

**CALL TO ORDER** - A Meeting of the City Council of Marathon, Florida was held on October 14, 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 Clerk, Diane Clavier

Deputy City Clerk, Mariah Muino

City Attorney, Steve Williams

Finance Director, Jennifer Johnson

Deputy City Manager, Brian Bradley

Planning Director, Brian Shea

Park and Recreation Director, Scott Williamson

Deputy Utilities Director, Libby Soldano

Senior Planner, Dan Gulizio

Marina Director, Sean Cannon

Public Works Director, Paul Bartnik

City Engineer, Carlos Solis

Public Information Officer, Carlos Garcia

Information Technology Director, Hank Kokenzie

Fire Rescue Chief Muro

MCSO Capt. Derek Paul

### **Approval Of Agenda and Consent Agenda**

Still added item D the Approval of Alcohol in Oceanfront Park for Marathon Fire Rescue Benevolent Wahoo Tournament to the City Council Items.

Matlock pulled Resolution 2025-94, and Resolution 2025-97 off consent.

Smith pulled Resolution 2025-95 and Resolution 2025-98 off consent.

Garrett pulled 6K which was the 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) off the City Manager Report and added SSA4 Presentation.

**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.

### **City Council Items**

\*A. Approval of Minutes

\*B. Approval of Alcohol in the Oceanfront Park for City Employee Holiday Party on December 6<sup>th</sup>.

C. Workshop Topic for October 28, 2025 – Still began the discussion for a topic and stated she would like the topic to be what the community would like to see for future community events. Smith agreed that it would be a good topic but proposed that the workshop be cancelled due to Fantasy Fest being a few days prior and will likely lead to low attendance at the workshop. Mayor Landry agreed that the October workshop be cancelled.

D. Approval of Alcohol in Oceanfront Park for Marathon Fire Rescue Benevolent Wahoo Tournament – Still explained the fishing tournament and that the proceeds go to our fire vote for a fire pump. Council gave a head nod approving the use of alcohol for the Fire Rescue Benevolent Wahoo Tournament.

### **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. SSA4 Presentation.** – Shea stated Stantec was at the meeting to give an update on Safer Streets. Matthew Mar proceeded to give a presentation and gave recommendations on how to improve the safety of our streets. Smith questioned if there was any data on the safety enhancements of reducing a speed limit from 30 mph to 25mph. Mar then explained that reducing to 25 mph is a trend of the safe system approach and that crash survivability significantly drops at 30 mph. Smith explained that the streets they are proposing to reduce to 25 mph do already have designated bike lanes. DelGaizo asked where the blocks for the e-bikes would be placed. Mar responded that they would be placed in mid to low traffic crossing areas. Still proposed the use of rumble strips instead of the use of the blocks. Mar did agree that rumble strips or a speed hump is a good idea. Matlock expressed that he agreed with some of the recommendations but others he did not agree with, and he also made it clear to the community that these are only recommendations and will be discussed and not implemented today.

### **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 of Commerce After Final Adoption By The City Council; And Providing For An Effective Date.

Shea explained the ordinance and that the changes discussed in the meeting on September 9 were made and those changes being the 8 ft in height for the boat lifts, added in language that only 1 fish cleaning table be allowed per slip, and 9 ½ ft would be for width. Council had no comments.

The Mayor called for public comments, hearing one, closed the public hearing.

**MOTION:** Smith moved to approve the ordinance

**SECOND:** Still

#### **Vote of the Motion:**

Yes: Smith, Still, DelGaizo, 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**

**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.

Attorney Williams explained this is where a first-time home buyer would also be seeking our funds and in addition to ship funds, we had nothing in our code to allow our particular note to go into the third lien position, and now we've codified that so our particular note can go into third lien position with no issue. DelGaizo asked if we have had anyone default. Shea responded we have.

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

**MOTION:** Still moved to approve Ordinance 2025-07

**SECOND:** Smith

**Vote of the Motion:**

Yes: Still, Smith, DelGaizo, Matlock, Landry

No: None

Absent: None

Abstain: None

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

**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.

Shea explained both ordinances and that essentially, they are adding caveat language regarding the on-site management procedures by referencing back to the same language the county adopted at their hearing and that was sent to the state to essentially say that if a housing authority or The government as the entity that is managing the affordable housing project. Smith stated that there was no requirement that they wanted onsite management.

