

Sponsored by: Lindsey

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2020-55**

**APPROVAL BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA OF A REQUEST OF BY GRASSY KEY RESORT GROUP, LLC FOR A MODIFICATION TO THEIR DEVELOPMENT AGREEMENT (RESOLUTION 2019-47) PURSUANT TO CHAPTER 102, ARTICLES 8 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATIONS (LDRS); SEEKING A MODIFICATION TO THEIR SITE PLAN FOR THE REDEVELOPMENT OF AN EXISTING HOTEL RESORT AND COMMERCIAL USES ON PROPERTY LOCATED AT 58070 AND 58182 OVERSEAS HIGHWAY, WHICH IS LEGALLY DESCRIBED AS TOWNSHIP 65, SECTION 24, RANGE 33; BK 36 LTS 1-2-3-4, PT LTS 5-6 (PARCEL A) AND W'LY 15FT UNNAMED ST ADJ LOT 1 RES B-C-C 8/11/61 AND ADJ PORTION OF FLAGLER STREET AND GRASSY KEY BAY BOTTOM ADJ LTS 1-2-3, LOT 12 AND PT LOT 13 IN THE CRAIN'S SUBDIVISION, GRASSY KEY, MARATHON, FLORIDA; HAVING REAL ESTATE NUMBERS 00370940-000000 AND 00371060. NEAREST MILE MARKER 58.5.**

**WHEREAS**, Grassy Key Resort Group, LLC (The "Applicant") filed an Application on July 1, 2020 for a modification to their Conditional Use Permit (Resolution 2019-46) and Development Agreement (Resolution 2019-47) pursuant to Chapter 102, Article 8 of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**, pursuant to the Resolutions noted above, the applicant has been approved for the redevelopment of thirty three (38) transient units (two properties, one motel complex of thirty-three (33) units and five (5) RV sites) and 11,550 square feet of commercial space, including a hotel/motel/resort lodging, retail store, bar, accessory building and accessory uses, clubs, and two swimming pools; and

**WHEREAS**, the Applicant is proposing a modification on to their approvals to revise their project approved site plan allowing them to move transient allocations (originally approved as RV sites) to the Grassy Flats principal project site; and

**WHEREAS**, the transient units thus approved and moved will become additional transient hotel units, thus expanding the number of transient units on the Grassy Flats site while eliminating all units on the secondary Bonefish Resort site; and

**WHEREAS**, the Applicant is not proposing ANY additional transient units to the overall project approval; and

**WHEREAS**, the City staff reviewed the Applicant's request for a revision to the their Conditional Use Permit and Development Agreement determining that the Applicant's project

proposal was in compliance with the City's Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City's Level of Service (LOS); and

**WHEREAS**, pursuant to Chapter 102, Articles 8 and 13, the City Council reviewed the requested modification as two public hearings held on August 11, 2020 and September 8, 2020 taking input from staff, the Applicant, and the public present for the hearing; and

**WHEREAS**, the City Council made a determination that the Applicant's request for a modification to their Development Agreement, subject to the terms of the LDRs and with Conditions imposed, are in Compliance with the City's Comprehensive Plan and LDRs, is consistent with its policy to encourage the development of mixed commercial development in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**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 hereby approves a revised Development Agreement to Grassy Key Resort Group, LLC, a copy of which is attached hereto as Exhibit "A," subject to the Conditions imposed. The Director of Planning is authorized to sign the Development Order on behalf of the City.

Section 3. This Resolution shall take effect immediately upon execution.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 8<sup>TH</sup> DAY OF SEPTEMBER 2020.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Steve Cook, Mayor**

AYES: Bartus, Zieg, Senmartin, Gonzalez, Cook  
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:



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Dirk Smits, City Attorney

Sponsored by: Lindsey

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**WHEREAS**, the Applicant is not proposing ANY additional transient units to the overall project approval; and

**WHEREAS**, the City staff reviewed the Applicant's request for a revision to the their Conditional Use Permit and Development Agreement determining that the Applicant's project

proposal was in compliance with the City's Comprehensive Plan and Land Development Regulations (LDRs) and further that there was no substantial impact on the City's Level of Service (LOS); and

**WHEREAS**, pursuant to Chapter 102, Articles 8 and 13, the City Council reviewed the requested modification as two public hearings held on August 11, 2020 and September 8, 2020 taking input from staff, the Applicant, and the public present for the hearing; and

**WHEREAS**, the City Council made a determination that the Applicant's request for a modification to their Development Agreement, subject to the terms of the LDRs and with Conditions imposed, are in Compliance with the City's Comprehensive Plan and LDRs, is consistent with its policy to encourage the development of mixed commercial development in Marathon, and will further the health, safety and welfare of the residents of Marathon; and

**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 hereby approves a revised Development Agreement to Grassy Key Resort Group, LLC, a copy of which is attached hereto as Exhibit "A," subject to the Conditions imposed. The Director of Planning is authorized to sign the Development Order on behalf of the City.

