



**City of Marathon Planning Commission  
Monday December 14, 2020  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Lynn Landry called the meeting of the Planning Commission to order on Monday December 14, 2020 at 5:30 pm.

In attendance: Attorney Steve Williams, Admin Assistant Lorie Mullins, Planning Director Brian Shea, City Manager George Garrett and members of the public.

The Pledge of Allegiance was recited.

The roll was called. Mike Cinque-absent; Matt Sexton-present; Eugene Gilson-present; Mike Leonard-present; Lynn Landry-present.

Landry asked for approval of the last meeting minutes.

Gilson moved to approve. Leonard seconded. The roll was called. The minutes were approved 4-0.

**Item 1** was read into the record. Consideration Of A Request By Brian Thorton Of Racetrac Petroleum, Inc. For A Conditional Use Permit Pursuant To Chapter 102 Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Conditional Use Permits" For The Development Of A 5,411 Sq. Ft. Convenience Store With 16 Self-Service Fuel Positions And 3 High Capacity Diesel Delivery Positions On Property Located At 3896 Overseas Highway, Which Is Legally Described As Lot 1, The South 200 Feet Of Lot 2, The South 200 Feet Of Lot 3, Square 3 And Pt Of Govt Lot 3 Marathon Beach Subdivision PB 2-16, Marathon, Florida; Having Real Estate Number 00336770-000000.

Attorney Williams asked for any ex-parte communications on the item. Gilson stated that he had received notice of the meeting and spoke with Attorney Williams but it would not affect his decision.

Brian Shea presented the item with visual aids.

Steve Hurley presented the item for the applicant.

There were no public speakers.

Leonard made a motion to approve the item to include feedback on electrical car charging stations, EPA reports, additional landscaping on US 1 and 39<sup>th</sup> Streets, and turn radius for larger vehicles using 39<sup>th</sup> Street prior to presenting to Council in January.

Gilson seconded.

The roll was called. The item was approved 4-0.

**Item 2** and 3 were read into the record. An Ordinance Of The City Of Marathon, Florida Amending The Zoning Designation From Residential High (RH) To Mixed Use (MU) For The Property Described As Block C Lots 6 and 7, Sheryl Subdivision #2, Key Vaca , Marathon, Monroe County, Florida, Having Real Estate Numbers 00340010-000000 and 00340020-000000; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

**Item 3** An Ordinance Of The City Of Marathon, Florida Amending The Future Land Use Map (FLUM) From Residential High (RH) To Mixed Use-Commercial (MU-C) For The Property Described As Block C, Lots 6 and 7, Sheryl Subdivision #2, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Numbers 00340010-000000 and 00340020-000000; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The State Department Of Economic Opportunity.

Brian Shea presented the items.

There were no ex-parte communications.

There were no public speakers.

Landry asked the reason for the amendment. Shea stated the property is currently being used as commercial.

Landry made a motion to approve item 2. Gilson seconded.

The roll was called. The item was approved 4-0.


Gilson made a motion to approve item 3. Sexton seconded.

The roll was called. The item was approved 4-0.

Motion to adjourn.

Landry adjourned the meeting at 6:25 p.m.

ATTEST:



Lynn Landry – Planning Commission Chairman

ATTEST:



Lorie Mullins-Administrative Assistant  
City of Marathon Planning Department

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.)**