

City of Marathon Planning Commission
Monday May 18, 2026
9805 Overseas Hwy
City Hall Council Chambers
5:30 PM

- 1. Call To Order**
 - 2. Pledge Of Allegiance**
 - 3. Roll Call**
 - 4. Approval Of Minutes**
 - 5. Items For Public Hearing**
 - 6. Adjournment**
-

5. Items For Public Hearing

1. An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 104, "Specific Use Regulations," Article 1, "General Provisions," Section 104.64, "Waterfront Walkways And Docks:"; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To Florida Commerce After Final Adoption By The City Council; And Providing For An Effective Date.
2. Consideration Of A Request By Key Colony Homes, 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 Construction Of A Boat Ramp At The Property Located At 62 Coco Plum Drive, Which Is Legally Described As BK 3 Lots 3 And 4, Coco Plum Beach, Fat Deer Key PB4-166, Marathon, Monroe County, Florida, Having Real Estate Number 00363290-000000, Nearest Mile Marker 54.

The City of Marathon is committed to ensuring that all members of the public can participate fully in City Council meetings, programs, and services. We strive to provide an inclusive and accessible environment in accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act.

The City will provide reasonable accommodations to enable individuals with disabilities to attend and engage in Council meetings.

To request accommodation, please contact:

*Evie Engelmeyer, **ADA Coordinator***

City of Marathon

Phone: (305) 289-4122

Email: engelmeyere@ci.marathon.fl.us

Address: 9805 Overseas Highway, Marathon, FL 33050

*To ensure availability, requests should be made **at least 72 hours before the meeting**. However, the City will make every effort to fulfill requests received in less time.*

We welcome public input on how we can continue improving accessibility. If you have comments, concerns, or suggestions regarding accessibility at City Council meetings, please reach out to the ADA Coordinator using the contact information above.



**City of Marathon Planning Commission
Monday February 23, 2026
9805 Overseas Hwy
City Hall Council Chambers**

MINUTES

Royse called the meeting of the Planning Commission to order on Monday February 23, 2026, at 5:30 pm.

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

The Pledge of Allegiance was recited.

Brian Shea introduced John Keller as Planning Commissioner.

The roll was called. Hiram Machado-absent; Mary Ann Royse-present; Mike Cinque-absent; Andrew George-present; John Keller-present.

Royse called for an approval of the Minutes from the last meeting. With no quorum, the approval of the minutes was tabled until the next meeting.

The quasi-judicial statement was read into the record.

Item 1 was read into the record. Consideration Of A Request By MarineMax East, Inc., 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 Continued Operation Of A Marina With Associated Fuel Sales And Storage At The Property Located At 77 Coco Plum Drive, Which Is Legally Described As Section 5, Township 66, Range 33, On Coco Plum Beach, Including Lots 3, 14, 15, 16 And 17 Of The Unrecorded Lime Grove Estates Plat, Marathon, Monroe County, Florida, Having Real Estate Number 00100750-001600, Nearest Mile Marker 54.

Shea presented the item with the use of visual aids.

Attorney Tilbrook and Sam Lowery presented the item on behalf of the applicant.

After a brief discussion Keller made a motion to accept the item. George seconded. The motion was approved 3-0.

Item 2 through Item 8 were read into the record.

2. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter One, “Future Land Use Element,” And Intending To Modify Table 1-1, “Future Land Use Densities And Intensities,” Modify Policy 1-3.5.13, “Inventory Affordable/Workforce Housing,” Modify Policy 1-3.5.14, “Establish A Land

Acquisition And Conservation Advisory Committee,” Modify Objective 1-4.1, “Provide Workforce-Affordable Housing Building Permit Allocations,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

3. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Two, “Housing Element,” And Intending To Modify Policy 2-1.1.3, “Affordable And Workforce Housing Report,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.
4. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Three, “Infrastructure Element,” And Intending To Modify Policy 3-3.4.1, “Pursue Funding Sources,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.
5. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Four, “Conservation And Coastal Element,” And Intending To Modify Policy 4-1.2.14, “Establish And Coordinate Acquisition Programs,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.
6. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Five, “Intergovernmental Coordination Element,” And Intending To Modify Policy 5-1.2.4, “Coordinate All Transportation Improvements,” Modify Policy 5-1.2.10, “Render Appropriate Development Permits,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.
7. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Seven, “Transportation Element,” And Intending To Modify Policy 7-1.1.3, “Address Short Term And Long Term Strategies To Reduce Clearance Time,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.
8. An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Nine, “Implementation And Review Element,” And Intending To Modify Policy 9-1.2.2, “Annual Work Program And Evaluation,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The

Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

Shea presented the item. He explained that the State sends a letter every 7 years asking for updates to our Comp Plan, and their name is always changing. Assigning a generic name will keep the updates to a minimum.

Royse moved to approve Item 2. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 3. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 4. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 5. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 6. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 7. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 8. George seconded. Hearing no opposed, the item passed 3-0.

Item 9 through Item 20 were read into the record.

9. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 6 “Comprehensive Plan Amendment”, Amending Figure 102.22.1 “Comprehensive Plan Amendment Review Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
10. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 7 “Land Development Text Amendment”, Amending Figure 102.28.1 “Land Development Regulation Text Amendment Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
11. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 8 “Development Agreement”, Amending Section 102.32 “Procedure For Consideration And Approval”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
12. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 11 “Rezoning”, Amending Figure

102.62.1 “Rezoning Review Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

13. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 13 “Conditional Use”, Amending Figure 102.80.1 “Conditional Use Permit Review Process; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
14. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 17 “Appeals”, Amending Figure 102.98.1 “Appeals Review Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
15. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 18 “Beneficial Use Determinations”, Section 102.104 “Final Determination By Council”, Amending Figure 102.104.1 “Beneficial Use Determinations Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
16. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 19 “Vested Rights Determinations”, Amending Section 102.110 “Final Determination”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
17. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 103 “Zoning Districts”, Article 3 “Use And Intensity Tables”, Tables 103.15.1 “Uses By Zoning District” And 103.15.2 “Density, Intensity And Dimensions For Zoning Districts”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective

Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

18. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 107 “General Development Standards”, Article 2 “Transfer of Building Rights”, Section 107.17 “General Provisions”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
19. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 107 “General Development Standards”, Article 12 “Floodplain Management”, Section 107.101 “Permits”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.
20. An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 110 “Definitions”, Article 3 “Defined Terms”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

Shea explained that this is the same as the first group of items, with the addition of 2 definitions for chiki and tiki. After a brief discussion on the definitions;

Royse moved to approve item 9. George seconded. Hearing no opposed, the item passes 3-0.
Royse moved to approve Item 10. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 11. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 12. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 13. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 14. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 15. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 16. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 17. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 18. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 19. George seconded. Hearing no opposed, the item passed 3-0.
Royse moved to approve Item 20. George seconded. Hearing no opposed, the item passed 3-0.

Motion and second to adjourn at 6:08pm.

ATTEST:

MaryAnn Royse-Planning Commission Chair

ATTEST:

Lorie Mullins-Admin Assistant
Planning Department

DRAFT

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.

(Please note that one or more Marathon City Council members may participate in the meeting.)



RECEIVED

MAR 4 2026

PLANNING

Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Nathan Bartlett (98 Sunrise Dr.)
 Mailing Address: PO Box 510303, Key Colony Beach, FL 33051
 Phone Number: 305.800.6283 Phone (Alt): _____
 Email: nate@Keysnate.com

AFFIDAVIT

I, Nathan Bartlett, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature]
Signature of Applicant or Agent

3/4/26
Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 4th day of March, 2026, by Nathan Bartlett who is personally known or who produced _____ for identification.

[Signature]
Signature of Notary Public - State of Florida

ALYSSA PERRY
MY COMMISSION # HH 719265
EXPIRES September 30, 2029



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: CHARLIE BROWN

Mailing Address: 41 COCO PLUM DR MARATHON, FL 33050

Phone Number: 305-743-2558 Phone (Alt): _____

Email: CHARLIE@AESOUTH.COM

AFFIDAVIT

I, CHARLIE BROWN, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/26 _____
 Signature of Applicant or Agent Date

NOTARY STATE OF FLORIDA,
COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 12 day of March, 2026, by Charlie Brown who is personally known or who produced _____ for identification.

[Signature] _____ 11/16/2029 _____
 Signature of Notary Public - State of Florida Commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Chad Neller

Mailing Address: 1549 Eastward Ho Lane

Phone Number: 305 731-4583 Phone (Alt): _____

Email: Chadneller@yahoo.com

AFFIDAVIT

I, Chad Neller, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

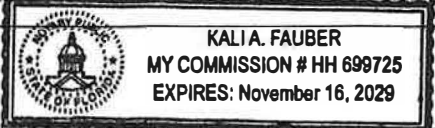
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3-12-26 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 12 day of March, 2026, by Chad Neller who is personally known or who produced _____ for identification.

[Signature] _____ 11/16/2029 _____
 Signature of Notary Public – State of Florida My commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: John Keller
 Mailing Address: 103B Anglers Dr. N.
 Phone Number: (305) 304-9232 Phone (Alt): _____
 Email: PAVER DAVE JOHN @ YAHOO.COM

AFFIDAVIT

I, John Keller, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

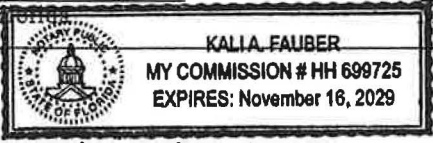
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/26 _____
 Signature of Applicant or Agent Date

NOTARY STATE OF FLORIDA,
COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 12 day of March, 2026, by John Keller who is personally known or who produced _____ for identification.

[Signature] _____ 11/16/2029 _____
 Signature of Notary Public - State of Florida My commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Armand Messina
 Mailing Address: 81 COCO PLUM DR
 Phone Number: 202 293 0971 Phone (Alt): _____
 Email: AM.COMPANIES@GMAIL.COM

AFFIDAVIT

I, Armand Messina, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

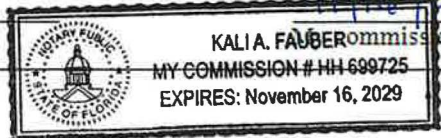
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/20 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 12 day of March, 2020 by Armand Messina who is personally known or who produced _____ for identification.

