

**CALL TO ORDER** - A Workshop of the City Council of Marathon, Florida was held on March 26, 2024 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Still called the meeting to order at 5:30 pm.

**ROLL CALL - There were present:**

Councilmember Gonzalez

Vice-Mayor Landry

Mayor Still, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Clerk, Diane Clavier

City Attorney, Steve Williams

Members of the Public

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

Mayor Still informed everyone each organization would be given two minutes to speak and at the end they would take comments from the public. Clavier informed everyone that the organizations would be called in the order they applied for the grant. Williams informed the Council that since this is a workshop and no votes would be taken, there would be no conflicts.

Christine Todd-Young representing Habitat for Humanity informed everyone that last year the grant was used to make repairs to the home of a veteran. This year any grant funding from the City would be used for accessibility issues as a chairlift is needed for someone.

Karen Thomas representing Payton's Promise explained her mission to compassionately care for senior dogs and any grant money would go towards vet care, medical needs, and comfort for senior dogs.

Katie Lewis and Mark Bush representing Marathon Premier Sailfish Tournament explained their organization and that they were able to give \$27,000 to Stanley Switlick last year and this year were asking for funding for marketing expenses.

Judge Fowler and Maria Triana representing Literacy Volunteers of America explained any grant money received would go towards books, transportation and a citizen's class.

Marathon Premier Sailfish's PowerPoint presentation was shown.

Kylie Smith with ICARE Corporation explained any grant funding would be used for transportation to dive shops which would provide opportunities for Marathon dive shops to educate them and allow younger youths to be certified in diving.

Michael Cunningham representing Keys AHEC Health Centers explained they had ten sites, two in Marathon at the schools, a full-time nurse spends time at each school and there is also a mobile dental unit and a dental office space in Marathon.

Sheryl Schwab representing the Domestic Abuse Shelter explained the items the grant funded.

Ben Daughtry representing R2EACH informed everyone the funding would be used to rehabilitate manatees.

Reverend McConaughey representing the Hammock House explained they provide after school care and camp care and funding would be used to provide an extra week and add field trips.

George Crume representing Florida Keys Children's Shelter explained that grant funding would be used to help offset transportation costs.

Charlotte Quinn representing Crane Point informed everyone that any grant funding from the City would be used for Children to attend summer camp.

Jennette Hughes representing Marine Lab/Marine Resources Development Foundation informed everyone that the organization teaches children about our marine environment.

A representative from Take Stock in Children explained they mentor and help children apply for college and a Florida prepaid scholarship is matched by the state. They also help children apply for grants.

Christina Belotti and her daughter Dr. Belotti representing ECMC explained they help students in need with clothing and food.

Wayne Carter representing FIRM explained they try to keep insurance rates fair with the rest of Florida and have saved nine hundred million dollars for Monroe County residents. Any grant funding received would go toward research, travel, legal costs and mapping.

Kevin McAuley and Christine Schluter representing Presents in Paradise explained they help children have Christmas and funding received would go toward musical instruments, bedding and clothes.

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Loretta Geotis representing Salvation Army explained that four million dollars was provided to Monroe County residents after Hurricane Irma and they offer long term assistance to those in need, the three stores in the County and the Red Kettle program provides the bulk of the funding.

Phyllis Michaels representing Independence Cay and KAIR informed everyone that everyone staying in the shelter is working, and ten people are in the shelter and that funding would go towards backpacks for children, and those needing assistance with utilities and transportation costs.

Ruth Coleman representing Special Olympics Florida along with David and Justin Hare informed everyone that any grant funding would be used for travel costs.

John Hunt representing Grace Jones Community Center explained any grant funding would be used for food and the back pack program, explaining they noticed the children were consuming more food on Mondays which is why they started the weekend backpack program that they will with appropriate snacks.

Diane Culver representing the Heart of the Keys Recreation Association explained they serve all ages of children with water safety education, childcare services, field trips, activities and dance classes and grant funding would go towards this.

Michelle Nevel and Trich Worthington representing United Way of Collier and the Keys explained they are an affiliate for the Dolly Parton library and serve 110 children in Marathon and funding received would stay in Marathon.

Carolyn Robers representing Womankind explained they have a local office for healthcare for woman in Marathon that offers family planning, cancer screenings, prenatal care, etc. and funding would be used for medical care.

Kelly Grinter representing the Wild Bird Center explained funding received would be used for fish food for the birds.

JoAnne Zimmerman representing the Marathon Community Theatre explained any funding would be used for their plumbing issues and they help organizations bring children into the theatre.

Betsy Lefler representing the Marathon Yacht Club Education Foundation explained they teach children to sail, water safety and marine science and funding would be used for new boats used to learn to sail.

Carla Burns representing the Conch Republic Marine Army explained they clean up near shore waters and they are expanding into Marathon, funding would be used to help offset insurance.

Angel Lewis representing Community Coop preschool informed everyone funding would go toward their summer program, field trips, activities, sports equipment and their after-care program into the summer.

**Public Speakers**

Diane Scott asked the Council to give everyone something, but she felt the Council gives some of the organizations too much, be fair and give money for food and gas.

