

CALL TO ORDER - A Meeting of the City Council of Marathon, Florida was held on April 8, 2025 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Landry called the meeting to order at 5:30 pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - There were present:

Councilmember Del Gaizo

Councilmember Matlock

Councilmember Still

Vice Mayor Smith

Mayor Landry, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Attorney, Steve Williams

Planning Director, Brian Shea

Public Works Director, Carlos Solis

Finance Director, Jennifer Johnson

Deputy City Clerk, Hillary Palmer

Sheriff Rick Ramsay

Approval Of Agenda and Consent Agenda

Matlock pulled Resolution 2025-36 for discussion. Landry added FWC Oceanfront Park update and added a request for a Workshop to discuss Non-Profit Grants on April 22nd.

MOTION: Smith moved to approve the agenda as amended.

SECOND: Matlock

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

Captain David Dipre with Florida Fish and Wildlife thanked the Council, staff, and the residents for their usage of the Oceanfront Park for their boarder security detail, which saves money, and they were also grateful for the extra workforce. Captain Dipre commented that the Coast Guard was doing an excellent job stopping migrants before they arrived on land. Captain Dipre also thanked the Sherriff for his support.

Landry recognized Sheriff Rick Ramsay in the audience.

City Council Report

A. Discussion Of Timing, Process And Traffic Control For Sombrero Boulevard Stormwater Improvements. Garrett explained the traffic flow would be well managed with traffic control lights at both ends of the project area.

Yanay Ferral, Weiler Engineering, provided a presentation on the Sombrero Boulevard Stormwater Improvement Project. The presentation gave an overview of the proposed roadway improvements including stormwater. Part of the project component would be raising the roadway on average six inches depending on location and a pump assisted stormwater injection well that would process 13,500 gallons of water per minute and dispose the water 120 feet into the ground. Other proposed improvements include a curb and gutter system, sidewalk, stormwater management structures and cleaning out of the existing stormwater structures. Ferral explained the construction would begin April 14th with final completion March 17, 2026

Charley Toppino & Sons representative Ray Martinez, Operations Director, spoke regarding the four phases of the project and traffic maintenance. Martinez explained the parking and traffic plans for the project and ensured they will accommodate the residents as much as possible.

Barabara Clemons questioned if the flooding in front of her condominium would be addressed as it is outside of the project area. Garrett responded that the City cannot control water on the golf course, but he has heard the message, and the city will investigate her area next.

Mike Legere explained his condominium association signed a temporary easement for the parking lot and stated his concerns about people in his building with mobility issues. Martinez responded that another area would be paved, but to let them know and the people would be accommodated as much as possible.

Matlock questioned if traffic control lights were being rented if they could have a sensor. Martinez responded they would investigate it as well as have flaggers.

Marathon High School Student Art in City Hall - Garrett announced the City has partnered with Marathon High School to display the students' art in the lobby of City Hall and also mentioned the display case display historical artifacts found in Marathon.

April 22nd Workshop - Landry encouraged the public to attend the City Council workshop on April 22nd. The Council will hear from the non-profit organizations and then the Council would love to hear from the public about their issues and concerns but also bring solutions.

Quasi-Judicial Public Hearings:

Resolution 2025-34, A Request For A Development Agreement For Wharf Marina, Inc. Pursuant To Chapter 102, Article 8 Of The City Of Marathon Land Development Regulations (Code) Entitled "Development Agreement" For The Development Of A Property Into Five (5) Transient Units, Office And Restaurant, And Marina; Located At 1480 Overseas; Which Is As Part Of Government Lot 2 And Bay Bottom North Of And Adjacent To Lot 2 And Adjacent Portion Of State Road 4-A And 1458 Coral Drive Legally Described As Back 3 Part Of Lots 1- 2 -3 And Back 2 Parts Of Lots 1-2-3-4 W R Thompson Subdivision PB 2-104 (Aka Parcels B-C-D-E-F-K-L Per UNREC 1977 C G Bailey Survey On File), Section 9, Township 66 South, Range 32, Key Vaccas, Monroe County, Florida; Having Real Estate Numbers 00102790-000000, & 00320330-000000. Nearest Mile Marker 48.

The council had no exparte communications.

Shea provided a Staff Report, stating no changes have been made to the actual development, but noted the changes in the staff report are based upon the approvals of the Conditional Use Permit discussed at the last meeting.

