



City of Marathon Planning Commission
Monday September 15, 2025
9805 Overseas Hwy
City Hall Council Chambers

MINUTES

Royse called the meeting of the Planning Commission to order on Monday September 15, 2025, at 5:30 pm.

In attendance: Planning Director Brian Shea, Attorney Steve Williams, Admin Assistant Lorie Mullins, Planner McKenzie Fraley, Planner Dan Guilizo, 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-absent.

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

The quasi-judicial statement was read into the record.

Item 1 was read into the record. Consideration Of A Request For A Development Agreement, For QOF Inc., Pursuant To Chapter 102, Article 8 Of The City Of Marathon Land Development Regulations ("The Code") Entitled "Development Agreement" For The Development Of Four (4) Single Family Affordable Residences; Located At And Around 701 91st Street; Which Is Legally Described As Lots 13 And 14 Sea Crest Heights Subdivision, Marathon, Monroe County, Florida; Having Real Estate Numbers 00350630-000000 & 00350640-000000, Nearest Mile Marker 52.

Royse recused herself, see Form 8B attached.

Shea presented the item citing the amendments to the development agreement so that the agreement meets current codes.

Cinque questioned why a development agreement was needed. The applicant applied for a development agreement, so it is brought forward. The agreement will document the approved setback variance.

Aranda Jr. presented the item for the Commission.

- 2020 Application was submitted for 2 duplexes.
- BPAS-21-75 is the application number for all 4 allocations.
- May 26, 2021 the Building Official approved the application.
- July 29, 2021 the BPAS was ready.
- 1 affordable allocation was awarded 9/21/2021.
- Aranda stated that he was not sure why he needed a developer's agreement.

- Aranda asked why are there separate affordable lists and why they were not awarded 4 allocations at the same time?
- Cinque asked Aranda his intention for the market rate allocation that currently exists on the property.

Aranda broke down a time line:

- 3/30/22-submitted for a variance for 16 inches.
- 7/2022 he was told he needs to submit an easement.
- 7/2022 Libby Frasier said the same...easement needed.
- 7/2022 Aranda was told they could not be on the agenda because there are no affordable allocations. Aranda asked if there was a policy on not going to a public hearing.
- Aranda went through the amendments to the DA, what he will accept and not accept. The additional 3 BPAS application numbers being one of the items not accepted.
- Aranda questioned SB180, Williams tried to explain SB180, was interrupted by Aranda so the conversation ended. Aranda asked that this conversation be stricken.
- At this point in his presentation Aranda stated that he didn't care if the item was denied by the Commission.

Public Speakers:

- Glenn Schofield spoke against the item due to setbacks to his property until he understood.

Cinque, as Vice Chair, opened the item for discussion.

Machado questioned the actual agreement as it is apparent that an agreement had not been reached.

Williams explained why the agreement is required to include verbiage from the code, LDRs, and comp plan.

Cinque stated that there is enough affordable housing in the community now and he would vote against this project.

Cinque made a motion to deny the item. Machado seconded. The motion to deny was approved 4-0.

Items 2 and 3 were read into the record. An Ordinance By The City Of Marathon, Florida, Amending The City's Comprehensive Plan, Amending Policy 1-4.2 "Specific Standards And Requirements For Workforce-Affordable Housing"; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To Florida Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By Florida Commerce.

-AND-

An Ordinance By The City Of Marathon, Florida, Amending Chapter 104, Article 1 "General Provisions" By Amending Section 104.02.1 "Affordable -- Early Evacuation Residential Unit" To Address Government Agency Management; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For The Transmittal Of This Ordinance To Florida Commerce After Final Adoption By The City Council; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Shea presented the items.

Cinque stated there is enough affordable housing which is taxing our resources and destroying the community character.

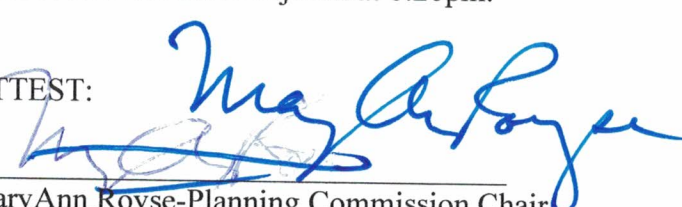
Shea explained the housing authority, an ILA with the County, and onsite management.

Royse moved to approve Item 2. George seconded. The roll was called. The motion was approved 3-1, Cinque dissenting.

Royse moved to approve Item 3. Machado seconded. The roll was called. The motion was approved 3-1, Cinque dissenting.

Motion and second to adjourn at 6:20pm.

ATTEST:


Mary Ann Royse-Planning Commission 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.)