

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2023-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, APPROVING A FINAL PLAT AS SUBMITTED BY QOF, INC. FOR A PLAT PURSUANT TO CHAPTER 102, ARTICLE 10 OF THE CITY OF MARATHON LAND DEVELOPMENT REGULATION (LDRS) ENTITLED “SUBDIVISION OF LAND/PLATS AND RE-PLATS,” PARTICULARLY, 4800 OVERSEAS HWY UNIT 14 WHICH IS DESCRIBED AS THOMPSON AND ADAMS SUBDIVISION PB2-24, PART LOT 4 AND ADJACENT FILLED BAY BOTTOM AND ADJACENT BAY BOTTOM (A/K/A PARCEL D & BAY BOTTOM PARCEL A), SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST, KEY VACA, MARATHON, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00327140-000200. NEAREST MILE MARKER 50.**

**WHEREAS**, QOF, INC. (Applicant) filed an Application on October 21, 2022 for approval to Re-Plat for the property into five (5) single family residential lots and one access drive pursuant to Chapter 177, Florida Statutes and Chapter 102, Article 10, of the City of Marathon Land Development Regulations (LDRs); and

**WHEREAS**, on the 19th day of December 2022, the City of Marathon Planning Commission (the “Commission”) reviewed and recommended approval of the final re-plat with several conditions; and

**WHEREAS**, on the 10th day of January 2023, the City Council (the “Council”) reviewed the Applicant’s proposal finding that the preliminary 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**, on the 11th day of April 2023, 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 QOF Inc. 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. All conditions of the Conditional Use must be met prior to building permit issuance.
2. Final plat shall include language regarding owner-signed consent and acknowledgement for wastewater and stormwater assessment for future development of the properties.
3. Access to the site will be via the Crystal Cove Common Access Road Easement. This easement was developed and approved by all property owners and the City.
4. 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 11TH DAY OF APRIL 2023.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Luis Gonzalez, Mayor**

AYES: Still, Landry, Matlock, Smith, 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:**

  
\_\_\_\_\_  
Steve Williams, City Attorney

**EXHIBIT A**

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

LEGAL DESCRIPTION:

THE EAST 30.00 FEET OF LAND AND BAY BOTTOM (CREATED IN OFFICIAL RECORDS BOOK 1189, PAGE 2418) OF THE PUBLIC RECORDS OF HONOLULU COUNTY, FLORIDA, SAID BEING A PORTION OF LAND AND BAY BOTTOM (AS DESCRIBED IN OFFICIAL RECORDS BOOK 1189, PAGE 2418) AND ADJACENT SUBDIVISION...

TOGETHER WITH BAY BOTTOM

BEGINNING AT ADDRESS POINT 'A', THENCE BEAR NORTH ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 3 PROJECTED NORTH, 120.00 FEET; MORE OR LESS, TO THE NORTH LINE OF THE BAY BOTTOM LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 1189, PAGE 2418...

AND

PARCELS 2, 3 AND 4, LAND BEING A PART OF LOT 4, THOMPSON AND ADAMS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 141, AND FILLED BAY BOTTOM LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 743, PAGE 244, VACA KEY, HONOLULU COUNTY, FLORIDA, PUBLIC RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID THOMPSON AND ADAMS SUBDIVISION, BEAR NORTH ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 144.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1099, PAGE 1499 AND THE POINT OF BEGINNING, THENCE BEAR WEST ALONG THE NORTH LINE OF SAID PARCELS, 144.00 FEET TO THE WEST LINE OF SAID LOT 4, THENCE BEAR NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 144.00 FEET TO THE NEAR HIGH WATER LINE OF THE BEAR OF HONOLULU COUNTY...

AND

PARCELS 5, 6 AND 7, LAND BEING A PART OF LOT 4, THOMPSON AND ADAMS SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 141, AND FILLED BAY BOTTOM LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 743, PAGE 244, VACA KEY, HONOLULU COUNTY, FLORIDA, PUBLIC RECORDS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID THOMPSON AND ADAMS SUBDIVISION, BEAR NORTH ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 144.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1099, PAGE 1499 AND THE POINT OF BEGINNING, THENCE BEAR WEST ALONG THE NORTH LINE OF SAID PARCELS, 144.00 FEET TO THE WEST LINE OF SAID LOT 4, THENCE BEAR NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 144.00 FEET TO THE NEAR HIGH WATER LINE OF THE BEAR OF HONOLULU COUNTY...

