



**City of Marathon City Council Agenda
9805 Overseas Hwy., Marathon, FL
Tuesday, October 14, 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 so 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.** Approval of Alcohol in the Oceanfront Park for City Employee Holiday Party on December 6th.
 - C.** Workshop Topic For October 28, 2025
 - D.**
- 6. City Manager Report**
 - * A.** MCSO Marathon Substation Report
 - * B.** Grants Update
 - * C.** Public Works Report
 - * D.** Park and Recreation Report
 - * E.** Information Technology Update
 - * F.** Marina Report
 - * G.** Code Report
 - * H.** Wastewater Utilities Report
 - * I.** Building Report
 - * J.** Marathon Fire Rescue Report
 - K.** Agreement For Laydown Yard At Property Held By Florida Keys Resort Holdings LLC For The Purposes Of Temporary Storage Of Materials For Phase 1 Construction Of The Transmission Lines For The Deep Well Project (Informational)
 - L.**
- 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. Ordinances for Second Public Hearing and Enactment

A. Ordinance 2025—06, 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.

9. Ordinances for First Public Hearing

A. Ordinance 2025-07, Amending City of Marathon’s Code of Ordinances Chapter 3, Article III, Section 3-42 Titled “Administration”; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; And Providing An Effective Date.

B. Ordinance 2025-08, Amending The City’s Comprehensive Plan, Amending Policy 1-4.1.2 “Specific Standards And Requirements For Workforce-Affordable Housing”; Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To Florida Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By Florida Commerce.

C. Ordinance 2025-09, Amending Chapter 104, Article 1 “General Provisions” By Amending Section 104.02.1 “Affordable -- Early Evacuation Residential Unit” To Address Government Agency Management; 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 Florida Commerce After Final Adoption By The City Council; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.

10. 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 people to speak on the items will be made available after the applicant and staff have made 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. People representing organizations must present evidence of their authority to speak for the organization. (Councilmembers to communicate ex parte communication.)

A. Consideration Of A Request For A Development Agreement, For QOF Inc., Pursuant To Chapter 102, Articles 8 Of The City Of Marathon Land Development Regulations (“The Code”) Entitled “Development Agreement” For The Development Of Four (4) Single Family Affordable Residences; Located At And Around 701 91st Street; Which Is Legally Described As Lots 13 And 14 Sea Crest Heights Subdivision, Marathon, Monroe County, Florida; Having Real Estate Numbers 00350630-000000 & 00350640-000000, Nearest Mile Marker 52.

B. Resolution 2025-92, Consideration Of The **Request For A Fourth Amended And Restated Development Agreement** Between The City Of Marathon And Marlin Bay Yacht Club, LLC, For The Redevelopment Of Property, Which Is Legally Described As Block 6 Lots 1 Thru 5 & The N 100' Of The S 430' Of Lot 6 And Adjacent Filled Bay Bottom, Marathon Beach Sub Pb2-16 And Block 2 Lots 1 Thru 6 Amended Plat Of Yacht Basin Tracts Real Estate Number 00337010-000000, Providing For Conditions And Requirements Of Development, Including But Not Limited To, Buffers, Building Heights, Setbacks, And Other Requirements; Providing For Assignment Of The Development Agreement And Ownership Interest; And Providing For An Effective Date.

11. Resolutions For Adoption

***A. Resolution 2025-93**, Approving And Accepting Two (2) Quit Claim Deeds Related To Portions Of Property On 33rd Street From The Monroe County Board Of County Commissioners To The City Of Marathon; Approving The Final Distributions And Having No Objection To One (1) Quit Claim Deed Related To A Portion Of Property On 33rd Street From The Monroe County Board Of County Commissioners To The School Board Of Monroe County, Florida; Authorizing Its Recordings In The Public Records Of Monroe County, Florida; And Providing For An Effective Date.

***B. Resolution 2025-94**, Approving And Authorizing A One Year Renewal To The Agreement With Carlos Garcia, Attention Media LLC To Provide Public Information Officer (PIO) Services for The City of Marathon In An Amount Not To Exceed \$100,000 Per Year; And Providing For An Effective Date

***C. Resolution 2025-95**, Authorizing The City To Extend The Agreement With Ballard Partners, Inc. For Professional Consulting And Lobbying Services Before The Legislature Of The State Of Florida; Authorizing The City Manager To Expend Budgeted Funds, And Execute The Extension Agreement; And Providing An Effective Date

***D. Resolution 2025-96**, Approving And Authorizing The City Manager To Extend the Agreement With Culver's Cleaning Company For Cleaning Services At Marathon City Hall, Fire Station And Utility/Public Works Building In An Amount Not To Exceed \$53,300 Per Year; And Providing For An Effective Date

***E. Resolution 2025-97** Approving An Interlocal Agreement Between Monroe County And The City Of Marathon Transferring Nineteen (19) Early Evacuation Affordable Housing Residential Allocations For A Project In The Ownership Of Monroe County Located At 490 63rd Street, Having Real Estate Number 00339920-000000; And Providing An Effective Date.

***F. Resolution 2025-98**, Approving Change Order Number 1 For Re-Development Of The Marina Finger Piers At Seven Mile Marina In The Amount Of \$85,738.00; Authorizing The City Manager To Sign The Change Order And To Expend Budgeted Funds; And Providing An Effective Date.

***G. Resolution 2025-99**, Approving A Second Amendment To The Professional Service Agreements Between The City And Stantec Consulting Services, Inc., For Professional Engineering Services For The Required Historic Preservation Work Resulting From Full Replacement of the 117th Street and 116th Street Bridge Contract, and the 112th Street Bridges Contract In An Amount Not To Exceed \$14,100.32 Per Bridge For A Total Cost Increase of \$42,300.96; Authorizing The City Manager To Execute The Contract And Expend Funds On Behalf Of The City; And Providing For An Effective Date.

12. Council comments

13. 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 clavie@d@ci.marathon.fl.us if you would like to receive any of the items on the agenda by email.