**MOTION:** Matlock moved to deny Ordinance 2025-08

**SECOND:**

Motion died for a lack of a second.

**MOTION:** Smith moved to approve Ordinance 2025-08 subject to the change of verbiage  
**SECOND:** DelGaizo

**Vote of the Motion:**

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

**Vote on the Motion:** 4 Yes, 1 No, 0 Absent, 0 Abstain

**MOTION:** Smith moved to approve Ordinance 2025-09 as amended  
**SECOND:** Still

**Vote of the Motion:**

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

**Vote on the Motion:** 4 Yes, 1 No, 0 Absent, 0 Abstain

**Quasi-Judicial Public Hearing**

**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.

The Council stated they had no exparte communications. The Deputy Clerk swore in speakers.

Shea explained the development agreement for two lots—one vacant and one previously developed. They reviewed proposed edits: keep permit references 2189–2191, update a clause to note that future unit approvals will be reviewed again, and clarify that one sewer connection already exists from the prior unit. No other changes were made, and revisions will be finalized for the second hearing. Shea, the city’s planning director since 2020, summarized his background and explained the approval process for development agreements. New agreements go first to the Planning Commission, then to the City Council for two hearings before being sent to the state. Amendments to existing agreements skip the commission and go straight to council. The council then discussed a development request involving previously approved permits for affordable housing units. The applicant was not present, raising concerns among council members. They noted the developer already has valid permits and does not need a new development agreement to proceed, viewing the request as an unnecessary five-year extension. Because the applicant was absent and council members had unanswered questions

about how the project fits the neighborhood, they decided to table the decision until the next hearing rather than deny it outright.

**Speaker** – Darrel Walraven stated he is opposed to this and that the area is already too dense and the plan for four homes on two lots is excessive. They argued the setbacks and drainage will not work, runoff will flow into the canal, and traffic is already a problem. They doubted the project is true affordable housing and believe it only benefits the developer, not the community. The speaker, a 20-year resident, said the project is not a good fit for the neighborhood.

**MOTION:** Still moved to table the development agreement

**SECOND:** DelGaizo

**Vote of the Motion:**

Yes: Still, DelGaizo, Matlock, Smith, Landry

No: None

Absent: None

Abstain: None

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

**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.

Shea explained that staff updated the development agreement to show that one year has passed since the last approval, leaving nine years remaining. A potential buyer is reviewing the site and may build fewer units than previously approved, but nothing is final until the sale is complete.

Council confirmed that if the eight affordable housing units are moved off-site, they must still be built within the community. Any unused building rights can be reallocated, and all prior concerns about timelines and housing requirements were addressed in the revised agreement.

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

**MOTION:** Still moved to approve Resolution 2025-92

**SECOND:** Smith

**Vote of the Motion:**

Yes: Still, Smith, DelGaizo, Matlock, Landry

No: None

Absent: None

Abstain: None

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

**Resolutions for Adoption**

**\*A. Resolution 2025-93,** Approving And Accepting Two (2) Quit Claim Deeds Related To Portions Of Property On 33<sup>rd</sup> 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 33<sup>rd</sup> 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

Matlock stated he pulled this item because we are only four months into the six months that kind of confused me, or roughly four months, so I am not really sure why it is before us. I know we talked earlier and I was told he's not doing website, but I did look up the minutes of the meeting, and he is supposed to be doing website stuff for us, so I'd like to table that decision for a few months, till the six months comes and we see what's going on with the website. I do not know why it is in front of us. The Council reviewed a proposed one-year renewal of Carlos Garcia's contract to continue Public Information Officer services for up to \$100,000. Councilmembers praised Garcia's effective communication, social media outreach, and timely updates during recent flooding. Staff then confirmed the website redesign is underway and emphasized careful testing before launch. Overall, the Council expressed support for Garcia's work and the value of the contract.