AND

TOGETHER WITH COMMON ACCESS ROAD EASEMENT UPON THE FOLLOWING DESCRIBED PARCELS OF LAND DESCRIBED AS FOLLOWS, FROM OURS TO: (SEE LIST)

[PARCELS 8-10]

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4, THOMPSON AND ADAMS SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 141 OF THE PUBLIC RECORDS OF HONOLULU COUNTY, FLORIDA, THENCE S 00° 00' 00" W ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 144.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1099, PAGE 1499 AND THE POINT OF BEGINNING, THENCE BEAR WEST ALONG THE NORTH LINE OF SAID PARCELS, 144.00 FEET TO THE WEST LINE OF SAID LOT 4, THENCE BEAR NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 144.00 FEET TO THE NEAR HIGH WATER LINE OF THE BEAR OF HONOLULU COUNTY...

AND

[PARCELS 11-13]

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, THOMPSON AND ADAMS SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 141 OF THE PUBLIC RECORDS OF HONOLULU COUNTY, FLORIDA, THENCE S 00° 00' 00" W ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 144.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1099, PAGE 1499 AND THE POINT OF BEGINNING, THENCE BEAR WEST ALONG THE NORTH LINE OF SAID PARCELS, 144.00 FEET TO THE WEST LINE OF SAID LOT 5, THENCE BEAR NORTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 144.00 FEET TO THE NEAR HIGH WATER LINE OF THE BEAR OF HONOLULU COUNTY...

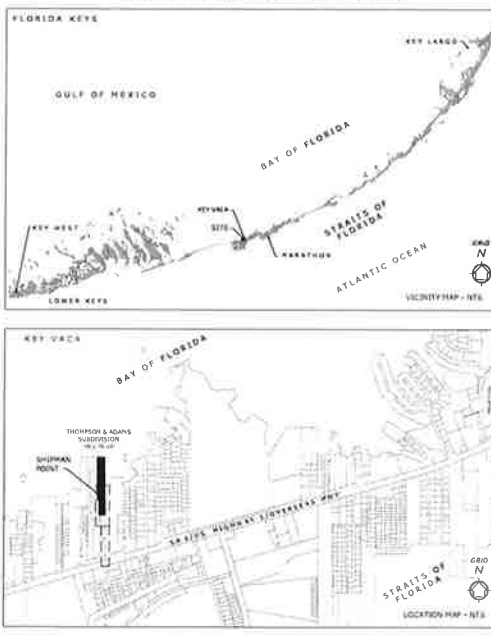
AND

[PARCELS 14-16]

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, THOMPSON AND ADAMS SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 141 OF THE PUBLIC RECORDS OF HONOLULU COUNTY, FLORIDA, THENCE S 00° 00' 00" W ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 144.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1099, PAGE 1499 AND THE POINT OF BEGINNING, THENCE BEAR WEST ALONG THE NORTH LINE OF SAID PARCELS, 144.00 FEET TO THE WEST LINE OF SAID LOT 5, THENCE BEAR NORTH ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 144.00 FEET TO THE NEAR HIGH WATER LINE OF THE BEAR OF HONOLULU COUNTY...

SHIPMAN POINT

A PORTION OF LOTS 3, 4 AND ADJACENT LAND AND BAY BOTTOM THOMPSON AND ADAMS SUBDIVISION, PLAT BOOK 3, PAGE 141 SECTION 10, TOWNSHIP 46 SOUTH, RANGE 23 EAST KEY VACA, CITY OF MARATHON, HONOLULU COUNTY, FLORIDA



SURVEYOR'S NOTES:

- 1. THIS SURVEY WAS CONDUCTED BY THE SURVEYOR IN PERSON.
2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.
4. ALL DISTANCES WERE MEASURED IN METERS.
5. ALL BEARINGS WERE MEASURED IN DEGREES, MINUTES, AND SECONDS.
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT AND THE FLORIDA PROFESSIONAL SURVEYING AND MAPPING BOARD RULES.

DEDICATION

FROM ALL PARCELS OF THIS PROJECT, THE DONOR, A LEGAL CORPORATION OWNED BY THE PARTIES DESCRIBED BY THE LEGAL DESCRIPTION HEREIN, IN THE CITY OF MARATHON, HONOLULU COUNTY, FLORIDA, HAS CHOSEN TO BE THE RECIPIENT OF THE FOLLOWING DEDICATION:

OWNERS ACKNOWLEDGMENT

I, THE UNDERSIGNED, BEING THE SAID DONOR, DO HEREBY ACKNOWLEDGE AND CONFIRM THE DEDICATION OF THE FOLLOWING PROPERTY TO THE CITY OF MARATHON, HONOLULU COUNTY, FLORIDA, AS DESCRIBED IN THE LEGAL DESCRIPTION HEREIN.