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 8<sup>TH</sup> DAY OF SEPTEMBER 2020.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Steve Cook, Mayor**

AYES: Bartus, Zieg, Senmartin, Gonzalez, Cook  
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:

A handwritten signature in black ink, appearing to read 'D. Smits', written over a horizontal line.

Dirk Smits, City Attorney

RE Nos. 00370940-000000 & 00371060-000000

(Space Reserved for Recording)

**Amended and Restated Development Agreement  
Grassy Key Resort Group, LLC  
Marathon, Florida**

This Amended and Restated Development Agreement (“Agreement”) is entered into by and between the City of Marathon, a Florida Municipal Corporation (“City”), and Grassy Key Resort Group, LLC, a Florida limited liability company, whose address is 58182 Overseas Highway, Marathon, FL 33050 (“Owner”), pursuant to *Chapter 102, Article 8* of the Land Development Regulations of the City of Marathon (“Code”), and the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, and is binding on the effective date as set forth herein.

**WITNESSETH:**

**WHEREAS**, Owner owns two (2) parcels located at (i) 58182 Overseas Hwy. and bearing Monroe County Real Estate No. 00370940-000000, which includes a hotel and beach club and its proposed expansion (hereinafter referred to as the “Resort Parcel”), and (ii) 58070 Overseas Hwy., bearing Monroe County Real Estate No. 00371060-000000 (hereinafter referred to as the “Vacation Parcel”), both parcels described in Exhibit “A” hereto (Resort Parcel and Vacation Parcel together hereinafter referred to as the “Property”); and

**WHEREAS**, the City and Owner entered into a Development Agreement recorded in Monroe County Official Record Book 2971, Page 2 on June 19, 2019 (“Original Development Agreement”);

**WHEREAS**, the City and Owner wish to enter into this Agreement to amend certain provisions of the Original Development Agreement;

**WHEREAS**, by Resolution 2019-46, incorporated herein by reference, the City Council of the City granted a Conditional Use Permit authorizing the transfer of transient hotel/motel units and the redevelopment of the Property (“CU Permit”);

**WHEREAS**, the Resort Parcel and Vacation Parcel are designated on the City’s Future Land Use Map (FLUM) as Mixed Use Commercial (MU-C), and is zoned as Mixed Use (MU), which land use designation and zoning allow the property to be used for transient rentals, vacation rentals, and accessory uses;

**WHEREAS**, the Resort Parcel consists of 33 transient hotel/motel units, 1 non-transient residential unit, and 86,051 square feet of commercial uses, including a

hotel/motel/resort lodging, restaurant, bar, accessory building and accessory uses, clubs, swimming pool, and retail store;

**WHEREAS**, the Vacation Parcel consists of 5 transient hotel/motel units and 11,550 square feet of commercial uses;

**WHEREAS**, *Section 107.13, et seq.* of the Code allows for the transference of lawfully established units from one site to another site;

**WHEREAS**, Owner desires to transfer 5 transient hotel/motel units from the Vacation Parcel to the Resort Parcel to redevelop the Resort Parcel;

**WHEREAS**, Owner desires to transfer the 1 non-transient residential unit from the Resort Parcel to the Vacation Parcel to be utilized a vacation rental upon approval pursuant to *Chapter 8, Article 2* of the Code;

**WHEREAS**, the City desires to encourage development and redevelopment of hotels, motels, and recreational vehicle parks in the City to attract tourism, enhance the economy of the City for the benefit of its residents, improve the good appearance of the City, enhance the City's ability to support needed improvements in infrastructure, and encourage other redevelopment efforts for the economic growth, prosperity and welfare of the residents of the City of Marathon;

**WHEREAS**, the City has determined that this Agreement is consistent with the local comprehensive plan, is in the public interest, and will further the health, safety, welfare, and goals of the residents of the City of Marathon; and

**WHEREAS**, the proposed redevelopment is permissible and appropriate for the City's Transitional Comprehensive Plan Future Land Use designations of Mixed Use Commercial applicable to the Property and for the Mixed Use Commercial designation in the City's Comprehensive Plan;

**WHEREAS**, the City Council of Marathon held public hearings on August 11 and September 8, 2020, to consider this Agreement;

**NOW, THEREFORE**, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as Follows:

#### **I. RECITALS.**

The foregoing recitals are a part of this Agreement on which the parties have relied and are incorporated into this Agreement by reference.



