



**City of Marathon City Council Agenda
9805 Overseas Hwy., Marathon, FL
Tuesday, March 25, 2025 5:30 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of agenda and consent agenda** [Approval of Consent Agenda passes all routine items indicated by asterisk (*). Consent Agenda items are not considered separately unless a Council Member requests. In the event of such a request, the item is returned to the Regular Agenda.]
- 5. City Council Items**
 - *A. Approval of [Minutes](#)
 - B. Non-Profit Grant Cycle for FY 2025/26
 - C.
- 6. City Manager Report**
 - * A. MCSO Marathon Substation [Report](#)
 - * B. Grants [Update](#)
 - * C. Public Works [Report](#)
 - * D. Building [Report](#)
 - * E. Marathon Fire Rescue [Report](#)
 - * F. Marina [Report](#)
 - * G. Code [Report](#)
 - * H. Wastewater Utilities [Report](#)
 - I. IT Contractor Update
 - J. Marathon Fire Rescue New Fire Fighter Hires: Julio Nunez, Nelson Arro Diaz and Delvis Garcia. Promoted to Captain: Captain Pete Meneses
 - K. Florida Technical Consultant Not to Exceed Request (\$180,000)
 - L. City Manager Project Updates
 - M.
- 7. Citizens' comments on agenda items not scheduled for public hearing and items other than those appearing on the agenda** [Those who have signed in will be given the first opportunity to speak. Time is limited to 2 minutes per speaker.] **TIME CERTAIN TO 6:30 PM OR AS SOON AS POSSIBLE THEREAFTER OR AT THE CONCLUSION OF ALL COUNCIL BUSINESS; WHICHEVER OCCURS FIRST.**
- 8. Quasi-Judicial Public Hearings:** Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to comment upon these items, please inform the Clerk by filling out the available sign-up form. An opportunity for persons to speak on the items will be made available after the applicant and staff has made their presentations on the items. All testimony, including public testimony and evidence, will be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony will

not be considered. The general public will not be permitted to cross-examine witnesses, but the public may request the Council to ask questions of staff or witnesses on their behalf. Persons representing organizations must present evidence of their authority to speak for the organization. (Councilmember's to communicate ex parte communication.)

A. Resolution [2025-12](#), Request For A Conditional Use Permit For Wharf Marina, Inc. Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" 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.

B. 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.

C. Resolution [2025-13](#), Request For A Conditional Use Permit For Wharf Marina, Inc. Pursuant To Chapter 102, Article 13 Of The City Of Marathon Land Development Regulations (Code) Entitled "Conditional Use Permits" 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.

D. 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.

E. Resolution [2025-14](#), Approving The Ranking And Allocations Of The Market Rate And Affordable Residential Building Permit Allocation System (RBPAS) For Period 2, Year 33 (January 14, 2025 To July 13, 2025); And Providing For An Effective Date.

F. Resolution [2025-15](#), Approving The Ranking And Allocations Of The Early Evacuation Affordable Residential Building Permit Allocation System (EE BPAS); And Providing For An Effective Date.

9. Resolutions For Adoption

***A Resolution [2025-16](#)**, Amending Temporary Use Permit Fees; And Providing For An Effective Date.

***B. Resolution [2025-17](#)**, Approving A Seventh Amendment To The Lease Agreement No. 4547 With The Board Of Trustees Of The Internal Improvement Trust Fund Of The State Of Florida For The Management Of Properties With The City Of Marathon Purchased For The Purpose Of Conservation; Authorizing The Mayor To Execute The Amendment To The Agreement; And Providing An Effective Date.

***C. Resolution [2025-18](#)**, Authorizing A “Piggy-Back” Purchase Pursuant To The City’s Purchasing Policies And Procedures And Approving The Purchase of a Caterpillar 420 Backhoe/Loader Under The Florida Sheriff’s Bid Contract FSA23-EQU21.0 From Kelly Tractor Co., In An Amount Not To Exceed at total of \$164,325.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date.

