



**City of Marathon Planning Commission**  
**Monday May 16, 2022**  
**9805 Overseas Hwy**  
**City Hall Council Chambers**

**MINUTES**

Landry called the meeting of the Planning Commission to order on Monday, May 16, 2022, at 5:30 pm.

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

The Pledge of Allegiance was recited.

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

Royse moved to approve the minutes of the April meeting with the correction to “Royse” spelling. Pinto seconded. The roll was called. The minutes were approved 4-0. Cinque was absent last month.

**Items 1 and 2 were read into the record.**

An Ordinance Of The City Of Marathon, Florida Amending The Future Land Use Map (FLUM) From Residential Low (RL) To Residential Medium (RM) For Property Described As Block 18 Lot 7 Coco Plum Beach PB4-166 Fat Deer Key, Monroe County, Florida, Having Real Estate Number 00365960-000000; 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.

-AND-

An Ordinance Of The City Of Marathon Florida Amending The Zoning From Residential Low (RL) To Residential Medium (RM) For Property Described As Block 18 Lot 7 Coco Plum Beach PB4-166 Fat Deer Key, Monroe County, Florida, Having Real Estate Number 00365960-000000; 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.

Shea presented the items.

Royse asked for clarification on the difference in the parcels that were recently rezoned. Shea stated the parcel that was approved for rezoning was upland, whereas this parcel is wetland.

There was a brief discussion on the existing development of surrounding properties.

The owner of the property, John Nichols, presented the items. Nichols has owned the property since 2004 and disagrees with staff regarding the wetland designation.

Sexton asked if Nichols was in possession of a building right. Nichols replied that he only wants to preserve his property value and believes his property is compatible with the other lots in the neighborhood and should be buildable.

There were no public speakers.

After a brief discussion, Cinque moved to approve Item 1. Sexton seconded.

The roll was called. The item was denied 3-2.

Pinto moved to deny Item 2. Royse seconded.

The roll was called. The item was denied 3-2.

**Item 3 was read into the record.**

Consideration Of A Request By George Gleadall For A Variance Pursuant To Chapter 102 Article 20 From The Provisions Of Section 103.15 And Section 107.70; Seeking A Setback Reduction Along The Side And Rear Property Lines; Located At 1696 74<sup>th</sup> Street; Which Is Legally Described As The Southerly Half Of Lot 17 Block A, Tropicana Subdivision, Key Vaca, Monroe County, Florida, Having Real Estate Number 00342710-000100.

Pinto recused herself (see attached).

Shea presented the item.

There were no questions.

Gleadall presented the item.

There were no public speakers.

After a brief discussion regarding County Code vs. City Code, fire retardant, and permitting Royse moved to deny the item. Sexton seconded.

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

**Item 4 was read into the record.**

Consideration Of A Request By Candice Lee 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 Development Of A Dog Boarding, Grooming, Daycare and Shaved Ice Store Located At 12535 Overseas Highway; Which Is Legally Described As 5 66 33 Part Government Lot 3 Crawl Key, Monroe County, Florida, Having Real Estate Number 00100390-040001. Nearest Mile Marker 53.

Dafoe presented the item.

There was a brief discussion and questions regarding guidelines to regulate the number of dogs per square foot of commercial space, the noise ordinance, and fencing an outside area for the dogs.

Lee went to the podium to answer the questions and concerns of the commission.

There were no public speakers.

Cinque moved to approve the item. Pinto seconded.

The roll was called. The item was approved 5-0.

**Items 5 and 6 were read together for the record.**

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 Property Described As Block 2, Lots 1 Through 6, Excluding The North 150 Feet Of Lots 1 And 2, Parrish Subdivision, Key Vacas, Marathon, Monroe County, Florida, Having Real Estate Numbers 00326760-000000, 00326780-000000, 00326800-000000, 00326790-000000, 00326810-000000, 00326820-000000, 00326840-000000; 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

-AND-

An Ordinance Of The City Of Marathon Florida Amending The Zoning From Residential Mobile Home (R-MH) To Mixed Use (MU) For Property Described As Block 2, Lots 1 Through 6, Excluding The North 150 Feet Of Lots 1 And 2, Parrish Subdivision, Key Vacas, Marathon, Monroe County, Florida, Having Real Estate Numbers 00326760-000000, 00326780-000000, 00326800-000000, 00326790-000000, 00326810-000000, 00326820-000000, 00326840-000000; 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.

Dafoe presented the item as a clean-up of zoning on US1 back to Mixed Use.

Landry moved to approve item 5. Cinque seconded. The roll was called. The item was approved 5-0.

Landry moved to approve item 6. Cinque seconded. The roll was called. The item was approved 5-0.

Adjourned at 6:40 p.m.

ATTEST:

  
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Lynn Landry – Planning Commission Chairman



ATTEST:



Lorie Mullins-Admin Assistant  
City of Marathon 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.

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.)**