Sponsored by: Williams

CITY OF MARATHON, FLORIDA
RESOLUTION 2026-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING A DISTRIBUTION RIGHT-OF-WAY EASEMENT BETWEEN THE CITY OF MARATHON AND THE FLORIDA KEYS ELECTRIC COOPERATIVE ON PROPERTY HAVING REAL ESTATE NUMBER 00103350-000400, ON PROPERTY KNOWN AS COMMUNITY PARK, PROVIDING FOR SEVERABILITY, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Marathon, Florida (the "City"), is the owner of Community Park (the "Park"), including that portion more fully described on the Grant of Easement and Right of Use Agreement, a copy of which is attached hereto and made a part hereof (the "Grantor's Property"); and

WHEREAS, the City is developing a new Skate Park and preparing the infrastructure for a new Splash Pad and Restroom facility at the Park which will require electrical service; and

WHEREAS, the Florida Keys Electric Cooperative, Inc. ("FKEC") has requested the grant of an electrical utility easement as a condition to the provision of electrical service to the Park.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THAT:

Section 1. The above recitals are true and correct and incorporated herein by this reference.

Section 2. The City Manager is authorized to execute the Grant of Easement and Right of Use Agreement, a copy of which is attached as Exhibit "A," together with such non-material changes as may be acceptable to the City Manager and approved as to form and legality by the City Attorney.

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 11TH DAY OF AUGUST, 2026.

THE CITY OF MARATHON, FLORIDA

Lynny Del Gaizo

Lynny Del Gaizo, Mayor

AYES: Still, Landry, Matlock, Struyf, Del Gaizio
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:

Diane Clavier, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:

Steve Williams, City Attorney

This document was prepared by:
Jessica Nivar, Engineering Administrator
Florida Keys Electric Cooperative
91630 Overseas Hwy; P. O. Box 0377
Tavernier, FL 33070-0377

Tax Parcel No: 00103350-000400
AK: 9011674

SPACE FOR RECORDING AREA

DISTRIBUTION RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned grantors, (whether one or more)

PROPERTY OWNER(S): **CITY OF MARATHON**

MAILING ADDRESS: **9805 OVERSEAS HWY, MARATHON FL 33050**

PROPERTY ADDRESS: **3911 OVERSEAS HWY, MARATHON**

LEGAL DESCRIPTION OF PROPERTY: **10 66 32 KEY VACCAS PT LOT 3 AND BAY BTM S OF AND ADJ TO PT LOT 3 G58-513(II DEED 19931) OR103-543 OR599-441 OR599-444 OR1125-398(PROBATE) OR1102-1654 OR1102-1657 OR1401-1963D/C OR1401-1988 OR1724-528Q/C OR1731-1838Q/C**

in consideration of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey to Florida Keys Electric Cooperative, Inc., of P.O. Box 377, Tavernier, Florida 33070-0377, hereinafter called the "Cooperative" its successors and assigns, a perpetual Electric Utility Easement, over, under, upon and across the lands and real property situate, lying and being in the County of Monroe, State of Florida, more particularly described as follows:

AN EASEMENT ON SAID DESCRIBED PROPERTY:

"SEE EXHIBIT A"

also, a perpetual easement over, under, upon, and across all streets, alleys, easements, and rights of way in any subdivision or recorded plat, which subdivision or recorded plat includes the said property described herein. And the right to construct, operate and maintain an electric distribution line, system or other services unrelated to supplying electricity, on or under the above described lands; the right to inspect and make such repairs, changes, alterations, improvements, and additions to its facilities as the Cooperative may from time to time deem advisable including, by way of example, and not by the way of limitation, the right to increase or decrease the number of conduits, poles, wires, cables, hand holes, transformers, and transformer enclosures; the right to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery that may interfere with or threaten or endanger the operation and maintenance of said line or system; the right to keep the easement clear of all buildings, structures or other obstructions except citrus trees and low-growing shrubbery that do not otherwise interfere with Cooperative's use of the right of way easement; the right to license, permit, or otherwise agree to the joint use or occupancy of the easement, system, or, if any of said system is placed underground, of the trench or related underground facilities by any other utility, person, association, or corporation; and the right to enter upon, cross and use other lands of the Grantors to provide access to the easements granted herein.