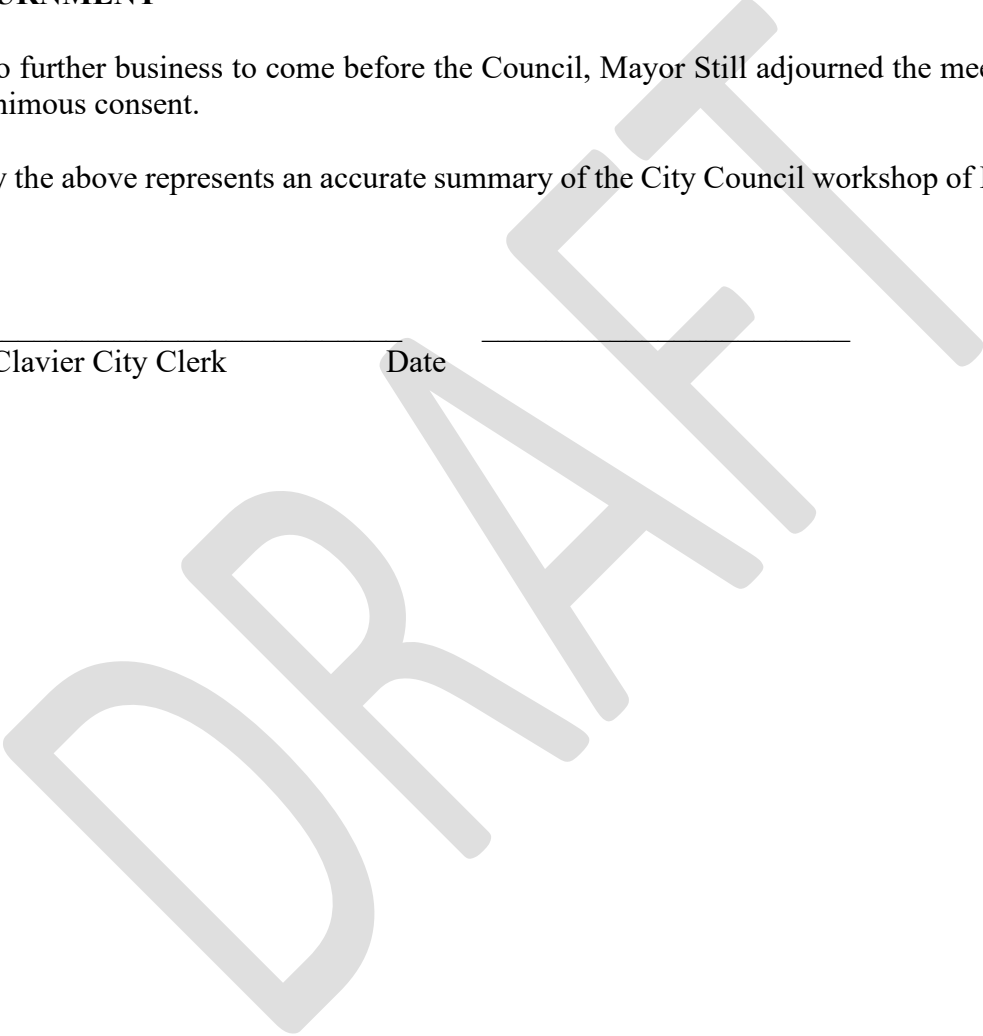
Still thanked all the organizations and informed everyone that on April 9<sup>th</sup> the awards would be announced.

**ADJOURNMENT**

With no further business to come before the Council, Mayor Still adjourned the meeting at 6:50 pm by unanimous consent.

I certify the above represents an accurate summary of the City Council workshop of March 26, 2024.

\_\_\_\_\_ Date \_\_\_\_\_  
Diane Clavier City Clerk



City of Marathon  
City Council Action Minutes  
March 12, 2024 5:30 pm City Council Meeting Minutes

**CALL TO ORDER** - A Meeting of the City Council of Marathon, Florida was held on March 12, 2024 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Still called the meeting to order at 5:30 pm.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**ROLL CALL - There were present:**

Councilmember Gonzalez

Councilmember Matlock

Councilmember Smith

Vice Mayor Landry

Mayor Still, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Clerk, Diane Clavier

City Attorney, Steve Williams

Planning Director, Brian Shea

Finance Director, Jennifer Johnson

Deputy Director, Dan Saus

Building Official, Gerard Roussin

Code Director, Ted Lozier

Marina Director, Sean Cannon

Grants Coordinator, Maria Covelli

MCSO Station Commander, Lt. Quintero

Mayor Still recognized former Monroe County Commissioner George Neugent

**Approval Of Agenda And Consent Agenda**

Gonzalez added Sombrero Country Club Golf Course Discussion. Landry added Form 6 Discussion and removed the public works report from the consent agenda. Garrett added Baptist event on April 6<sup>th</sup> with permission to serve alcohol on City Property and informed the Council that Lt. Malmquist was unable to

attend tonight's meeting, and we would recognize his 20<sup>th</sup> year anniversary with the City at a future meeting.

**MOTION:** Gonzalez moved to approve the amended agenda

**SECOND:** Landry

With no objection from the members of Council, Mayor Still declared the agenda approved by unanimous consent.