## **II. PURPOSES OF AGREEMENT.**

The purposes of this Agreement are as follows:

A. To provide certainty in development of the Property.

B. To expand the redevelopment of the Resort Parcel to include **38** transient hotel/motel units and commercial uses, including a hotel/motel/resort lodging, restaurant, bar, accessory building and accessory uses, clubs, swimming pool, and retail store as per the Conceptual Site Plan attached as Exhibit "B" and allow development of a residential unit on the Vacation, consistent with the City of Marathon's Comprehensive Plan and Objective 1-3.4 of the City of Marathon's Comprehensive Plan.

## **III. Definitions.**

For the purposes of this Agreement, all terms shall have the definitions as found in the City of Marathon's Land Development Regulations, Comprehensive Plan and in Chapter 163, Florida Statutes, or in other applicable Florida Statutes, and if not defined in the Code, Plan, or Statute, the term shall be understood by its usual and customary meaning.

## **IV. Statutory and Code Requirements.**

The Parties recognize the binding effect of the Florida Local Government Development Agreement Act, Sections 163.3221, et seq., Florida Statutes, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:

### A. Legal Description and Ownership.

Grassy Key Resort Group, LLC is the Owner of the Resort Parcel and Vacation Parcel. Deeds to the Property with legal descriptions are attached as Exhibit "A".

### B. Duration of Agreement.

This Agreement shall remain in effect for a period of ten (10) years, commencing on the Effective Date set forth below. The Owner shall have a period of two (2) years from the Effective Date of this Agreement to obtain the first building permit and five (5) years from the Effective Date of this Agreement to obtain all Certificates of Occupancy and/or Final Inspections for structures on the Property as shown on the Site Plan.

This Agreement may be renewed or extended as provided herein.

### C. Permitted Uses.

1. The Development permitted on the Property shall consist of those uses set forth herein, as identified on the conceptual site plan attached hereto in composite Exhibit B and incorporated herein by reference. The permitted uses are as follows:

- i. Existing Development; and
- ii. Transient Units: 38 transient hotel/motel units on the Resort Parcel and 1 non-transient residential unit on the Vacation Parcel or any use consistent with the City of Marathon's Comprehensive Plan.

2. For the duration of this Agreement, the Parties agree that any and all of the approved development shall adhere to, conform to, and be controlled by this Agreement, the Exhibits attached hereto and incorporated by reference, the Code and the Comprehensive Plan governing the development of the Property on the Effective Date of this Agreement. In the event that all or a portion of the existing or authorized development subject to this Agreement should be destroyed by storm, fire or other disaster, the Owner, its grantees, successors, or assigns shall have the absolute right to rebuild or repair the affected structure(s) and reinstate the prior approved use so long as such development is in compliance with this Agreement.

3. The Conceptual Site Plan is attached as Exhibit "B" hereto and incorporated by reference, showing the Existing and Proposed Uses.

4. Maximum Building Height shall be forty-two (42) feet, except as provided by Code.

#### D. Public Facilities

1. The Florida Keys Aqueduct Authority provides domestic potable water.

2. Electric Service is provided by the Florida Keys Electric Co-op.

3. Solid Waste Service is provided by Marathon Garbage Service.

4. Owner shall provide wastewater and sewage collection and disposal by expanding its current connection to the City.

5. Stormwater. A Stormwater Management System which meets all applicable local, state and federal requirements shall be constructed onsite as part of the Site Redevelopment. This system will retain, detain, and treat Stormwater on the Property and therefore will provide a substantial benefit to water quality in the area. There shall be no direct discharge to the City of Marathon Nearshore Waters.