[Signature]
 Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Melissa Case

Mailing Address: 467 100th Street

Phone Number: 561-662-6778 Phone (Alt): _____

Email: Meljc16@gmail.com

AFFIDAVIT

I, Melissa Case, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

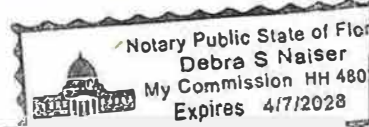
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Melissa Case _____ 3/9/26 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 9 day of March, 2026, by Melissa Case who is personally known or who produced _____ for identification.

Debra Naiser _____
 Signature of Notary Public – State of Florida


 My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Jeff Case

Mailing Address: 467 100th Street

Phone Number: 561-662-8432 Phone (Alt): _____

Email: Jeff@redbarn1.com

AFFIDAVIT

I, Jeff Case, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3-9-26 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 9 day of March, 2026, by Jeff Case who is personally known or who produced _____ for identification.

[Signature] _____
 Signature of Notary Public - State of Florida

Notary Public State of Florida
 Debra S Naiser
 My Commission HH 480250
 Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Tania Saldana
Mailing Address: 10500 Aviation Blvd, Marathon FL 33050
Phone Number: 305-743-5680 Phone (Alt): _____
Email: Office@episcountryside.com

AFFIDAVIT
 I, Tania Saldana, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

- I affirm under oath that:
1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
 2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
 3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

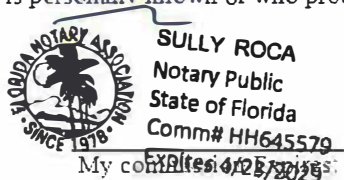
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/26/24 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 20 day of March, 2026, by Tania Saldana who is personally known or who produced _____ for identification.

[Signature] _____
 Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Melany Gomez

Mailing Address: 10500 Aviation Blvd unit 2 Marathon FL 33050

Phone Number: 305-417-1075 **Phone (Alt):** _____

Email: Melani@k4@gmail.com

AFFIDAVIT

I, Melany Gomez, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.


[Signature]
Signature of Applicant or Agent

3/20/24
Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 26 day of March, 2024 by Melany Gomez who is personally known or who produced SULLY ROCA for identification.

[Signature]
Signature of Notary Public – State of Florida



My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Robert T. Childress

Mailing Address: 57500 Gibson St. Marathon, FL

Phone Number: 305-743-7072 Phone (Alt): 305-942-9239

Email: TODDChildress2@gmail.com

AFFIDAVIT

I, Robert Childress, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/20 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 12 day of March, 2020, by Robert T. Childress who is [Signature] _____
 _____ for identification.

[Signature] _____
 Signature of Notary Public - State of Florida

11/16/2029
 My commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Mary Schick
 Mailing Address: 875 101st St, Marathon FL 33050
 Phone Number: 27-416-6051 Phone (Alt): _____
 Email: Schickmeh@hotmail.com

AFFIDAVIT

I, Mary Schick, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Mary Schick
Signature of Applicant or Agent

3/8/26
Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 8 day of March, 2026, by Mary Schick who is personally known or who produced _____ for identification.

Debra Naiser
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Simon Bologna
 Mailing Address: 5755g Bay St Marathon
 Phone Number: 305 366 7099 Phone (Alt): 305 366 7099
 Email: Island Auto repair

AFFIDAVIT

I, Simon Bologna, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature]

Signature of Applicant or Agent

march 13 2024

Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 13 day of March, 2024 by Simon Bologna who is personally known or who produced _____ for identification.

[Signature]
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Nelsner
My Commission HH 480250
Expires 4/7/2028
My commission Expires _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Gaetana Bologna

Mailing Address: 8259 ois Hwy

Phone Number: 305-481-2286 Phone (Alt): _____

Email: gaetana.bologna@yahoo.com

AFFIDAVIT I, Gaetana Bologna, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

X Gaetana Bologna Signature of Applicant or Agent 3/22/26 Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 22 day of March, 2026, by Gaetana Bologna who is personally known or who produced _____ for identification.

Debra Naiser Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Tommaso Cammarata
 Mailing Address: 8259 o/s hwy
 Phone Number: 305-481-2286 Phone (Alt): _____
 Email: Tommaso.Cammarata@yahoo.com

AFFIDAVIT

I, Tommaso Cammarata, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

X Tommaso Cammarata 3/22/26
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 22 day of March, 2026, by Tommaso Cammarata who is personally known or who produced _____ for identification.

Debra Naiser
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 48025
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Dan Schick
Mailing Address: 875 101st St Marathon FL 33050
Phone Number: 305-393-0902 Phone (Alt): _____
Email: SchickDw@hotmail.com

AFFIDAVIT

I, Dan Schick, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/8/26 _____
Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 8 day of March, 2026, by Dan Schick who is personally known or who produced _____ for identification.

[Signature] _____
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Charles R Caton

Mailing Address: 681 Calle de Luna, MARATHON, FL 33050

Phone Number: 305-481-5024 **Phone (Alt):** _____

Email: catonalum@gmail.com

AFFIDAVIT

I, Charles R Caton, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Charles R Caton 3/23/2026
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 23 day of March, 2026, by Charles Caton who is personally known or who produced _____ for identification.

Debra Naiser
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/1/2028



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Jennifer Mueller
Mailing Address: 134 S Bahama Dr. Marathon, FL 33050
Phone Number: 407 342 4244 **Phone (Alt):** _____
Email: jenn_mueller@me.com

AFFIDAVIT

I, Jennifer Mueller, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Jennifer Mueller Signature of Applicant or Agent 3/25/26 Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 25th day of March, 2026, by Jennifer Mueller who is personally known or who produced _____ for identification.

[Signature] Signature of Notary Public - State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Kent Loftus
Mailing Address: 1109 Boulevard De Palmes
Phone Number: (561) 658-5657 **Phone (Alt):** _____
Email: info@ceeflk.com

AFFIDAVIT

I, Kent Loftus, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

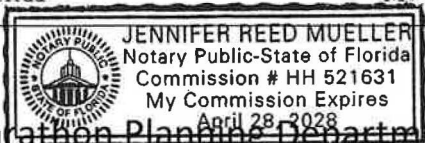
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/25/26
Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 25 day of March, 2026 by Kent Loftus who is personally known or who produced _____ for identification.

[Signature] _____ 4/28/28
Signature of Notary Public - State of Florida My Commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Mary Elwell

Mailing Address: 118 Bruce Ct Marathon Fl. 33050

Phone Number: 305-619-1367 **Phone (Alt):** _____

Email: me24@aol.com

AFFIDAVIT

I, Mary Elwell, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Mary Elwell _____ 3/24/25
Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 24 day of March, 2025 by Mary Elwell who is personally known or who produced _____ for identification.

Nataly Gonzalez _____
Signature of Notary Public - State of Florida

NOTARY PUBLIC
Expires 8/11/28
Nataly Gonzalez
My Commission HH 581091
Commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Yans Heredia

Mailing Address: 8052 Bonito Dr

Phone Number: 561 602-1223 Phone (Alt): _____

Email: _____

AFFIDAVIT

I, Yans Heredia, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.


I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] Signature of Applicant or Agent 3/23/26 Date

NOTARY STATE OF FLORIDA,
COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 23 day of March, 2026, by Yans Heredia personally known or who produced _____ for identification.

[Signature] Signature of Notary Public – State of Florida _____ Commission Expires: _____





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: CHARLIE BROWN

Mailing Address: 41 COCO PLUM DR MARATHON, FL 33050

Phone Number: 305-743-2558 Phone (Alt): _____

Email: CHARLIE@AESOUTH.COM

AFFIDAVIT

I, CHARLIE BROWN, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/26 _____
 Signature of Applicant or Agent Date

NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 12 day of March, 2026, by Charlie Brown who is personally known or who produced _____ for identification.

[Signature] _____ 11/16/2029 _____
 Signature of Notary Public – State of Florida My Commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Chad Neller

Mailing Address: 1549 Eastward Ho Lane

Phone Number: 305 731-4583 Phone (Alt): _____

Email: Chadneller@yahoo.com

AFFIDAVIT

I, Chad Neller, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3-12-26
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 12 day of March, 2026, by Chad Neller who is personally known or who produced _____ for identification.

[Signature] _____ My commission Expires: 11/16/2029
 Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: John Keller
 Mailing Address: 103B Anglers Dr. N.
 Phone Number: (305) 304-9232 Phone (Alt): _____
 Email: PAVER DAVE JOHN @ YAHOO.COM

AFFIDAVIT

I, John Keller, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/26
 Signature of Applicant or Agent Date

NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 12 day of March, 2026, by John Keller who is personally known or who produced _____ for identification.

[Signature] _____ 11/16/2029
 Signature of Notary Public - State of Florida My commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Armand Messina
 Mailing Address: 81 COCO PLUM DR
 Phone Number: 305 293 0971 Phone (Alt): _____
 Email: AM.COMPANIES@GMAIL.COM

AFFIDAVIT

I, Armand Messina, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

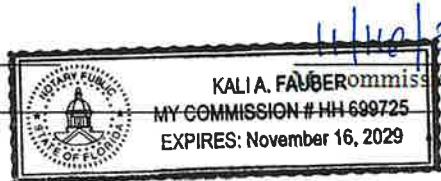
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/12/20 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 12 day of March, 2020 by Armand Messina who is personally known or who produced _____ for identification.

[Signature]
 Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Melissa Case

Mailing Address: 467 100th Street

Phone Number: 561-662-6778 Phone (Alt): _____

Email: Meljc16@gmail.com

AFFIDAVIT

I, Melissa Case, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Melissa Case _____ 3/9/26 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
 COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 9 day of March, 2026, by Melissa Case who is personally known or who produced _____ for identification.

