

**CITY OF MARATHON, FLORIDA
RESOLUTION 2017-100**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST BY GEORGE GARRETT FOR A RE-PLAT PURSUANT TO CHAPTER 102, ARTICLE 10 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS) ENTITLED "SUBDIVISION OF LAND/PLATS AND RE-PLATS," PARTICULARLY, FOR A PORTION OF A SUBDIVISION KNOWN AS 'COCO PLUM BEACH', WHICH IS DESCRIBED AS BEING A RE-PLAT OF A PORTION OF LOT 12, BLOCK 11, COCO PLUM BEACH SUBDIVISION, FAT DEER KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00364610-000000 AT APPROXIMATELY MILE MARKER 53.

WHEREAS, George Garrett filed an Application on November 10th, 2017 for approval to Re-Plat property located on Coco Plum Drive between Avenues G and H, having Real Estate Number 00364610-000000, into five (5) single family residential lots pursuant to Chapter 177, Florida Statutes and Chapter 102, Article 10, of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS, on the 20th day of November, 2017 the City of Marathon Planning Commission (the "Commission") reviewed and recommended approval of the final re-plat with several conditions; and

WHEREAS, on the 12th day of December 2017, the City Council (the "Council") reviewed the Applicant's proposal finding that the final Re-plat documents were compliant with the terms of Chapter 177, Florida Statutes and the Chapter 102, Article 10 of the City LDR's; and

WHEREAS, due process was afforded to the parties, the essential requirements of law were adhered to and competent and substantial evidence was presented, the Council voted to approve the Final Re-Plat; and

WHEREAS, the purpose of the Final Plat assures that George Garrett has complied with all subdivision and plat filing requirements of Chapter 102, Articles 10 and Florida Statutes Chapter 177.

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 final plat, an unsigned copy of which is attached hereto as Exhibit "A", is hereby approved for signature and recordation and otherwise has complied with or must meet all conditions of the re-Plat as follows:

1. Final plat shall include language regarding owner-signed consent and acknowledgement for wastewater and stormwater assessment for future development of the properties.
2. The Applicant will be required, as part of the final plat approval, to provide conceptual points of wastewater connection for each lot.
3. Pre-cast driveways (or other structures approved by the City) which bridge the City's drainage swale shall be designed in such a way that they will not limit the volume capacity of the swale.
4. Driveways in the ROW along Coco Plum shall be solid surface to reduce gravel and rocks being strewn on bike path, creating hazards for pedestrians and bicyclists.
5. Driveways shall not destroy or disrupt the integrity of the existing City maintained bike path. If repaving of the bike path is found to be necessary, it shall be the Applicant's responsibility to re-pave the entire length along their frontage so as to create no interruptions in bike path pavement.
6. Applicant shall provide form of guarantee for necessary utility construction.
7. All conditions of the Conditional Use must be met prior to building permit issuance.

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 12th DAY OF DECEMBER, 2017.

THE CITY OF MARATHON, FLORIDA



Michelle Coldiron, Mayor

AYES: Bartus, Cook, Senmartin, Coldiron
NOES: None
ABSENT: None
ABSTAIN: Zieg

ATTEST:



