

**CITY OF MARATHON, FLORIDA
RESOLUTION 2026-23**

A RESOLUTION OF THE CITY COUNCIL OF MARATHON, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE A SHORELINE SETBACK WAIVER ON BEHALF OF THE CITY AS AN AFFECTED RIPARIAN RIGHTS OWNER OF ADJACENT PROPERTY TO PACIFICA MARATHON, LLC., LOCATED AT 57784 OVERSEAS HIGHWAY, GRASSY KEY AND HAVING REAL ESTATE NUMBER 00373740-000000.

WHEREAS, Pacifica Marathon, LLC has filed application with the Florida Department of Environmental Protection (DEP) to replace a dock which was destroyed during Hurricane Irma; and

WHEREAS, a portion of the dock is within twenty-five (20) feet of property owned by the City of Marathon, making it an affected property owner under Florida Statute; and

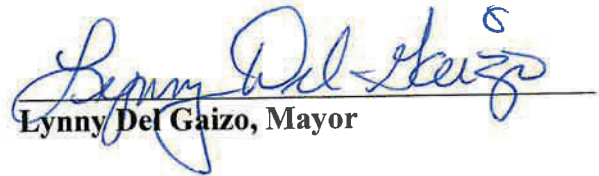
WHEREAS, Pacifica Marathon, LLC, is seeking a Letter of Concurrence from the City in support of its request to replace, in place in kind, its former dock as depicted on the plans prepared by Campbell Engineering Consultants, LLC, entitled "57784 OVERSEAS HWY, GRASSY KEY, FL", and dated October 1, 2025.

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 are incorporated herein.
- Section 2.** The Setback Waiver to this resolution is attached as Exhibit A.
- Section 3.** The Survey of the subject premises located at 57784 Overseas Highway with Real Estate Number 00373740-000000 is attached to this resolution as Exhibit B.
- Section 4.** The proposed dock plans are attached to this resolution as Exhibit C.
- Section 5.** The City Manager is authorized to sign the Letter of Concurrence.
- Section 6.** This resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 10TH DAY OF MARCH, 2026.

THE CITY OF MARATHON, FLORIDA


Lynny Del Gaizo, Mayor

AYES: Landry, Still, Matlock, Struyf, Del Gaizo
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

LETTER OF CONCURRENCE FOR SETBACK WAIVER

TO: Pacifica Marathon LLC (owner/applicant)
57784 Overseas Hwy (address of project)
Grassy Key, FL 33050

File No.:44-128966-006-EI

FROM: City of Marathon (adjacent property owner)
9805 Overseas Hwy
Marathon, FL 33050

Section 18-21.004(3)(d), Florida Administrative Code, provides:

Except as provided herein, all structures, including mooring pilings, breakwaters, jetties and groins, and activities must be set back a minimum of 25 feet inside the applicant's riparian rights lines. Marginal docks, however, must be set back a minimum of 10 feet. Exceptions to the setbacks are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board; structures and activities built or occurring prior to any requirement for Board authorization; **when a letter of concurrence is obtained from the affected adjacent upland riparian owner;** or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

I hereby state that I am the owner of the adjacent upland riparian property located to the (north / south / east / west) of the facility or activity proposed to be constructed or conducted by Pacifica Marathon LLC (the applicant), as shown in the above referenced file (and on the attached drawing). **I understand that the subject project will be located entirely within the applicant's riparian rights area, and I do not object to the proposed structure or activity being located within the area required as a setback distance from the common riparian rights line, as required by Chapter 18-21.004(3)(d), F.A.C.** This file shows the structure will be located entirely within the applicant's riparian rights area and within 18 feet of the common riparian rights line between our parcels.

St. T. Williams

(Original signature of adjacent owner)

Steven T. Williams

(Printed name of adjacent owner)

3/10/26

(Date signed)

This form is not adopted by rule; therefore, any letter of concurrence of similar content may be accepted.