Debra Naiser _____
 Signature of Notary Public - State of Florida

Notary Public State of Florida
 Debra S Naiser
 My Commission HH 480250
 Expires 4/7/2023

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Jeff Case

Mailing Address: 467 100th Street

Phone Number: 561-662-8432 Phone (Alt): _____

Email: Jeff@redbarn1.com

AFFIDAVIT

I, Jeff Case, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3-9-26 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 9 day of March, 2026, by Jeff Case who is personally known or who produced _____ for identification.

[Signature] _____
 Signature of Notary Public – State of Florida

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Tania Saldana
 Mailing Address: 10500 Aviation Blvd, Marathon FL 33050
 Phone Number: 305-743-5680 Phone (Alt): _____
 Email: Office@biscountryside.com

AFFIDAVIT

I, Tania Saldana, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

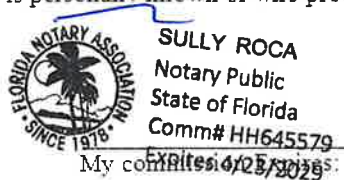
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] _____ 3/26/24 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 20 day of March, 20 26, by Tania Saldana who is personally known or who produced _____ for identification.

[Signature] _____
 Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Melany Gomez

Mailing Address: 10500 Aviation Blvd unit 2 Marathon FL 33050

Phone Number: 305-417-1075 **Phone (Alt):** _____

Email: Melani@kb@gmail.com

AFFIDAVIT

I, Melany Gomez, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

3/20/20
Signature of Applicant or Agent Date

NOTARY STATE OF FLORIDA, COUNTY OF MONROE	
The foregoing instrument was acknowledged before me on this <u>20</u> day of <u>March</u> , 20 <u>20</u> , by	
<u>Melany Gomez</u>	who is personally known <u>or who produced</u>
_____ for identification.	<u>SULLY ROCA</u> Notary Public State of Florida Comm# HH645579 Expires 4/23/2029
<u></u> Signature of Notary Public – State of Florida	 My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Robert T. Childress

Mailing Address: 57500 Gibson St. Marathon, FL

Phone Number: 305-743-7072 Phone (Alt): 305-942-9239

Email: TODDChildress2@gmail.com

AFFIDAVIT

I, Robert Childress, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant or Agent

3/12/20

Date

NOTARY STATE OF FLORIDA,
COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 12 day of March, 2020, by Robert T. Childress who is personally known or who produced _____ for identification.

Signature of Notary Public - State of Florida

11/16/2029

My commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Mary Schick
 Mailing Address: 875 101st St, Marathon FL 33050
 Phone Number: 27-416-6051 Phone (Alt): _____
 Email: Schickmeh@hotmail.com

AFFIDAVIT

I, Mary Schick, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Mary Schick _____ 3/8/26
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 8 day of March, 2026, by Mary Schick who is personally known or who produced _____ for identification.

Debra Naiser
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Simon Bologna
 Mailing Address: 57558 Bailey St Marathon
 Phone Number: 305 360 7099 Phone (Alt): 305 360 7099
 Email: Island Auto repair

AFFIDAVIT

I, Simon Bologna, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

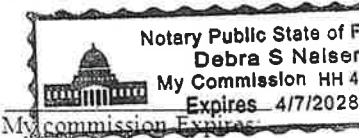
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] March 13 2024
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 13 day of March, 2024, by Simon Bologna who is personally known or who produced _____ for identification.

[Signature]
Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Gaetana Bologna

Mailing Address: 8259 o/s Hwy

Phone Number: 305-481-2286 **Phone (Alt):** _____

Email: gaetana.bologna@yahoo.com

AFFIDAVIT Gaetana Bologna, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

X Gaetana Bologna _____ 3/22/26 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 22 day of March, 2026, by Gaetana Bologna who is personally known or who produced _____ for identification.

Debra Naiser _____
 Signature of Notary Public – State of Florida

Notary Public State of Florida
 Debra S Naiser
 My Commission HH 480250
 Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Tommaso Cammarata
 Mailing Address: 8259 o/s hwy
 Phone Number: 305-481-2286 Phone (Alt): _____
 Email: Tommaso.Cammarata@yahoo.com

AFFIDAVIT

I, Tommaso Cammarata, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

X Tommaso Cammarata 3/22/26
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 22 day of March, 2026, by Tommaso Cammarata who is personally known or who produced _____ for identification.

Debra Naiser
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Dan Schick

Mailing Address: 875 101st St Marathon FL 33050

Phone Number: 305-392-0902 Phone (Alt): _____

Email: SchickDw@hotmail.com

AFFIDAVIT

I, Dan Schick, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] Signature of Applicant or Agent 3/8/26 Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 8 day of March, 2026, by Dan Schick who is personally known or who produced _____ for identification.

[Signature]
Signature of Notary Public – State of Florida

Notary Public State of Florida
Debra S Naiser
My Commission HH 480250
Expires 4/7/2028

My commission Expires: _____



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: CHARLES R CATON

Mailing Address: 681 Calle de Luna, MARATHON, FL 33050

Phone Number: 305-481-5024 **Phone (Alt):** _____

Email: catonalum@gmail.com

AFFIDAVIT

I, Charles R Caton, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

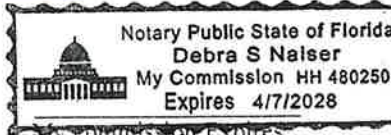
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Charles R Caton 3/23/2026
Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 23 day of March, 2026, by Charles Caton who is personally known or who produced _____ for identification.

Debra Naiser
Signature of Notary Public – State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Jennifer Mueller

Mailing Address: 134 S Bahama Dr. Marathon, FL 33050

Phone Number: 407 342 4244 **Phone (Alt):** _____

Email: jenn_mueller@me.com

AFFIDAVIT

I, Jennifer Mueller, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Jennifer Mueller 3/25/26
Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 25th day of March, 2026, by Jennifer Mueller who is personally known or who produced _____ for identification.

[Signature]
Signature of Notary Public - State of Florida





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Kent Loftus

Mailing Address: 1148 Boulevard De Palmes

Phone Number: (561) 658-5657 Phone (Alt): _____

Email: info@ceeflk.com

AFFIDAVIT

I, Kent Loftus, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

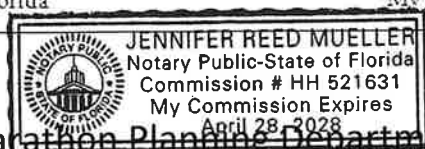
I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] Signature of Applicant or Agent 3/25/26 Date

NOTARY STATE OF FLORIDA,
COUNTY OF MONROE

The foregoing instrument was acknowledged before me on this 25 day of March, 2026 by Kent Loftus who is personally known or who produced _____ for identification.

[Signature] Signature of Notary Public – State of Florida 4/28/28 My commission Expires:





Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Mary Elwell

Mailing Address: 118 Bruce Ct Marathon Fl. 33050

Phone Number: 305-619-1367 **Phone (Alt):** _____

Email: Me24@aol.com

AFFIDAVIT

I, Mary Elwell, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Mary Elwell _____ 3/24/25 _____
 Signature of Applicant or Agent Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 24 day of March, 2025, by Mary Elwell who is personally known or who produced _____ for identification.

Nataly Gonzalez _____
 Signature of Notary Public - State of Florida

NOTARY PUBLIC
 Expires 8/11/2028
 Nataly Gonzalez
 My Commission HH 581091
 Commission Expires: 8/11/28



Land Development Regulation Text Amendment Application

FEE: \$2,000.00. The fee is payable upon application submittal.

*Any additional meeting with mailed & published notice will be charged additional \$1,500.00

Applicant Name: Yans Heredia

Mailing Address: 8052 Bonito Dr

Phone Number: 561 602-1223 Phone (Alt): _____

Email: _____

AFFIDAVIT

I, Yans Heredia, make this application pursuant to § 252.422, Florida Statutes, including specifically subsections (3)(a) and (3)(c).

I affirm under oath that:

1. This application is initiated by a private party other than the impacted local government, and the property that is the subject of this application is owned by the initiating private party, consistent with § 252.422(3)(a), Florida Statutes.
2. To the extent applicable, any comprehensive plan amendment or land development regulation amendment associated with this application is eligible for approval and enforcement pursuant to § 252.422(3)(c), Florida Statutes, if approved by the state land planning agency as required by law.
3. All information contained in this application and any attachments is true, complete, and correct to the best of my knowledge and belief.


I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature] Signature of Applicant or Agent 3/23/26 Date

**NOTARY STATE OF FLORIDA,
COUNTY OF MONROE**

The foregoing instrument was acknowledged before me on this 23 day of March, 2026, by Yans Heredia personally known or who produced _____ for identification.

[Signature] Signature of Notary Public – State of Florida _____ Commission Expires:





PLANNING COMMISSION AGENDA STATEMENT

Meeting Date: May 18th, 2026
To: Planning Commission
From: Brian Shea, Planning Director

Agenda Item: An Ordinance Of The City Of Marathon, Florida, Amending The City's Land Development Regulations, Chapter 104, "Specific Use Regulations," Article 1, "General Provisions," Section 104.64, "Waterfront Walkways And Docks"; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

RECOMMENDATION:

Staff recommends APPROVAL.

APPLICANTS: Nathan Bartlett, Charlie Brown, Chad Neller, John Keller, Armand Messina, Melissa Case, Jeff Case, Tania Saldana, Melaney Gomez, Robert T. Childress, Mary Schick, Simone Bologna, Gaetana Bologna, Tommaso Cammarata, Dan Schick, Charles R. Caton, Jennifer Mueller, Kent Loftus, Mary Elwell, & Yens Heredia.

REQUEST:

To amend the Land Development Regulations to allow for covered fish cleaning tables.

Purpose of Proposed Amendment:

To modify the Land Development Regulations that require that fish cleaning tables to be uncovered and less than 4' tall. Additionally the applicants would like to increase the height of boat lift guides an additional three feet.

Particularly, the applicants are requesting to change, Chapter 104, Article 1, Section 104.6451.1 "Waterfront Walkways And Docks" to add additional language to allow for covered fish cleaning tables.