### **City Council Items**

\*A. Approval of Minutes

\* B. Approval of Keys100 16<sup>th</sup> Annual Race May 18-19, 2024

- C. Recognition of James Malmquist's 20 Year Anniversary with the City on March 1<sup>st</sup> and Recognition of Brian Shea's 10 Year Anniversary with the City on March 3<sup>rd</sup>.

The Council recognized Brian Shea's 10<sup>th</sup> anniversary with the City with a plaque and the Council thanked him.

Golf Course Discussion – Gonzalez explained that after the workshop, several people came to him to put the golf course on the agenda for discussion. Gonzalez informed everyone that there was a development agreement in 2014 which was extended in 2019 and the property has active permits.

Peter Rosasco provided a PowerPoint presentation. Rosasco explained he and his partner have invested 2.5 million dollars to keep the course open. And informed every one of the things they have done for nonprofits. Rosasco gave a timeline of events including Irma and Covid that have delayed the project and he also informed everyone the course would be developed in accordance with the agreement. Rosasco informed everyone the conditional use application site plan that was approved in 2014 includes 110 units consisting of ninety-five hotel rooms and fifteen 1500 sq. foot villa 170-seat restaurant and eight workforce housing units along with a clubhouse, pro-shop, swimming pool, tennis courts and the 18-hole golf course.

Mattlock questioned if he was committed to the fifteen units. Rosasco responded yes. Mattlock asked Rosasco if he would build the course before the hotel. Rosasco responded no.

Mayor Still called for public comments.

Phil Desfosses – spoke for the golf course and advised everyone that there has not been any information from the group about what their intentions are, but there is not room for a course on the property.

Betty Chaplin – commented when locals build, we know who they are. This is not a local, they are from Sweeden, and live in Jupiter and something is fishy about their corporation. Chaplin informed everyone she had hired someone to investigate the ownership history of the Golf Course.

Julia Francis – expressed her concerns about flooding issues on Sombrero Blvd. as there are times they cannot access the road and bringing in more hotels will cause more issues.

Bruce Irwin commented he was in support of the other speakers.

Dustin Huff – commented that this place was meant for the people and is not being prepped for a golf course, and this is the last piece of real estate that can accommodate a golf course.

Mike Leonard – commented that the presentation was great, but when he met with them, they made it clear that they wanted nothing to do with golf, they wanted me to build the 10 to 12 million golf course.

Thame Morgan expressed his concerns that good faith had been compromised, and sacrifice seems imminent.

Curtis Behrent – the comment that they kept the property nice for the residents is absurd, the looks of the property are detrimental to our home values, he had been told different things since Irma and nothing has happened.

Diane Scott – commented that underhanded stuff is going on.

Mayor Still questioned what the enforcement mechanisms there were for enforcement of the development agreement and conditional use. Williams explained at the end, they need a CO to occupy the hotel rooms, if they do not live up to the development agreement, you cannot get a CO, there are performance bonds in some of the agreements and there are also ways through our code and preservation of rights. Shea explained item K in the development agreement lists the enforcement mechanisms and the expiration may be fluid due to Governors orders regarding Irma and migrants. Mattlock commented that Development Agreements can be changed. Shea explained to change a development agreement, there would have to be two City meetings with public notice and then it would be sent to the state for approval and once it goes to the state, there is an appeal period. Mattlock questioned what the Citizen success rate was for an appeal. Williams responded Boat Works as an example.

Rosasco commented that his partner who lives in Jupiter owns 67 percent, and he owns 33 percent of the development, he has spent a lot of money to keep the course open and he understands the frustration. Rosasco reminded everyone he has active permits and will build a new maintenance building, there is no bill of rights, and he has not received any phone calls.

### **Citizens' comments**

Lynda Berrigan – asked the Council to reconsider the location of the deep well to Crawl Key, Folks supports that location as well instead of Coco Plum, a high residential area.

Dustin Huff – commented he does not understand how any of this with the golf course is happening, no one is developing Sombrero Beach; greed is taking over and we do not need another hotel.

Mike Leonard – commented that it is a pro-growth environment with the golf course, it could be here forever and will outlive any development.

Diane Scott – commented she felt we needed our own police department, and the Mayor should run everything, and the Sherriff's office does nothing about the church trespass and the City Manager does not do his job.

Karen Tyson – commented that at the February 13<sup>th</sup> Council meeting the Council made a decision regarding speed bumps and felt like this was setting a bad precedent without public input. Tyson explained she did not want speed bumps and suggested more signage as there are only three signs that state the speed limit is twenty-five mph.

Michael Ottery – commented that he supported the Crawl Key location for the deep well.

Dolly Sadowski – commented that the canal between Avenue E and F looks worse than the Mississippi River and she felt the shallow wells were not doing their job, she would like the deep wells located on Crawl Key.

Pam Mayberry – explained she was concerned about the near shore water quality, and we are getting 120 more units on Coco Plum and questioned why and how the Council chose Coco Plum Drive for the deep well location when FOLKS recommended Crawl Key.