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
**57784 OVERSEAS HWY
 GRASSY KEY, FL**

CAMPBELL ENGINEERING CONSULTANTS LLC
 William R. Campbell, P.E. License # 79269
 Email: will@cecfk.com CA/Reg # 31437
 Phone #: 305-735-4626

THIS DOCUMENT IS THE PROPERTY OF CAMPBELL ENGINEERING CONSULTANTS LLC. IT IS TO BE USED AND THE SHAPE IDENTIFICATION CODES AND THE SHAPE IDENTIFICATION CODES ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

PROJECT #: **4965**
 Date: **Oct 1, 2025**
 SHEET 2 of 10
 SHEET #
GN

Portland Cement Plaster/Sheets Notes

- The Contractor shall perform all work in conformance with the 2023 Florida Building Code.
- Comply with ASTM C 926 in regards to project conditions while performing plastering/finish work.
- PVC Lath shall be fabricated from PVC, paper backed, and self furring. The product shall be Plastic Components, Inc. Ultra Plastic Lath or approved equal.
- All accessories shall comply with ASTM C 1063
- Basic accessories shall be high impact PVC.
- Control joints shall be formed in accordance with manufacturer's instructions.
- Casing beads shall be bull nose style.
- Expansion joints shall be one piece, M-shaped configuration, with perforated flanges and removable protective tape on plaster face of control joint.
- Control joints shall be one piece, formed with a slip joint and square edge 1-1/2" wide reveal with perforated concealed flanges.
- Water for mixing shall be potable and free of any contaminants.
- Fiber for base coat shall be alkaline resistant glass or polypropylene fibers 1/2 inch long, free of contaminants, manufactured for use in portland cement plaster.
- Plaster application shall conform with ASTM C 932
- Steel lath screws shall conform with ASTM C 1002 or ASTM C 864
- Steel lath screws shall conform with ASTM C 1002 or ASTM C 864
- Fasteners used for attaching metal lath to substrates shall comply with ASTM C 1063
- Wire shall conform with ASTM A 64, 1/4" x 64, 1M, Class 1 Zinc Coating, soft temper, not less than .0475 inches in diameter, unless otherwise noted
- Portland cement shall conform with ASTM C 150 Type I
- Masonry cement shall conform with ASTM C 91 Type N
- One shall comply with ASTM C 1063
- Splice shall conform with ASTM C 897
- Plaster aggregate shall comply with ASTM C 35
- Plaster mixes shall comply with ASTM C 926
- Comply with fiber manufacturers recommendations for quantity of fiber and mixing procedure.
- Control joints shall be delineated into areas with the maximum sizes for vertical surfaces at 144 SQ. FT. and non vertical surfaces at 100 SQ. FT. with length to width ratios of 2:1.
- Distance between control joints shall not exceed 18 FT.
- Install control joints at locations where control joints occur in the main wall behind the plaster.
- Control joints shall be formed in accordance with manufacturer's instructions.
- The plaster application shall conform with ASTM C 926
- Three coat plaster work shall contain base coat mixes for over PVC lath with scratch and brown coats.

Framing Notes

- Unless otherwise specified, all framing lumber shall be Southern Pine #2, MC 19k, NO. 2 Dense.
- All timber construction shall conform to the latest edition of AFC, T.P. 1 and National Design Specifications for Wood Construction.
- All wood fasteners and connectors shall be protected from insects and must be dry prior to use.
- All wood fasteners and connectors shall be compatible with PT wood.
- For all non-compatible members with PT wood, building paper or an approved equal material must be used as a barrier between the referenced members, manufacturer's recommendations.
- All PT wood framing members must utilize a products manufactured by Simpson Strong Tie or an approved equal and must be installed as per the manufacturer's recommendations.
- Bleeding must be placed between all joists with a spacing not to exceed 6" O.C.
- Structural wood members shall be protected from insects and must be dry prior to use.
- All structural wood members shall have a fiber stress of at least 1200 PSI.
- Wood Studs shall be stress graded standard American Lumber (Fb=625 PSI, Fv=4000 PSI) Minimum, E=1,000,000 (P81) #2 Southern Yellow Pine
- General Building Notes: 1" x 6" PT Buck on Jamb and Head, Exterior Doors: 2"x6" PT Buck on Jamb and Head. Install sufficient fasteners of specified type in order to meet or exceed stated loads.
- Typical Framing Construction: 1" x 6" Joists at 6' O.C. and 4" x 4" Posts at 4' O.C.
- Fasteners shall be installed in accordance with manufacturer's specifications.
- The minimum fasteners for a top buck is 2 and the minimum fasteners for a side buck is 3.
- The approved fasteners are as follows: 1) Tapcon with 1/2" Penetration and 230LBS of Connection Strength Capacity, 2) Tapcon with 2" Penetration and 300LBS of Connection Strength Capacity.
- Refer to manufacturer's installation recommendations and specifications for the fasteners required for entry doors and windows