AUTHORITY

Section 102.26. Planning Commission Recommendation.

- A. *Authority:* The PC shall consider a proposed text amendment at the request of the Council.
- B. *Review Criteria:* The PC shall review such proposed amendment, based upon the criteria listed below:

1. The need and justification for the change;
 2. The consistency of the proposed amendment with the Comprehensive Plan; and
 3. Whether the proposed change shall further the purposes of the LDRs and other City Codes, regulations and actions designed to implement the Comprehensive Plan.
- C. *Findings:* The PC shall make a finding of whether the proposed amendment is consistent with the Comprehensive Plan and a recommendation shall be prepared and forwarded to the Council, indicating if the proposed amendment should be:
1. Approved as proposed;
 2. Approved with amendments proposed by the PC; or
 3. Denied

Section 102.27. - Hearing(s) by Council.

- A. The decision to process a text amendment is within the sole discretion of the Council.
- B. For any proposed text amendment, the Council shall hold a minimum of two (2) public hearings, conforming to the requirements of Fla. Stat. Ch. 166, before taking action on the amendment.

Section 102.28. - Action by Council.

Following the public hearings, the Council shall make a finding of whether the proposed text amendment is consistent with the Comprehensive Plan and may approve, approve with changes, or deny the proposed amendment.

As noted, review of proposed LDR text amendments is to be made based on three basic criteria: need and justification for change, consistency with the adopted Comprehensive Plan, and whether the proposed amendment will further the purposes of the LDRs, other ordinances, and actions taken to further the implementation of the Comprehensive Plan. The Planning Commission, in reviewing the proposed amendment, may recommend approval as is, approval with changes, or denial to the City Council.

ANALYSIS OF LAND DEVELOPMENT REGULATION TEXT AMENDMENTS:

Section 102.26(B) of the Land Development Regulations requires that the following standards and criteria be considered for any proposed text amendment. Each criteria and explanation of relevance to this proposed amendment are listed below:

A. The need and justification for the change;

Council previously requested staff to review the code requirements to address the ability to have covered fish cleaning tables. Members of the general public applied as joint applicants to further this requested change.

B. The consistency of the proposed amendment with the Comprehensive Plan; and

Policy 4-1.4.10 entitled Accessory Structure Shoreline Setbacks allows for fish cleaning tables to be within the shoreline setbacks. Policy 4-1.11.4 entitled Regulate Docks references that design criteria be incorporated into the Land Development regulations.

C. Whether regulations change shall further the purposes of the LDRs and other City Codes, regulations and actions designed to implement the Comprehensive Plan.

The proposed amendments further the purposes of the LDRs and other City Codes, regulations and actions designed to implement the Comprehensive Plan. It provides specific criteria for dock uses within the special use section of the code.

CONCLUSION:

Staff indicates that the proposed text amendments are consistent with the standards and tenants of Chapter 163 and 380 F.S., and the City's Comprehensive Plan adopted under the requirements of these statutes and rules.

RECOMMENDATION:

Staff recommends APPROVAL.

Sponsored By: Williams
Planning Commission Public Hearing Date: May 18, 2026
City Council Public Hearing Date: June 9, 2026
July 14, 2026
Enactment Date: July 14, 2026

**CITY OF MARATHON, FLORIDA
ORDINANCE 2026-XXX**

AN ORDINANCE OF THE CITY OF MARATHON, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT REGULATIONS, CHAPTER 104, "SPECIFIC USE REGULATIONS," ARTICLE 1, "GENERAL PROVISIONS," SECTION 104.64, "WATERFRONT WALKWAYS AND DOCKS:"; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE STATE DEPARTMENT OF COMMERCE AFTER FINAL ADOPTION BY THE CITY COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Marathon (the "City") has adopted a Comprehensive Plan which has been found to be in compliance by the State Department of Commerce ("FloridaCommerce"), pursuant to Chapters 163 and 380, Florida Statutes; and

WHEREAS, the City Council finds it necessary, desirable, and proper to adopt the amendments to the Land Development Regulations based upon the application submitted by Nathan Bartlett, Charlie Brown, Chad Neller, John Keller, Armand Messina, Melissa Case, Jeff Case, Tania Saldana, Melaney Gomez, Robert T. Childress, Mary Schick, Simone Bologna, Gaetana Bologna, Tommaso Cammarata, Dan Schick, Charles R. Caton, Jennifer Mueller, Kent Loftus, Mary Elwell, & Yens Heredia.; and

WHEREAS, this Ordinance had a hearing before the Planning Commission on May 18, 2026 and a first hearing before the City Council on June 9, 2026 during which both entities, took staff testimony, all public comment, and having duly deliberated, determined that the Ordinance was in the best interest of the public. The Ordinance was noticed for a second hearing on July 14, 2026, at which time, the Ordinance was passed unanimously, and

WHEREAS, the Ordinance was heard on July 14, 2026, passing on that date,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA THAT

~~Strikethrough~~ = deletion **bold underline** = addition

SECTION 1. The above recitals are true, correct, and incorporated herein by this reference.

SECTION 2. Amend the Land Development Regulations, Chapter 104, "Specific Use Regulations," Article 1, "General Provisions," Section 104.64 Entitled "Waterfront Walkways and Docks" as attached in Exhibit A.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. The provisions of this Ordinance constitute an amendment to the Land Development Regulations as defined by State law. Accordingly, the City shall forward a copy of this Ordinance to the Department of Commerce for review and approval pursuant to Sections 380.05(6) and (11), Florida Statutes.

SECTION 5. This Ordinance shall become effective upon approval by the Florida Department of Commerce pursuant to Chapters 163, 166, and 380, Florida Statutes.

ENACTED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14 DAY OF JULY 2025.

THE CITY OF MARATHON, FLORIDA

Lynny Del Gaizo, Mayor

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Diane Clavier, City Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**

Steven T. Williams, City Attorney

¹Additions to existing text are shown by underline/red print; deletions are shown as ~~strikethrough~~

[Sec 104.64] Waterfront Walkways And Docks

It is the intent of the Council to protect and enhance the City's bodies of water so that the public may continue to enjoy the traditional recreational uses of those waters such as swimming, boating, and fishing. These uses may be allowed pursuant to Table 103.15.1, subject to the following conditions:

- A. *Water Access Structures.* Water access structures such as walkways and observation platforms, not intended for use as a docking facility, are permitted as an accessory use as limited or conditional uses in all zoning districts, subject to the limitations of Article 4, Chapter 106 and the following standards. If the water access structure is part of a larger project required to undergo conditional use approval then the water access structure shall be included in the conditional use review.
1. Walkways and access ways landward of mean high water, located in habitat types other than those listed in Subsection 2. below, and that serve nonresidential uses or residential uses of more than three (3) dwelling units shall be no greater than eight (8) feet in width, Such walkways that serve all other uses shall not exceed five (5) feet in width.
 2. Except as provided herein, all structures extending over mangrove, wetlands, or submerged lands shall be pile supported and not exceed four (4) feet in width, but may be up to eight (8) feet wide for structures whose purpose serves an educational and/or research function and which is intended to provide for ADA compliance access.
 3. All structures shall be approximately perpendicular to the shoreline. Through the Special Approval process the City may permit a nonperpendicular walkway.
 4. Such structures shall not be used for docking purposes and shall bear signage indicating "No Mooring of Motorized Vessels".
 5. All structures shall be designed to terminate in water no deeper than six (6) inches at MLW or begin the terminal platform no further than ten (10) feet beyond the waterward extent of mangroves.
 6. All structures shall be designed so that the top of the decking, including the terminal platform, must be elevated at least five (5) feet above MHW, except for a ladder or steps that may be added for swimming access only in the absence of seagrasses or hardbottom communities.

7. Where a terminal platform is proposed, such platform shall not exceed 160 square feet, inclusive of any steps or ladder. The terminal platform may include a non-enclosed gazebo that does not exceed 100 square feet in area and the highest portion of the roof shall be no more than 12 feet above the decking or terminal platform level. The terminal platform shall be designed and built in such a manner as to deter or restrict the structure for boating use. Such requirements may include, but are not limited to, double railing, no lower landings, ladders, superelevated decks and signage, etc.

B. *Docking Facilities.* The intent of this section is to address the design and construction of docking facilities extending from land located at or landward of the mean low water (MLW) line. Docking facilities not meeting the definition of a marina are permitted as of right as an accessory use in all zoning districts. Docking facilities meeting the definition of a marina may be allowed as specified in Table 103.14.1, subject to the following criteria:

1. *Generally.*

- a. The City, based on the location of natural resources, encourages, and may require, the use of a single mooring facility at apartments, condominiums, zero lot line attached units, and cooperative apartments.
- b. Docking facilities are allowed in all zoning districts. Type of use (principal or accessory), approval process, use restrictions and other standards shall be consistent with the zoning and/or lawful existing use of the applicable adjacent upland riparian property that is the subject of the application for development approval.
- c. No more than one (1) dock structure can be constructed per single-family residential property under common ownership, provided it complies with the other sections of this article and the provisions of Laws of Florida ch. 311.82(1955).
- d. Docks for the joint use of adjacent waterfront property owners may be centered on the extended common property line without being in variance to the setback requirements.
- e. Boat lifts shall not be permitted where the installation of such lifts can reasonably be expected to have an adverse

impact on the natural resources in the immediate vicinity of the installation.

