

CITY COUNCIL AGENDA STATEMENT



Meeting Date: July 14th, 2026

To: Honorable Mayor and Council Members

From: Brian Shea, Planning Director

Through: Steve Williams, City Attorney and Interim City Manager

Agenda Item: **Resolution 2026-64** Authorizing The Purchase Of Real Property From Tyrone Leatherwood and Mileydi Mckenzie (Re No. 00353980-000000); Authorizing The City Manager To Execute The Contract For Sale, Negotiate Terms, And To Consummate The Purchase Through All Closing Documents In An Amount Not To Exceed Four Thousand Dollars (\$400,000); Appropriating Funds And Providing For An Effective Date.

BACKGROUND:



Each year, at the time the annual City budget is reviewed, the Director shall propose appropriations to be spent from the fund. The proceeds shall be spent for capital improvements in a manner consistent with the capital improvements plan of the Comprehensive Plan. Proceeds

shall be used exclusively for the purchase of land or easements for conservation in a manner consistent with the capital improvements plan of the Comprehensive Plan.

Recently the above-mentioned parcel was listed for sale. The parcel is on the Florida Forever list and is potential habitat for the white crowned pigeon, osprey, and eastern indigo snake. Staff is recommending using the conservation lands impact fee funds for the purchase of said parcel. The parcel shall be deed restricted as a conservation management area, which will count towards open space requirements in the FEMA CRS.

CONSISTENCY CHECKLIST:

1. Comprehensive Plan
2. Other – 2010 Sewer Mandate

Yes

 X

No

 X

FISCAL NOTE:

The adopted FY26 restoration budget includes appropriations of \$1,257,314 for the purchase of conservation lands.

RECOMMENDATION:

Approval

**CITY OF MARATHON, FLORIDA
RESOLUTION 2026-64**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, AUTHORIZING THE PURCHASE OF REAL PROPERTY FROM TYRONE LEATHERWOOD AND MILEYDI MCKENZIE (RE NO. 00353980-000000); AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT FOR SALE, NEGOTIATE TERMS, AND TO CONSUMMATE THE PURCHASE THROUGH ALL CLOSING DOCUMENTS IN AN AMOUNT NOT TO EXCEED FOUR HUNDRED THOUSAND DOLLARS (\$400,000); APPROPRIATING FUNDS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City seeks to purchase the parcel for conservation related uses, furthering the goals and policies of the Comprehensive Plan; and

WHEREAS, in making a determination in review of an application for administrative relief, the City Council may offer to purchase the property at its fair market value as its preferred action if the property is considered environmentally sensitive;

WHEREAS, the City Council of the City of Marathon, Florida seeks to authorize the purchase of real property from Tyrone Leatherwood and Mileydi Mckenzie for purchase price not to exceed four hundred thousand dollars (\$400,000) and authorize the City Manager to execute a Contract For Sale; and

WHEREAS, the Monroe County Property Appraiser's description of the property attached as Exhibit "A"; and

WHEREAS, the signed Contract For Sale shall attached as Exhibit "B;" and

WHEREAS, the Closing Documents shall be attached as consolidated Exhibits "C," and

WHEREAS, the Conservation Easement is attached as Exhibit "D,"

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.

Section 2. The City Council authorizes the purchase of Real Property, RE No. 00353980-000000, from Tyrone Leatherwood and Mileydi Mckenzie upon determination of fair market value

Section 3. The City Manager or his designee is authorized to execute the Contract for Sale based on a negotiation of terms, to work with the City Attorney to prepare such other documents and take such actions as may be necessary to consummate the purchase, and finally, to consummate the purchase through all closing documents in an amount not to exceed four hundred thousand dollars (\$400,000), and

Section 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 14TH DAY OF JULY, 2026.

THE CITY OF MARATHON, FLORIDA

Lynny Del Gaizo, Mayor

AYES:

NOES:

ABSENT:

ABSTAIN:

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

EXHIBIT "A"

Monroe County Property Appraiser's Data

EXHIBIT "B"

Contract for Sale

EXHIBIT "C"

Closing Documents

EXHIBIT “D”

Conservation Easement