



**City of Marathon City Council Agenda  
9805 Overseas Hwy., Marathon, FL  
Tuesday, March 10, 2026 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. Recognition of Five Years of Service to the City of Marathon: James Williams - Public Works, Landscape Technician II
  - B. Temporary Distribution of Signatory Authority and Other Duties (Councilmember Matlock)
6. **City Manager Report**
  - \* A. [MCSO](#) Marathon Substation Report
  - \* B. [Grants](#) Update
  - \* C. [Public Works](#) Report
  - \* D. [Park](#) and Recreation Report
  - \* E. [Engineering](#) Report
  - \* F. [Marina](#) Report
  - \* G. [Code](#) Report
  - \* H. [Wastewater](#) Utilities Report
  - \* I. [Building](#) Report
  - \* J. Marathon Fire Rescue Report
  - K. [Florida Commerce](#) ACSC Administration Permit Contact Line (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.**
9. **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 2026-19](#)**, Consideration Of A Request By MarineMax East, Inc., 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 Continued Operation Of A Marina With Associated Fuel Sales And Storage At The Property Located At 77 Coco Plum Drive, Which Is Legally Described As Section 5, Township 66, Range 33, On Coco Plum Beach, Including Lots 3, 14, 15, 16 And 17 Of The Unrecorded Lime Grove Estates Plat, Marathon, Monroe County, Florida, Having Real Estate Number 00100750-001600, Nearest Mile Marker 54.

**B. [Resolution 2026-20](#)** Approving The Ranking And Allocations Of The Market Rate And Affordable Residential Building Permit Allocation System (RBPAS) For Period 1, Year 2026 (January 14, 2026 To July 13, 2026); And Providing For An Effective Date.

#### **10. Ordinances for First Public Hearing:**

**A. [Ordinance 2026-01](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 6 “Buildings And Building Regulations”, Article 2 “Building Code”, Sec. 6-54 “Application Procedure For Permits Under Allocation System” Of The Code Of Ordinances; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; And Providing For An Effective Date.

**B. [Ordinance 2026-02](#)** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter One, “Future Land Use Element,” And Intending To Modify Table 1-1, “Future Land Use Densities And Intensities,” Modify Policy 1-3.5.13, “Inventory Affordable/Workforce Housing,” Modify Policy 1-3.5.14, “Establish A Land Acquisition And Conservation Advisory Committee,” Modify Objective 1-4.1, “Provide Workforce-Affordable Housing Building Permit Allocations,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**C. [Ordinance 2026-03](#)** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Two, “Housing Element,” And Intending To Modify Policy 2-1.1.3, “Affordable And Workforce Housing Report,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

**D. [Ordinance 2026-04](#)** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon’s Comprehensive Plan Modifying Chapter Three, “Infrastructure Element,” And Intending To Modify Policy 3-3.4.1, “Pursue Funding Sources,” Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This

Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

E. **Ordinance 2026-05** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Four, "Conservation And Coastal Element," And Intending To Modify Policy 4-1.2.14, "Establish And Coordinate Acquisition Programs," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

F. **Ordinance 2026-06** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Five, "Intergovernmental Coordination Element," And Intending To Modify Policy 5-1.2.4, "Coordinate All Transportation Improvements," Modify Policy 5-1.2.10, "Render Appropriate Development Permits," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

G. **Ordinance 2026-07** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Seven, "Transportation Element," And Intending To Modify Policy 7-1.1.3, "Address Short Term And Long Term Strategies To Reduce Clearance Time," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

H. **Ordinance 2026-08** An Ordinance Of The City Of Marathon, Florida, Amending The City Of Marathon's Comprehensive Plan Modifying Chapter Nine, "Implementation And Review Element," And Intending To Modify Policy 9-1.2.2, "Annual Work Program And Evaluation," Providing For Severability; Providing For The Repeal Of Conflicting Provisions; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce After The First Hearing By The City Council; And Providing For An Effective Date.