Mike Millard – commented that a traffic study should be conducted, and the residents should be surveyed if they want speed bumps. Millard also commented that the Council should consider the 7 Mile Marina as a place for a boat ramp instead of a second one on the quay property. Regarding the deep wells, the report recommended Crawl Key.

Form 6 discussion – Landry explained he was an elected official when this came to be; it is a very intricate form. Williams explained the differences between the State of Florida Ethics Commission form one and form six and informed everyone a lawsuit was filed to stop the requirement and suggested using city resources to hire someone to help fill the form out. Still, Smith and Landry all spoke in support of hiring someone to assist them.

### **City Manager Report**

- \* A. MCSO Marathon Substation Report
- \* B. Grants Update
- \* C. Building Report
- \* D. Park and Recreation Report
- \* E. Marathon Fire Rescue Report
- \* F. Marina Report
- \* G. Code Report
- \* H. Wastewater Utilities Report

I. Public Works Report – Smith commented that the parking number was not correct, and Solis explained staff has researched State Law and policy regarding the installation of speed bumps on Roads. While State Law does not prohibit the installation, FDOT guidelines prohibit speed bumps and require speed humps to be installed instead. The FDOT guidelines also call for a public involvement process to avoid potential liability to the local government due to any potential impact by this installation. With this said, we suggest holding a public meeting from the affected neighborhood to get input from the public



and provide information on what is proposed. A speed hump can be designed so that vehicles can traverse the restriction at 20—25 mph without any major impact to the vehicle, but higher speed would create an impact.

J. Landscaping Contract Options Garrett explained the options of renewing, going out to bid or bringing the services in house. Garrett commented that he has met with BrightView, and they have made significant progress over the past few months and Garrett recommended continuation of the contract.

Diane Scott – commented that everyone should be ashamed because BrightView lets the grass grow at Jessee Hobbs and suggested the City should bring this service in house.

Landry questioned if we could do a one-year extension for now and then do a hybrid type of contract and go out to bid. Mattlock commented that he agreed with Landry. Williams explained that Brightview would have to agree to that as it is a three-year renewal in the contract, but we can clarify the cancellation as either party can cancel with thirty days' notice. Smith commented that let us get the best deal, he would prefer to bring this in house if feasible and he prefers a shorter time frame. Williams informed everyone this will come back, and we have direction to approach the contractor with a one-year extension and get an RFP out and bring in house with the budget.

K. Extension of Emergency Response /Debris Contracts – Garrett explained that nothing would improve with going out for bid and recommended an extension to the contract. The council gave head nods.

\* L. Request to Use Community Park for Farm Share Food Giveaway on April 13<sup>th</sup> from 10am until 1pm.

Baptist request to serve alcohol on City property at their April 6<sup>th</sup> event. Williams explained that in our code, the permit is to be submitted thirty days before the event, this is happening more and more. Their request was late, was not complete and legally untimely. It needs to be routed to many departments and we did not receive the permit until yesterday. Smith commented that if we want a tickler system, let us start at home as there are contracts that are late on this agenda. The council discussed and approved the event and recommended reminding the public every three months of the 30-day notice.

Shea reminded everyone that the nonprofit grant deadline is tomorrow.

### **Quasi-Judicial Public Hearings**

**A. Resolution 2024-25**, Consideration Of A Request By Uphoff Investments 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 Development Of Twelve (12) Residential Units And Accessory Structures; Located At 12640 Overseas Highway Which Is Legally Described As Section 5 Township 66 Range 33 Fat Deer Key Part Lots 1-2, Monroe County, Florida, Having Real Estate Numbers 00100260-000000. Nearest Mile Marker 53.

The Clerk swore in speakers and the Councilmembers stated they had no exparte communications.

Shea explained the request for a conditional use approval for the development of eight single family residential units, a four-plex multifamily unit and accessory structures (garages) on the property. Shea informed everyone page 82 in the packet will be replaced with page 72. Shea recommended approval with conditions he outlined.

Steve Hurley, agent for the applicant provided a PowerPoint presentation outlining the proposed project.

Mattlock questioned if the developer would be selling the units. Hurley replied that they would be, and they have the units in hand.

The Mayor opened public comment, hearing none, closed public comments.

**MOTION:** Gonzalez moved to approve Resolution 2024-25  
**SECOND:** Smith

**Vote of the Motion:**

Yes: Gonzalez, Smith, Matlock, Landry, Still  
No: None  
Absent: None  
Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

Williams asked for head nods for the Baptist to serve alcohol at the event. The Council gave a head nod.

**Ordinances for First Public Hearing**

**A. Ordinance 2023-15** Amending Chapter 104 “Specific Use Regulations”, Article 1 “General Provisions”, Updating Section 104.25 “Hotels Or Motels”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For The Transmittal Of The Approved Ordinance To The State Land Planning Agency, Florida Commerce; Providing For Inclusion In The Code Of Ordinances, City Of Marathon, Florida; And Providing An Effective Date. **(Tabled From January 9<sup>th</sup> Meeting)**

Shea explained the red colored wording is stricken and the blue colored wording has been added.

Mayor Still called for speakers.

Phil Desfosses – spoke against the ordinance.

Dave Perry – spoke against the ordinance and commented that the square footage should be kept at 1,500 and there was not a traffic study, we have no water pressure, and the grocery stores are crowded.

