



**City of Marathon Planning Commission  
Monday April 18, 2022  
9805 Overseas Hwy  
City Hall Council Chambers**

**MINUTES**

Landry called the meeting of the Planning Commission to order on Monday, April 18, 2022, at 5:30 pm.

In attendance: Planning Director Brian Shea, Planner Amber Stonik, Planner Erin Dafoe, Attorney Steve Williams, and Admin Assistant Lorie Mullins.

The Pledge of Allegiance was recited.

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

Royce moved to approve the minutes of the March meeting. Pinto seconded. The roll was called. The minutes were approved 3-0. The minutes from February were corrected and approved 3-0.

Items 1 and 2 were read into the record.

1. An Ordinance Of The City Of Marathon, Florida Amending The Future Land Use Map (FLUM) From Mixed Use Commercial (MU-C) To Industrial (I-G) For Property Described As Bk 1, E ½ Of Lot 4 Stirrup Key Bight PB3-168 Key Vacas, Marathon, Monroe County, Florida, Having Real Estate Number 00333450-000100; 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.

2. An Ordinance Of The City Of Marathon Florida Amending The Zoning From Mixed Use (MU) To Industrial (I-G) For Property Described As Bk 1, E ½ Of Lot 4 Stirrup Key Bight PB3-168 Key Vacas, Marathon, Monroe Co., Florida, Having Real Estate Number 00333450-000100; 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.

Stonik presented the items.

Landry opened the meeting to public speakers.

- Jose Davalos, owner of the property, asked if his building rights on the property would be affected, which they will not.

Landry closed the meeting to public speakers.

Pinto moved to approve item 1. Royse seconded. The roll was called. The item was approved 3-0.

Landry moved to approve item 2. Royse seconded. The roll was called. The item was approved 3-0.

Items 3 and 4 were read into the record.

3. 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 Bk 3 Lot 6 Key Colony Subdivision 4 PB4-23, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Number 00335170-000000; 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.

4. An Ordinance Of The City Of Marathon, Florida Amending The Zoning From Residential Medium (RM) To Mixed Use (MU) For Property Described As Bk 3 Lot 6 Key Colony Subdivision 4 PB4-23, Key Vaca, Marathon, Monroe County, Florida, Having Real Estate Number 00335170-000000; 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 items. Outdoor storage is the proposed plan for the property, which would trigger a conditional use.

Landry opened the meeting to public speakers.

- Stephen Klein spoke against the items.

Landry closed the meeting to public speakers.

After a brief discussion, Pinto moved to approve item 3. Landry seconded. The roll was called. Item 3 was approved 2-1.

Pinto moved to approve item 4. Landry seconded. The roll was called. Item 4 was approved 2-1.

Items 5 & 6 were read into the record.

5. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Four, "Conservation And Coastal Element," And Intending To Modify Policy 4-1.4.2, "Maintain A 50 Foot Buffer Adjacent To Wetlands," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Economic Opportunity After The First Hearing By The City Council; And Providing For An Effective Date.

6. An Ordinance Of The City Of Marathon, Florida, Amending Chapter 106 "Natural And Historic Resources Protection", Article 4 "Open Water, Surface Waters And Wetlands", Updating Table 106.28.1 "Water Resource And Wetland Buffers"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code Of Ordinances, City Of Marathon, Florida; And Providing An Effective Date.



Shea presented the items.

After a brief discussion, Royse moved to approve item 5. Pinto seconded. The roll was called. Item 5 was approved 3-0.

Pinto moved to approve item 6. Royse seconded. The roll was called. Item 6 was approved 3-0.

Item 7 was read into the record.

7. An Ordinance Of The City Of Marathon, Florida, Amending Chapter 103 "Zoning Districts", Article 3 "Use And Intensity Tables", Updating Table 103.15.1 "Uses By Zoning District", Updating Table 103.15.2 "Density, Intensity And Dimensions For Zoning Districts"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code Of Ordinances, City Of Marathon, Florida; And Providing An Effective Date.

Stonik presented the item.

After a brief discussion, Pinto moved to approve the item. Royse seconded. The roll was called. The item was approved 3-0.

Item 8 was read into the record.

8. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 "Development Application Review Procedures", Article 17 "Appeals", Amending Section 102.92 "Appeal Period" And Section 102.93 "Applicability" To Address Timeframes, Of The City Of Marathon Land Development Regulations; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; 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 Department Of Economic Opportunity In Accordance With State Law.

Dafoe presented the item.

After a brief discussion, Royse moved to approve the item. Pinto seconded. The roll was called. The item was approved 3-0.

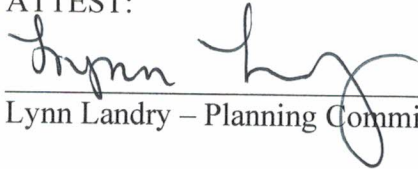
Item 9 was read into the record.

9. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 104 "Specific Use Regulations", Article 1 "General Provisions", Amending Section 104.52 "Small Animal Shelter Or Animal Day Care", Of The City Of Marathon Land Development Regulations; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; 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 Department Of Economic Opportunity In Accordance With State Law.

After a brief discussion, Pinto moved to approve the item. Royse seconded. The roll was called. The item was approved 3-0.

Adjourned at 6:03 p.m.

ATTEST:



\_\_\_\_\_  
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.)**