I. **Ordinance 2026-09** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 "Development Application Review Procedures", Article 6 "Comprehensive Plan Amendment", Amending Figure 102.22.1 "Comprehensive Plan Amendment Review Process"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

J. **Ordinance 2026-10** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 "Development Application Review Procedures", Article 7 "Land Development Text Amendment", Amending Figure 102.28.1 "Land Development Regulation Text Amendment Process"; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**K. [Ordinance 2026-11](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 8 “Development Agreement”, Amending Section 102.32 “Procedure For Consideration And Approval”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**L. [Ordinance 2026-12](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 11 “Rezoning”, Amending Figure 102.62.1 “Rezoning Review Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**M. [Ordinance 2026-13](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 13 “Conditional Use”, Amending Figure 102.80.1 “Conditional Use Permit Review Process; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**N. [Ordinance 2026-14](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 17 “Appeals”, Amending Figure 102.98.1 “Appeals Review Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**O. [Ordinance 2026-15](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 18 “Beneficial Use Determinations”, Section 102.104 “Final Determination By Council”, Amending Figure 102.104.1 “Beneficial Use Determinations Process”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**P. [Ordinance 2026-16](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 102 “Development Application Review Procedures”, Article 19 “Vested Rights Determinations”, Amending Section 102.110 “Final Determination”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**Q. [Ordinance 2026-17](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 103 “Zoning Districts”, Article 3 “Use And Intensity Tables”, Tables 103.15.1 “Uses By Zoning District” And 103.15.2 “Density, Intensity And Dimensions For Zoning Districts”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**R. [Ordinance 2026-18](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 107 “General Development Standards”, Article 2 “Transfer of Building Rights”, Section 107.17 “General Provisions”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**S. [Ordinance 2026-19](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 107 “General Development Standards”, Article 12 “Floodplain Management”, Section 107.101 “Permits”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**T. [Ordinance 2026-20](#)** An Ordinance Of The City Council Of The City Of Marathon, Florida, Amending Chapter 110 “Definitions”, Article 3 “Defined Terms”; Providing For The Repeal Of All Code Provisions And Ordinances Inconsistent With This Ordinance; Providing For Severability; Providing For Inclusion In The Code; Providing For The Transmittal Of This Ordinance To The State Department Of Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By The Department Of Commerce In Accordance With State Law.

**U. [Ordinance 2026-21](#)**, An Ordinance Of The City Of Marathon, Florida, Modifying Chapter 32, Section 32-34 Of The City Code Of Ordinances, ‘Tow Away Zones’ To Add A New Tow Away Zone On The West Side Of 107<sup>th</sup> Street From U.S. Highway 1 To Aviation Boulevard; Providing For Removal Of Any Sections Of The Code Found In Conflict With This Change In The Ordinance; Providing For Severability; Providing For Incorporation Into The Code Of Ordinances; And Providing For An Effective Date.

## **11. Resolutions For Adoption**

**A. [Resolution 2026-21](#)** Authorizing A “Piggy-Back” Purchase Pursuant To The City’s Purchasing Policies And Procedures And Approving The Purchase of one (1) 2026 Chevy Silverado 3500HD Regular Cab 2WD With Utility Body And Crane Attachment Under The Florida Sheriff’s Bid 2026 091521-NAF & 032824-NAF From Alan Jay Fleet Sales, In An Amount Not To Exceed \$113,135.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

**\*B.** [Resolution 2026-22](#), Accepting The Ranking And Recommendation Of The City’s Evaluation Team Of The Community Park Soccer Field Refurbishment RFP; Authorizing The City Manager To Execute A Contract With The Top Ranked Firm XGD Systems, LLC In The Amount Of \$378,844.26; And Providing For An Effective Date.

**\*C.** [Resolution 2026-23](#), Authorizing The City Manager To Execute A Shoreline Setback Waiver On Behalf Of The City As An Affected Riparian Rights Owner Of Adjacent Property To Pacifica Marathon, LLC., Located At 57784 Overseas Highway, Grassy Key And Having Real Estate Number 00373740-000000.