Shea explained we are keeping the affordable and we are keeping the 1,500 square footage which is the current code. Smith commented that everyone has had the ability since 2009 to reduce the number of units to go to a three bedroom, we are reducing the impacts.

Dustin Huff thanked the Council for keeping the 1,500 square feet.

Betty Chaplin commented that workforce housing is temporary and affordable housing is not affordable.

**MOTION:** Mattlock moved to approve Ordinance 2024-15 as is.

**SECOND:** Landry

**Vote of the Motion:**

Yes: Mattlock, Landry, Gonzalez, Smith, Still

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

Mayor Still called for a break at 7:48 pm until 7:58 pm and at 7:59 pm called the meeting back to order.

**B. Ordinance 2024-04**, Creating Chapter 107, Article 15, "Lighting"; Providing Criteria For Both Residential And Commercial Lighting Standards; Amending Chapter 110 Definitions; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The Department Of Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

Shea explained the blue underlined changes were from the Planning Commission.

James Burgess – spoke for the ordinance.

Landry suggested lowering the three-year effective date to two years. Mattlock explained his concern is that 90 percent of the lighting does not affect anyone; the issue is enforcement. Mattlock asked if citizens could anonymously complain. Williams explained that Tallahassee said no anonymous complaints. Shea explained that we need to educate everyone if it meets the criteria, it is okay. Landry asked for Code to be educated first. Garrett explained it would be complaint based. Smith questioned what we were after with the ordinance. Landry replied nuisance lighting. The council asked that B-9 be stricken.

**MOTION:** Landry moved to approve Ordinance 2024-04 with B9 stricken and change three years to two years.

**SECOND:** Smith

**Vote of the Motion:**

Yes: Landry, Smith, Gonzalez, Matlock, Still

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No: None  
Absent: None  
Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**C. Ordinance 2024-05**, Amending Chapter 103 “Zoning Districts,” Article 3 “Use And Intensity Tables”, “Standards,” 103.15 “Standards”, And Chapter 110, “Definitions,” Article 3, “Defined Terms;” Modifying Accessory Structures And Accessory Uses; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code Of Ordinances, City Of Marathon, Florida; And Providing An Effective Date.

Shea explained the proposed addition to the code.

The Mayor called for speakers, hearing none, closed the public hearing.

**MOTION:** Gonzalez moved to approve Ordinance 2024-05

**SECOND:** Mattlock

**Vote of the Motion:**

Yes: Gonzalez, Matlock, Smith, Landry, Still  
No: None  
Absent: None  
Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**D. Ordinance 2024-06**, Amending Chapter 101, Article 3 (“Planning Commission”) By Amending Section 101.04 Titled “General” To Delete A Portion Regarding A Mailing List; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After Final Adoption By The

Shea explained the purpose of the amendment is to remove language regarding a process that does not exist and has never been used.

The Mayor called for speakers, hearing none, closed the public hearing.

**MOTION:** Smith moved to approve Ordinance 2024-06

**SECOND:** Gonzalez

**Vote of the Motion:**

Yes: Smith, Gonzalez, Matlock, Landry, Still  
No: None  
Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**E. Ordinance 2024-07**, Amending Chapter 104, Article 1 (“General Provisions”) By Deleting A Portion Of Section 104.66 Titled “Wireless Services Facilities (“WSFS”)”; Specifically, Subsection G Part 4 To Comport With Modern Constitutional Constraints; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After Final Adoption By The City Council; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Shea explained The purpose of the amendment is to strike the language that is outdated and rely on the constitutionally complaint sign language that has already been amended.

The Mayor called for speakers, hearing none, closed the public hearing.

**MOTION:** Smith moved to approve Ordinance 2024-07

**SECOND:** Gonzalez

**Vote of the Motion:**

Yes: Smith, Gonzalez, Matlock, Landry, Still

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**F. Ordinance 2024-08**, Amending Chapter 107, Article 13 (“Concurrency Management”) By Amending Section 107.113 Titled “Enforcement” To Clarify The Penalties; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After Final Adoption By The City Council; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Shea explained the purpose of the amendment is to remove the ambiguity as to the penalties that may be imposed for violations of the section.

The Mayor called for speakers, hearing none, closed the public hearing.

**MOTION:** Gonzalez moved to approve Ordinance 2024-08

**SECOND:** Landry

**Vote of the Motion:**

Yes: Gonzalez Landry, Matlock, Smith, Still

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**Resolutions For Adoption**

**\*A. Resolution 2024-26** Terminating Certified Secondary Meter Accounts That Have Refunds Of Less Than \$75 Annually Or Are Non-Responsive After A Twelve-Month Period; And Providing For An Effective Date

**\*B Resolution 2024-27,** Accepting The Ranking And Recommendation Of The City’s Evaluation Team In Response To An RFQ For Professional Consulting Services For Various Disciplines; Authorizing The City Manager Execute The Contracts With The Ranked Firms.; And Providing For An Effective Date.

**C. Resolution 2024-28,** Approving The Ranking And Allocations Of The Market Rate And Affordable Residential Building Permit Allocation System (RBPAS) For Period 2, Year 32 (January 14, 2024 To July 13, 2024); And Providing For An Effective Date.