6. Any increased impacts on Public Facilities or Public Services attributable to each unit of the development, and the cost of capital improvement to meet the associated increased demand on such facilities or services, shall be assured by payment to the City, concurrent with the issuance of the building permits for each unit, of any City of Marathon Impact Fees required by the ordinance then in effect, as well as by payment by owner of any applicable utility system Development Fees. In addition, Owner agrees to be subject to any reasonable impact fee ordinance adopted by the City within twenty-four (24) months after the Effective Date of the Agreement, providing such ordinance applies equally and uniformly to all redevelopment in Marathon.

9. Fire Protection. The Owner shall provide fire hydrants and other such fire protection facilities as required by the Life Safety Code administered by the City Fire Department. Fire sprinklers will be installed as required by Code.

E. Local Development Permits.

The following is a list of all Development Permits approved or needed to be approved for the redevelopment of the Property as specified and requested in this Agreement:

1. This Development Agreement.
2. Conditional Use Approval.
3. The Final Site Plan, Landscape Plan, Drainage Plan, Building Elevations and Floor Plan approvals.
4. Building and related construction permits for all structures utilized for principal use or accessory use, land clearing, and landscaping.
5. Federal, State, Regional, and Local Permits for Stormwater runoff.

Nothing in this Agreement shall preclude the parties from applying additional conditions, by mutual agreement, during Final Site Plan review or permitting.

F. Finding of Consistency.

By Entering into this Agreement, the City finds that the redevelopment permitted or proposed herein is consistent with and furthers the Comprehensive Plan (as defined herein), applicable LDRs and the Principles for Guiding Development set forth at Section 380.0552(7), Florida Statutes.

G. Existing BPAS Exempt Units

The Parties acknowledge that there exists on the Property 38 transient hotel/resort units and 1 non-transient residential unit that are exempt from the City Building Permit Allocation System. These units were acknowledged in the Original Development Agreement and the CU Permit.

H. Reservations or Dedications of Land for Public Purposes.

The parties anticipate that Owner may reserve or dedicate land for public purposes in connection with the Redevelopment but is currently unaware of the specifics of such reservation(s) or dedication(s). Reservations and dedications for public purposes in connection with this Agreement may be requested by the City's Comprehensive Plan and City Code. Such reservations or rededications may include, by way of example, easements necessary for the provision of stormwater, utility, and wastewater services to the Property.

I. Mutual Cooperation.

City and Owner agree to cooperate fully and assist each other in the performance of the provisions of this Agreement.

J. Development to Comply with Permits and City Comprehensive Plan and Code Provisions.

The redevelopment shall be developed in accordance with all required permits and in accordance with all applicable provisions of the City's Comprehensive Plan and Land Development Regulations in effect on the effective date of this Agreement. No Certificate of Occupancy for an individual building shall be issued until all plans for that building are approved by the City and Owner has complied with all conditions in permits issued by the City and the other regulatory entities for that building. The City agrees that any permits or certificates of occupancy to be issued by the City shall not be unreasonably withheld or delayed.

K. Compliance With Permit, Terms, Conditions, and Restrictions Not Identified Herein.

The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

L. Laws Governing.

1. For the duration of this Agreement, all approved development of the Property shall comply with and be controlled by this Agreement and provisions of the City of Marathon's Comprehensive Plan and City Code in effect on the date of execution of this Agreement, inclusive of text changes and rezoning approved by the City Council on the date of the City's approval of this Agreement, if any. The parties do not anticipate that the City will apply subsequently adopted laws and policies to the Property, except as expressly provided in this Agreement.

2. Pursuant to Section 163.3233, Florida Statutes, the City may apply subsequently adopted laws and policies to the Property only if the City holds a public hearing and determines that:

- i. The new laws and policies are not in conflict with the laws and policies governing the Agreement and do not prevent development of the land uses, intensities, or densities set forth in this Agreement;
- ii. The new laws and policies are essential to the public health, safety, or welfare, and the City expressly states that they shall apply to the development that is subject to this Agreement;
- iii. The City demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or
- iv. The Agreement is based on substantially inaccurate information supplied by Owner.

Provided, however, nothing in this Agreement shall prohibit the parties from mutually agreeing to apply subsequently adopted laws to the Property.

3. If state or federal laws enacted after the Effective Date of this Agreement preclude any party's compliance with the terms of this Agreement, it shall be modified as necessary to comply with the relevant state or Federal laws. However, this Agreement shall not be construed to waive or abrogate any rights that may vest pursuant to common law.

