

**CITY OF MARATHON, FLORIDA
RESOLUTION 2021-78**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING THE REQUEST BY SEAVIEW COMMONS II LLC 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, LOTS 5 AND 6 OF BLOCK 6, COCO PLUM BEACH SUBDIVISION, FAT DEER KEY, MARATHON, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00363550-000000 & 00363560-000000. NEAREST MILE MARKER 54.

WHEREAS, Seaview Commons II LLC filed an Application on April 14, 2020 for approval to Re-Plat property located on Avenue B and Pescador Avenue, having Real Estate Numbers 00363550-000000 & 00363560-000000, into six (6) single family residential lots, and one (1) multifamily lot, pursuant to Chapter 177, Florida Statutes and Chapter 102, Article 10, of the City of Marathon Land Development Regulations (LDRs); and

WHEREAS, on the 15th day of June, 2020 the City of Marathon Planning Commission (the "Commission") reviewed and recommended approval of the final re-plat with several conditions; and

WHEREAS, on the 14th day of July 2020, 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 Seaview Commons II LLC 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.

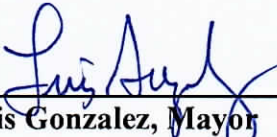
Section 2. The final plat, an unsigned copy of which is attached hereto as Exhibit "A", is hereby approved for signature and recordation and otherwise has complied with or must meet all conditions of the re-Plat as follows:

1. Final plat shall include language regarding owner-signed consent and acknowledgement for wastewater and stormwater assessment for future development of the properties.
2. All utility and right-of-way permits shall be obtained and issued prior to final plat approval.
3. Applicant shall provide form of guarantee for necessary utility construction.
4. Reductions shall be noted in the plat and a complete accounting of acreage respective of allowed densities shall be made in the plat document.
5. Plat documents shall clearly indicate that no future subdivision shall be allowed of any area accounted for in density calculations
6. 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 14th DAY OF SEPTEMBER, 2021.

THE CITY OF MARATHON, FLORIDA



Luis Gonzalez, Mayor

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

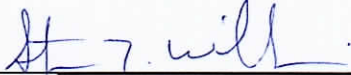
ATTEST:



Diane Clavier, City Clerk

(City Seal)

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



Steven T. Williams, City Attorney

SEAVIEW COMMONS II - AVE A

A SUBDIVISION, BEING A RE-PLAT OF LOTS 5 & 6, BLOCK 6 "COCO PLUM BEACH" - PLAT BOOK 4, PAGE 166

BEING A PART OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 38 SOUTH, RANGE 33 EAST
CITY OF INDIAN RIVER COUNTY, FLORIDA
FEBRUARY 2022

LEGAL DESCRIPTION:
 The land shown on this plat is a subdivision of the land shown on the plat of "COCO PLUM BEACH", PLAT BOOK 4, PAGE 166, and is located in the City of Indian River County, Florida.
RECORDING INFORMATION:
 This plat is being recorded in accordance with the provisions of Chapter 183, Florida Statutes, and is subject to the provisions of Chapter 183, Florida Statutes, and is subject to the provisions of Chapter 183, Florida Statutes.