ADJUTANT ACKNOWLEDGMENT

I, THE UNDERSIGNED, BEING THE SAID ADJUTANT, DO HEREBY ACKNOWLEDGE AND CONFIRM THE DEDICATION OF THE FOLLOWING PROPERTY TO THE CITY OF MARATHON, HONOLULU COUNTY, FLORIDA, AS DESCRIBED IN THE LEGAL DESCRIPTION HEREIN.

TITLE CERTIFICATION

I, THE UNDERSIGNED, BEING THE SAID TITLE CERTIFIER, DO HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREIN ACCURATELY DESCRIBES THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION HEREIN.

APPROVAL OF THE CLERK OF THE CIRCUIT COURT

I, THE UNDERSIGNED, BEING THE SAID CLERK, DO HEREBY APPROVE AND CONFIRM THE DEDICATION OF THE FOLLOWING PROPERTY TO THE CITY OF MARATHON, HONOLULU COUNTY, FLORIDA, AS DESCRIBED IN THE LEGAL DESCRIPTION HEREIN.

APPROVAL OF CITY OF MARATHON OFFICIALS

I, THE UNDERSIGNED, BEING THE SAID CITY OFFICIAL, DO HEREBY APPROVE AND CONFIRM THE DEDICATION OF THE FOLLOWING PROPERTY TO THE CITY OF MARATHON, HONOLULU COUNTY, FLORIDA, AS DESCRIBED IN THE LEGAL DESCRIPTION HEREIN.

REVIEW AND APPROVAL OF THE CITY SURVEYOR

I, THE UNDERSIGNED, BEING THE SAID CITY SURVEYOR, DO HEREBY REVIEW AND APPROVE THE DEDICATION OF THE FOLLOWING PROPERTY TO THE CITY OF MARATHON, HONOLULU COUNTY, FLORIDA, AS DESCRIBED IN THE LEGAL DESCRIPTION HEREIN.

