



City of Marathon Planning Commission
Monday April 21, 2025
9805 Overseas Hwy
City Hall Council Chambers

MINUTES

Royse called the meeting of the Planning Commission to order on Monday April 21, 2025, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Planner Erin Dafoe, Admin Assistant Lorie Mullins, Fire Chief James Muro, 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-absent; Matt Sexton-absent.

With only 3 commissioners in attendance, Cinque moved to table the restructuring until the next meeting. Machado seconded. Motion was approved.

Royse called for an approval of the Minutes from the last meeting. Cinque moved to approve. Royse seconded. The motion was approved 3-0.

The quasi-judicial statement was read into the record.

Item 1 was read into the record. An Ordinance Of The City Of Marathon, Florida; Amending Chapter 15 Fire Prevention Article 1 In General, Amending Section 15-6 Entitled Chickees And Tikis, Amending Section 15-7 Entitled Penalty, Amending Sections 15-8 Through 15-26 Entitled Reserved; Of The City Of Marathon Code Of Ordinances; Amending Chapter 110 Definitions Article 3 Entitled Defined Terms; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The Department Of Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

Shea presented the item. The difference is chickees are made with natural materials by the Seminole Miccosukee Indians and tikis are made with non-native materials and can include electric, pavers, etc.

Cinque stated that there are already too many regulations. The code already allows the building official to order a tear down for a building without a permit.

Steve Williams added that hypothetically if a tiki was built without a permit the applicant does not sign or acknowledge the rules and regulations.

Muro explained the fire hazards and gap of understanding with the public between chickee/tiki and the need for a permit. Cinque responded that no matter how many regulations are in place it still does not stop tragedy.

Chickee and tikis both require permits. This item is an exact cut and paste from the State Statute which would be an exemption for the chickee from a building permit, but not from a planning permit due to setbacks.

There was discussion on definitions: improved structure vs. occupied dwelling.

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

Item 2 was read into the record. An Ordinance Of The City Of Marathon, Florida, Amending Chapter 104, Article 1, Section 104.51.1 “Single-Family Dwellings (7 Bedrooms Or More)” As Defined Therein; Amending Chapter 110 Article 3 Entitled Defined Terms; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The Department Of Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

Shea presented the item.

Plans come in for 6 bedrooms and 1 office and that requires a deed restriction to not change to a 7th bedroom. Flow calculations are still required and coordinated with the Dept. of Health.

Items to be considered in the amendment:

*bedroom count + one or average up or down, or to the nearest whole.

*community character

Royse would pick the bedroom count and scale it, i.e. community average plus one.

Cinque stated it will be hard to enforce. He suggested going by the square footage of the house and/or the bathroom count, which would make enforcement easier during permitting.

Machado agreed with Cinque to make it simple and enforceable.

Brian discussed the EDUs and calculations required. If the development continues to go over, a 3 year average will be generated and the assessment would be adjusted according to that calculation.

Cinque suggested to make a list of the suggestions tonight for council to review.

Royse moved to let council know that Planning Commission is in agreement, city council needs to consider using the smaller allowance in the count and obtain a large enough pool to be able to compare community character. Cinque amended the motion to include using the square footage of the house or using the number of bathrooms, then seconded the motion. The roll was called. The motion passed 3-0.

Item 3 was read into the record. Consideration Of A Request By Marathon LLC For An Amendment To 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 Twenty-Four (24) Single Family Residential Units Consisting Of Five (5) Parcels Located At 765 107th 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 And Lots 1, 2, 3, & 4 Of Seaglass Flats A Plat Of Lands Located In A Part Of Government Lot 1 Section 6 Township 66S Range 33E On Key Vaca City Of Marathon As Recorded In Plat Book And Page 7-97, Monroe County, Florida, Having Real Estate Numbers 00104260-000000, 00104251-000100, 00104251-000200, 00104251-000300 And 00104251-000400. Nearest Mile Marker 53.

Dafoe presented the item with the use of visual aids. 16 units have already been approved for the development.

Royse asked about 107th Street, which Brian said is an easement. Shea also added that the Seaglass plat will be abandoned once approved by council.

Jim Saunders presented the item on behalf of the applicant, Marathon LLC.

Cinque was concerned with interior roads not being asphalt. Saunders agreed to do pervious pavers.

Royse clarified it will be a Condo plat, which will be done after the project is complete, then they will sell the units.

Machado recommended revising the parking plan as there are many vehicle parking spaces but only 12 boat trailer parking spaces.

There have been discussions with FDOT on the ingress/egress at 107th.

Royse opened the meeting to public speakers:

*Roger Johnson was sworn in and spoke against the item. His concerns included dust, noise, lighting, a revolving door of tenants with no security on site, water consumption, and the strain on community services.

Royse closed the meeting to public speakers.

There was a discussion regarding community character, the number of units in this development, no sidewalk on the plans, density, and the fact that a plat/replat must be approved, as it is not a right.

Royse made a motion to approve with the recommendation to add pervious paver roads. Machado seconded. The roll was called. The motion passed 2-1, Cinque dissenting.

Motion and second to adjourn at 6:50pm.

ATTEST:


Mary Ann 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.)