Structural Notes

- The design and applicable scope of work is intended to comply with the 2023 Florida Building Code and ASCE 7-22.
- The structure referenced in these documents is designed to withstand the applicable forces from 160MPH wind load and a floor live load of 40PSF in accordance with ASCE 7-22.
- The soil bearing capacity must meet or exceed 2,000LBS per SQ. FT. Compaction required (Standard Proctor) typical under slabs, pile caps, grade beams, and foundation.
- The foundation shall be detailed and submitted with approval for all modifications or deviations from the specified design.
- The contractor shall provide all temporary shoring as required to resist all loads generated from wind or the construction sequence until all structural members, connectors, and fasteners are installed including shear walls and decking.
- The contractor must submit material certifications/specifications, shop drawings and erection plans/drawings for all components and construction methods required for the structure to be constructed.
- All major structural shop drawings must be submitted with calculations and the seal of a Florida Professional Engineer.

Electrical Notes

- The Contractor shall perform all work in conformance with the 2023 Florida Building Code and the latest edition of the National Electric Code.
- Electrical services shall be performed by licensed Florida electrician
- Electrical conduits or pipes shall not be located within any structural members unless otherwise specified. Structural members shall not be modified for installation of electrical works unless approved by the Engineer of Record.
- It is the responsibility of the Contractor to coordinate all works including but not limited to new service additions with the local utility company as required.
- Conduits shall be copper and shall be THW J160 or greater in size.
- Wire shall be THHN or THWN unless specified otherwise.
- All electrical work shall be installed in accordance with manufacturer's specifications.
- Descriptions of all additions shall be typewritten and filed to the electrical panel door.
- All ladders shall be dual egress, level, and installed in accordance with manufacturer's specifications as well in accordance with NEC 250.95 regulations.
- All outlets located in the garage and on the exterior of the house shall be GFCI protected.
- All outlets located on the exterior of the house shall be weather proof protected.

General Notes

- Structural Lumber**
- Wood members shall meet or exceed requirements listed in "ANSI/APFA National Design Specification for Wood Construction" and all referenced standards.
- All wood shall be Southern Pine #2, MC 19k, NO. 2 Dense or greater, kiln dried as referenced in the Standards.
- All wood members exposed to the exterior or already containing concrete or steel shall be Pressure Treated (PT) UC3B grade per AWPA Standards and treated with chemicals to protect from insects and decay. Allow wood to dry after treatment.
- All field cuts in Pressure Treated lumber shall be treated on site.
- Nailing shall be in accordance with FBC 2023. Nails and other fasteners for Pressure Treated wood shall be Stainless Steel or ACO Approved treated.
- Sheathing shall be 3/4" CDX Plywood Sheathing Grade, unless otherwise stated specified in the plans.
- Use 1/2" x 4" x 8" joists with spacing of 4' o.c. on all edges and 6' o.c. in the field with all edges blocked.
- Cutting and notching of wood members including but not limited to their joints shall not exceed one-sixth of the depth of the member and cannot be located in the middle one-third of the depth of the member.
- The depth of the notching at the ends of the wood members shall not exceed one-fourth of the depth of the member.
- Beams, joist, and rafters with a thickness equal to or greater than 4" shall only be notched at the ends of the members and shall not be located closer than two inches to the top or bottom of the member.
- Holes cut into wood members shall have a diameter less than one-third of the depth of the member and shall not be located closer than two inches to the top or bottom of the member.
- Blotting shall be placed between all joist at a spacing not to exceed 6" on center.
- Install Simpson LUS Series Galvanized Joist Hangers at locations where structural wood members including but not limited to joist and beams connect into other members.

Hardware

- Hardware shall meet or exceed 304 Stainless Steel properties or be Zmax galvanized for non exposed Simpson products unless otherwise specified.
- All connectors shall have stainless steel screws and fasteners or ACO Approved treated for non exposed steel.
- All connectors and fasteners shall be applicable for use and compatible with pressure treated wood.
- Apply a bond breaker between the wood surface and any connector or fastener that is not compatible with pressure treated wood.
- All connectors and fasteners shall be manufactured by Simpson Strong Tie or an approved equal and installed as per the manufacturer's recommendations prior to loading the connected wood member.
- All structural members shall have a connector or fastener securing and anchoring the member for hurricane protection.