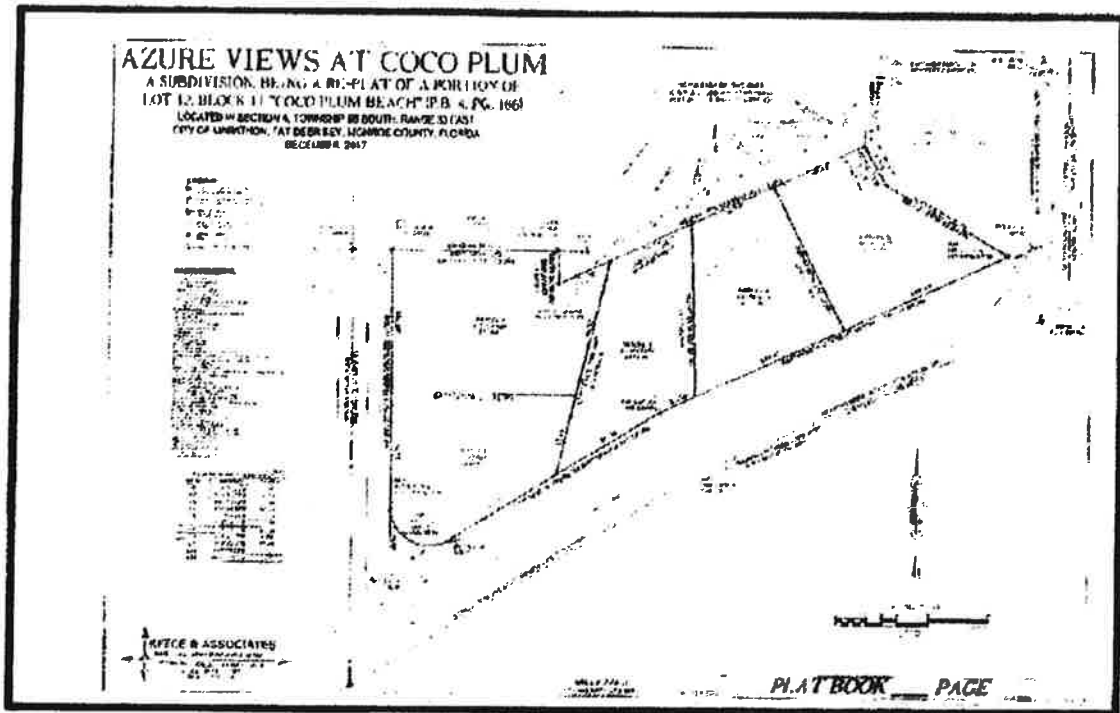
Diane Clavier, City Clerk
(City Seal)

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



David Migut, City Attorney

EXHIBIT A
Final Plat of Property
(Original Re-plat to be attached at final adoption & signature)



STATE OF FLORIDA
COUNTY OF MONROE
This copy is a True Copy of the
Original on File in this Office. Witness
My hand and Official Seal
And that same is in full force and effect

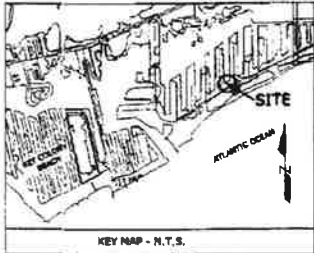
This 16 day of April

A.D., 2018
KEVIN MADOK, CPA
Clerk Circuit Court

By: [Signature]
Deputy Clerk



MONROE COUNTY
OFFICIAL RECORDS



AZURE VIEWS AT COCO PLUM

A SUBDIVISION, BEING A RE-PLAT OF
A PORTION OF LOT 12, BLOCK 11 "COCO PLUM BEACH"
PLAT BOOK 4, PAGE 166

LOCATED IN SECTION 4, TOWNSHIP 08 SOUTH, RANGE 33 EAST
CITY OF MARATHON, FAT DEER KEY, MONROE COUNTY, FLORIDA
APRIL 2018

LEGAL DESCRIPTION:

LOT 12, BLOCK 1, COCO PLUM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 186, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.
LESS AND EXCEPT: LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2677, PAGE 428.
A PORTION OF LOT 12, BLOCK 11, COCO PLUM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 166, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF LOT 12, BLOCK 11, COCO PLUM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 166, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 12 FOR A DISTANCE OF 118.31 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 12;
THENCE 78°13'00"W ALONG THE SOUTHERLY .LINE OF SAID LOT 12 FOR A DISTANCE OF 17.62 FEET TO A POINT;
THENCE 48°53'07"W FOR A DISTANCE OF 93.89 FEET TO A POINT;
THENCE 42°28'15"W FOR A DISTANCE OF 31.38 FEET TO A POINT ON THE NORTHERLY .LINE OF SAID LOT 12;
THENCE NORTH ALONG THE NORTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 50.24 FEET TO A POINT;
THENCE CONTINUE EAST ALONG SAID NORTHERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 110.00 FEET BACK TO THE POINT OF BEGINNING SAID LANDS CONTAINING 11,038 SQUARE FEET, MORE OR LESS.