- f. No building shall be permitted to be constructed over any wetland or submerged waters. Covered boat lifts without side walls may be permitted.
- g. Multi-family and commercial docks abutting adjacent waterfront single-family residential property must be set back a minimum of 20 feet from the adjacent waterfront residential property line and riparian line. This requirement may be waived by the Director provided that signed statements of no objection from the affected property owners have been submitted.
- h. The permitted structure over water shall not substantially interfere with the riparian rights of other property owners nor substantially obstruct a navigable channel or the navigation rights of other property owners.
- i. Except as provided below, no building, equipment, facility or any other type of structure shall be erected, placed, located, or maintained on a dock that extends above the walking surface of the dock:
 - (1) Pilings, subject to a maximum height limit of eight and one-half (8 1/2) feet above the highest walking surface of the dock when a piling is attached to a boat dock, in all other cases the maximum height limit for a piling shall be eleven and one-half (11 1/2) feet above the mean high water line.
 - (2) Benches, guard rails, ~~fish cleaning tables~~, ladders and equipment lockers which do not exceed a height of four (4) feet above the walking surface of the dock upon which such structures are placed or erected.
 - (3) Boat lifts adjacent to a boat dock or seawall. No part of the boat lift structure, except boat guides, shall exceed a height of ~~five eight~~ (58) feet, measured from the highest walking surface of the dock or seawall cap.

(4) Pile-mounted davits which do not exceed a height of eight and one-half (8 1/2) feet, measured from the highest walking surface of the dock.

(5) Covered boat lifts over submerged bottoms containing areas of protected living marine resources are prohibited. The maximum height of a covered boat lift is twenty (20) feet above mean high water, as measured from mean high water to the highest point of the covered boat lift.

(6) Fish cleaning tables, whether covered or uncovered, which do not exceed a height of eight (8) feet above the highest walking surface of the dock upon which such structures are placed or erected. Only one (1) fish cleaning table shall be allowed per slip. The maximum length of a fish cleaning table shall be nine and a half (9.5) feet.

2. *Protect Living Marine Resources.* Docking facilities shall not terminate over submerged lands which are vegetated with sea grasses or hard bottom communities, except as may be permitted by the FDEP and ACOE. The dock may be lengthened beyond the below minimum water depth standards only enough to allow the terminal platform to not be located over protected living marine resources, subject to the maximum length standards of this section.
3. *Minimum Water Depth.* Except as otherwise provided within this Ordinance, the siting of docking facilities shall require minimum minus four (-4) feet mean low water (MLW) depth at the terminal end. Where adequate depth at the terminal end of the dock is not available, the dock may be lengthened only enough to allow the centerline of an average width vessel to lie in four (4) feet of water at MLW, subject to the maximum length standards of this section.
4. *Access to Open Water.* The docking facility must have continuous access to open water at depths of minus four (-4) feet or greater over a channel width of 20 feet, or access to open water via a marked, Federal and State approved navigation channel. For the purposes of this requirement, "open water" means the portion of the Straits of Florida, Florida Bay, the Gulf of Mexico or the Atlantic Ocean, which consists of an uninterrupted expanse of water deeper than four (4) feet at MLW and continuous access

means a natural passage or an existing man-made channel no shallower than four (4) feet at MLW and no narrower than 20 feet.

5. *Maximum Length and Maintenance of Navigational Access.*

- a. The permitted length of docks shall be commensurate with the shoreline width of the land parcel at which the dock is located subject to a maximum length of 100 feet waterward from the mean low water line.
- b. The length of docks shall not exceed ten (10%) percent of the width of the water body as measured laterally across the water body from the mean low water line at the proposed dock location to the mean low water line on the opposite shoreline. Where the minimum water depth pursuant to Subsections 3. and 4. of this section cannot be reached, the dock may be lengthened only enough to allow the centerline of the vessel to be located at the required water depth.
- c. Notwithstanding any other part of this section, in no case shall a dock or mooring structure together with a moored vessel preempt more than 25 percent of the navigable portion of a water body thereby creating a significant navigational obstruction.

6. *Dock Orientation and Design.*

- a. All docks shall be approximately perpendicular to the shoreline. Through the Special Approval process the City may permit a nonperpendicular walkway where perpendicular designs are not feasible. Any existing bulkhead or bulkhead approved pursuant to Section 106.36 of Chapter 106 may be improved as a parallel dock by attaching a cantilever or pile-supported extension as needed to reach required water depths and comply with all other standards of this article. Any parallel structure shall not exceed eight (8) feet in width.
- b. Where a continuous mangrove fringe exists along the shoreline, a dock with a walkway perpendicular to the shoreline such as "T" or "L" dock may be permitted. Such structures shall be located to provide access through an existing break or existing trimmed area in the mangrove fringe

or native shoreline vegetation; however, if no such break exists, a walkway, no more than four (4) feet in width, may be cut through the mangrove fringe or native shoreline vegetation. The terminal platform or shore-parallel end of such a "T" or "L" dock must be located entirely outside the mangrove fringe if navigational standards can be met. If they cannot be met, the terminal platform is restricted to 160 square feet in size and no wider than eight (8) feet and the design shall minimize mangrove trimming or removal.

- c. Pier type docks may be permitted provided that:
 - (1) Such structures are oriented approximately perpendicular to the shoreline;
 - (2) Such structures are located in an existing break in the mangroves or shoreline vegetation; however, if no such break exists, a walkway, no more than four (4) feet in width, may be cut through the mangroves or shoreline vegetation;
 - (3) If proposed, the terminal platform is no wider than eight (8) feet in dimension and does not exceed a total of 160 square feet in area. The terminal platform may include stairways for swimming access provided that all stairways are contained within the square footage allowed for the terminal platform;
 - (4) Any docking portions extending over water no shallower than four (4) feet at MLW may be supported by floats.

7. *Lighting.*

- a. No dusk to dawn lights are allowed. All dock facility lighting must be able to switch off or on by motion detector, or be activated by a three-way switch.
- b. Lights limited to one (1) on the terminal platform and one (1) on the landward end of the dock or pier, and one (1) every 100 feet between the terminal platform and the landward end of the dock, except where a hardship exists.

- c. All lights must be downward directed and have adequate shielding to prevent light trespass and minimize light pollution from light scatter.
- d. The type and location of lighting fixtures must be included on the diagram of the dock or pier and submitted with permit application.
- e. All docks shall have amber colored night time reflectors set at a minimum of one (1) at each side in the middle and one (1) at each side of the terminal end.
- f. Lighting shall not exceed a height of six (6) feet, measured from the highest walking surface of the dock for the Protection of Sea Turtles.

8. *Navigation Hazard Reductions.* All docks with boat lifts, davits or similar lifting mechanisms shall provide cleats, rings, or similar features that can be used to tie down the vessel when it is out of the water in order to stabilize the vessel during high wind.

- a. *Other Agency Permits Required.* All applicable federal, state and water management district permits are received before the issuance of a building permit.
- b. *Impact on Natural Systems.* A dock shall not be detrimental to the continued functioning of natural systems, including aquatic vegetation.
- c. *Removal of Regulated Trees.* Removal of regulated trees, shall comply with Article 2, Trees and Native Vegetation, of Chapter 106, and shall be the minimum necessary to facilitate construction of a dock.
- d. *Marine Turtle Nesting Area Special Requirements.* No development other than pile supported docks and walkways designed to minimize adverse impacts on marine turtles shall be allowed within 50 feet of any portion of any beach berm complex which is known to be or is potential nesting area for marine turtles.

(1) The 50-foot setback shall be measured from either the landward toe of the most landward beach berm or from 50

feet landward of MHW, whichever results in the greater setback distance, but the maximum total setback shall be 100 feet from MHW.

- (2) Within known or potential nesting areas for marine turtles, as determined by the City Biologist, the U.S. Fish and Wildlife Service, and/or other appropriate agencies, the City Biologist may, in cooperation with other appropriate agencies, determine that specific segments of shorelines have been previously, lawfully altered to such a degree that suitable nesting habitat for marine turtles is not longer present. In such case, the City Biologist in cooperation with the FDEP may recommend reasonable measures to restore the nesting habitat. If such measure is not feasible, the specific requirements of this subsection do not apply. Restoration of suitable nesting habitat shall be required for unlawfully altered beaches.
- (3) Any such dock or walkway shall be designed to the following criteria to minimize adverse impacts on marine turtles.
 - (A) The structure shall have a minimum horizontal distance of four (4) feet between pilings or other upright members.
 - (B) The structure shall have a minimum clearance of two (2) feet above grade.
 - (C) If stairs or a ramp with less than the minimum two (2) feet clearance above grade is required, such stairs or ramp shall be enclosed with vertical barriers no more than two (2) inches apart.
 - (D) All outdoor and indoor artificial lighting complies with applicable sections of the City Code, Protection of Sea Turtles.

9. *Special Exceptions and Approvals.* A special approval may be granted for variances to the standards in Subsections 5. and 6. only of this Section subject to the following guidelines and procedures:

a. The City Manager or his designee may approve exceptions to the standards in Subsection B.5. "Maximum Length and Maintenance of Navigational Access" subject to the following limitations and required findings:

- (1) A dock length exceeding the standards in Subsection (e) of this Section may only be approved for the purpose of complying with minimum water depth requirements of Subsection (c) of this Section;
- (2) In no case shall any dock be approved that violates Subsection B.5. of this Section that prohibits significant obstruction of navigational access;
- (3) Exceptions shall not be available for properties on beaches that serve as potential or known marine turtle nesting habitat, including, but not limited to; the oceanfront shoreline of Grassy Key;
- (4) Such special exceptions shall only be granted based on a written determination that, among other criteria, the proposed dock will not be inconsistent with community character, will not interfere with public recreational uses in or on adjacent waters, and will pose no navigational or safety hazard;
- (5) At least 30 calendar days prior to the issuance of a City permit under such a special exception, the City Manager shall ensure that shoreline property owners within 300 feet of the subject parcel are notified by regular mail of the proposed special exception in order to allow an opportunity for appeal.

10. *After-the-Fact Dock Permits.* Any person who undertakes to construct a dock without obtaining the required permit from the City shall have 30 days from the date of written notice from the City to file an application for an after-the-fact permit, or to remove the unpermitted structure. Such after-the-fact application must comply with all the terms and conditions of this article.