Cas/Lin Place Concrete

- The concrete shall have the following properties
- Compressive strength at 28 days equal to or greater than 4000PSI
- Ready Mix as per ASTM C84
- Type 1 Portland Cement shall adhere to ASTM C 150
- Normal weight aggregates shall adhere to ASTM C 33
- Normal weight aggregates shall adhere to ASTM C 330
- No calcium chloride
- An entraining shall adhere to ASTM C260
- Water reducing shall adhere to ASTM C494
- Water used shall be fresh water which is clean and potable
- Concrete slump range shall be within the range of 3" to 5" unless otherwise stated
- Applicable code is ACI 318 latest addition and ACI 301.

Foundation and Concrete

- All footings including shall be placed on firm, undisturbed, natural rock unless otherwise noted.
- All footings shall be centered under the walls, columns, or specified line unless otherwise noted.
- Auger piles shall be drilled no less than 3" into the cap rock and must be 16" in diameter unless otherwise noted.
- All exposed concrete edges shall be constructed and finished with a 2" chamfer edge.
- All concrete work including but not limited to mixing, placing, and curing shall conform with ACI 308R Hot Weather Concrete.
- Concrete shall be water cured with a continuous flow of water over the surface of the concrete for 7 days or until 75% concrete compressive strength has been achieved. At this time, a minimum of 1" of curing compound shall be applied to the surface of the concrete.
- All areas below the concrete slab on grade shall be treated and covered with a 10MIL vapor barrier.

Reinforcing Steel

- The reinforcing steel shall be ASTM A615 Grade 60.
- The splitting length shall be 45 times the bar diameter unless otherwise noted.
- The rebar shall have a minimum clear cover of 3" for concrete placed above the existing grade elevation and a 2" minimum clear cover for concrete placed above the referenced elevation unless otherwise noted.
- The splice length of the welded wire fabric shall be one full mesh section with the ends and sides connected by 1a wire.
- All rebar accessories including but not limited to rebar chairs shall be installed in accordance with ACI 318.

General Requirements

- Prior to starting any work the Contractor shall review these plans and site conditions and notify the Engineer if any discrepancies are discovered or conflicts with these plans, specifications, or dimensions which affect the execution of construction or safety.
- This set of plans is to be used for construction only. The Contractor shall not be held responsible for any errors or omissions on these plans.
- The Contractor shall be responsible for calling Sunshine Utility Locate Service prior to performing any construction activities in any areas which underground utilities may be present.
- The Engineer of Record shall not be responsible for providing the location of utilities.
- The Engineer of Record is not responsible for the supervision of the Contractor nor their employees during the construction.
- The Contractor is responsible for providing and implementing the means and methods for the construction process and perform all works in conformance with the standards and requirements of the 2023 Florida Building Code, manufacturer's recommendations, local county and city codes and ordinances, and specifications referenced within these plans.
- Quality of the work must meet or exceed the industry standard practices.
- Any deviations from these plans shall be reviewed and approved by the Engineer of Record.
- Install shoring as required for all structural members of the existing structure.
- Contractor is responsible for all means and methods as required to improve or maintain the existing condition, structural integrity, and safety of the structure including but not limited to the design and installation of structural shoring or the tie-downs and diligently performing works. The Contractor is responsible for the safety of all personnel entering the designated working area.
- The Contractor shall be responsible for their work with all other trades in order to avoid scheduling conflicts.
- Time related delays, and structural issues that result from the construction in accordance with the applicable specifications of this certified document. The Contractor shall notify the Engineer of Record if any conditions or issues arise that do not adhere to the details specified.

Roof System

- Type of Roof System: Pre-Engineered truss with standing seam metal pan
- Materials: Standing seam over 3/4" CDX Plywood min, or approved equal
- Fastening Requirements: #8 Gauge Galvanized Flashing
- Hurricane Anchoring shall be selected, located, and secured to withstand 180MPH min. wind live load and associated uplift per ASCE 7-22 and Chapter 19 of the 2023 FBC Fifth Edition.

**PROPOSED SCOPE OF WORK
NEW CONSTRUCTION**

- INSTALL 1,352.00 SQFT WOOD DOCK W/ (55) 10" DIA. PT WOOD DOCK PILES PER PLAN
- INSTALL (6) 12" P.T. WID. MOORING PILES AS PER PLAN.
- DREDGE 8,880 SQFT / 688 CYDS AS PER PLAN.
- SUBJECT PROPERTY CONTAINS 08 SQFT OF ACOE-JD AREA TO BE AVOIDED DURING CONSTRUCTION.