WITNESSES:

BEFORE ALL PERSONS BY THESE PRESENTS, THAT GEORGE AND MARISA GARRETT, OWNERS OF THE PROPERTY DESCRIBED BY THE LEGAL DESCRIPTION ABOVE, IN THE CITY OF MARATHON, ON FAT DEER KEY, MONROE COUNTY, FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "AZURE VIEWS AT COCO PLUM" THAT THE EXPRESS PURPOSE OF THIS PLAT INCLUDES, BUT NOT LIMITED TO: REPLAT OF THE PROPERTY DESCRIBED BY THE LEGAL DESCRIPTION ABOVE IN ORDER TO CREATE MORE SENSIBLE SITES FOR CONSTRUCTION.

HAVE DECLARED NO ENCUMBRANCES TO OBLIGATE THESE LOTS.

IN WITNESS WHEREOF, GEORGE GARRETT AND MARISA GARRETT DO HEREBY SET THEIR HAND AND SEAL THE 12TH DAY OF April 2018

George Garrett *Hilary Palmer* *GA*

WITNESS SIGNATURE WITNESS SIGNATURE WITNESS SIGNATURE
Hilary Palmer *GA*

WITNESS SIGNATURE WITNESS SIGNATURE

MARISA GARRETT
STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF April 2018.
BY GEORGE GARRETT, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

Diane Clavier NOTARY PUBLIC STATE OF FL
PRINTED NAME: Diane Clavier MY COMMISSION EXPIRES: 7-29-19

MARISA GARRETT
STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF April 2018.
BY MARISA GARRETT, SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

Diane Clavier NOTARY PUBLIC STATE OF FL
PRINTED NAME: Diane Clavier MY COMMISSION EXPIRES: 7-29-19

WITNESSES BY GEORGE TO PLAT AND SUBDIVISION BY GEORGE AND MARISA GARRETT TO SUBDIVISION:

R. DANIEL ZIEGLER, THE HOLDER OF THAT CERTAIN MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT DATED OCTOBER 12, 2017, AND RECORDED IN OFFICIAL RECORDS DOCUMENT NUMBER 214320, OFFICIAL RECORDS BOOK 2478, PAGE 1252 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, DOES HEREBY SATISFY, APPROVE, CONFIRM AND CONSENT TO THE PLAT AND SUBDIVISION THEREOF.

R. Daniel Ziegler *R. DANIEL ZIEGLER*

SIGNATURE PRINT NAME

MARISA GARRETT
STATE OF FLORIDA
COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF April 2018.
BY MARISA GARRETT, SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

Diane Clavier NOTARY PUBLIC STATE OF FL
PRINTED NAME: Diane Clavier MY COMMISSION EXPIRES: 7-29-19

TITLE CERTIFICATION:

I, THOMAS A. BRADY, AN ATTORNEY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT, ON APRIL 6, 2018, I HAVE ISSUED A PROPERTY INFORMATION REPORT SHOWING RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THE PLAT, IN GEORGE GARRETT AND MARISA GARRETT, HUSBAND AND WIFE, AND IS SUBJECT TO A MORTGAGE IN FAVOR OF R. DANIEL ZIEGLER.

Thomas A. Brady DATE: April 11, 2018

TITLE EXAMINER

APPROVAL OF MARATHON CITY COUNCIL:

IT IS HEREBY CERTIFIED THAT THE CITY OF MARATHON CITY COUNCIL OFFICIALLY APPROVED THIS PLAT OF "AZURE VIEWS AT COCO PLUM" ON THE 12TH DAY OF DECEMBER, 2017, BY RESOLUTION NO. 2017-106 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MONROE COUNTY, FLORIDA, WITHIN THIRTY (30) DAYS FROM SAID DATE.