***D. Resolution [2025-19](#)**, Approving A Third Amendment To The Interlocal Agreement Between Monroe County And The City Of Marathon Transferring Eighteen (18) Affordable Housing Residential Allocations For A Project In The Ownership Of St. Columba Episcopal Church; Requiring That All Market Rate Rogo Exempt Residential Units Must Be Sold Within The Unincorporated Area Of Monroe County, Florida; And Providing An Effective Date.

E. Resolution [2025-20](#), Approving An Amendment Revising The Rates For The Vacation Rental Fee Schedule; And Providing For An Effective Date.

***F. Resolution [2025-21](#)**, Approving An Eighth Amendment To The Lease Agreement No. 4547 With The Board Of Trustees Of The Internal Improvement Trust Fund Of The State Of Florida For The Management Of Properties With The City Of Marathon Purchased For The Purpose Of Conservation; Authorizing The Mayor To Execute The Amendment To The Agreement; And Providing An Effective Date.

***G Resolution [2025-22](#)**, Approving Amendment 3 To The Essential Net Solutions (“ENS”) Contract For The Provision Of Cyber Security Software In The Amount Not To Exceed \$45,000 Annually As A Continuing Obligation Under The Existing Contract With Ens As Was Approved Previously Pursuant To Resolution 2022-134; Authorizing The City Manager To Expend Budgeted Funds; And Providing An Effective Date

H. Resolution [2025-23](#), Approving A Memorandum Of Understanding Between The City Of Marathon And The Professional Firefighters Of Marathon, To Include Non-Union Firefighters And Paramedics Of The City Of Marathon Fire Department; Said Memorandum To Be Approved In Consideration Of Participation In The City’s Health Insurance Coverage At Article 13; And Providing For An Effective Date.

***I. Resolution [2025-24](#)**, Awarding The Contract For The Area 4 Chemical Tank Replacement/Upgrade To Reynolds Construction, LLC In An Amount Not To Exceed \$151,868.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

J. Resolution [2025-25](#), Awarding Project Specific Agreement for the Construction Phase Inspection Services for Deep Injection Well Project to Weiler Engineering Corporation.; Approving a not to exceed amount of \$270,700.00; Authorizing The City Manager To Execute The Contract And Expend Budgeted Funds On Behalf Of The City; And Providing For An Effective Date. This work may qualify for reimbursement through a grant.

***K. Resolution [2025-26](#)**, Awarding Change Order #3 For The Power Conditioning Upgrades To Pedro Falcon Contractors, Inc.; Approving A Change In Contract Amount From \$14,177.26; Authorizing The City Manager To Execute The Contract And Expend Budgeted Funds On Behalf Of The City; And Providing For An Effective Date. This Work Qualifies And Will Be Submitted For Reimbursement Through The Existing CDBG-DR Grant.

***L. Resolution [2025-27](#)**, With Respect To Reimbursement Of Certain Costs Relating To Various Capital Improvements Within The City.

***M. Resolution [2025-28](#)**, Approving A Sole Source Purchase Between The Marathon Electric Sign & Light, INC. In The Amount of \$67,640.00 For installation And Purchase of a New Double Sided LED Sign (6'6" x 8'8") with ID Signage; Appropriating Funds; And Providing For An Effective Date

***N. Resolution [2025-29](#)**, Awarding of a Contract for Installation of Fire Detection Equipment to protect the vacuum stations to Integrated Fire and Security Solutions (IFSS).; Approving a not to exceed amount of \$98,636.00.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

***O. Resolution [2025-30](#)**, Amending A Grant Agreement With The Florida Department Of Environmental Protection LP44044; Authorizing The City Manager To Execute The Grant Amendment On Behalf Of The City; And Providing For An Effective Date

10. Council comments

11. Adjournment

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Council with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based. ADA Assistance: Anyone needing special assistance at the 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 if you would like to receive any of the items on the agenda by email.