M. Amendment, Renewal and Termination.

This Agreement may be amended, renewed, or terminated as follows:

1. As provided in Section 163.3237, Florida Statutes, this Agreement may be amended by mutual consent of the parties to this Agreement or by their successors in interest. Amendment under this provision shall be accomplished by an instrument in writing signed by the parties or their successors.

2. As provided in Section 163.3237, Florida Statutes, this Agreement may be renewed by the mutual consent of the parties, subject to the public hearing requirement in Section 163.3225, Florida Statutes, and applicable LDRs. The City shall conduct at least two (2) public hearings, one of which may be held by the local planning agency at the option of the City. Notice of intent to consider renewal of the Agreement shall be advertised approximately fifteen (15) days before each public hearing in a newspaper of general circulation and readership in Marathon, and shall be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notice shall specify the location of the land subject to the Agreement, the development uses on the Property, the population densities, and the building intensities and height and shall specify a place where a copy of the Agreement can be obtained.

3. This Agreement may be terminated by Owner or its successor(s) in interest following a breach of this Agreement by the City upon written notice to the City as provided in this Agreement.

4. Pursuant to Section 163.3235, Florida Statutes, this Agreement may be revoked or modified by the City if, on the basis of substantial competent evidence, the City finds there has been a failure by Owner to comply with the terms of this Agreement.

5. This Agreement may be terminated by mutual consent of the parties.

N. Breach of Agreement and Cure Provisions.

1. If the City concludes that there has been a material breach in this Agreement by Owner, prior to revoking this Agreement, the City shall serve written notice on Owner identifying the term of condition the City contends has been materially breached and providing Owner with ninety (90) days from the date of receipt of the notice to cure the breach or negotiate an amendment to this Agreement. Each of the following events shall be considered a material

breach of this Agreement:

- (i) Failure to comply with the provisions of this Agreement;
- (ii) Failure to comply with terms and conditions of permits issued by the City or other regulatory entity for the development authorized by this Agreement.

2. If Owner concludes that there has been a material breach in the terms of this Agreement by the City, Owner shall serve written notice on the City identifying the term or condition Owner contends has been materially breached and providing the City with ninety (90) days from the date of receipt of the notice to cure the breach, or negotiate an amendment to this Agreement. The following events shall be considered a material breach of this Agreement:

- (i) Failure to comply with the provisions of this Agreement;
- (ii) Failure to timely process any application for Site Plan approval or other development authorized by this Agreement.

3. If either party waives a material breach in this Agreement, such a waiver shall not be deemed a waiver of any subsequent breach.

4. Notwithstanding any other provisions of this Development Agreement to the contrary, neither party hereto shall be deemed to be in default under this Development Agreement where delay in the construction or performance of the obligations imposed by this Development Agreement are caused by war, revolution, labor strikes, lockouts, riots, floods, earthquakes, fires, casualties, acts of God, governmental restrictions, embargoes, litigation (excluding litigation between the City and the Owner), tornadoes, hurricanes, tropical storms or other severe weather events, or any other causes beyond the control of such party. The time of performance hereunder, as well as the term of this Development Agreement, shall be extended for the period of any forced delays or delays caused or resulting from any of the foregoing causes. The Owner must submit evidence to the City's reasonable satisfaction of any such delay.

O. Notices.

All notices, demands, requests, or replies provided for or permitted by this Agreement, including notification of a change of address, shall be in writing to the addressees identified below, and may be delivered by anyone of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Services as certified or registered mail, return receipt requested, postage prepaid; or (c) by deposit with an overnight express delivery service with a signed receipt required. Notice shall be effective upon receipt. The addresses and telephone numbers of the parties are as follows:

TO OWNER:

Grassy Key Resort Group, LLC .  
c/o Matthew Sexton  
58182 Overseas Hwy  
Marathon, FL 33050

With a copy by regular U.S. Mail to:

Barton W. Smith  
Smith Hawks, PL  
138 Simonton St.  
Key West, FL 33040

TO THE CITY:

City Manager  
City of Marathon  
9805 Overseas Highway  
Marathon, Florida 33050  
(305) 743-0033

P. Annual Report.

On each anniversary date of the Effective Date of this Agreement, Owner shall provide the City with a report identifying (a) the amount of development authorized by this Agreement that has been completed, (b) the amount of development authorized by this Agreement that remains to be completed, and (c) any changes to the plan of development that have occurred during the one (1) year period from the Effective Date of this Agreement or from the date of the last Annual Report.