CITY OF MARATHON, FLORIDA

BY: *Nichelle Colston*

NICHELLE COLSTON, MAYOR

Diane Clavier

DIANE CLAVIER, CITY CLERK

APPROVAL OF CITY OF MARATHON PLANNING COMMISSION:

IT IS HEREBY CERTIFIED THAT THE CITY OF MARATHON PLANNING COMMISSION OFFICIALLY APPROVED THIS PLAT OF "AZURE VIEWS AT COCO PLUM" ON THE 30TH DAY OF DECEMBER, 2017.

BY: *Jeff Duff*

JEFF DUFF, CHAIRMAN

APPROVAL BY CITY OF MARATHON OFFICIALS:

APPROVED: *W. J. ...* CITY ENGINEER
BY: *W. J. ...* CITY FIRE MARSHAL

APPROVAL BY THE CLERK OF THE CIRCUIT COURT:

THIS PLAT WAS APPROVED BY RESOLUTION OF THE CITY COUNCIL OF CITY OF MARATHON, FLORIDA ON THE 12TH DAY OF DECEMBER, 2017, AND WAS FILED FOR RECORD THIS 12TH DAY OF APRIL 2018, AND RECORDED IN PLAT BOOK 4 ON PAGE 166 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MONROE COUNTY, FLORIDA.

KEVIN WOODCO, CPA, CLERK OF COURT

SURVEYOR'S JUSTICE:

- THE MEAN HIGH WATER ELEVATION, 1.07 MHD 1987-2018 AND 1988, AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER PROCEDURAL APPROVAL FOR TIDE POINT 7038 ACQUIRED 07/07/2017, APPROVED FOR PLUMB 07/1/2017, MEAN HIGH WATER SURVEY FILE NUMBER 9256.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT.
- THE BEARING BASIS FOR THIS PLAT IS THE CENTERLINE OF COCO PLUM CANAL. SAID LINE BEARS N63°44'47"E AND ALL OTHER BEARINGS ARE RELATIVE THEREOF.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- SQUARE FOOTAGES ARE PLACES OR ROUNDED.
- THE RIPARIAN LIMITS SHOWN HEREON WERE ESTABLISHED USING THE BUREAU OF SURVEYING AND MAPPING'S STUDY ENTITLED "GUIDELINES FOR RIPARIAN RIGHTS" REWISED FEBRUARY 28, 2012 THROUGH THE GENERALLY ACCEPTED METHOD OF APPROXIMATING CANAL CENTERLINE FROM THE ANGLE BISECTORS OF THE END OF THE CANAL BY PROPORTIONAL DIMENSIONAL LIMITS (PROPORTIONAL OWNERSHIP). THESE RIPARIAN LIMITS ARE THE SURVEYORS' DETERMINATION, HOWEVER ONLY THE COURTS CAN RULE ON THE ACTUAL RIPARIAN RIGHTS.
- THE ACTUAL EDGE OF CANAL WALLS INSIDE THE CANAL LIMITS BY THE PREVIOUS PLAT, RESULTING IN AN EXCESS OF LAND BETWEEN THE PLATTED LINES AND THE ACTUAL SHORFLINE.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

REVIEW AND APPROVAL OF THE CITY SURVEYOR:

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF MARATHON.

BY: *John Paul Dimes* 4/12/18

JOHN PAUL DIMES, R. P.S.M. 4900

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT ENTITLED "AZURE VIEWS AT COCO PLUM", AS SHOWN ON THIS AND ACCOMPANYING SHEETS NUMBERED 1 THROUGH 2 OF 2 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED UNDER MY DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN ON SAID PLAT COMPLES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SUBSECTION 177.091(7) OF SAID CHAPTER 177.

REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LD 1764
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33643
OFFICE (305) 872-1340
FAX (305) 872-3620

BY: *Robert E. Reece* 4/12/18

ROBERT E. REECE, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. 15 2632
REECE & WHITE LAND SURVEYING, INC.
D/VA REECE & ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 7846

Doc# 2164302
Bk# 2001 Pgm 561