Shea explained this Resolution is the award of two Market Rate General and two Market Rate Owner Occupied BPAS allocations and one Affordable BPAS allocation.

The Mayor called for speakers, hearing none, closed the public hearing.

**MOTION:** Gonzalez moved approval of Resolution 2024-28

**SECOND:** Landry

**Vote of the Motion:**

Yes: Gonzalez, Landry, Matlock, Smith, Still

No: None

Absent: None

Abstain: None

**Vote on the Motion:** 5 Yes, 0 No, 0 Absent, 0 Abstain

**\*D. Resolution 2024-29,** Approving A One Year Extension Of The Renewable Contract Agreement With Sarah Matthis To Provide Services To The City As A Public Information Officer; And Providing For An Effective Date.

**\*E. Resolution 2024-30** Approving A Grant Agreement With The Florida Department Of Environmental Protection For the Stormwater Injection Well Project Funding of \$500,000; Authorizing The City Manager To Execute The Grant Agreement On Behalf Of The City; And Providing For An Effective Date.

**\*F. Resolution 2024-31,** Awarding A Work Authorization For FDEP Facilities Plan & Grant Funding Assistance for Deep Well Project to Weiler Engineering In An Amount Not To Exceed \$143,120.00;

Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date.

**\*G. Resolution 2024-32**, Awarding The Contract For The Area 6 Chlorine Contact Tank Coatings Upgrade To Reynolds Construction, LLC In An Amount Not To Exceed \$197,981.55; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

**Council Comments:**

Gonzalez thanked the staff and the Citizens who participated in the meeting.

Mattlock informed everyone that **Barbara Bateman** passed away.

Smith commented that **Barbara Bateman** encouraged everyone to keep being heard. Smith thanked the Seafood Festival volunteers and wished everyone a happy St. Patrick's day and congratulated Brian on his 10 years at the City and thanked Staff.

Landry thanked the Chamber of Commerce and OFF for the Seafood Festival and thanked and congratulated Brian Shea on his 10-year anniversary. Landry thanked the citizens who voiced their opinion as it makes the Council's job easier.

Still echoed the remarks of Council and reminded everyone of Spring Break and to be careful and patient. Still also reminded everyone of the workshop at the end of the month for the non-profit grants. Still thanked the Council and staff.

**ADJOURNMENT**

With no further business to come before the Council, Mayor Still adjourned the meeting at 8:20 pm by unanimous consent.

I certify the above represents an accurate summary of the regular Council meeting of March 12, 2024

\_\_\_\_\_  
Diane Clavier, City Clerk

\_\_\_\_\_  
Date

**CALL TO ORDER** - A Workshop of the City Council of Marathon, Florida was held on February 27, 2024 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Still called the meeting to order at 5:30 pm.

**ROLL CALL - There were present:**

Councilmember Gonzalez

Councilmember Matlock

Councilmember Smith

Mayor Still, comprising a quorum

Also, in attendance were:

City Manager, George Garrett

Deputy City Clerk, Hillary Palmer

City Attorney, Steve Williams

Planning Director, Brian Shea

Code Director, Ted Lozier

Building Official, Gerard Roussin

**Call to Order**

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

Still provided an introduction into the workshop and explained the rules of order for public comment, highlighting the speakers must only speak on the topic of the workshop, Hotel/Motel Ordinance Discussion.

Shea explained the ordinance changes which included the general provisions under section 104.25 Hotel or Motel of the City Code.

Mayor called for public comment.

Dustin Huff spoke against the proposed ordinance changes. He referenced concerns regarding possible overloads to the sewer system and increased traffic. He suggested Council obtain a current traffic study of the area before forming a decision to the ordinance changes.



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Mike Leonard expressed concerns regarding the development of the golf course property as it relates to the ordinance amendments. The Mayor asked the speaker to stay on the topic of the ordinance and explained the workshop is not to discuss the golf course development plans.

Betty and Peter Walker spoke against the proposed ordinance changes. Mr. Walker provided a personal history of his and his mother's life as long-term residents of Marathon and members of the Florida Keys Country Club and made reference to the changes in development throughout the years.

Phil Des Fusses spoke against the proposed ordinance amendments and expressed confusion as to why the other two hotels (Isla Bella and Valhalla) are included in the Ordinance amendments. He also expressed concerns regarding future overload to the infrastructure at the golf course property.

Curtis Behrent spoke against the ordinance changes and disagreed with including the other two hotels (Isla Bella and Valhalla) into the changes. He also expressed his concerns regarding flooding, drainage and sanitation issues that could create a problem at the hotel sites as a result of the increased allowable development.

Bruce Irwin expressed his disappointment with the inability to speak on the golf course property topic and asked when it could be discussed. He expressed his concerns and discontent with over development and the ramifications on the community.

Still explained the workshop was to discuss hotel development not the golf course property development and asked Mr. Williams to explain to Mr. Irwin the process of requesting an agenda item to appear on the agenda.

Williams addressed the procedures for requesting an agenda item to appear on the City Council agenda. He explained the requestor could speak with any Councilmember individually and make the request or during public comment at a regular scheduled City Council meeting.