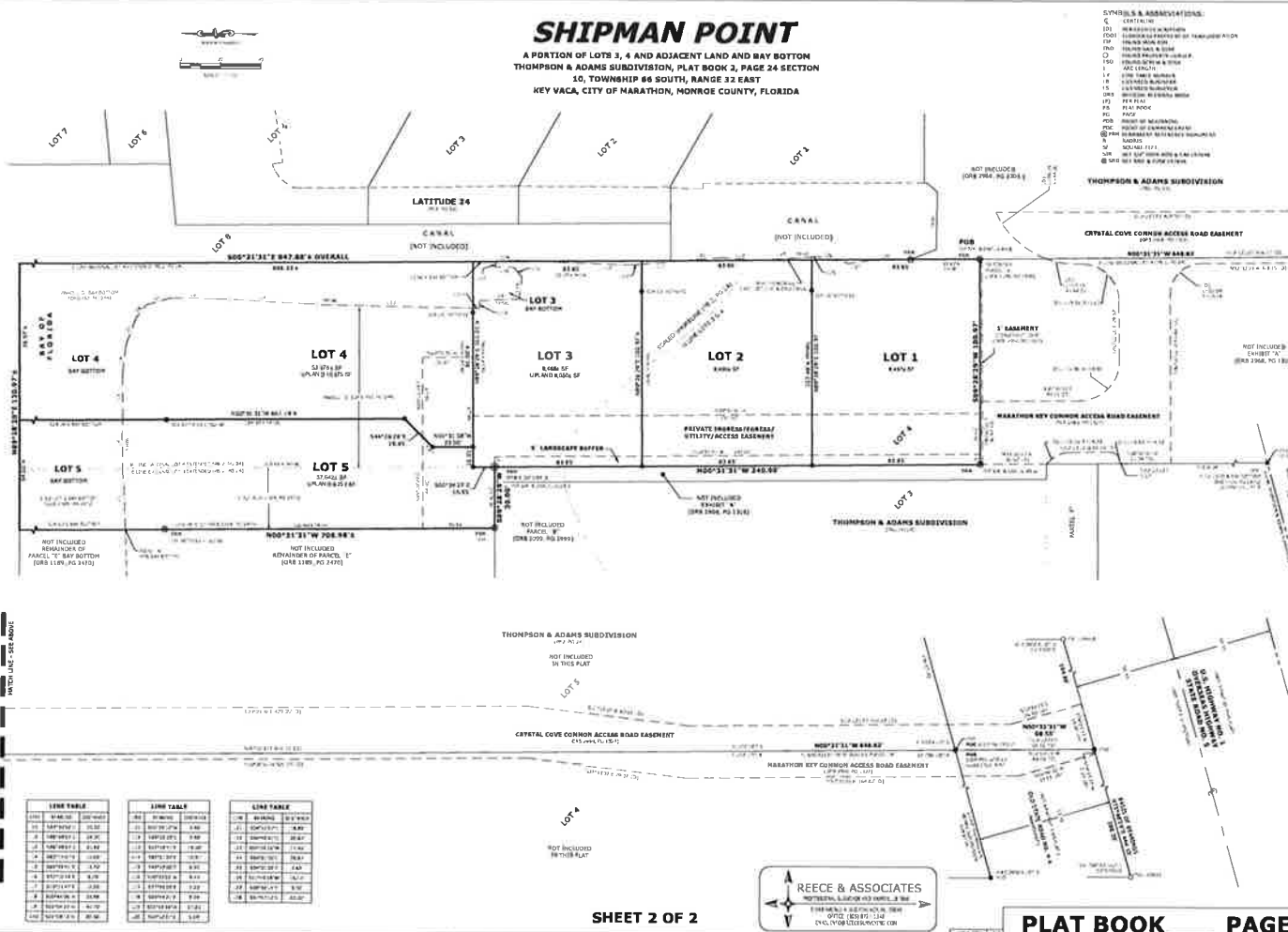


RECEE & ASSOCIATES, INC. PROFESSIONAL SURVEYING AND MAPPING ENGINEERS, P.L.L.C. 3100 SOUTH W. 10TH STREET, SUITE 100, MIAMI, FLORIDA 33156

# SHIPMAN POINT

A PORTION OF LOTS 3, 4 AND ADJACENT LAND AND BAY BOTTOM THOMPSON & ADAMS SUBDIVISION, PLAT BOOK 2, PAGE 24 SECTION 10, TOWNSHIP 66 SOUTH, RANGE 32 EAST KEY VACA, CITY OF MARATHON, MONROE COUNTY, FLORIDA

- SYMBOLS & ABBREVIATIONS:**
- C CENTERLINE
  - DW DRAINAGE
  - FD FOUNDATION
  - FL FLOOR FINISH
  - FR FINISH GRADE
  - GC GRASS COVER
  - GR GRANITE
  - IR IRON
  - LS LUMBER SPECIES
  - MS METAL SHEET
  - NS NON-SLIP SURFACE
  - OS OCEAN SURFACE
  - PS PAVEMENT SURFACE
  - RC REINFORCED CONCRETE
  - RD ROAD
  - RF ROOF FINISH
  - RI REINFORCED IRON
  - RS REINFORCED STEEL
  - RT REINFORCED TIE
  - RU REINFORCED UPRIGTS
  - RV REINFORCED VERTICALS
  - SW SWELL
  - TR TRAP
  - TS TRUSS
  - UT UTILITY
  - VA VALVE
  - VV VENT
  - W WALL
  - WC WATER CLOSET
  - WF WINDOW FINISH
  - WM WOOD MOUNTING
  - WT WEIGHT
  - WV WOOD VENEER
  - WY WYLL
  - WZ WOOD ZINC
  - WY WYLL
  - WZ WOOD ZINC



**LINE TABLE**

1000	1/4" = 1'	100'
1001	1/4" = 1'	100'
1002	1/4" = 1'	100'
1003	1/4" = 1'	100'
1004	1/4" = 1'	100'
1005	1/4" = 1'	100'
1006	1/4" = 1'	100'
1007	1/4" = 1'	100'
1008	1/4" = 1'	100'
1009	1/4" = 1'	100'
1010	1/4" = 1'	100'
1011	1/4" = 1'	100'
1012	1/4" = 1'	100'
1013	1/4" = 1'	100'
1014	1/4" = 1'	100'
1015	1/4" = 1'	100'
1016	1/4" = 1'	100'
1017	1/4" = 1'	100'
1018	1/4" = 1'	100'
1019	1/4" = 1'	100'
1020	1/4" = 1'	100'