11. *Disrepaired or Dilapidated Docks.* If any dock constructed under this article or continued in existence under this article falls into disrepair so

as to become a dangerous structure involving risks to the safety and well-being of the community or individual members thereof, such structure must either be removed or repaired so as to conform with the requirements of this article. Upon determination by the City or its designated representative that any dock has become a dangerous structure, written notice thereof shall be given by registered/certified mail or personal service to the owner of record of the riparian upland property. Such party so informed shall have 30 days from the date of the notice within which to secure the area and respond to the City indicating the intent regarding the dilapidated structure. Such party shall have an additional 60 days to remove the structure or apply for a permit to repair such structure to conform to the requirements of this article. The entire structure must be brought into conformance with the requirements of this article.

12. Application Information.

- a. All applications under this article are to be filed in accordance with Article 2, Chapter 102, "Common Development Application Elements". Processing fees shall be paid at the time of application.
- b. Prior to the issuance of a permit under this article, the applicant must show that the proposed activity is consistent with the City Comprehensive Plan.
- c. Prior to a final determination on an application under this article, the applicant may be requested to supply any other information necessary to promote a thorough review of a permit application.
- d. All applications under this article must include a statement outlining the intended use of the project facility.

13. Single-Family Dock Application Information.

- a. Adequate water depth at the slip and to navigable waters must be evidenced on applications for the expansion of existing dock facilities or the creation of new dock facilities.
- b. In addition to the requirements of Article 2, Chapter 102, "Common Development Application Elements", the following

information is required for applications for single family dock permits:

- (1) The application form adopted by the City, properly filled out and signed.
- (2) A detailed statement describing the upland land use and activities.
- (3) Satisfactory evidence of title or extent of interest of the applicant to the riparian upland ownership or submerged ownership with a copy of the trustee's deed in chain of title.
- (4) A copy of the State Department of Environmental Protection permit or South Florida Water Management District permit, where applicable.
- (5) A copy of the U.S. Army Corps of Engineers permit, where applicable.
- (6) An affidavit attesting to the dates any existing structures were built, and a copy of any prior authorization or permit for the structures, where applicable.
- (7) Permit sketches clearly depicting the proposed project. The sketches and application package must include the following:
 - (A) Drawings of the proposed project drawn to an appropriate scale showing plan view and representative cross section view(s).
 - (B) The drawings must clearly show the following:
 - (a) Name of waterway.
 - (b) North arrow and graphic scale.
 - (c) Existing shoreline, and the apparent mean high water line.
 - (d) Sufficient water depths in the affected areas.
 - (e) Locations of existing structures.
 - (f) Linear footage of riparian shoreline.

- (g) All drawings and legal descriptions pertaining to proof of ownership submitted as part of an application for a permit from the City must contain the required signature and seal of a registered professional land surveyor in accordance with Fla. Stat. 472.031(1).
- (h) Location of the proposed activity, including half section, township, range, affected water body, vicinity map, and legal description (lot, block and subchapter or parcel real estate number).

14. *Multi-Family Dock Application Information.* The following information is required for applications for multi-family docks:

- a. All information required for single-family docks.
- b. Except for applications for tie piling and previously approved lifts, all applications for multi-family docks shall have the signature and seal of a state registered professional engineer affixed to the plans submitted for approval.
- c. Information shall be submitted, prepared by a state registered civil engineer, attesting to the fact that adequate flushing exists and that the project will not cause stagnation or water quality degradation.
- d. The following additional information is required:
 - (1) A detailed statement describing the proposed activity and how it affects the Waters of the City.
 - (2) A completed copy of the disclosure form provided by the City.

15. *Commercial Dock Application Information.* The following information is required for applications for commercial docks. If the commercial dock meets the definition of a marina, standards for marinas shall apply:

- a. All information required for single-family docks and multi-family docks.
- b. An approved hurricane preparedness plan.

- c. Any other information deemed necessary by the Director to meet the criteria of this article.

16. *Minimum Construction Specifications.* All waterfront construction such as docks, piers, seawalls, or revetments shall be planned and designed by a professional engineer in accordance with the LDRs and the applicable standards of the City.

PLANNING COMMISSION AGENDA STATEMENT



Meeting Date: May 18, 2026
To: Planning Commission
From: Brian Shea, Planning Director

Agenda Item: Consideration Of A Request By Key Colony Homes, 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 Construction Of A Boat Ramp At The Property Located At 62 Coco Plum Drive, Which Is Legally Described As BK 3 Lots 3 And 4, Coco Plum Beach, Fat Deer Key PB4-166, Marathon, Monroe County, Florida, Having Real Estate Number 00363290-000000, Nearest Mile Marker 54.

APPLICANT/ OWNER: Key Colony Homes, LLC
AGENT: Sean Rempfer
LOCATION: The project is located at 62 Coco Plum Drive, nearest Mile Marker 54.

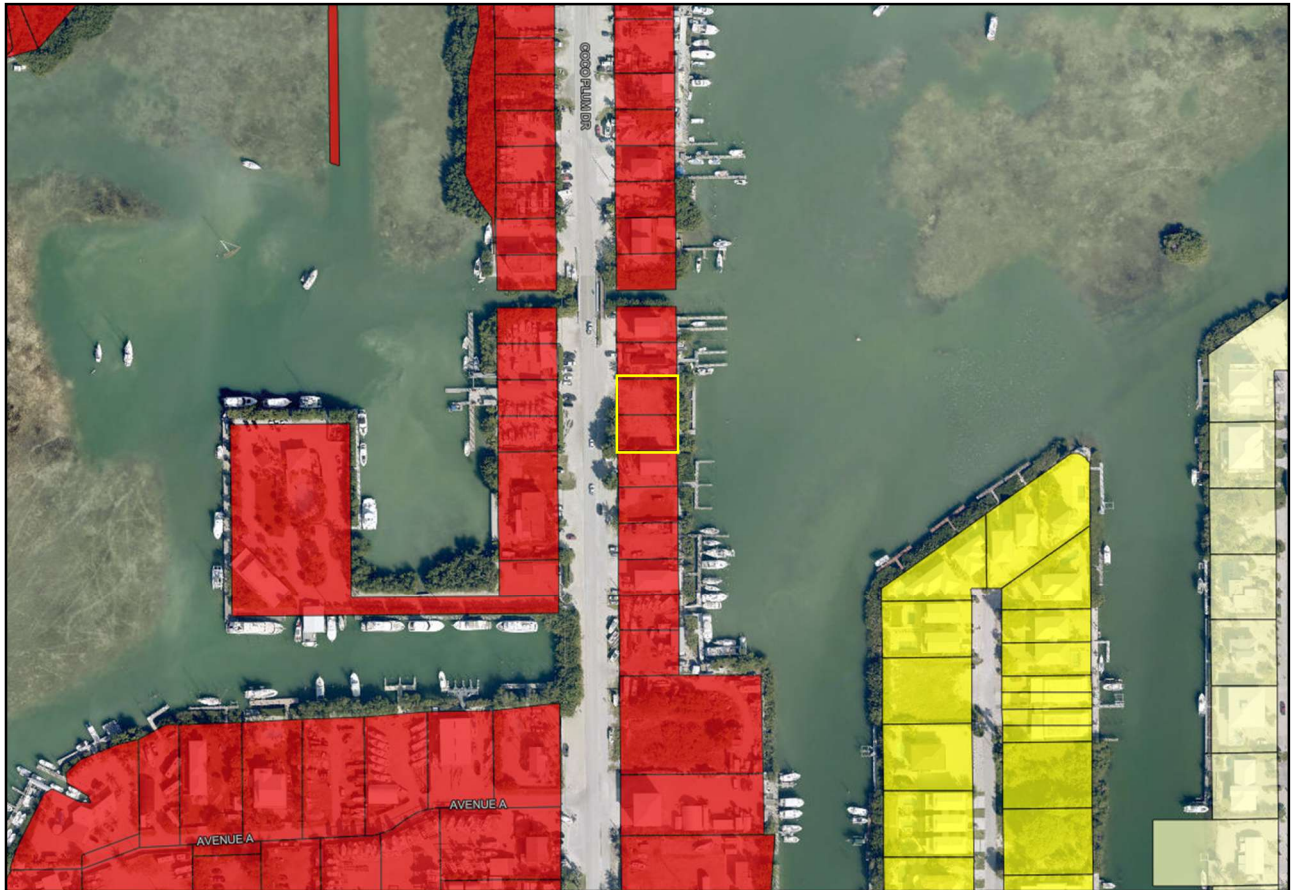
**Figure 1
Project Site**



REQUEST: Conditional Use Approval for the construction of a boat ramp on the subject property.

FUTUTRE LAND USE MAP DESIGNATION:
Mixed-Use Commercial (MU-C). See Figure 2.

Figure 2
Future Land Use Map



ZONING MAP DESIGNATION:
Mixed-Use Maritime (MU-M). See Figure 3.

**Figure 3
Zoning Map**



LOT SIZE:

Total acreage 0.27 acres or 12,000 square feet.