Smith asked for clarification regarding the terms of the development agreement. Shea explained that development orders, also known as conditional uses, are good for one year and development agreement terms can be negotiated up to ten years. The council agreed upon two years for the Wharf Marina Development Agreement.

The mayor called for speakers, hearing none, closed public comments.

MOTION: Still moved to approve 2025-34.

SECOND: Matlock

Vote of the Motion:

Yes: Still, Matlock, Del Gaizo, Smith, Landry

No: None

Absent: None

Abstain: None

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

Resolution 2025-35, Request For A Development Agreement For Wharf Marina, Inc. Pursuant To Chapter 102, Article 8 Of The City Of Marathon Land Development Regulations (Code) Entitled

“Development Agreement” For The Development Of A Restaurant, Marina, Retail Shop, And Eleven (11) Transient Housing Units At The Property Located At 1622 Overseas Highway, Which Is Legally Described As 9 66 32 Key Vaccas Part Lot 2 & Bay Bottom North Of & Adjacent To Part Government Lot 2 (PT ST RD 4-A), Marathon, Monroe County, Florida, Having Real Estate Number 00102600-000000. Nearest Mile Marker 48.

Shea commented that the staff report had been updated and the development agreement with the changes from the last meeting.

The mayor called for speakers, hearing none, closed public comments.

MOTION: Smith moved to approve 2025-35.

SECOND: Del Gaizo

Vote of the Motion:

Yes: Smith, Del Gaizo, Still, Matlock, Landry

No: None

Absent: None

Abstain: None

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

Ordinances for First Public Hearing

Ordinance 2025-02, Amending Chapter 18, Article 3 (“Abatement Of Criminal Nuisances”) By Deleting Sections 18-186, 18-187, 18-888, 18-189, And 18-190; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

Williams explained the ordinance deletes the provision pertaining to a nuisance abatement board, as we have never used such a board. Williams informed everyone that the Ordinance and the removal of the sections related to the Nuisance Abatement Board does not restrict the right of any person to proceed against any public nuisance nor restrict the City Attorney from bringing a civil proceeding under Florida Statute

The mayor called for speakers, hearing none, closed public comments.

MOTION: Still moved to approve Ordinance 2025-02.

SECOND: Smith

Vote of the Motion:

Yes: Still, Smith, Matlock, Del Gaizo, Landry

No: None

Absent: None

Abstain: None

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

Resolutions For Adoption

Resolution 2025-36, Accepting The Responsible Bid And Approving A Contract Between The City And Pedro Falcon Contractors, Inc. In An Amount Not To Exceed \$193,703.00 For The Alteration to The City Hall Lobby Area and Office Modifications At City Hall; Authorizing The City Manager To Execute The Contract And Appropriate Funds On Behalf Of The City; And Providing For An Effective Date.

Matlock expressed discontent approving the project without reviewing the plans first and questioned the contractor's mobilization cost for the project.

Solis explained the way the fees are built into the contract is out of the control of the City and also explained the details of the project.

Smith commented that the amount is down overall from what it was previously. Matlock commented that the space was not inviting. Landry commented that more signage was needed to direct people where to go.

Williams informed everyone that the City held an active shooter drill and the MCSO and our insurance company told us what we needed to do to protect City employees.

Citizen Comments'

Diane Scott spoke in support of building security measures.

Bettye Chaplin commented about the community character in general.

Debra Struyf commented the plans were not available in the City Hall lobby for the public to view, as they have been in the past.

MOTION: Smith moved to approve Resolution 2025-36.

SECOND: Still

Vote of the Motion:

Yes: Smith, Still, Landry

No: Matlock, Del Gaizo

Absent: None

Abstain: None

Vote on the Motion: 3 Yes, 2 No, 0 Absent, 0 Abstain

Citizens Comments

Diane Scott complained about the mold in the City Hall building

Council Comments

Del Gaizo thanked staff for their work and the public for attending the meetings.

Matlock confirmed his dissatisfaction with the City Hall re-design.

Still listed upcoming positive community events and announced that the Marathon High School Boys Weightlifting Team will be going to the State Championship.

Smith spoke on the upcoming community events and thanked Carlos Solis and Staff for their hard work.

Landry also commented on the positive community events and reported a successful 7-Mile bridge run.


ADJOURNMENT

With no further business to come before the Council, Mayor Landry adjourned the meeting at 6:59pm by unanimous consent.

I certify the above represents an accurate summary of the regular Council meeting of April 8, 2025.



Diane Clavier, City Clerk



Date