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

**MOTION:** Still moved to approve Resolution 2025-94

**SECOND:** Smith

**Vote of the Motion:**

Yes: Still, Smith, DelGaizo, Matlock, Landry

No: None

Absent: None

Abstain: None

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

**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.

Smith stated that the contract is already expired so why rush the renewal and that renewing a single contract without reviewing all consulting efforts could interfere with the City's overall legislative strategy. Smith suggested that staff provide a comprehensive report summarizing all lobbying activities, including recommendations for how to coordinate efforts across all entities before any individual contract is renewed. The clerk explained the contract was not expired. the lobbyist asked for that date. Staff confirmed they would meet with all relevant parties to develop a coordinated plan and report back to the Council.

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

**MOTION:** Smith moved to table Resolution 2025-95

**SECOND:** Matlock

**Vote of the Motion:**

Yes: Smith, Matlock, DelGaizo, Still, Landry

No: None

Absent: None

Abstain: None

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

**\*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 63<sup>rd</sup> Street, Having Real Estate Number 00339920-000000; And Providing An Effective Date.

**Speaker** – Daniel Samess from the Marathon Chamber of Commerce expressed the Chamber's strong support for a workforce housing project in the Middle Keys, specifically in Marathon on 63rd Street. He noted that the Chamber has historically supported such initiatives and emphasized that this project is funded by TDC dollars, authorized by legislation last year, to create housing for tourism industry workers. Samess highlighted that a community survey was recently conducted to gather real-time data on local housing needs, including unit types and rental rates, to ensure the project truly meets workforce needs. He stressed the importance of workforce housing to support tourism and local jobs and encouraged Council support for the project.

Matlock stated that Marathon is already overbuilt with dense affordable housing and numerous seven-day vacation rentals, which strain traffic, utilities, and the small-town character. He also said that lots that could fit 10 homes now accommodate 42 affordable units, creating overpopulation, and residents are being displaced because neighborhoods are dominated by vacation rentals and housing projects. There was concern that continually approving new affordable housing, even small projects like 19 units, adds to the problem of over-density rather than solving housing issues. Smith then referenced an FIU study showing Marathon needed roughly 1,600 units; around 1,000 have been built, but vacation rentals have doubled from 650, further reducing available housing for locals. Ultimately, the discussion reflected the balance the council must strike: providing housing for workers to sustain the community and tourism industry, while protecting neighborhood character, infrastructure, and the quality of life for existing residents. There was agreement that while the 19-unit project is small, it can help some local workers, but it also raises broader questions about overdevelopment and whether Marathon is reaching its build-out limits.

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

**MOTION:** Still moved to approve Resolution 2025-97

**SECOND:** Smith

**Vote of the Motion:**

Yes: Still, Smith, DelGaizo, Landry

No: Matlock

Absent: None

Abstain: None

**Vote on the Motion:** 4 Yes, 1 No, 0 Absent, 0 Abstain

**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.

Smith raised concerns regarding a 15% increase in the first change order for the Marina redevelopment project, which was necessary to accommodate a larger boat. Smith also noted that this adjustment might have been anticipated from the start but acknowledged the need for the increase. The discussion clarified that the change order covers three main elements: the upgraded boat lift and supporting pilings, improvements to the quay, and repairs along 33rd Street. By including these additional tasks under the existing contract, the city is taking advantage of the current contractor rather than seeking a separate bid. Staff confirmed that the work remains under the city's bid limit, citing that the quiet boat ramp improvements amount to \$26,760, which is below the threshold, and therefore an amendment to the existing contract is sufficient. Members reviewed the original bids and noted that the second bidder's price was significantly higher—several tens of thousands of dollars more—reinforcing that the city is receiving a reasonable value. The change order also avoids additional costs and administrative processes, such as bidding fees and bonding requirements, which would be

incurred if the work were bid separately. Ultimately, the council agreed that the 15% increase is justified given the expanded scope of work, the cost savings, and the efficiency of using the existing contractor.