SURROUNDING ZONING AND USES:

	<u><i>Zoning</i></u>	<u><i>Use</i></u>
North	Mixed-Use Maritime (MU-M)	Marine Use
East	N/A	Bonefish Bay
South	Mixed-Use Maritime, (MU-M)	Single-Family Residence
West	Mixed-Use Maritime (MU-M)	Marine Use

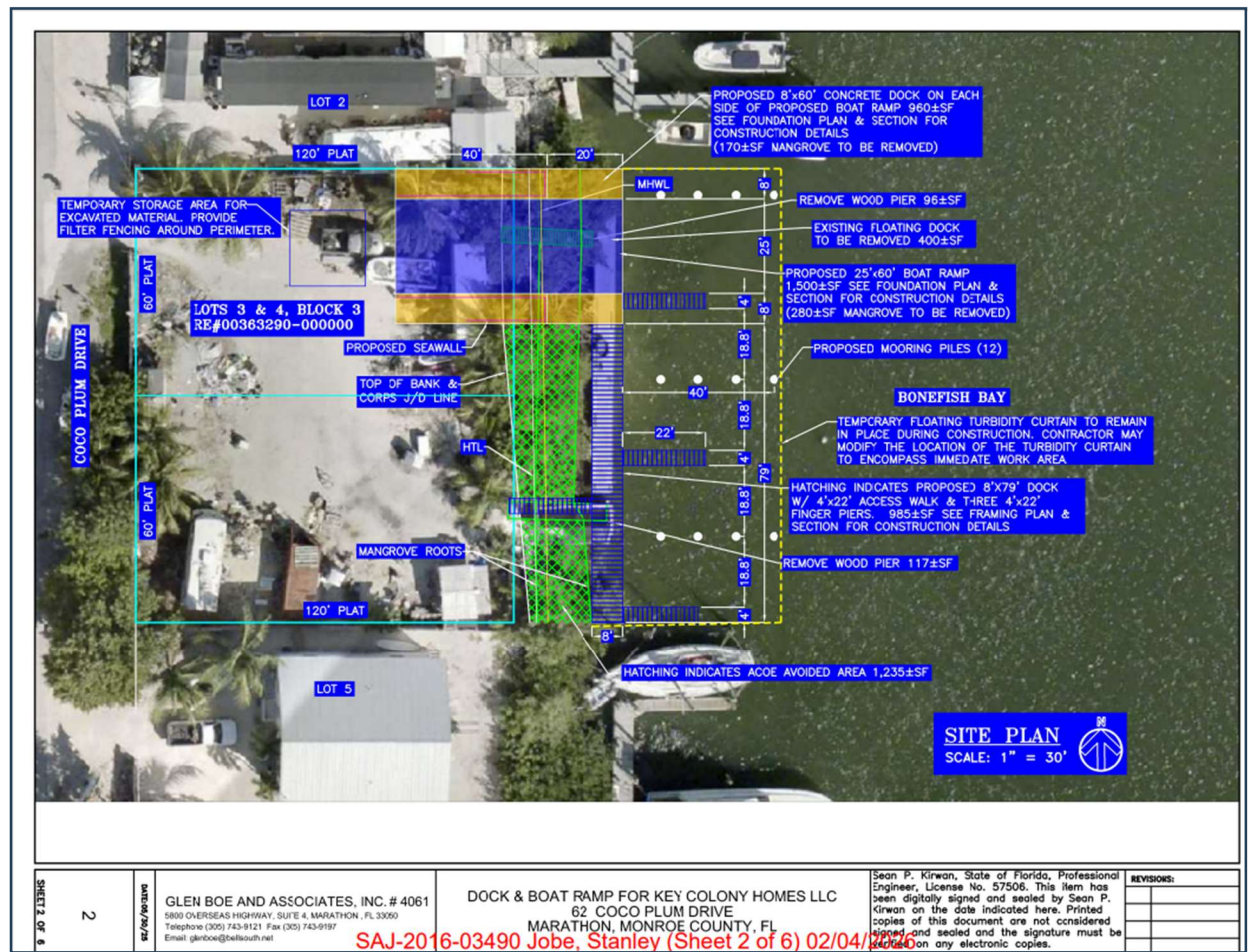
EXISTING CONDITIONS:

The project site is currently vacant.

PROPOSED REDEVELOPMENT:

The project includes the improvement of the site with a dock, boat slips, and boat ramp. See Figure 4 for Site Plan layout.

**Figure 4
Proposed Redevelopment Site Plan**



BACKGROUND:

The proposed project is located within the Mixed-Use Maritime (MU-M) zoning and the Mixed Use Commercial (MU-C) Future Land Use Map (FLUM) category. The site is currently unimproved and the application involves the construction of a dock, boat slips, and boat ramp for the use of Key Colony Homes, LLC. The proposed boat ramp requires a Conditional Use Permit from the City Council pursuant to Section 103.15.1 of the City Code. Conditional Use Permits are further subject to Article 102-13 (Conditional Use Permits) of the City Code. The proposed dock and boat slips have previously received approval from the U.S. Army Corps of Engineers and the Florida Department of Environment Protection. This report addresses the Conditional Use Permit

application only.

All conditions of the Conditional Use approval will have to be met before any building permit will be approved.

EVALUATION FOR COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS:

The criteria for evaluating a Conditional Use Approval are outlined in Chapter 102, Article 13, Conditional Use Permits, in the City of Marathon Land Development Regulations.

CRITERIA

A. The proposed use is consistent with the Comprehensive Plan and LDRs;

The proposed development project is located within the Mixed-Use Maritime (MU-M) Zoning District. Pursuant to Section 103.09, the “*MU-M zoning district is intended to establish areas suitable for uses which are essential to the commercial maritime industry, including sales and service of fishing equipment and supplies, seafood processing, fishing equipment manufacture and treatment, boat storage, restaurants, retail and affordable housing residential uses. The MU district is designated within the Mixed-use Commercial (MUC) future land use category on the Future Land Use Map (FLUM).*”

The proposed project consists of the construction of a boat ramp along with a dock and boat slips to be used in conjunction with the adjacent marina – Key Colony Homes, LLC. Section 103.15 determines whether specific uses are allowed as of right, limited, accessory or conditional uses, through Table 103.15.2. A boat ramp is permitted via a Conditional Use Permit within the MU-M District. The Conditional Use Permit review is intended to allow a broader view of the potential impacts of a project on adjacent uses and on City concurrency related resources such as road capacity, solid waste, sewer, and potable water availability.

It is staff’s opinion that the request is ***in compliance*** with the requirements of these sections as it is a Conditional Use within the MU-M District and is surrounded by similar marine related uses.

B. The proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

The proposed project is located within the Mixed-Use Commercial (MU-C) FLUM category and the Mixed-Use Maritime (MU-M) Zoning District. As discussed, boat ramps are Conditional Uses within the MU-M District. The project site is also surrounded by MU-M zoned properties. Based on the character of development surrounding the property and the existing zoning pattern in the area, it is staff’s opinion that the proposed use is compatible with the existing land use pattern and future uses designated by the Comprehensive Plan;

Therefore, it is staff’s opinion that the request is ***in compliance*** with the requirements of these sections.

C. The proposed use shall not adversely affect the health, safety, and welfare of the public;

The proposed conditional use does not adversely affect the health, and welfare of the public. The impacts on surrounding properties as a result of the proposed development should be positive.

Plans submitted with the project are suitable for the Conditional Use Approval as they relate to Chapter 107, Article 12, 100 Year Floodplain. Final review of floodplain compliance will occur as part of building permit issuance.

Therefore, it is staff's opinion that the request is ***in compliance*** with the requirements of these sections, so long as the applicant complies with stormwater requirements.

D. The proposed conditional use minimizes environmental impacts, including but not limited to water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;

The current project site is largely scarified with a mangrove fringe along the eastern property border. The conditions associated with both Federal and State permits related to the project establish adequate and proper protections for existing vegetation. The application and adherence to City Land Development regulation requirements will further protect and improve environmental conditions on site. The existing conditions maps indicate the subject area is designated as Developed Land.

**Figure 5
Focus Area Habitat**



Further improvements to water quality are expected to arise from stormwater improvements to the site, which should provide up-to-date treatment and eliminate any existing discharges to surface waters.

Site landscaping will be selected from Table 107.68.1, Appendix A, Article 8, Section 107 of the City of Marathon Code of Ordinances. The native vegetation will improve the environmental quality of the site and reduce irrigation needs.

Therefore, it is staff's opinion that the request is in compliance with the requirements of these sections so long as the development is conditioned on compliance with both U.S. Army Corp of Engineers and Florida Department of Environmental Protection, plans subject to approval of the City Biologist and final stormwater plans subject to City approval.

- Native vegetation shall remain intact, except for the area required for the boat ramp.

E. Satisfactory provisions and arrangements have been made concerning the following matters, where applicable:

1. Ingress and egress to the property and proposed structures thereon with particular reference to automotive, bicycle, and pedestrian safety and convenience, traffic flow and control and access in cases of fire or catastrophe;

Ingress and egress to the property is being provided through existing driveway on Coco Plum Drive. Section 107.43 requires site triangles where the access drive intersects with the street. Clear site triangles must be shown on the site plan at time of building permit issuance.

Therefore, with conditions, the request is in compliance with the requirements of these sections.

2. Off-street parking and loading areas where required, with particular attention to item 1 above;

Parking requirements are outlined in Section 107.46.1 (Parking Schedule). There are no parking standards for a private boat ramp within the City Code. However, parking on site will be adequate to accommodate the number of boat slips proposed in connection with the development of the site. Therefore, it is staff's opinion that the request is in compliance with the requirements of these sections.

3. The noise, glare or odor effects of the conditional use on surrounding properties;

The proposed project consists of development of a boat ramp within a Mixed-Use Maritime (MU-M) District. No detrimental noise, glare or odors are expected to be generated by the boat ramp, boat slips, or docking facility.

Therefore, it is staff's opinion that the request is in compliance with the requirements of this

section.

4. Refuse and service areas, with particular reference to locations, screening and Items 1 and 2 above;

Section 107.39 requires that all dumpsters and recycling bins be fully enclosed and screened. The improvement of the property will comply with City Land Development Regulations, including the screening of any dumpsters. .

Therefore, it is staff's opinion that the request is *in compliance* with the requirements of this section.

5. Utilities, with reference to location and availability;

Chapter 107, Article 13, establishes the City's Concurrency Management and certification requirements. This Conditional Use constitutes the City's Concurrency Level of Service Certificate, as follows:

- Wastewater: The applicant must coordinate with wastewater Utilities department for connection requirements. This project will constitute a major expansion, resulting in a de minimus impact.
- Water: The Florida Keys Aqueduct Authority will provide potable water for the facility.
- Solid Waste: Marathon Garbage Service will provide solid waste disposal.
- Surface Water: The applicant has provided stormwater design information suitable for the Conditional Use application review which demonstrates compliance with City standards. However, a final stormwater plan will be required for building permit issuance.
- Recreation and Open Space: This development will have a de minimus impact on recreation and open space.
- Roadways: The applicant is developing the site with a higher intensity than was contained within the undeveloped vacant land; therefore, a traffic study was completed to analyze the impact on transportation facilities.
- Educational Facilities: This redevelopment will have a de minimus impact on educational facilities since existing uses are replaced in kind.

