



**City of Marathon Planning Commission**  
**Monday December 18, 2023**  
**9805 Overseas Hwy**  
**City Hall Council Chambers**

**MINUTES**

Royse called the meeting of the Planning Commission to order on Monday December 18, 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-absent.

Royse called for an approval of the minutes from the last meeting. Senmartin moved to approve. Cinque seconded. The motion was approved 4-0.

The quasi-judicial statement was read into the record.

**Item 1 and 2** were read into the record: A Request By Patrick Stevens On Behalf Of Floridas Duck Key Properties LLC To Amend The Future Land Use Map From Residential High (RH) To Mixed Use Commercial (MU-C) For N 50 FT Lot 3, Block 3; S 50 FT Lot 3, Block 3; And N1/2 Lot 4, Block 3; And S 1/2 Lot 4, Block 3 The Palms, Key Vaca PB4-86; Having Real Estate Numbers 00332920-000000, 00332930-000000, 00332940-000000, And 00332940-000100, Marathon, Florida, Monroe County, Florida; Nearest Mile Marker 53.

A Request By Patrick Stevens On Behalf Of Floridas Duck Key Properties LLC To Amend Land Development Regulations Zoning Map From Residential Mobile Home (R-MH) To Mixed-Use (MU) For N 50 FT Lot 3, Block 3; S 50 FT Lot 3, Block 3; And N1/2 Lot 4, Block 3; And S 1/2 Lot 4, Block 3 The Palms, Key Vaca PB4-86; Having Real Estate Numbers 00332920-000000, 00332930-000000, 00332940-000000, And 00332940-000100, Marathon, Florida, Monroe County, Florida; Nearest Mile Marker 53.

Speakers were sworn in.

Stonik presented the item.

Royse questioned adjacent commercial property ownership and state-owned conservation land.

Patrick Stevens presented the item on behalf of the applicant.

Senmartin asked if commercial use was going to be the only use or was affordable housing be combined with the project. Stevens said nothing was off the table.

George asked what types of uses could be put on the properties if these changes are approved. Shea answered that mixed use zoning has the most uses and the list is extensive.

Royse opened the meeting to public comment:

1. Roger Johnson spoke against the items.
2. Thomas Carden spoke against the items.
3. Nicole Petrick spoke against the items.

George was the only commissioner that had ex-parte communications.

Cinque started a brief discussion stating the changes would destroy the neighborhood community. All three commissioners agreed that changing to commercial use would not be good for the neighborhood.

Cinque made a motion to give council a recommendation to deny item 1, citing community character. Royse seconded. The roll was called. The item was denied 4-0.

Cinque made a motion to give council a recommendation to deny item 1, citing community character. Royse seconded. The roll was called. The item was denied 4-0.

Item 3 was pulled from the agenda.

Motion and second to adjourn at 6:06 pm.

ATTEST:   
\_\_\_\_\_  
Mary Ann Royse-Planning Commissioner Chair

ATTEST:   
\_\_\_\_\_  
Brian Shea-Planning Director

**Audio-Video is available on 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.)**