**\*D.** [Resolution 2026-24](#), Approving And Accepting Warranty Deeds For The Conveyance Of Lands From Christine M. Morshedi Recipient Of A Residential Dwelling Unit Allocation Award; Authorizing Their Recording In The Public Records Of Monroe County, Florida; And Providing An Effective Date.

**\*E.** [Resolution 2026-25](#), Approving And Accepting Warranty Deeds For The Conveyance Of Lands From Liron Gozlan Recipient Of A Residential Dwelling Unit Allocation Award; Authorizing Their Recording In The Public Records Of Monroe County, Florida; And Providing An Effective Date.

**\*F.** [Resolution 2026-26](#), Approving And Accepting Warranty Deeds For The Conveyance Of Lands From Austin Notgrass Recipient Of A Residential Dwelling Unit Allocation Award; Authorizing Their Recording In The Public Records Of Monroe County, Florida; And Providing An Effective Date.

**\*G.** [Resolution 2026-27](#), Awarding The Contract For The Area 3 Influent Piping System Upgrade To Reynolds Construction, LLC In An Amount Not To Exceed \$126,870.00; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

**\*H.** [Resolution 2026-28](#), Nominating Property For Purchase By The Monroe County Comprehensive Plan Land Authority For The Purposes Of Supporting Affordable Housing (Re No. 00342080-000000); And Providing For An Effective Date

**\*I.** [Resolution 2026-29](#), Authorizing A “Piggy-Back” Purchase Pursuant To The City’s Purchasing Policies And Procedures And Approving The Purchase Of Fifteen (15) Portable Radios And Accessories Under The Florida Department Of Management Services Alternate Contract Source (Acs) No. 43190000-22-Naspo-Acs For Public Safety Communication Products, Services And Solutions From Motorola Solutions, Inc. In An Amount Not To Exceed \$128,419.18 And Expending Budgeted Funds; And Providing For An Effective Date.

**J.** [Resolution 2026-30](#), Approving Amendments To The Rates And Rental Fee Schedule For The Use Of Boot Key Harbor City Marina Facilities; and Providing An Effective Date.

**\*K.** [Resolution 2026-31](#), Approving A Separation Agreement And General Release Between George Garrett and The City of Marathon; Authorizing The Mayor To Execute The Agreement And Appropriate Funds; and Providing For An Effective Date.

\*L. [Resolution 2026-32](#), Approving Change Order No. 2 To Contract Between The City And LPS Utilities, Inc., DBA LPS Contracting. Increasing The Contract In An Amount Not To Exceed \$134,975.00 For Completion Of The Site Utilities And Adjustment To Two Finger Piers; Authorizing The City Manager To Execute The Change Order And Expend Budgeted Funds On Behalf Of The City; And Providing For An Effective Date.

M. [Resolution 2026-33](#), Authorizing and Approving A Change Order To The Contract For The Construction Of Phase 1 Force Main For The Deep Injection Well Project to DBE Utility Services in an amount Not to Exceed \$1,485,359.16; Authorizing The City Manager To Execute The Contract And Appropriate Budgeted 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. Please contact the City Clerk at [clavird@ci.marathon.fl.us](mailto:clavird@ci.marathon.fl.us) if you would like to receive any of the items on the agenda by email.

**ADA Assistance:** The City of Marathon is committed to ensuring that all members of the public can participate fully in City Council meetings, programs, and services. We strive to provide an inclusive and accessible environment in accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act. The City will provide reasonable accommodations to enable individuals with disabilities to attend and engage in Council meetings.

To request accommodation, please contact: Evie Engelmeyer, **ADA Coordinator** City of Marathon Phone: (305) 289-4122 Email: [engelmeyere@ci.marathon.fl.us](mailto:engelmeyere@ci.marathon.fl.us)

Address: 9805 Overseas Highway, Marathon, FL 33050

To ensure availability, requests should be made **at least 72 hours before the meeting**. However, the City will make every effort to fulfill requests received in less time. We welcome public input on how we can continue improving accessibility. If you have comments, concerns, or suggestions regarding accessibility at City Council meetings, please reach out to the ADA Coordinator using the contact information above.