The undersigned agree that all poles, wire, and other facilities including any main service entrance equipment, installed in, upon or under the above-described lands at the Cooperative's expense, shall remain the property of the Cooperative, removable at the option of the Cooperative. The undersigned covenant that they are the owners of the above-described lands. Interferences with the undersigned's use and enjoyment of its' property does not include the actual easement area itself. Any use of the easement will require submitting a notice to FKEC for approval and could come at a fee to the owner of the property. The easement shall remain clear of all buildings, structures, or other obstructions.

Grantors agree that this right-of-way easement shall run with the land and that any abandonment of the use of the easement, or interruption in the use of the right-of-way easement, shall not terminate or impair the interests hereby conveyed to the Cooperative.

IN WITNESS WHEREOF, the grantors have hereunto affixed their hands and seal this 12 day of Aug, 2026

Diane Clavier
(1) Witness Signature

(2) Witness Signature

GRANTOR SIGNATURE

STEVE WILLIAMS, INTERIM CITY MANAGER
GRANTOR'S PRINTED NAME & TITLE

STATE OF: Florida

COUNTY OF: Monroe

The foregoing instrument was acknowledged before me
By means of ☒ physical presence or ☐ online

Notarization this 8/12/26 (Date)

By STEVE WILLIAMS, INTERIM CITY MANAGER
(Name of Member, Manger, Title of Member, etc.)

Of CITY OF MARATHON
(Name of Company Acknowledging)

A FL (State) limited liability company, on behalf of the Company, ☒ who is personally known to me or ☐ has

produced _____
(Type of Identification)
as identification.

AMANDA HERRERA
Commission # HH 759874
Expires January 25, 2030

Amanda Herrera
Notary Signature and Stamp

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID	00103350-000400
Account#	9011674
Property ID	9011674
Millage Group	50CM
Location Address	3911 OVERSEAS Hwy, MARATHON
Legal Description	10 66 32 KEY VACCAS PT LOT 3 AND BAY BTM S OF AND ADJ TO PT LOT 3 G58-513(II DEED 19931) OR103-543 OR599-441 OR599-444 OR1125-398(PROBATE) OR1102-1654 OR1102-1657 OR1401-1963D/C OR1401-1988 OR1724-528Q/C OR1731-1838Q/C (Note: Not to be used on legal documents.)
Neighborhood	10041
Property Class	MUNICIPAL (8900)
Subdivision	
Sec/Twp/Rng	10/66/32
Affordable Housing	No



Owner

CITY OF MARATHON
9805 Overseas Hwy
Marathon FL 33050

Valuation

		2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Market Improvement Value	$458,461	$479,099	$479,099	$479,099
+	Market Misc Value	$1,236,236	$1,095,549	$1,095,549	$1,095,549
+	Market Land Value	$120,407	$120,407	$120,407	$120,407
=	Just Market Value	$1,815,104	$1,695,055	$1,695,055	$1,695,055
=	Total Assessed Value	$1,815,104	$1,695,055	$1,695,055	$1,695,055
-	School Exempt Value	($1,815,104)	($1,695,055)	($1,695,055)	($1,695,055)
=	School Taxable Value	$0	$0	$0	$0

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0
2023	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0
2022	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0
2021	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0
2020	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0
2019	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0
2018	$120,407	$479,099	$1,095,549	$1,695,055	$1,695,055	$1,695,055	$0	$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(8900)	14.03	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	11.52	Acreage	0	0

Buildings

Building ID	2037	Exterior Walls	C.B.S.
Style		Year Built	2006
Building Type	CITY BLDGS C / 89C	EffectiveYearBuilt	2006
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	858	Roof Type	GABLE/HIP
Finished Sq Ft	858	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	122	Bedrooms	0
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	858	858	0
TOTAL		858	858	0

Building ID	2040	Exterior Walls	C.B.S.
Style		Year Built	2006
Building Type	CITY BLDGS A / 89A	EffectiveYearBuilt	2006
Building Name		Foundation	CONCR FTR
Gross Sq Ft	4180	Roof Type	FLAT OR SHED
Finished Sq Ft	600	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	100	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	23	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	1,490	0	0
ECF	ELEVATED CON F	2,090	0	0
FLA	FLOOR LIV AREA	600	600	0
TOTAL		4,180	600	0