Q. Enforcement.

In accordance with Section 163.3243, Florida Statutes, any party to this Agreement, any aggrieved or adversely affected person as defined in Section 163.3215(2), Florida Statutes, or the State Land Planning Agency may file an action for injunctive relief in the Circuit Court of Monroe County, Florida, to enforce the terms of this Agreement or to challenge the compliance of this Agreement with the provisions of Section 163.3220-163.3243, Florida Statutes.

R. Binding Effect.

This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

S. Assignment.

This Agreement may not be assigned without the written consent of the parties, which consent shall not be unreasonably withheld.

T. Drafting of Agreement.

The parties acknowledge that they jointly participated in the drafting of this Agreement and that no term or provision of this Agreement shall be construed in favor of or against either party based solely on the drafting of the Agreement.

U. Severability.

In the event any provision, paragraph or section of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or validity of the remaining provisions of this Agreement.

V. Applicable Laws.

This Agreement was drafted and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida.

W. Litigation/Attorneys Fees; Venue; Waiver of Right to Jury Trial.

As between the City and Owner, in the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorney's fees. This includes, but is not limited to, reimbursement for reasonable attorney's fees and costs incurred with respect to any appellate, bankruptcy, post-judgment, or trial proceedings related to this Agreement. Venue for any legal proceeding arising out of this Agreement shall be in Monroe County, Florida.

THE PARTIES TO THIS AGREEMENT WAIVE THE RIGHT TO A JURY TRIAL IN ANY LITIGATION ARISING OUT OF THIS AGREEMENT.

X. Use of Singular and Plural.

Where the context requires, the singular includes the plural, and plural includes the singular.

Y. Duplicate Originals; Counterparts.

This Agreement may be executed in any number of originals and in counterparts, all of which evidence one agreement. Only one original is required to be produced for any purpose.

Z. Headings.

The headings contained in this Agreement are for identification purposes only and shall not be construed to amend, modify, or alter the terms of this Agreement.

AA. Entirety of Agreement.

This Agreement incorporates or supersedes all prior negotiations, correspondence, conversations, agreements, or understandings regarding the matters contained herein. The parties agree that there are no commitments, agreements, or understandings concerning the subjects covered by this Agreement that are not contained in or incorporated into this document and, accordingly, no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether written or oral. This Agreement contains the entire and exclusive understanding and agreement among the parties and may not be modified in any manner except by an instrument in writing signed by the parties.

BB. Recording; Effective Date.



The Owner shall record this Agreement in the public records of Monroe County, Florida, within fourteen (14) days after the date the last party signs this Agreement. A copy of the recorded Agreement showing the date, page and book where recorded shall be submitted to the State Land Planning Agency at the Department of Community Affairs, Division of Community Planning, 2555 Shumard Oak Boulevard, Tallahassee FL 32399-2100 by hand delivery or registered or certified United States mail, or by a delivery service that provides a signed receipt showing the date of delivery, within fourteen (14) days after the Agreement is recorded and received by the Owner or his agents. Owner shall also provide a copy of the recorded Agreement to the City at 9805 Overseas Highway, Marathon, Florida 33050, within the same time period. This Agreement shall become effective thirty (30) days after the date the State Land Planning Agency receives its copy pursuant to Section 163.3239, Florida Statutes.

CC. Date of Agreement.

The Date of this Agreement is the date the last party signs and acknowledges this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year below written. Signed, sealed, and delivered in the presence of:

WITNESSES:

OWNER:

GRASSY KEY RESORT GROUP, LLC

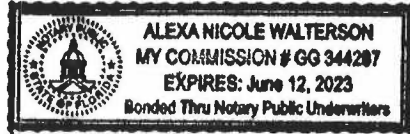
Alexa Walteson  
Signature  
Alexa Walteson  
Name of witness (printed or typed)

By: Matthew Sexton  
Name: Matthew Sexton  
Title: Authorized Representative

AJ. Davila  
Signature  
Anthony Davila  
Name of witness (printed or typed)

STATE OF FLORIDA  
COUNTY OF MONROE

The following instrument was acknowledged before me by means of  physical presence or  online notarization on this 21<sup>st</sup> day of October, 2020, by Matthew Sexton, as authorized representative of Grassy Key Resort Group, LLC., who is personally known to me or who produced \_\_\_\_\_ as identification, and who did/did not take an oath.