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

**MOTION:** Smith moved to table Resolution 2025-98

**SECOND:** Matlock

**Vote of the Motion:**

Yes: Smith, Matlock, DelGaizo, Still, Landry

No: None

Absent: None

Abstain: None

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

**\*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.

**Citizen Comments**

Samuel Spencer – a resident of Sombrero Boulevard for four years, expressed frustration over the worsening condition of a nearby golf course, which recently caused flooding that left residents landlocked for over 48 hours. He compared the strict scrutiny his neighbor faced for a small driveway project with the apparent lack of oversight on the large-scale golf course development. Spencer criticized the town for seeming to prioritize development over the well-being of its citizens, calling the situation disheartening and poorly managed.

Betty Chaplin – Spoke about the new driveway near the Seven Mile Bridge is too close to the bridge and could cause accidents, asking the council to review it. She also said the golf course is in bad shape, with 14 state violations that have not been fixed. She has contacted environmental groups and lawyers to investigate. Also speaking about the area's large lake could flood into a nearby lagoon and cause big problems. She asked the city to hold a public meeting to discuss the golf course, saying it has been mismanaged for years and should be protected as a community resource, especially for kids who play golf there.

Diane Scott – Spoke again about needing our own police department. She also spoke about flooding on 42nd Street caused by a large dirt pile near Discount Rock and Sand, saying the dirt washes into the road and into their church, damaging it. They want the pile completely removed.

She also said neighbors have been damaging church property and not being held accountable, calling for stronger local laws, better enforcement, and more action from the city and police.

### **Council Comments**

Matlock – Spoke about early voting starting and telling everyone to go vote. He also spoke about how we are at the end of hurricane season.

DelGaizo – thanked the community for attending and staying engaged with local issues, acknowledging the effort and hard decisions involved in serving the community. She highlighted upcoming events, including the Hope Walk on the 24th in front of the fire department, and various Halloween activities, noting she will lead the cake walk. DelGaizo shared that much of her day involved real estate meetings, reflecting her professional background, but emphasized her commitment to supporting homeownership and community growth in Marathon. She encouraged residents to stay involved, voice their needs, and participate actively in shaping the community.

Still – expressed gratitude for serving alongside the council, noting that while they may not always agree, there is mutual respect in their discussions. She praised the city staff for their hard work and dedication to the community. She announced the ongoing “Feed the Keys” campaign in honor of the late Mike Forster, encouraging donations of non-perishable food at various locations throughout the Keys. Still also highlighted upcoming community events, including trick-or-treating at Gulf Side Village on October 21st and at the airport area on Halloween, reminding residents to be cautious, especially around children. She closed by thanking everyone for their contributions and expressing that it is a pleasure serving with them.

Smith – thanked the council, expressing that it is a pleasure to serve with them. He mentioned several seasonal community events, including the high school Homecoming, the Halloween celebrations behind the airport, and the Switlik Carnival, noting he will be out of town and unable to attend. He highlighted his favorite event, the cake walk, scheduled for the 26th, and mentioned the Hope Walk on the 25th. Smith remarked on the enjoyment of seasonal activities like stone crabs and closed by thanking everyone again for their efforts.

Landry –expressed his appreciation for serving on the council, noting it is always a pleasure to speak last because it allows him to highlight additional points. He praised staff for their efforts during last week’s rain event, specifically recognizing Paul Bartnik, Public Works, the Sheriff’s Department, and others for coordinating and sharing information. Landry also acknowledged the Community Events Committee for their contributions, including Movies in the Park and the Food Truck Jamboree, describing the movie event at the lagoon as unique and well-attended. He encouraged local organizations to partner with the city through the committee to foster community spirit, emphasizing that Marathon’s strength lies in its people rather than its location or resources. Additionally, he highlighted upcoming events, such as the Halloween costume contest at City Hall on the 31st, where votes cost \$1 and proceeds go to charity. He concluded by reiterating his gratitude for serving with the council and his pride in the city’s community.

**ADJOURNMENT**

With no further business to come before the Council, Mayor Landry adjourned the meeting at 7:47pm with unanimous consent.

I certify the above represents an accurate summary of the City Council meeting of October 14, 2025.

  
\_\_\_\_\_  
Mariah Muino, Deputy City Clerk

11/20/2025  
\_\_\_\_\_  
Date