Building ID	4742	Exterior Walls	C.B.S.
Style		Year Built	2001
Building Type	CITY BLDGS C / 89C	EffectiveYearBuilt	2001
Building Name		Foundation	
Gross Sq Ft	1507	Roof Type	
Finished Sq Ft	144	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	48	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	1,188	0	0
FLA	FLOOR LIV AREA	144	144	0
PTO	PATIO	175	0	0
TOTAL		1,507	144	0

Building ID	4743	Exterior Walls	C.B.S.
Style		Year Built	2001
Building Type	CITY BLDGS B / 89B	EffectiveYearBuilt	2001
Building Name		Foundation	
Gross Sq Ft	1200	Roof Type	
Finished Sq Ft	441	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	84	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	300

Interior Walls

Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	441	441	0
OPF	OP PRCH FIN LL	506	0	0
PTO	PATIO	253	0	0
TOTAL		1,200	441	0

Building ID	4744	Exterior Walls	C.B.S.
Style		Year Built	2001
Building Type	CITY BLDGS B / 89B	EffectiveYearBuilt	2001
Building Name		Foundation	
Gross Sq Ft	750	Roof Type	
Finished Sq Ft	441	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	84	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	300
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	441	441	0
OPF	OP PRCH FIN LL	126	0	0
PTO	PATIO	183	0	0
TOTAL		750	441	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
TIKI	2006	2007	22 x 22	1	484 SF	3
ASPHALT PAVING	2006	2007	0 x 0	1	27414 SF	2
CH LINK FENCE	2006	2007	8 x 1194	1	9552 SF	3
CONC PATIO	2006	2007	73 x 151	1	11023 SF	2
CONC PATIO	2006	2007	45 x 1130	1	50850 SF	1
WALL AIR COND	2000	2001	0 x 0	1	1 UT	2
CONC PATIO	2000	2001	9 x 146	1	1314 SF	2
CONC PATIO	2000	2001	8 x 24	1	192 SF	2
CONC PATIO	2000	2001	1 x 210	1	210 SF	2
FENCES	2000	2001	4 x 540	1	2160 SF	5
ASPHALT PAVING	2000	2001	120 x 205	1	24600 SF	3
TIKI	2000	2001	6 x 72	1	432 SF	5
CH LINK FENCE	2000	2001	10 x 650	1	6500 SF	3
CONC PATIO	2000	2001	5 x 140	1	700 SF	2
CH LINK FENCE	2000	2001	8 x 1372	1	10976 SF	3
CONC PATIO	2000	2001	12 x 110	1	1320 SF	2
CONC PATIO	2000	2001	90 x 200	1	18000 SF	2
CH LINK FENCE	2000	2001	12 x 160	1	1920 SF	3
WOOD DECK	2000	2001	0 x 0	1	2120 SF	4
ASPHALT PAVING	2000	2001	0 x 0	1	23056 SF	2
ASPHALT PAVING	2000	2001	0 x 0	1	3204 SF	2
ASPHALT PAVING	2000	2001	0 x 0	1	47185 SF	3
CH LINK FENCE	2000	2001	10 x 530	1	5300 SF	3
FENCES	2001	2004	6 x 178	1	1068 SF	5
CONC PATIO	2001	2004	6 x 182	1	1092 SF	2
TIKI	2006	2007	10 x 22	1	220 SF	3
WOOD DECK	2006	2007	0 x 0	1	5071 SF	4
WALL AIR COND	2000	2001	0 x 0	1	1 UT	3
UTILITY BLDG	2006	2007	10 x 16	1	160 SF	2
TIKI	2006	2007	10 x 22	1	220 SF	4
UTILITY BLDG	2006	2007	8 x 8	1	64 SF	2
WALL AIR COND	2008	2009	0 x 0	1	1 UT	1
CONC PATIO	2022	2023	38 x 38	1	1444 SF	2

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
P-26-413	05/26/2026	Active	$13,500	Commercial	SELECTIVE DEMO BASED OFF PLANS NO ELECTRIC NO PLUMBING NO MECHANICAL
P-26-201	03/12/2026	Active	$17,400	Commercial	EXTERIOR PAINTING OF THE FOLLOWING: COMMUNITY PARK BATHROOM, TOWER, PARK OFFICE, AND PAVILION SEE PHOTOS