Alexa Walteson  
Notary Public, State of Florida At Large  
My commission expires:

On the 8 day of September, 2020, The City Council of the City of Marathon approved this Agreement by Resolution No. 2020-55

ATTEST:

Diane Clavin  
City Clerk

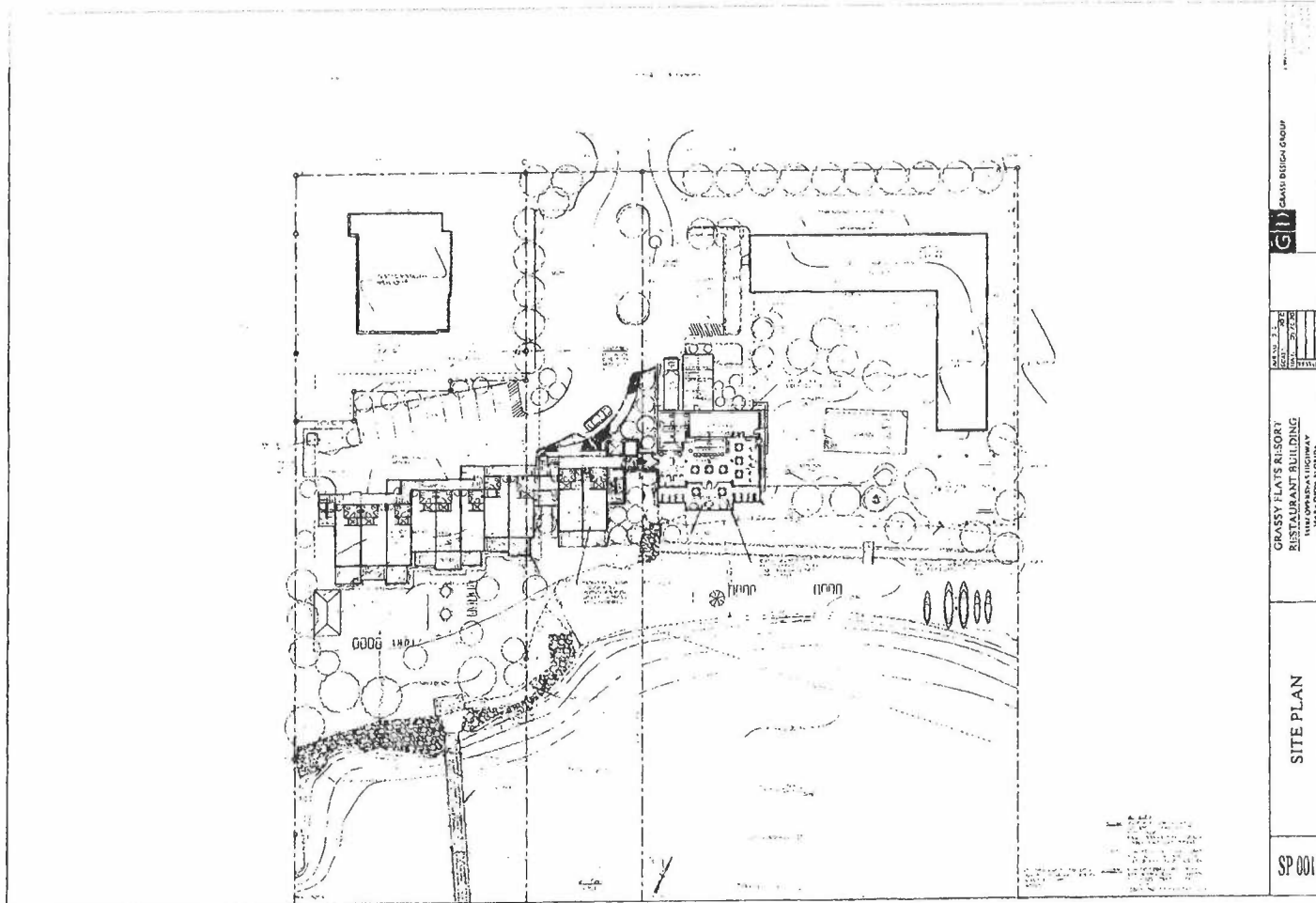
CITY OF MARATHON

By: [Signature]  
MAYOR

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