#### Council Discussion.

Smith spoke on the original 2014 development agreement associated with the golf course development and noted that the public had the opportunity to comment when it was brought forward to City Council in 2014 and further explained that any modifications would be required to come back to City Council as an amendment with City Council approval.

Williams confirmed the proposed ordinance changes are not to change the golf course property development plans.

Matlock stated his support for allowing the public to comment on the golf course property at the workshop.

Gonzalez acknowledged the public's concern regarding the golf course property development agreement and thanked Williams for the clarification provided.

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Shea announced he will distribute his business cards to those that would like to request a copy of the golf course development agreement.

Mayor Still reminded the public that a meeting platform which includes the golf course property development as an agenda item is the appropriate place to discuss the item further.

Smith reiterated the procedure to discuss the golf course property development agreement and indicated he would like to discuss the infrastructure impacts and how it relates to the sewer and water services and reminded the public that any amendments would need Council approval.

Matlock expressed concerns regarding potential impacts on residential units, such as employee housing.

Smith and Matlock discussed concerns regarding potential infrastructure and sewer system impacts.

Matlock stated he supports getting a current traffic study for the area and did not support increased development.

Williams reminded Council that there were still members of the public waiting to speak.

Capt. Ed Davidson provided his professional background and spoke against the proposed ordinance amendments. He expressed concerns regarding overload to the sewer system, water service and pipeline capacity. He stated overdevelopment would lead to deterioration of quality of life for residents. He commented that more tourism would ultimately lead to the need for more services, including housing, schools and higher taxes in Monroe County.

Dave Perry, long time resident of Marathon spoke against the proposed ordinance amendments and stated he felt if the hotel at the Florida Keys Country Club is developed there will not be enough land for the eighteen-hole championship golf course as planned.

Stan Haines was signed up to speak but declined when called upon and requested his public comment time be transferred to Mr. Mike Leonard to comment again.

Still agreed to allow Mr. Leonard to comment again.

Mike Leonard expressed concerns that if the proposed ordinance changes are passed it will negatively impact the development of the eighteen-hole golf course.

Smith addressed concerns regarding the land area not meeting the requirements for the eighteen-hole golf course and also expressed concerns regarding the potential infrastructure impacts on future development.

Shea made assurances that there are guidelines and criteria in place to address the infrastructure impacts on future development.

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Smith asked if there was a transient unit transfer fee and Shea confirmed there is no such fee.

Matlock stated again that he does not support making hotel units larger and asked what the City has to gain by doing so. He stated that he has not met a single local that supports more development and commented that many locals are leaving the Keys due to the rapid growth and vacation rental increase. He also stated he would like to see a reduction in square footage in the proposed ordinance.

Gonzalez thanked the community for participating in the workshop and provided confirmation that the existing development for the Country Club includes plans for an eighteen-hole golf course. He announced that if any member of the public would like to get an item on a future agenda to contact him.

Matlock asked if there is any support from Council to reduce the square footage in the proposed ordinance. Smith commented no but suggested looking at ways to limit vacation rentals.

Still asked for Council to provide direction to staff and Council agreed to the following changes:

Under the “Redevelopment Criteria” section (1) Council agreed to leave the original language as is. “An existing hotel or motel room may be redeveloped to a unit not exceeding 1,500 square feet consisting of no more than two and one half (2 ½ ) bathrooms, three (3) bedrooms and one (1) other living area, subject to the following rates of redevelopment”.

Under the “Redevelopment Criteria” section Council agreed to change paragraph 1C to read “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”.

Under the “Redevelopment Criteria” strike paragraph 1D “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”.

Still stated the information will be brought back to the March City Council meeting and reminded the public about the public comment procedures.

#### Council Comments

Matlock thanked the public for their attendance.

Smith stated he is thankful the Council is focusing on issues that matter.

Gonzalez thanked the public for their participation and thanked the locals for expressing their opinions.

Still thanked the public for their patience and understanding regarding the public comment section of the meeting.

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**ADJOURNMENT**

With no further business to come before the Council, Mayor Still adjourned the meeting at 6:36pm by unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of February 27, 2024

\_\_\_\_\_  
Hillary Palmer, Deputy City Clerk

\_\_\_\_\_  
Date

City of Marathon  
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**CALL TO ORDER** - A Workshop of the City Council of Marathon, Florida was held on January 22, 2024 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Still called the meeting to order at 5:30 pm.

**ROLL CALL - There were present:**

Councilmember Gonzalez

Councilmember Matlock

Councilmember Smith

Vice-Mayor Landry

Mayor Still, comprising a quorum

Also, in attendance were:

City Manager, George Garrett

Deputy City Clerk, Hillary Palmer

City Attorney, Steve Williams

Planning Director, Brian Shea

Finance Director, Jennifer Johnson

Public Works Director/City Engineer, Carlos Solis

Building Official, Gerard Roussin

Grants Coordinator, Maria Covelli

Parks Director, Paul Davis

Engineer, Chris Nolan

Paralegal, Alli Heller

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

Mayor Still acknowledged Monroe County Board of County Commissioners and former Councilmember/Mayor John Bartus in the audience.