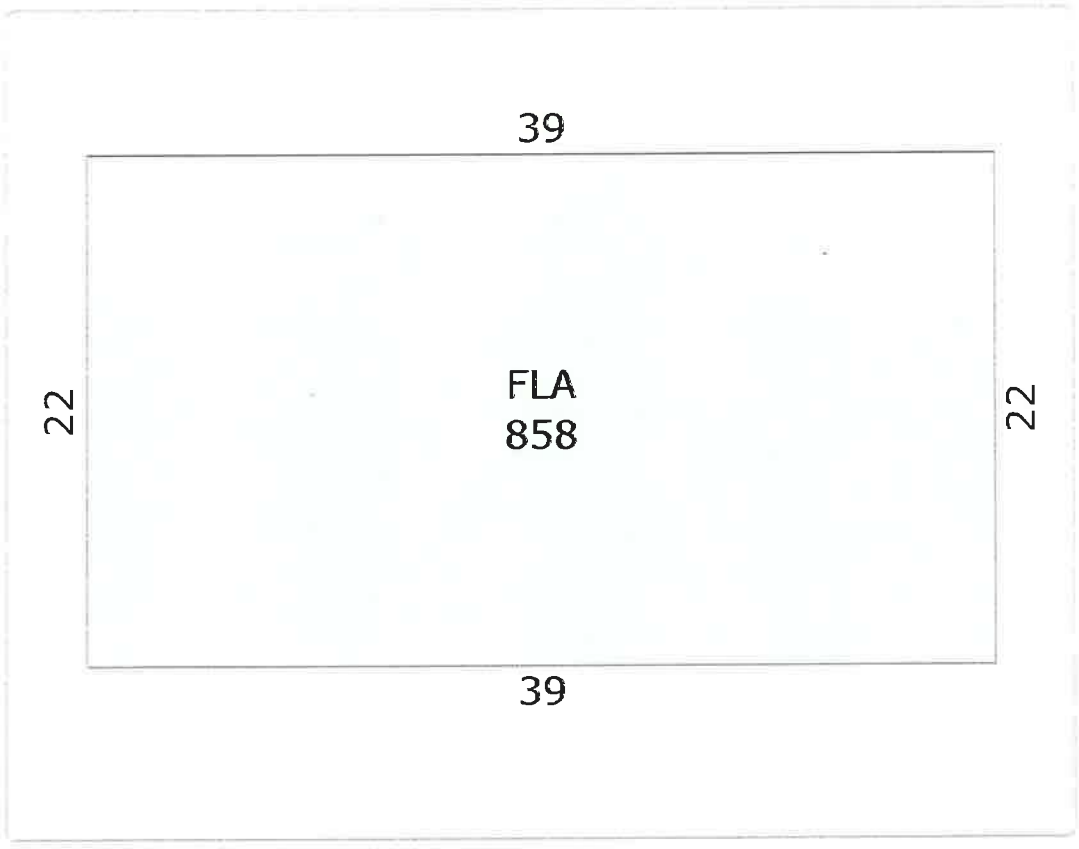
Number	Date Issued	Status	Amount	Permit Type	Notes
P-25-667	12/01/2025	Active	$281,000	Commercial	Installation of all site hardscape elements, including asphalt paving for drives and parking, site drainage systems, ADA-compliant parking and detectable warning surfaces, and site grading to create a cohesive park environment.
P-25-640	08/14/2025	Active	$930,000	Commercial	
P-25-667	07/16/2025	Active	$281,000	Commercial	Installation of all site hardscape elements, including asphalt paving for drives and parking, site drainage systems, ADA-compliant parking and detectable warning surfaces, and site grading to create a cohesive park environment.
P-25-640	07/08/2025	Active	$930,000	Commercial	CONSTRUCT NEW SKATE PARK
P-25-553	06/09/2025	Completed	$40,000	Commercial	DEMOLITION OF EXISTING SKATE PARK
P-25-76	02/03/2025	Completed	$0	Commercial	RELOCATE SABLE PALM AT THE COMMUNITY PARK
P-24-306	04/15/2024	Completed	$42,000	Commercial	REPLACE FACES IN ID SIGN & REPLACE LED MESSAGE CENTER
P-22-38	01/19/2022	Completed	$153,312	Commercial	MARATHON COUMMUNITY PARK - REPLACE PLAYGROUND EQUIPMENT IN SAME LOCATION, INSTALL 30 X 30 FT SHADE STRUCTURE OVER THE NEW EQUIPMENT.
P-21-1369	11/15/2021	Completed	$31,500	Commercial	INSTALL A 38' X 38' X 4" CONCRETE SLAB ON GRADE
P2017-0725	06/30/2017	Completed	$10,000	Commercial	REPLACE BASEBALL SCOREBOARDS (2)
P2016-0659	06/06/2016	Completed	$1,000	Commercial	REPLACE & INSTALL 1 FRONT DOOR AT PARK OFFICE
P2016-0655	06/02/2016	Completed	$2,000	Commercial	INSTALL CONDUIT FOR FIBER OPTIC CABLE
P2014-1362	01/21/2015	Completed	$10,000	Commercial	FLOOD LIGHTS 2 POWER POST 4
P2012-0608	04/26/2012	Completed	$15,000	Commercial	REPLACE EXISTING BLACK VINYL CHAIN LINK
P2011-1544	12/09/2011	Completed	$15,000	Commercial	RELAMP (72) PATH LIGHT WITH INDUCTION LAMPS - INSTALL DISCONNECT SWITCH AT AMPHITHEATER
