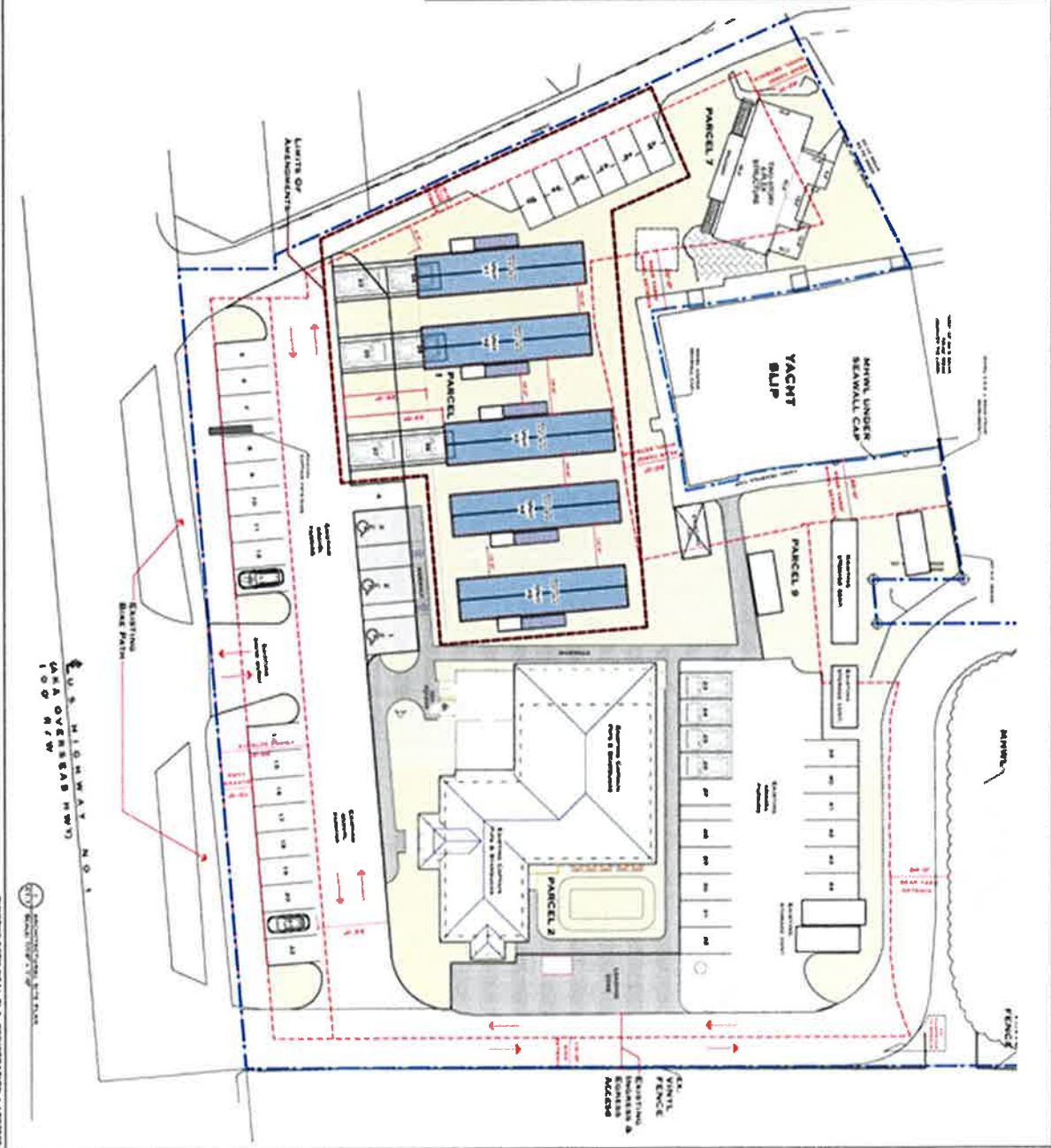
**BUILDING TYPE (1):**  
CAPTAIN PIP'S & SYRACUSE  
TYPE 1000, ONE STORY INDUSTRIAL OVER PARKING

**EXISTING LAND USE:**  
(1) INDUSTRIAL UNITS  
MIN. LOT AREA PER MULTIFAMILY 17,280 SF  
TOTAL LOTS 1,120 LOTS

**OVERLAP:**  
71,287 SF X 2 = 142,574 SF REQUESTED  
20,100 SF OF ADJACENT OPEN SPACE IN THE  
STRAIGHT, MIN. RESERVE  
PROVIDE AT OVERSEAS TRUCK  
CAPTAIN PIP'S TRUCK  
SPACE 100'

**EXISTING:**  
COMMERCIAL 1 SPACE PER 500 SF  
26 EXISTING PARKING SPACE +  
(2) EXISTING ADA SPACES

**RESIDENTIAL:** 2 SPACES PER 2 BEDROOM UNIT  
MIN. LOT AREA PER MULTIFAMILY 17,280 SF  
TOTAL LOTS 1,120 LOTS  
TOTAL REQUESTED = 47  
TOTAL PROVIDED = 60



**T.B. NEAL**  
ARCHITECTURE, INC.  
3000 14TH AVENUE, S.W.  
MANATEE, FL 33600  
813-444-0000

**CAPTAIN PIP'S**  
1480 OVERSEAS HIGHWAY  
MANATEE, FL 33600

**DRAWING TITLE:**  
ARCHITECTURAL SITE PLAN

**DATE:** 06-17-2011

**BY:** T.B. NEAL

**SCALE:** 1" = 100'

**A**  
**C1.1**  
SHEET 1

**1. NEAL ARCHITECTURE, INC.**