PREPARED BY: *[Signature]*
REVIEWED BY: *[Signature]*
DATE: 2/22/22

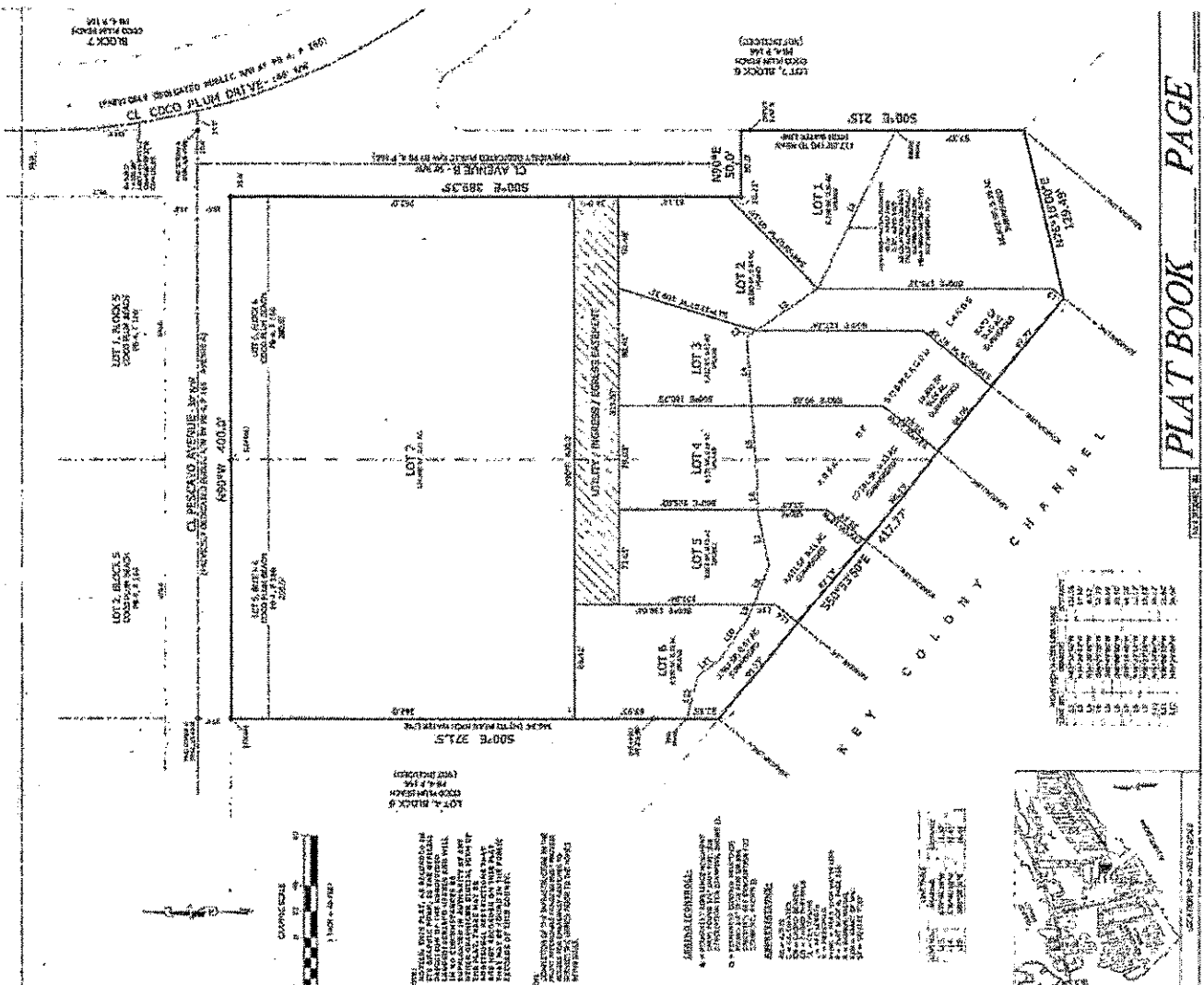
APPROVED BY: *[Signature]*
DATE: 2/22/22

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DATE: 2/22/22

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DATE: 2/22/22

APPROVED BY: *[Signature]*
DATE: 2/22/22

APPROVED BY: *[Signature]*
DATE: 2/22/22



LOT	AREA (SQ. FT.)	AREA (AC.)
LOT 1	10,000	0.23
LOT 2	10,000	0.23
LOT 3	10,000	0.23
LOT 4	10,000	0.23
LOT 5	10,000	0.23
LOT 6	10,000	0.23
LOT 7	10,000	0.23
LOT 8	10,000	0.23