P2011-1264	10/03/2011	Completed	$9,700	Commercial	INSTALL 250' OF 8' HIGH BLACK CHAINLINK FENCE
P2011-0269	03/03/2011	Completed	$40,000	Commercial	REMOVE ESTIMATED 44 TONS OF PETROLEUM CONTAMINATED SOIL, TREES AND ASPHALT. INSTALL CLEAN FILL, REPLACE ASPHALT, SOD AND VEGETATION
P2011-0108	01/31/2011	Completed	$700	Commercial	30 FT OF 8 FT BLACK CHAIN LINK
P2011-0020	01/07/2011	Completed	$4,100	Commercial	REROOF
P2010-1124	09/20/2010	Completed	$9,999	Commercial	SKATE PARK WORK
P2009-0620	07/16/2009	Completed	$4,000	Commercial	LIGHTS FOR AMPHITHEATER
P2008-0842	10/20/2008	Completed	$800	Commercial	INSTALL SHED AT SKATE PARK ENTRANCE
P-2007-1324	01/04/2008	Completed	$7,000	Commercial	CONC PAD & TIE DOWN OFFICE TRAILER
P-2007-1174	10/02/2007	Completed	$17,800	Commercial	
P2007-1174	10/02/2007	Completed	$17,800	Commercial	INSTALL 8" BLACK CHAIN LINK FENCE
P2007-0734	06/15/2007	Completed	$3,100	Commercial	TV ENCLOSURE
P2007-0256	03/15/2007	Completed	$1,700	Commercial	2 ELECTRICAL OUTLETS
P2007-0046	01/17/2007	Completed	$2,000	Commercial	INSTALL SUB PANELS & RECEPTACLES FOR POWER AT SPECIAL EVENTS
P2006-0829	05/16/2006	Completed	$2,000	Commercial	INSTALL 200AMP ELCETRIC SERVICES FOR USE AT SPECIAL EVENTS
P2005-0751	04/05/2006	Completed	$1	Commercial	AMPHITHEATRE
P2006-0346	03/02/2006	Completed	$19,840	Commercial	Additional Power to Ampitheater
P2005-1150	08/09/2005	Completed	$4,000	Commercial	SIGN/PARK ENTRANCE
P2004-1908	02/04/2005	Completed	$3,361,780	Commercial	COMMUNITY PARK: (2) SOCCER FIELDS, (1) EXTREME SKATE PARK, (3) SHELTERS, ROADWAY AND PARKING.
P2005-0155	02/04/2005	Completed	$0	Commercial	PRE-FAB RENTAL BLDG
P2005-0156	02/04/2005	Completed	$0	Commercial	SKATE PARK ENCL
P2005-0157	02/04/2005	Completed	$0	Commercial	PICNIC SHELTERS
P2005-0158	02/04/2005	Completed	$0	Commercial	PICNIC SHELTER
P2005-0159	02/04/2005	Completed	$0	Commercial	PICNIC PAVILLION
2-2096	10/29/2002	Completed	$3,639	Commercial	WATER FOUNTAIN

