



**City of Marathon Planning Commission  
Monday July 19, 2021  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Lynn Landry called the meeting of the Planning Commission to order on Monday, June 21, 2021, at 5:35 pm.

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

The Pledge of Allegiance was recited.

The roll was called. Mike Cinque-present; Matt Sexton-absent; Malloy Pinto-present; Mary Ann Royse-present; Lynn Landry-present.

Brian Shea introduced and thanked Malloy Pinto and Mary Ann Royse.

There was no quorum for the approval of the minutes from the last meeting.

The quasi-judicial statement was read into the record.

The speakers were sworn in.

**Item 1 was read into the record:** A Request For A Conditional Use Permit For A Preliminary Plat And Site Plan Approval As Submitted By Casa Marabella LLC. For A Portion Of Land Having The Addresses Of 12670, 12700, And 12800 Overseas Highway, Which Is Described As Part Of Government Lot 1 And Part Of Bay Bottom Adjacent To Lot 1 Section 5 South Township 65 South Range 33 East And Government Lot 2 And Bay Bottom Northerly Of Lot 2 Section 33 South Township 65 South Range 33 East, Fat Deer Key, Marathon, Monroe County, Florida, Having Real Estate Number 00099610-000000.

Brian Shea presented the item. There were no questions.

Landry asked for any ex parte communications. There were none.

Don Horton, for the applicant, made himself available, but there were no questions.

Mike Cinque moved to approve the item. Mallory Pinto seconded.

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

**Item 2 was read into the record:** A Request For A Conditional Use Permit And Final Plat Approval Pursuant To Chapter 102 Article 10 And Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled “Subdivision Of Land/Plats And Re-Plats,” And “Conditional Use Permits” Respectively, For A Plat And Site Plan Approval As Submitted By Seasons 16 LLC For Property Which Is Described As, The Westerly Part Of The West Half Of Block 8 Lot 11, Coco Plum Beach Subdivision, Fat Deer Key, Marathon, Monroe County, Florida, Having Real Estate Number 00363910-000000.

Brian Shea presented the item. There were no questions.

Mike Cinque moved to approve the item. Lynn Landry seconded.

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

**Item 3 and 4 were read into the record:** An Ordinance Of The City Of Marathon, Florida Amending The Future Land Use Map (FLUM) From Residential Medium (RM) To Mixed Use Commercial (MU-C) For Property Described As Part Gov’t Lot 1 And Part Gov’t Lot 2, Part Parcel 3 And Adjacent Bay Bottom South Of And Adjacent Part Gov’t Lot 1, Key Vaccas, Marathon, Monroe County, Florida, Having Real Estate Number 00104260-000000; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The Department Of Economic Opportunity; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Economic Opportunity.

**Item 4:** An Ordinance Of The City Of Marathon, Florida Amending The Zoning Designation From Residential Medium (RM) To Mixed Use (MU) For Property Described As Part Gov’t Lot 1 And Part Gov’t Lot 2, Part Parcel 3 And Adjacent Bay Bottom South Of And Adjacent Part Gov’t Lot 1, Key Vaccas, Marathon, Monroe Co., Florida, Having Real Estate Number 00104260-000000; 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 item.

Mike Cinque commented on the previous FLUM/Zoning amendment from Mixed-Use to Residential Medium. Cinque stated that he would like to see a site plan of proposed uses to justify the amendment.

George Garrett commented regarding the previous process from Mixed-Use to Residential Medium was treated as a Scrivener’s error, but the property owner at the time did not request the zoning amendment to be reversed.

Jim Saunders, representative for the applicant, pointed out that the property is surrounded by Mixed-Use zoning. Saunders presented a proposed use plan consisting of commercial space on US 1 and residential space behind.

Landry asked for ex parte communications, there were none.

Mallory Pinto moved to approve item 3. Lynn Landry seconded.

The roll was called. The item was approved 3-1, Mike Cinque dissenting.

Mallory Pinto moved to approve item 4. Lynn Landry seconded.

The roll was called. The item was approved 3-1, Mike Cinque dissenting.

**Item 5 was read into the record:** A Request For A Conditional Use And Preliminary Plat Approval Permit Pursuant To Chapter 102 Article 10 And Article 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled “Subdivision Of Land/Plats And Re-Plats,” And “Conditional Use Permits” Respectively, For A Plat And Site Plan Approval As Submitted By Seaglass LLC For 770 107th Street Ocean, Which Is Described As Part Of Government Lot 1, Section 6, Township 66, Range 33 East, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Number 00104250-000000.

Brian Shea presented the item.

Mary Ann Royse questioned access to each of the 4 homes via an easement.

Steve Williams responded that an easement will be written with clear language and cannot be changed unless the easement was brought to City Council for approval to change.

Barbara Michell, representative for the applicant, presented the item.

Royse questioned repairs to the units in case of disaster.

Mitchell responded that there would have to be a homeowner’s association to cover major and general repairs, streets, etc.

Mallory Pinto moved to approve the item. Lynn Landry seconded.

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

Lynn Landry thanked Mike Leonard and Susan Klock for their service to the Commission.

Motion to adjourn. Adjourned at 6:10pm.

ATTEST:

  
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Lynn Landry – Planning Commission Chairman

ATTEST:



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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.)**