



**City of Marathon Planning Commission
Monday February 24, 2025
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Royse called the meeting of the Planning Commission to order on Monday February 24, 2025, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Planner Erin Dafoe, Admin Assistant Lorie Mullins, and members of the public.

The Pledge of Allegiance was recited.

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

Brian Shea introduced our newest Planning Commissioner Hiram Machado.

Royse tabled the restructuring until the April meeting as it was not on the agenda.

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

The quasi-judicial statement was read into the record.

Items 1 And 2 were read into the record. Consideration Of A Request By Wharf Marina, Inc. For A Development Agreement And A Conditional Use Permit, Pursuant To Chapter 102, Articles 8 And 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Development Agreement" And "Conditional Use Permits" Respectively, For The Development Of A Property Into Five (5) Transient Units, Office And Restaurant, And Marina; Located At **1480 Overseas**; Which Is As Part Of Government Lot 2 And Bay Bottom North Of And Adjacent To Lot 2 And Adjacent Portion Of State Road 4-A And 1458 Coral Drive Legally Described As Back 3 Part Of Lots 1- 2 -3 And Back 2 Parts Of Lots 1-2-3-4 W R Thompson Subdivision PB 2-104 (Aka Parcels B-C-D-E-F-K-L Per UNREC 1977 C G Bailey Survey On File), Section 9, Township 66 South, Range 32, Key Vaccas, Monroe County, Florida; Having Real Estate Numbers 00102790-000000, & 00320330-000000. Nearest Mile Marker 48.

Dafoe presented the item with the use of visual aids.

Royse asked for clarification on the ordinance being applied to the item.

Cinque and Shea discussed the ingress, egress, easement that Casa Cayo uses, traffic, and fire access.

George questioned the parcels lot lines and easements.

Steve Hurley spoke on behalf of the applicant to answer some questions. He spoke on the original easement for water and electric to Casa Cayo, and the new easement which was moved to allow Casa Cayo to connect to the city sewer.

Hurley went on to explain that the easement is there and has not changed. DOT requires 10' each way for access.

Hurley presented the item on behalf of the developer.

George asked about density and residential medium zone of one building, and the zoning for the new building. A new survey will be done for the lot line adjustment.

Royse asked about the lobby mentioned in the report, which will be in the existing office.

Machado asked about boat trailer parking. The property rents boats, but a trailer would fit under the unit.

Cinque asked about the increased use of the wastewater system. Hurley stated that they are aware that there is not enough capacity now at the Area 3 plant so they can only build to what is currently available, as Phase 1, per Dan Saus, Utilities Director. Once Area 3 is capable of the increased amount Phase 2 can begin, but there are no promises regarding the increase in capacity.

Royse opened the meeting to public comments.

1. Paul Kraus spoke against the item regarding traffic, safety, the need for a sidewalk, and the 'incomplete' plans for the project.

Royse moved to approve Item 1, the conditional use. Machado seconded. The roll was called. The motion passed 4-1, Cinque dissenting.

Royse moved to approve Item 2, the development agreement. Machado seconded. The roll was called. The motion passed 4-1, Cinque dissenting.

Items 3 And 4 were read into the record. Consideration Of A Request By Wharf Marina, Inc. For A Development Agreement And A Conditional Use Permit, Pursuant To Chapter 102, Articles 8 And 13 Of The City Of Marathon Land Development Regulations (LDRs) Entitled "Development Agreement" And "Conditional Use Permits" Respectively, Authorizing The Development Of A Restaurant, Marina, Retail Shop And Eleven (11) Transient Housing Units At The Property Located At **1622** Overseas Highway, Which Is Legally Described As 9 66 32 Key Vaccas Part Lot 2 & Bay Bottom North Of & Adjacent To Part Government Lot 2 (PT ST RD 4-A), Marathon, Monroe County, Florida, Having Real Estate Number 00102600-000000. Nearest Mile Marker 48.

Dafoe presented the item with the use of visual aids.

Hurley presented the item on behalf of the developer.

There was discussion on work force housing, lobby access, size of the units, and boat trailer parking.

The meeting was opened to public speakers:

1. Rich Tompkins directed questions to the commission regarding the access entry onto the easement to see if a swing gate could be installed to keep traffic to a minimum, and he also inquired about aqua lodges on the property.

Hurley responded to the swing gate installation question with an 'emergency use only' sign could be installed.

2. Paul Kraus commented on the sight line, dumpster location, and the need for a sidewalk.

Hurley spoke with his client who agreed to add a sidewalk for pedestrians.

Shea clarified that with the proposed units and commercial square footage allowed is 83,987, but that the applicant was proposing only 7% of this floor area.

A discussion ensued regarding density of the project, transferable building rights, live-aboards, EDUs for Phase 1, cross-over services to work the properties, conditions added to a conditional use permit not getting enforced, sprinkling the units and restaurant.

Royse moved to approve Item 1 (conditional use) with the additional condition that a sidewalk be installed for Casa Cayo pedestrians and an office for the units be added to the site. George seconded. The roll was called. The motion passed 4-1, Cinque dissenting.

After a brief discussion, Royse moved to approve Item 2 (development agreement) with the additional condition that a sidewalk be installed for Casa Cayo pedestrians and an office for the units be added to the site. George seconded. The roll was called. The motion passed 4-1, Cinque dissenting.

Motion and second to adjourn at 7:03pm.

ATTEST:



MaryAnn Royse-Planning Commissioner Chair

ATTEST:



Lorie Mullins-Admin Assistant
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.)