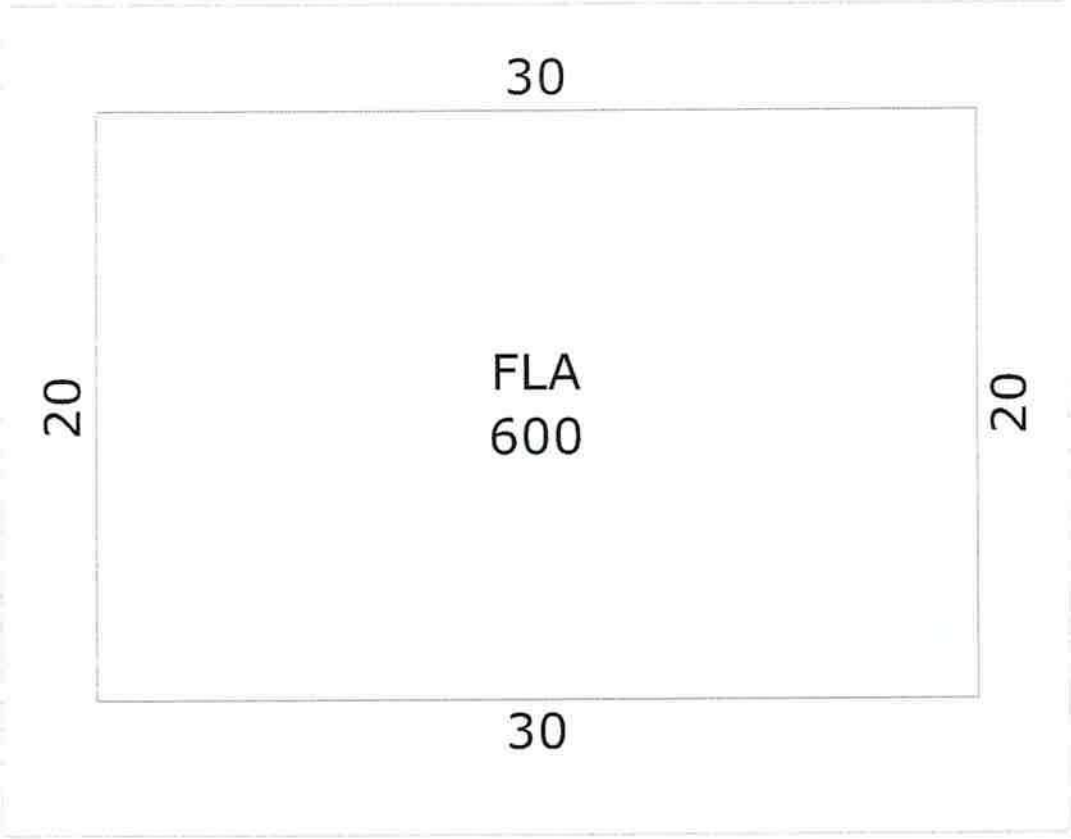
Number	Date Issued	Status	Amount	Permit Type	Notes
99203494	07/25/2000	Completed	$0	Commercial	BASEBALL & BASKETBALL FIELD & TEMP OFFICE TRAILER
9920281	02/03/2000	Completed	$4,000	Commercial	TEMP MONITORING WELLS FR WAT
99202813	02/03/2000	Completed	$1,800,000	Commercial	CONSTRUCT NEW PARK