Garett provided a staff report on the status of the Building Permit Allocation System and how it relates to the City's allocations. He provided an explanation indicating the City will be out of

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allocations in July 2024 and spoke on the risk of takings cases. He also spoke on the Hurricane Evacuation Model for mobile homes and the possibility of extending the evacuation time to 31 hours.

Matlock asked if anyone helped facilitate the draft proposal that Garrett provided to the local and state authorities with regards to the allocations and hurricane evacuation time changes.

Williams denied nor confirmed other parties were privy to the draft proposal.

Gonzalez asked the Council for permission to enter into a discussion with Monroe County to receive a set of allocations through a loan system until 2026.

Roman Gastesi Monroe County Administrator, spoke on behalf of Monroe County and stated the request for an allocation loan could be discussed and agreed upon through an interlocal agreement. He asked for clarification regarding specifically what the City is asking for.

Gonzalez stated the City is looking for both affordable and market rate allocation units.

Williams stated the interlocal agreement would need to involve the Florida Department of Commerce.

Councilmembers thanked the County for their support.

Gonzalez asked for confirmation with the Council to ask the County for a allocation loan request.

Williams reminded the Council no motions can be made during a workshop.

Council agreed.

Gastesi asked Council what range of allocations they are requesting.

Gonzalez replied up to 50 allocations and Shea confirmed.

Still asked to bring back the item at the next scheduled Council meeting.

Landry expressed his support regarding request for allocations.

### **Public Speakers**

Josh Mothner spoke on the advantages for Council to have control and reminded Council their job is to look out for the best interest of the City.

Ed Davidson commented on the hurricane evacuation times and noted he felt they were deceptive.

Jill Davis expressed her concerns regarding the request for allocations as it pertains to the local infrastructure and development.

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Ann Olsen, Keys Last Stand, commented on the various infrastructure that needs repair throughout the Keys, she expressed her concerns about hurricane evacuation times and stated there should be a review of buildable lots in the Keys.

Peter LeVasseur spoke against the request for allocations.

Diane Scott stated there should be a longer timeframe for public speakers and spoke against the City Councilmembers and Marathon in general.

Mark Miller spoke against the allocation request due to stressing the infrastructure throughout the Keys.

Michael Ottrey commented on negative impacts the development will have on public safety.

Pamela Mayberry spoke against the allocation request. She spoke on the environmental and infrastructure impacts and poor quality of life conditions the new units will create.

Cheryl Miller suggested Council be prepared for takings cases and stated concerns about new development in the Keys.

Matthew Sexton spoke on the importance for the City to have control regarding the distribution of allocations that the City already has possession of.

George Neugent congratulated Mayor Still on becoming Mayor and spoke on the seriousness of the allocation issues.

Patrica McGrath spoke on the potential of takings cases concerning the request for more allocations.

Mike Millard asked staff how many units are in the reserve pool and how many units are assigned to the School Board.

Williams commented that all comments should be directed to City Council.

Still requested for Shea to reply to the question from Mr. Millard.

Shea replied twelve allocations are in administrative relief and 47 units are assigned to the School Board.

Steve Britske spoke against requesting more allocations.

Smith commented there will be a projected eight percent growth rate over the next several years and spoke on the possibility of donating land for the purpose of conservation.

Matlock commented that there is a misconception between affordable housing units versus what people can afford.

Smith commented that he supports giving allocations to Habitat for Humanity.

Mayor called for a recess.

#### Quay Boat Ramp Discussion

Solis provided a staff report which outlined the options for the Quay boat ramp and park area. The options for design at the property included are listed below:

- A. Install new boat ramps, keep the fees and return the grant
- B. Install the new boat ramps, free ramps and parking for everyone, keep the grant
- C. Install the new boat ramps, charge fee for everyone, including locals and keep the grant.
- D. Do not install the boat ramps, keep the park as voted on by the community and keep the grant.

Solis spoke on development costs and provided a powerpoint presentation to provide a breakdown of costs. He also spoke on environmental concerns and asked for direction from Council.

Smith asked what impact parking has on the land area.

Solis replied it has a minimal impact.

Council Direction.

Still and Garrett expressed concerns regarding returning the grant for the quay property.

Gonzalez expressed concerns regarding the age of the plans for the park and how a new Council might vote differently on the plans. Gonzalez felt adding a new boat ramp to the park will not fix the boat ramp issue and a decision must be made and adhered to.

Council discussion.

#### **Public Speakers**

Pamela Mayberry spoke on public safety issues at the ramp and suggested beautifying the park.

John Bartus commented he does not support dual use of the park and ramp.

Bettye Chaplin supported beautifying the existing greenspace within the park and keep it simple.

Matlock expressed concerns regarding the homeless population that could develop at the park.

Williams stated the homeless population has the right to exist, however the City can control the park operating hours.



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Still announced City Council will be going to Tallahassee for Florida Keys Day and thanked everyone for attending the workshop.

**ADJOURNMENT**

With no further business to come before the Council, Mayor Still adjourned the meeting at 7:29pm by unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of January 22, 2024

\_\_\_\_\_  
Hillary Palmer, Deputy City Clerk

\_\_\_\_\_  
Date