

Sponsored by: Garrett

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2023-47**

**A RESOLUTION OF THE CITY COUNCIL OF MARATHON, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM GJT DEVELOPING LLC, RECIPIENT OF A RESIDENTIAL DWELLING UNIT ALLOCATION AWARD; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, pursuant to Section 107.09 of the City Code, a landowner may voluntarily elect to dedicate to the City a vacant, buildable lot or buildable land as part of the Building Permit Allocation System ("BPAS") allocation process; and

WHEREAS, if a landowner proposes to dedicate land to the City as set forth above, the landowner is required to execute a statutory warranty deed conveying such land to the City that must be approved by the City Council prior to its recording in the public records of Monroe County, Florida.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MARATHON, FLORIDA, AS FOLLOWS:**

**Section 1. Acceptance of Land Dedication.** Subject to payment of all Taxes and review and approval by the City Attorney, the Statutory Warranty Deed (the "Deed"), submitted by GJT Developing LLC attached as Exhibit "A" is approved and accepted by the City.

**Section 2. BPAS Dedication.** The City accepts the Deed as part of the Residential BPAS allocation process.

**Section 3. Public Purpose.** The City Council finds and determines that the property being dedicated to the City is within an area proposed for conservation or resource protection and shall be held or used for public purposes, specifically for conservation and resource protection use. The City Clerk is directed to forward a copy of this resolution to the Monroe County Property Appraiser and Tax Collector.

**Section 5. Effective Date.** That this Resolution shall become effective immediately upon its adoption.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 9<sup>TH</sup> DAY OF MAY 2023.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**Mayor Gonzalez**

AYES: Landry, Matlock, Smith, Still, 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 Williams  
City Attorney

Prepared by and return to:  
**Anthony J. Barrows**  
Attorney at Law  
Wright Barrows PLLC  
9711 Overseas Highway  
Marathon, FL 33050  
305-743-8118  
File Number: 23-015  
Will Call No.:

Parcel Identification No. 00371550-000000

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10 day of April, 2023 between **GJT Developing, LLC**, a Florida limited liability company whose post office address is **12925 SW 132nd Sreet, Suite 5A, Miami, FL 33186** of the County of **Miami-Dade**, State of **Florida**, grantor\*, and **City of Marathon**, a Florida municipal corporation whose post office address is **9805 Overseas Highway, Marathon, FL 33050** of the County of **Monroe**, State of **Florida**, grantee\*.

**Witnesseth** that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

**Lot 10, Block 39, Crains Subdivision of Grassy Key, according to the plat thereof as recorded in Plat Book 1, Page 51, Public Records of Monroe County, Florida.**


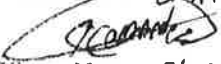
**The herein described property is vacant land and not the homestead of the Grantor.**

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Emily Hernandez  
  
Witness Name: Christian Hernandez

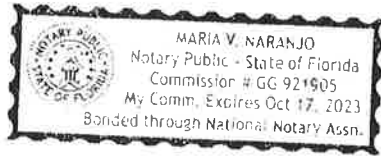
GJT Developing LLC, a Florida limited liability company

By:  (Seal)  
Guillermo J. Torres, Manager  
By:  (Seal)  
Erika Torres, Manager

State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of April, 2023 by Guillermo J. Torres, Manager and Erika Torres, Manager of GJT Developing LLC, a Florida limited liability company, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



Maria V. Naranjo  
Notary Public  
Printed Name: Maria V. Naranjo  
My Commission Expires: 10-17-23