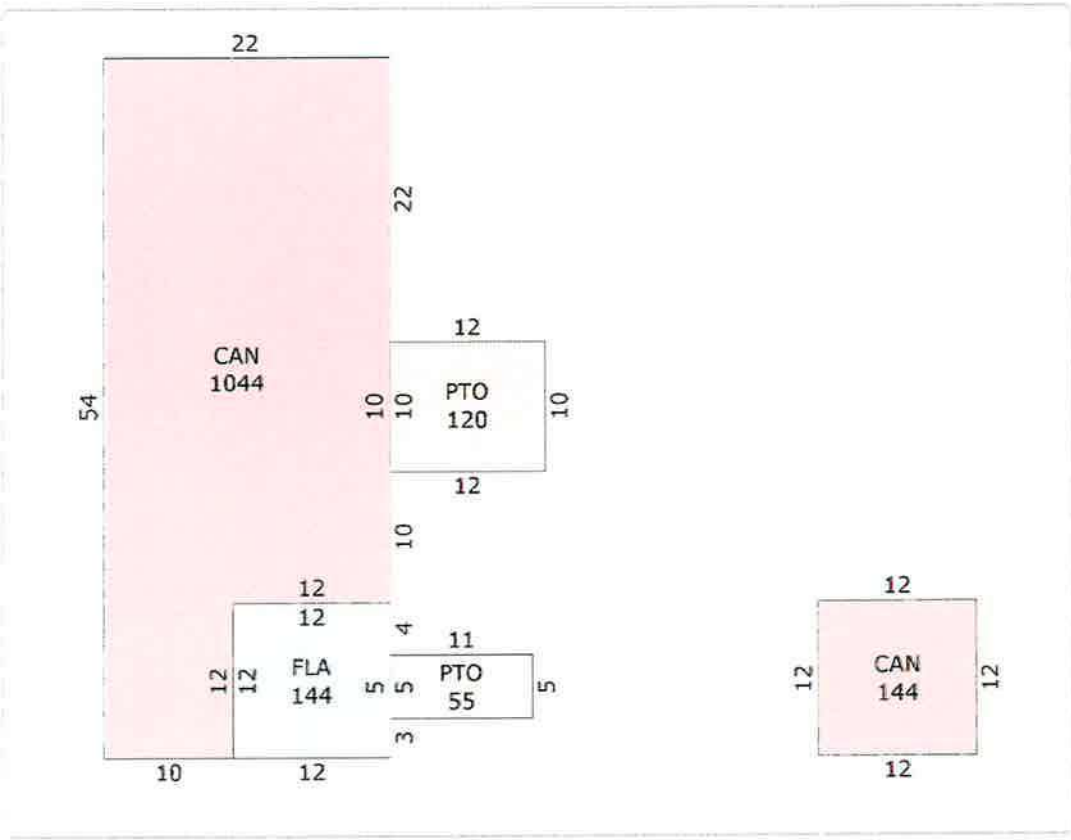
View Tax Info

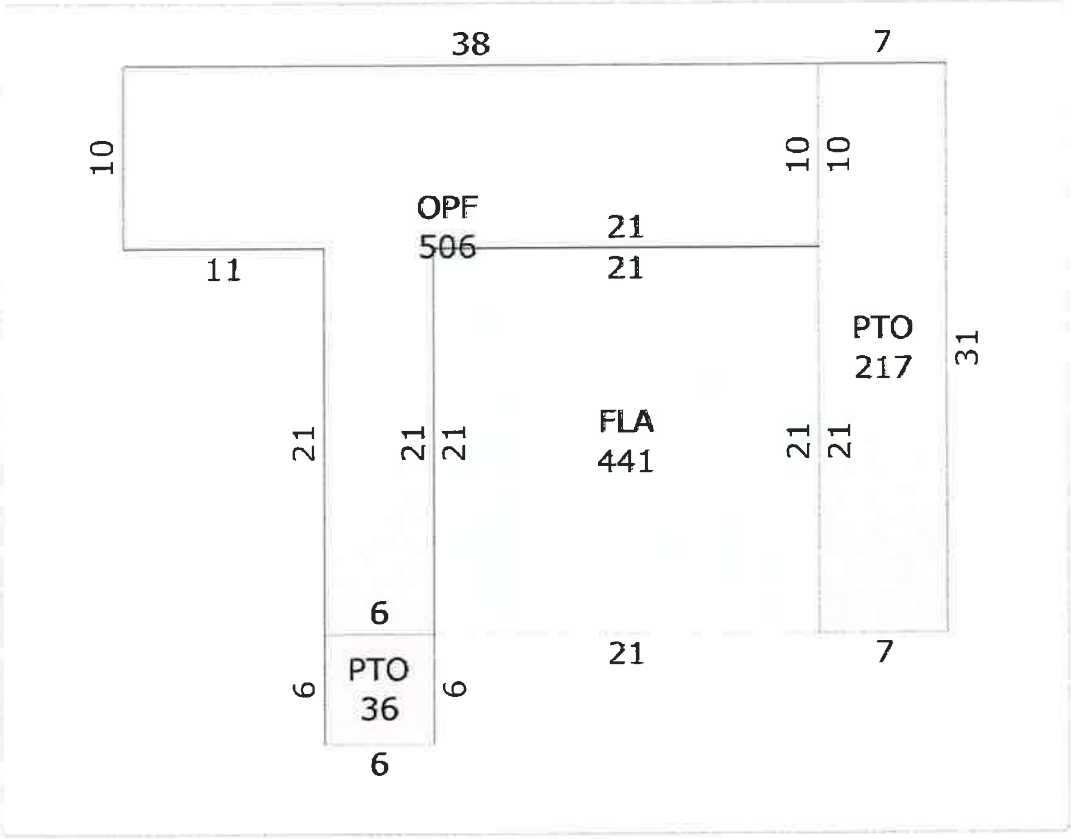
View Taxes for this Parcel

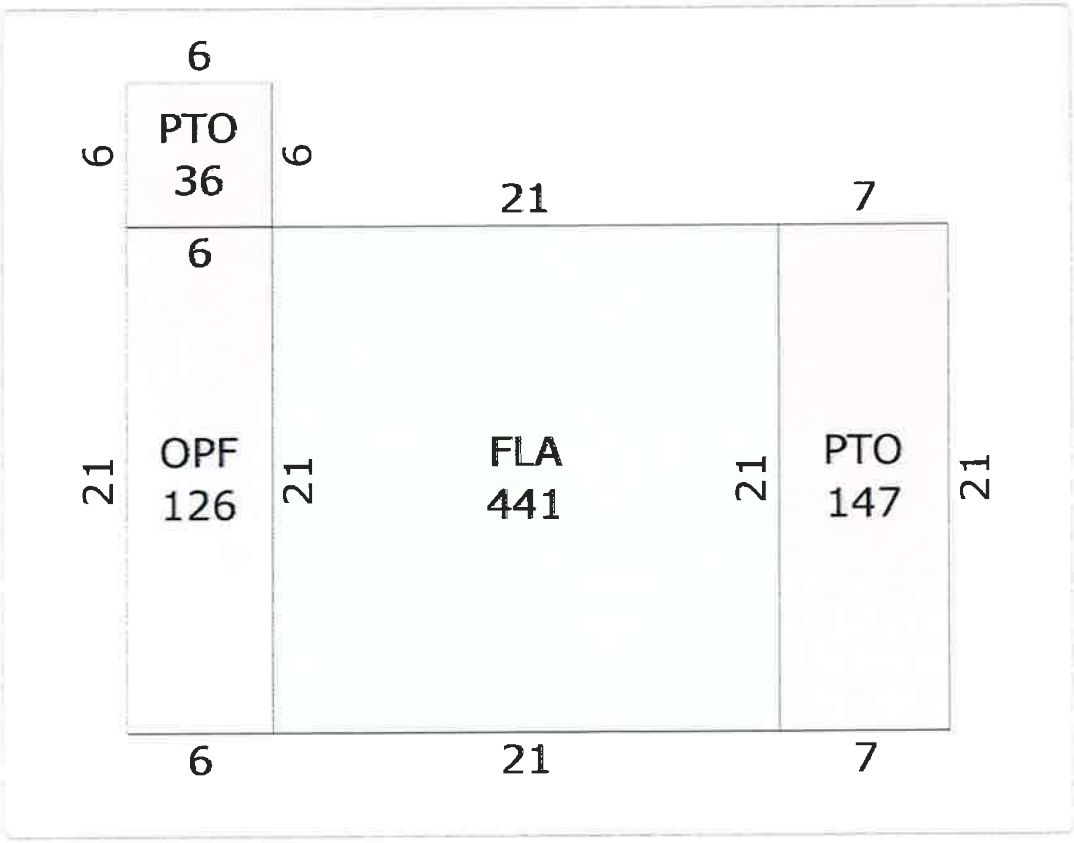
Sketches (click to enlarge)




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Photos





Map



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