

CALL TO ORDER - A Workshop of the City Council of Marathon, Florida was held on October 22, 2024 in the Marathon Council Chambers, 9805 Overseas Hwy., Marathon, Florida, Mayor Still called the meeting to order at 5:30pm.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL - There were present:

Councilmember Gonzalez

Councilmember Matlock

Councilmember Smith

Vice Mayor Landry

Mayor Still, comprising a quorum.

Also, in attendance were:

City Manager, George Garrett

City Attorney, Steve Williams

Deputy City Clerk, Hillary Palmer

Planning Director, Brian Shea

Code Director, Ted Lozier

Building Official, Gerard Roussin

Approval Of Agenda And Consent Agenda

MOTION: Gonzalez moved to approve the agenda

SECOND: Landry

With no objection from the members of Council, Mayor Still declared the agenda approved by unanimous consent.

Discussion regarding Affordable Housing

- A. ALICE (Asset Limited, Income Constrained, Employed) Report Overview

Leah Stockton from United Way of Collier and the Keys provided a powerpoint presentation via Zoom. She explained the ALICE program, and provided a report of the low income and asset limited residents in Monroe County. She provided an analysis of the statistics in Monroe County, including the ALICE Threshold survival budget, local poverty levels, wages and statewide challenges.

B. Update from Josh Mothner, City of Marathon Housing Coordinator Contractor

Joshua Mothner provided a powerpoint presentation which showcased the availability of non-waterfront properties including dry lots, which included statistics and an inventory list. He spoke on the affordable and workforce housing units, HUD median income and the LIHTC (Low Income Housing Tax Credits). His powerpoint included a listing of the LIHTC projects in Monroe County and spoke on rent and income limits for the program. He provided various examples of comparisons of affordable housing projects in Marathon and explained the qualification criteria with regards to rent and income levels.

Sara Mathis spoke on the Tourist Development Council (TDC) money that was collected during COVID.

Mothner and Shea explained the TDC money will be allocated and specifically set aside for tourism related projects.

Daniel Samess spoke on the allocation of the TDC money.

Mike Millard asked where the people that need homes are living. He also asked if the people that are applying for assistance are new to the community.

Mothner explained that local churches are available to assist people with no housing options and explained the migration process of new people coming into the community.

Jody "Lynny" Del Gaizo Thompson spoke on her rental property business and asked if the local affordable housing projects have management in place?

Mothner confirmed the local affordable housing projects have management practices in place.

Jim Ryne spoke on taking cases.

Mothner and Williams spoke on building rights.

Council discussion.

Marty Flynn provided an explanation of the market rate/affordable units on various projects throughout marathon.

Garrett clarified the transfer process of market rate and affordable units.

Smith spoke on preserving the stock of units and spoke on the lack of land in the Keys to build on. He also spoke on the fluctuations of the median incomes.

Samess explained the TDC money is only allowed to be used for tourism related workers.

City Attorney Update regarding Vacation Rental Ordinance

Williams discouraged adjusting the vacation rental ordinance and explained that if the ordinance is altered it would revert back to one night and state enforcement.

Smith requested an explanation of the state preemption statute and Williams responded.

Garrett spoke on the vacation rental ordinance.

Mike Millard questioned the benefits of the Islamorada vacation rental ordinance.

Council discussion.

Council Comments

Still announced it was Gonzalez's last workshop & thanked Mothner & Stockton for their presentation.

Gonzalez thanked the City for a great tenure.

Matlock thanked Mothner for his presentation.

Smith thanked Mothner for his presentation and Gonzalez for his service to the City.

Landry thanked Gonzalez for serving and spoke on the high volumes of traffic in the Keys.

ADJOURNMENT

With no further business to come before the Council, Mayor Still adjourned the meeting at 7:23pm by unanimous consent.

I certify the above represents an accurate summary of the regular Council meeting of October 22, 2024


Hillary Palmer, Deputy City Clerk

11-15-24
Date