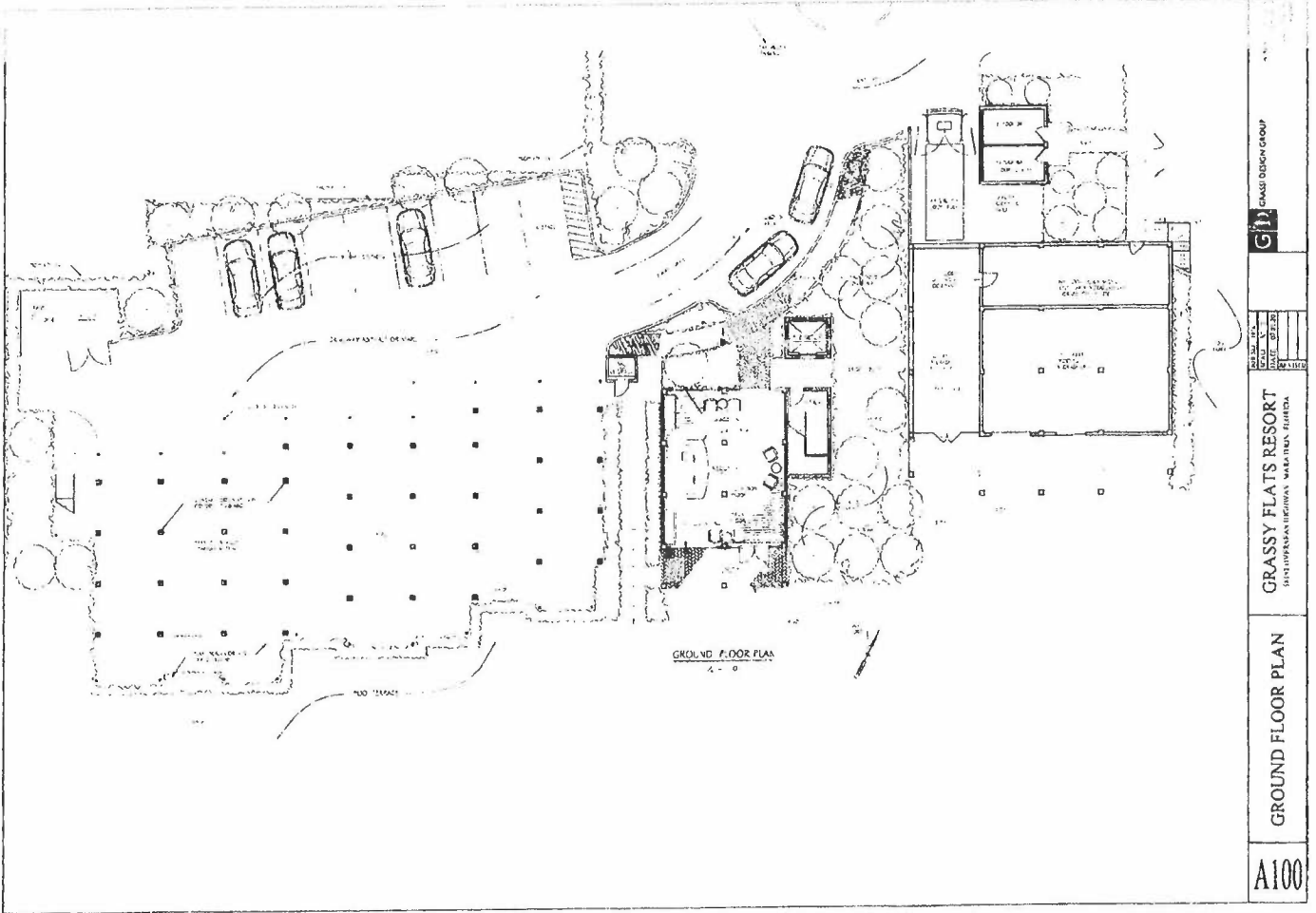
[Signature]





GRASSY FLATS RESORT RESTAURANT BUILDING 11111 SPRINGDALE HIGHWAY INDIANAPOLIS, INDIANA	SCALE	1" = 20'-0"
	DATE	11/11/08
G I	DESIGNER	GRASSY DESIGN GROUP
	PROJECT	GRASSY FLATS RESORT RESTAURANT BUILDING
SITE PLAN		
SP 001		





GROUND FLOOR PLAN

A100

GRASSY FLATS RESORT  
11111 W. UNIVERSITY BLVD., WILMINGTON, FLORIDA

G11 GUSTAFSON GROUP