



**City of Marathon Planning Commission**  
**Monday July 17, 2023**  
**9805 Overseas Hwy**  
**City Hall Council Chambers**

**MINUTES**

Sexton called the meeting of the Planning Commission to order on Monday July 17, 2023, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Planner Amber Stonik, Planner Erin Dafoe, and members of the public.

The Pledge of Allegiance was recited.

The roll was called. Mark Senmartin-present; Mary Ann Royse-present; Mike Cinque-present; Andrew George-present; Matt Sexton-present.

Senmartin added a discussion on Planning packet requirements.

Sexton called for an approval of the minutes from the last meeting. Senmartin moved to approve. Royse seconded. The motion was approved 5-0.

The quasi-judicial statement was read into the record.

The agenda packet requirements discussion was heard first. Addition of conceptual drawings and elevations should be required. A resolution will be generated for City Council to approve the additions to the packets.

**Item 1** was read into the record: Consideration Of A Request By Marathon LLC 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 Climate Controlled Storage Facility and Sixteen (16) Single Family Residential Units Consisting Of Five (5) Parcels Located At 775 107<sup>th</sup> Street Ocean Which Is Legally Described As Township 66 Range 33 Key Vaccas Part Government Lot 1 and Part Government Lot 2 Part Parcel 3 And Adjacent Bay Bottom South Of And Adjacent Part Government Lot 1; 796 106<sup>th</sup> St Ocean Which Is Legally Described As Section 6 Township 66 Range 33 Key Vacca Part Government Lot 2 Part Parcel 3; 797 106<sup>th</sup> Street Which Is Legally Described As Section 6 Township 66 Range 33 Key Vaca Part Government Lot 2 Parcel 2; 630 107<sup>th</sup> Street Which Is Legally Described As Section 6 Township 66 Range 33 Key Vaca Part Government Lot 1, And Vacant Land 107<sup>th</sup> Street Which Is Legally Described As Section 6 Township 66 Range 33 Key Vaccas Part Government Lot 1, Monroe County, Florida, Having Real Estate Numbers 00104260-000000, 00104430-000300, 00104430-000200, 00104240-000400 and 00104240-000100. Nearest Mile Marker 53.

Dafoe presented the item with the help of visual aids.

Jim Saunders presented the item on behalf of the applicant.

There were no public speakers.

Shea asked if there were any exparte-communications, Sexton and George received a phone call that would not affect their decisions.

After a brief discussion on contained lighting, vegetation buffers, condo docs, speed bumps, and signage, Senmartin made a motion to approve Item 1 with the additional conditions which will amend conditions 12 and 13, add condition 30 for access signage, and add condition 31 for speed bump requirements. Royse seconded.

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

**Item 2** was read into the record: Consideration Of A Request By H & R Marathon LLC 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 Group Home Including Ten (10) Residential Units And Four (4) Affordable Housing Units, Dining Hall, Fitness Center, Storage And Commercial Kitchen; Which Is Legally Described As Section 5 Township 66 Range 33 Fat Deer Key Part Lot 3 And Part Government Lot 3 (AKA Part Of State Road No 5 (US 1)) And Section 5 Township 66 Range 33 Fat Deer Key Part Lot 3 (Part Old State Road), Monroe County, Florida, Having Real Estate Numbers 00100540-000000 And 00100640-000000. Nearest Mile Marker 53.

Cinque recused himself from Item 2.

Dafoe presented the item.

Applicant Mike Murphy, CEO of Bravo Zulu Retreat, spoke about the organization and their mission.

Phil Badalamenti from Little Red Rooster Architects presented the item for the applicant.

Sexton opened the meeting to public speakers:

- Julie Wilson voiced concerns regarding sewer, fencing, landscaping, drainage, construction time frame, construction dust and noise, retreat vs. resort, and the City’s part in helping with \$2 million dollar to build.

Royse had exparte-communication with Catherine Felton of Little Red Rooster Architects that would not affect her decision.

After a brief discussion, Senmartin moved to approve Item 2. George seconded. The roll was called. The item was approved 4-0.

**Item 3** was read into the record: 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”; 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.

Brian Shea presented the item.

This changes the code section/table on Open Air Markets to reflect a Conditional Use Permit is not required but the market owners would require a license.

There were no public speakers.

Cinque made a motion to approve Item 3. Sexton seconded.

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

**Item 4** was read into the record: An Ordinance Of The City Of Marathon, Florida, Amending Chapter 104 “Specific Use Regulations”, Article 1 “General Provisions”, Updating Section 104.25 “Hotels Or Motels”; 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 item.

This item amends requirements for lobby, shuttles, development clustering in less environmentally sensitive areas, and 20% conversion rate in offsite employee housing.

Senmartin requested the increase be 25% instead of 20%.

After a brief discussion, Senmartin made a motion to approve Item 4 with the 25% increase. Sexton seconded.

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

**Items 5 and 6** were read together 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 Lots 1 Through 4 Of Block 6 And Lot 4 Of The Amended Plat Of Gulfstream Shores Of Marathon Plat #2 As Recorded In Plat Book 3-142, Having Real Estate Numbers 00100890-000000 And 00349440-000000; 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-

**Item 6** An Ordinance Of The City Of Marathon Florida Amending The Zoning From Residential Medium (RM) To Mixed Use (MU) For Property Described As Lots 1 Through 4 Of Block 6 And Lot 4 Of The Amended Plat Of Gulfstream Shores Of Marathon Plat #2 As Recorded In Plat Book 3-142, Having Real Estate Numbers 00100890-000000 And 00349440-000000; 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.

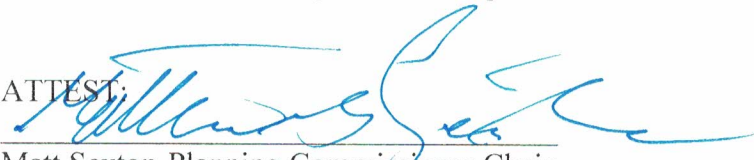
The two items clean-up existing FLUM and Zoning designations adopted by the County, this will make the Kirk of the Keys property entirely Mixed-Use.

Cinque made a motion to approve Item 5. Sexton seconded. The roll was called. The item was approved 5-0.

Cinque made a motion to approve Item 6. Sexton seconded. The roll was called. The item was approved 5-0.

Motion and second to adjourn at 6:59 pm.

ATTEST:

  
Matt Sexton-Planning Commissioner Chair

ATTEST:

  
Brian Shea-Planning Director

**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.)**