Therefore, with conditions, the request is *in compliance* with the requirements of these sections.

- City approval is required for the stormwater management system prior to Building Permit Approval.
- Detail grading plan depicting existing and proposed elevations. All runoff is required to be diverted to the stormwater system with no off-site discharge
- The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

6. Screening and buffering with reference to type, dimensions and character;

Table 107.66 establishes project boundary buffer standards within the City. The project is located within the MU-M District. The property is bordered by parcels to the north and south, which are

also located within the MU-M District. To the west, across Coco Plum Drive is additional property located within the MU-M District. To the east of the project site is Bonefish Bay. No buffers are required in this instance, based on the existing zoning pattern in the area.

All proposed improvements will meet or exceed dimensional requirements within the MU-M District. The site plan meets the navigational and structural requirements for a boat ramp.

Therefore, it is staff's opinion that the request is *in compliance* with the requirements of these sections.

7. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety and compatibility with surrounding uses;

Any and all exterior lighting proposed in connection with the boat ramp will be subject to compliance with City Land Development Regulations. Article 107.54 establishes criteria for lighting, including light pole light limitations and other technical criteria. Final lighting plans will be submitted along with final landscaping plans, and will include verification from the landscape architect that all provisions of the article are met.

Therefore, it is staff's opinion that the request is *in compliance* with the requirements of these sections.

8. Required yards and other open space;

Section 106.16 established required open space for the project. The site is scarified; therefore, a twenty percent open space requirement applies. While subject to further site plan review, the project site is proposed to comply in all respects with applicable open space requirements.

Therefore, it is staff's opinion that the request is *in compliance* with the requirements of these sections.

9. General compatibility with surrounding properties; and

The project of construction of a boat ramp is consistent with the prevailing zoning pattern in the area and compatible with existing maritime-related uses. Adjacent uses include residential and maritime uses adjacent to the waterfront. Construction of a dock, boat slips, and boat ramp is expected to be fully compatible with these uses. The proposed project represents improvement to current conditions and development is expected to increase compatibility with surrounding properties.

Section 104.07 restricts the width of boat ramps, including side slopes to 35'. The site plans shows the boat ramp is below 35' wide.

Therefore, it is staff's opinion that the request is *in compliance* with the requirements of these sections.

10. Any special requirements set forth in the LDRs for the particular use involved.

Section 104.07 Boat Ramps contains special requirements.

The following criteria are applicable to this project:

- All boat ramps shall be located and designed so as not to create setback nonconformity for existing structures from the new MHW line created by the boat ramp and all new structures permitted subsequent to boat ramp approval must meet the new setback from MHW.
- All boat ramps shall be confined to shorelines of man-made canals, channels, and basins with little or no native vegetation and shall be located in the least vegetated area of the shoreline.
- The width of boat ramps, including side slopes, shall be limited to 35 feet.
- Boat ramps shall be designed such that all excavation necessary to build the ramp takes place at or landward of the MHW line that exists on the property prior to installation of the ramp.
- A maximum of two accessory docks meeting all docking facility requirements may be allowed.
- Boat ramps without accessory docks must meet the water depth and access criteria for a dock within ten (10) feet of the waterward end of the ramp to allow for a bottom slope.
- Dredging and filling shall be limited to the minimum amount necessary to construct the boat ramp surface, side slopes, walls and mooring or dock pilings.
- All such projects shall require approval by the Florida Department of Environmental Protection or the South Florida Water Management District and by the U.S. Army Corps of Engineers prior to issuance of a City permit.
- Additionally, this section, 104.25 A. 4., contains a requirement for hotel/motel redevelopment to include on- or off- site employee living space as specified below:

Therefore, it is staff's opinion that the request is *in compliance* with the requirements of this section.

CONCLUSION:

The Conditional Use Approval is intended to allow for the integration of certain land uses and structures within the City of Marathon based on conditions imposed by the Council. Review is based primarily on compatibility of the use with its proposed location and with surrounding land uses. Conditional uses shall not be allowed where the conditional use would create a nuisance, traffic congestion, a threat to the public health, safety or welfare of the community.

The proposed development consists of construction of a boat ramp for residential use. As such the development, including the overall upgrading and improvement of the site, furthers the policies for development in the City and is consistent with the Comprehensive Plan and Land Development Regulations. The project is compatible with surrounding uses, and is not expected to create a nuisance, traffic congestion or threat to public, health, safety or welfare.

RECOMMENDATION:

Planning staff recommends conditional approval of the proposed boat ramp referred to as Key Colony Homes, LLC to the Planning Commission.

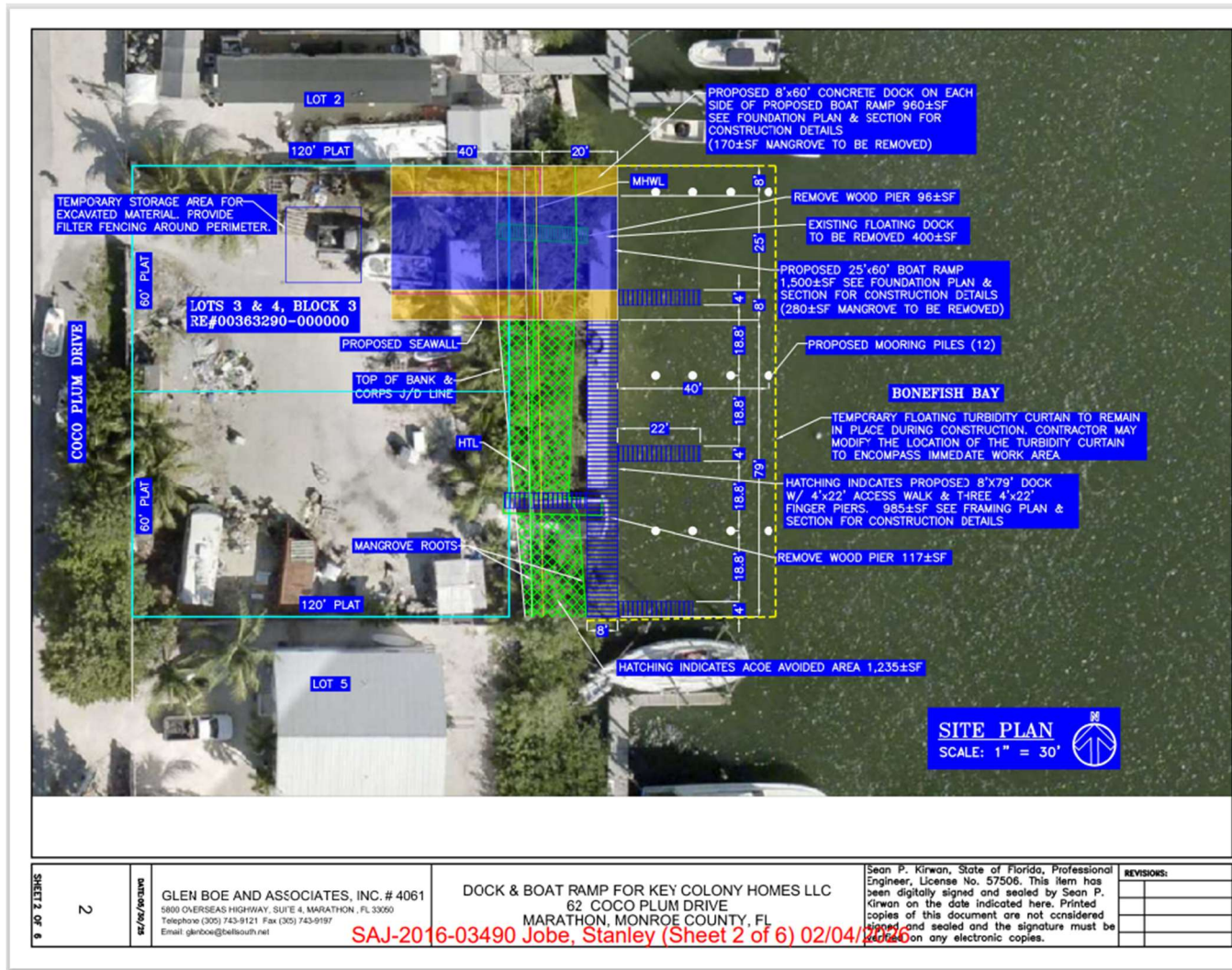
The proposed conditions of approval are listed below.

Conditions of Approval

1. Boat ramps shall be located and designed so as not to encroach setbacks.
2. Boat ramps shall be confined to shorelines of man-made canal with little or no native vegetation and shall be located in the least vegetated area of the shoreline.
3. Width of boat ramp, including side slopes, is limited to 35 feet.
4. Boat ramps shall be designed such that all excavation necessary to build the ramp takes place at or landward of the MHW line that exists on the property prior to installation of the ramp.
5. Dredging and filling is limited to the minimum amount necessary to construct the boat ramp surface, side slopes, walls and mooring or dock pilings.
6. If construction of boat ramp is found to have any effect on the Eastern Indigo Snake Habitat, then the prescribed protection measures must be undertaken, and the information poster posted on site.
7. Native vegetation shall remain intact, except for the area required for the boat ramp.
8. Top of ramp/drain to intercept stormwater.
9. Small swale needed to collect stormwater runoff.
10. Detail grading plan depicting existing and proposed elevations. All runoff is required to be diverted to the stormwater system with no off-site discharge.
11. City approval is required for the stormwater management system prior to Building Permit Approval.
12. The Conditional Use Development Order will constitute the Certificate of Concurrency for the project. The determination will be valid for one year.

Attachments:

Attachment: Proposed Site Plan A



SHEET 2 OF 6
2

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DOCK & BOAT RAMP FOR KEY COLONY HOMES LLC
62 COCO PLUM DRIVE
MARATHON, MONROE COUNTY, FL

Sean P. Kirwan, State of Florida, Professional Engineer, License No. 57506. This item has been digitally signed and sealed by Sean P. Kirwan on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REVISIONS:

SAJ-2016-03490 Jobe, Stanley (Sheet 2 of 6) 02/04/2016