



**City of Marathon City Council Agenda  
9805 Overseas Hwy., Marathon, FL  
Tuesday, October 8, 2024 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. Request from the [Florida Keys Celtic Festival Event](#) on January 11<sup>th</sup> and 12<sup>th</sup> to allow beer and wine to be sold at the event at the Community Park.
- 6. City Manager Report**
  - \* A. [MCSO Marathon Substation Report](#)
  - \* B. [Grants Update](#)
  - \* C. [Public Works Report](#)
  - \* D. [Park and Recreation Report](#)
  - \* E. [Marathon Fire Rescue Report](#)
  - \* F. [Marina Report](#)
  - \* G. [Code Report](#)
  - \* H. [Wastewater Utilities Report](#)
  - \* I. [Building Report](#)
  - \* J. [City of Marathon Vehicle Policy](#)
  - K.
- 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 2024-94** Consideration Of A Request By Huff and Rauner Gulfside Estates LLC 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 Development Of A Tiki Bar, Food Trucks, Entertainment Stage, Nature Walk And Twenty (20) Single Family Residential Units Consisting Of Twenty (20) Parcels Located At 6200 Overseas Hwy; Which Is Legally Described As Lots 3 Through 6 And The West Half Of Lot 7 Of Casa Manana Shores Subdivision As Recorded In Plat Book 2 Page 50, A Subdivision Of Part Of Government Lot 1 Section 11 & Vacas, Vacas Out Lot 1 & Filled Area; Section 11 Township 66 Range 32 Key Vaccas Part Lot 1 & Part Old State Road 4 A, Marathon Heights As Recorded In Plat Book 2 Page 83 Key Vaca Part Lot 1 (Old State Road 4-A) And Vacant Land 61st Street; Block 2 Lots 1 Through 12 Of Marathon Heights Subdivision As Recorded In Plat Book 2 Page 83, A Re-Subdivision Of Lots 1 & 2 Of Casa Manana Shores As Recorded In Plat Book 2 Page 50; Monroe County, Florida, Having Real Estate Numbers As Stated In the Resolution. Nearest Mile Marker 50.

**B. Resolution 2024-95**, Consideration Of A Request By LPS Utilities 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 Development Of Four (4) Residential Units Located At 59740 Overseas Hwy; Section 20 Township 65 Range 34 Grassy Key Part Lot 5, Monroe County, Florida, Having Real Estate Number 00100130-000000. Nearest Mile Marker 60.

**C. Resolution 2024-96**, Consideration Of A Request For A Conditional Use Permit And Preliminary Plat Approval Pursuant To Chapter 102 Article 10 And Article 13 Of The City Of Marathon Land Development Regulation (LDRS) Entitled "Subdivision Of Land/Plats And Re-Plats," And "Conditional Use Permits" Respectively, For A Preliminary Plat Approval As Submitted By Key Vaca LLC And John And Phyliss Strittar For A Portion Of Land Which Is Described As Section 10, Township 66, Range 32, Key Vacas Bay Bottom & Fill Bay Bottom Adjacent To Part Of Lot 2 & All Of Lot 3 Of Thomason Subdivision (A/K/A Parcel E & Bay Bottom Parcel B), And Thompson Subdivision & Adams Subdivision PB2-24, Key Vaca Part Of Lot 2 & Adjacent Bay Bottom And Thompson Subdivision & Adams PB2-24 Key Vaca Part Lots 2 & 3 (Parcel B & F) & Filled Bay Bottom & Canal Bay Bottom And Thompson Subdivision & Adams Subdivision PB2-24, Key Vaca Part Of Lot 3, Having Real Estate Numbers As Stated In the Resolution. Nearest Mile Marker 50.

**D. Resolution 2024-97**, Consideration Of A Request By Coco Plum LLC 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 Development Of A Boat Storage Facility Located At 2 Coco Plum Dr; Which Is Legally Described As Block 1 Lot 2 Coco Plum Beach PB4-166 Fat Deer Key, Monroe County, Florida, Having Real Estate Number 00362810-000000. Nearest Mile Marker 54.

