



**City of Marathon Workshop City Council Agenda  
9805 Overseas Hwy., Marathon, FL  
Tuesday, February 27, 2024, 5:30 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Hotel/Motel Ordinance Discussion**
- 5. Adjournment**

ADA Assistance: Anyone needing special assistance at the City Council hearing due to disability should contact the City of Marathon City Attorney at (305) 289-4130 at least five days prior thereto. Please contact the City Clerk at [clavierd@ci.marathon.fl.us](mailto:clavierd@ci.marathon.fl.us) if you would like to receive any of the items on the agenda by email.

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## [Section 104.25.] Hotels or Motels.

An existing hotel or motel may be redeveloped pursuant to Table 103.15.1, subject to the following standards:

A. *General Provisions:*

~~1. Reserved.~~

12. Each hotel or motel shall comply with all mandatory hurricane evacuation requirements set forth by the City for hotel, motel, and other transient uses.

23. Each hotel or motel shall establish and maintain shuttle transport services to airports and tourist attractions individually or in conjunction with other hotel or motel operators.

34. Except as provided in Subsection (a), all hotel or motels shall provide on- or off-site employee housing living space in an amount equal to a minimum of 2025 percent (as may be adjusted from time to time by Council policy to reflect economic conditions) of the approved floor area in guest units; and such housing shall be of any of the following types as outlined in (b) below:

(a) An exception to the requirement for on- or off-site employee housing living space for hotel/motel redevelopment may be recommended by the Planning Director, the Planning Commission, and approved by the City Council as part of a conditional use and/or development agreement when the following criteria are met:

1. No increase in the number of hotel/motel transient units (unit as described in Subsection 104.25A.54. of the LDRs) ~~if existing hotel/motel unit density is non-conforming as defined in Chapter 108, Article 3 of the LDRs and as specifically outlined in Section 108.12 of the LDRs;~~
2. No use of transferable building rights (TBRs) (as described specifically in Subsection 107.14B. of the LDRs;
3. No significant change (+ or – 10%) in the current project floor area (Floor area as defined in Chapter 110, Article 3 of the LDRs);
4. No significant difference between the current and proposed uses of floor area;
5. No effort to move units off-site through TBRs as part of the proposed project, though they may be documented and preserved for future use; and
6. No significant change or increase in the size or type of project site amenities.

(b) Housing types:

1. Dormitory pursuant to Section 104.15;
2. Community Workforce Housing Unit pursuant to Section 104.13.~~Studio; or~~
- ~~3. One (1) or two (2) bedroom units.~~

45. All entrances to a hotel or motel unit shall share the same key or means of controlling access so that the hotel or motel room as defined herein is not divisible into separately rentable units.

5. All hotels or motels must provide a lobby for guests to check in/out.

B. *Redevelopment Criteria:*

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1. An existing hotel or motel room may be redeveloped to a unit not exceeding ~~1,500-2,000~~ square feet consisting of no more than ~~two and one half (2½) bathrooms, three (3) bedrooms and one (1) other living area~~ four (4) bedrooms, subject to the following rates of redevelopment:
    - (a) A one (1) bedroom unit may redevelop as a one (1) bedroom unit, without a reduction in the number of units; and
    - (b) A one (1) bedroom unit may redevelop as a two (2) bedroom unit at the rate of 90 percent of the one (1) bedroom units being redeveloped as two (2) bedroom units; and
    - (c) A one (1) bedroom unit may redevelop as a three (3) bedroom unit at the rate of ~~85-80~~ percent of the one (1) bedroom units being redeveloped as three (3) bedroom units; and
    - (d) A one (1) bedroom unit may redevelop as a four (4) bedroom unit at the rate of 70 percent of the one (1) bedroom units being redeveloped as four (4) bedroom units.
  2. The number of units reduced and not included in the redevelopment shall be tracked over time and registered with the City as Conditional Redevelopment Units and reflected in the data and analysis of the Comprehensive Plan as it is amended.
  3. Existing hotel units, which exceed allocated densities, may redevelop provided: (1) the parcel has a stormwater management system which meets the requirements of Article 11, of Chapter 107; (2) the wastewater treatment system meets Best Available Treatment wastewater standards; and (3) the structures meet the shoreline setback criteria as established in Article 4 "Open Water, Surface Waters and Wetlands" of Chapter 106.
  4. As a condition of redevelopment, the developer and the City shall enter into a Development Agreement, in addition to compliance with all other provisions of the Code.
  5. Redevelopment shall be clustered to the least environmentally sensitive portion of the property pursuant to Section 106.16 to protect existing habitat on site.
  - 6~~5~~. The City may consider, at a future time, proposed amendments to the LDRs to authorize the construction of Conditional Redevelopment Units. Prior to the consideration of such amendment, the City must demonstrate that: (1) a significant reduction in Hurricane Clearance Time has been achieved for the mandatory evacuation of permanent residents; (2) the Conditional Redevelopment Units have been tracked; and (3) other environmental and land use issues have been addressed.
  - 7~~6~~. Notwithstanding the foregoing, the developer of a hotel or motel containing less than 12 units may convert existing, lawfully established accessory floor area in the hotel or motel to a second bedroom or third bedroom, as the case may be, to an adjacent existing hotel or motel unit without triggering the requirements of Subsections B.1 or B.4 above; provided, however, that the additional floor area hereunder shall not exceed 425 square feet per unit or 850 square feet in the aggregate per property.

(Ord. No. 2009-13, § 2, 3-31-2009; Ord. No. 2012-07, § 2, 8-14-2012)