**E. Resolution 2024-98**, Consideration Of A Request By Gunnar Holdings LLC 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 Development Of A Commercial Warehouse with Eight (8) Rental Bays Including Elevated Loft Office Space And Bathroom Located at 420 69th Street Ocean; Block 2 Lots 1 & 2 First Addition To Seacrest Key Vaca, Monroe County, Florida, Having Real Estate Number 00339230-000000. Nearest Mile Marker 51.

## 9. Ordinance For First Public Hearing

A. [Ordinance 2024-10](#), Amending the City’s Land Development Regulations Relating to Chapter 107, Article 5, “Setbacks and Height”, Section 107.36 “Exception To Setback”; 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.

B. [Ordinance 2024-11](#), Amending The City’s Comprehensive Plan, Amending 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 Florida Commerce; And Providing For An Effective Date Upon The Approval Of This Ordinance By Florida Commerce.

C. [Ordinance 2024-12](#), Amending Chapter 107, Article 1 “Building Permit Allocation System” By Amending Section 107.04 “Establishment Of Allocation Pools” To Remove The Cumulative Limit; 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. Resolutions for Adoption

A. [Resolution 2024-99](#), Approving Subject To Conditions, A Request To The City Council Of The City Of Marathon By Jack Carlson To Abandon The Public Right Of Way Located At 11491 1st Avenue Ocean, Known As Smokes Court Aka 1st Avenue Ocean, Described As Being Adjacent To And Between Lots 161-162 And Lot 3, Little Venice Number 2 Subdivision, Key Vaca, Having Real Estate Numbers

\*B. [Resolution 2024-100](#), Approving And Accepting A Warranty Deed For The Conveyance Of Land From Olgierd Muszynski And Carol Muszynski Recipients Of A Residential Dwelling Unit Allocation Award; Authorizing Its Recording In The Public Records Of Monroe County, Florida; And Providing An Effective Date.

\*C. [Resolution 2024-101](#), Approving And Accepting A Warranty Deed For The Conveyance Of Land From Raymond Larsen And Tammy Larsen Recipients Of A Residential Dwelling Unit Allocation Award; Authorizing Its Recording In The Public Records Of Monroe County, Florida; And Providing An Effective Date.

\*D. [Resolution 2024-102](#) Authorizing The City To Extend The Agreement With Ronald L. Book, P.A. 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

\*E. [Resolution 2024-103](#) Accepting The Ranking And Recommendation Of The City’s Evaluation Team In Response To An RFQ For Qualified Professional Transportation Engineering Firms, Teams, Or Individuals To Develop The City Of Marathon Comprehensive Safety Action Plan;

Authorizing The City Manager And Staff To Negotiate A Contract With The Top Ranked Firm Of Stantec Consulting Services, Inc: And Providing For An Effective Date.

**\*F.** [Resolution 2024-104](#), Approving The Submittal Of A Grant Application To The State Of Florida Department Of Transportation (FDOT), Highway Beautification Grant Program To Provide For The Landscaping Along US 1 Right Of Ways; Authorizing The City Manager To Execute Documents On Behalf Of The City, And Providing For Conflicts, Severability, And An Effective Date.

**\*G.** [Resolution 2024-105](#), Awarding the contract for the Area 3 Mudwell Pumping System Upgrades to Reynolds Construction, LLC In An Amount Not To Exceed \$215,800.22; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Budgeted Funds; And Providing For An Effective Date

**\*H.** [Resolution 2024-106](#), Authorizing A “Piggy-Back” Purchase Pursuant To The City’s Purchasing Policies And Procedures And Approving The Purchase Of John Deer Precision Cut Turf Mower Under The State of Florida Department of Management Contract No. 25101900-21STC(PG F2 CG 22) From Everglades Equipment Group In An Amount Not To Exceed \$47,215.63; Authorizing The City Manager To Enter Into Agreements In Connection Therewith, Appropriating And Expending Funds; And Providing For An Effective Date

## **11. Council comments**

## **12. 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 [elavierd@ci.marathon.fl.us](mailto:elavierd@ci.marathon.fl.us) if you would like to receive any of the items on the agenda by email.