CONSTRUCTION NOTES:

- MEASUREMENTS ARE ±
- CONTRACTOR TO FIELD VERIFY PILE/RIPARIAN LINE LOCATIONS
- CONTRACTOR TO FIELD VERIFY DESIGN WATER DEPTHS PER PLAN PRIOR TO CONSTRUCTION AND NOTIFY EOR OF ANY VARIANCES
- ALL PILING SHALL BE NON-CCA-LEACHING (RECYCLED, PLASTIC, CONCRETE) OR BE WRAPPED WITH IMPERMEABLE PLASTIC OF PVC SLEEVES. IMPERMEABLE PLASTIC OR PVC SLEEVES SHALL HAVE A MINIMUM OF 30 MIL THICKNESS AND SHALL EXTEND FROM AT LEAST 6 INCHES BELOW THE LEVEL OF THE SUBSTRATE TO AT LEAST 2 FEET ABOVE THE MEAN HIGH WATER LINE.



MATCH LINE
MATCH LINE



SEE SP2
SITE / DEMO PLAN

SCALE: 1" = 40'



CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
57784 OVERSEAS HWY,
GRASSY KEY, FL

CAMPBELL ENGINEERING CONSULTANTS LLC
William R. Campbell, P.E. License # 79269
Email: will@ceefk.com CA/Reg #: 31437
Phone #: 305-735-4626

THIS IS A PRELIMINARY DESIGN AND NOT FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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Date:
Oct 1, 2025

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SHEET #
SP1

MATCH LINE

MATCH LINE SEE SP1

ATLANTIC OCEAN

TURBIDITY LEVELS SHALL BE CHECKED EVERY 4 HOURS PER DAY DURING WORKING HOURS BY QUALIFIED REPRESENTATIVE TO ENSURE TURBIDITY LEVELS DO NOT EXCEED 0 NTU'S ABOVE BACKGROUND LEVEL. SAMPLES SHALL BE CHECKED AT WATER SURFACE, MID LEVEL, AND NEAR SEA FLOOR. CONSTRUCTION ACTIVITIES SHALL CEASE IF TURBIDITY LEVELS ARE RECORDED 0 NTU'S ABOVE BACKGROUND STATION LEVEL UNTIL LEVELS RETURN TO ACCEPTABLE LEVEL.

INSTALL MANATEE & SEA GRASS EDUCATIONAL SIGNAGE AT DOCK LOCATION

PROPOSED 12" P.T., WD. MOORING PILES (TYP. 1 OF 8)

PROPOSED 1,352.00 SQFT WOOD DOCK W/ 1,281 SQFT OF WATER AREA

PROPOSED 8,880 SQFT/688 CYDS DREDGING AREA TO BE COMPLETED WITH BARGE MOUNTED MECHANICAL EXCAVATOR TO A DEPTH OF -4' @ MLW OR CAP ROCK.

PROPOSED PRIMARY LOCATION FOR TURBIDITY MONITORING. FIELD LOCATE. 150' FROM TURBIDITY BARRIER.

PROPOSED LOCATION OF FULL DEPTH TURBIDITY BARRIER TO EXTEND TO SEA BOTTOM

PROPOSED PRIMARY LOCATION FOR TURBIDITY MONITORING. FIELD LOCATE. 150' FROM TURBIDITY BARRIER

PROPOSED PRIMARY LOCATION FOR TURBIDITY MONITORING. FIELD LOCATE. 150' FROM TURBIDITY BARRIER

ADD ROPE HAND RAIL AND NO MOORING SIGN IN AREAS WHERE DOCKAGE IS NOT OCCURRING

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
57784 OVERSEAS HWY,
GRASSY KEY, FL

CAMPBELL ENGINEERING CONSULTANTS LLC
William R. Campbell, P.E. License # 79269
Email: will@cecfk.com
CA/Reg # 31437
Phone #: 305-735-4626

THIS PLAN AND ALL ATTACHED SHEETS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE CONSULTANT.

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Date: Oct 1, 2025
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SHEET # SP2



RIPIARIAN LINES

RIPIARIAN LINES

SITE / DEMO PLAN



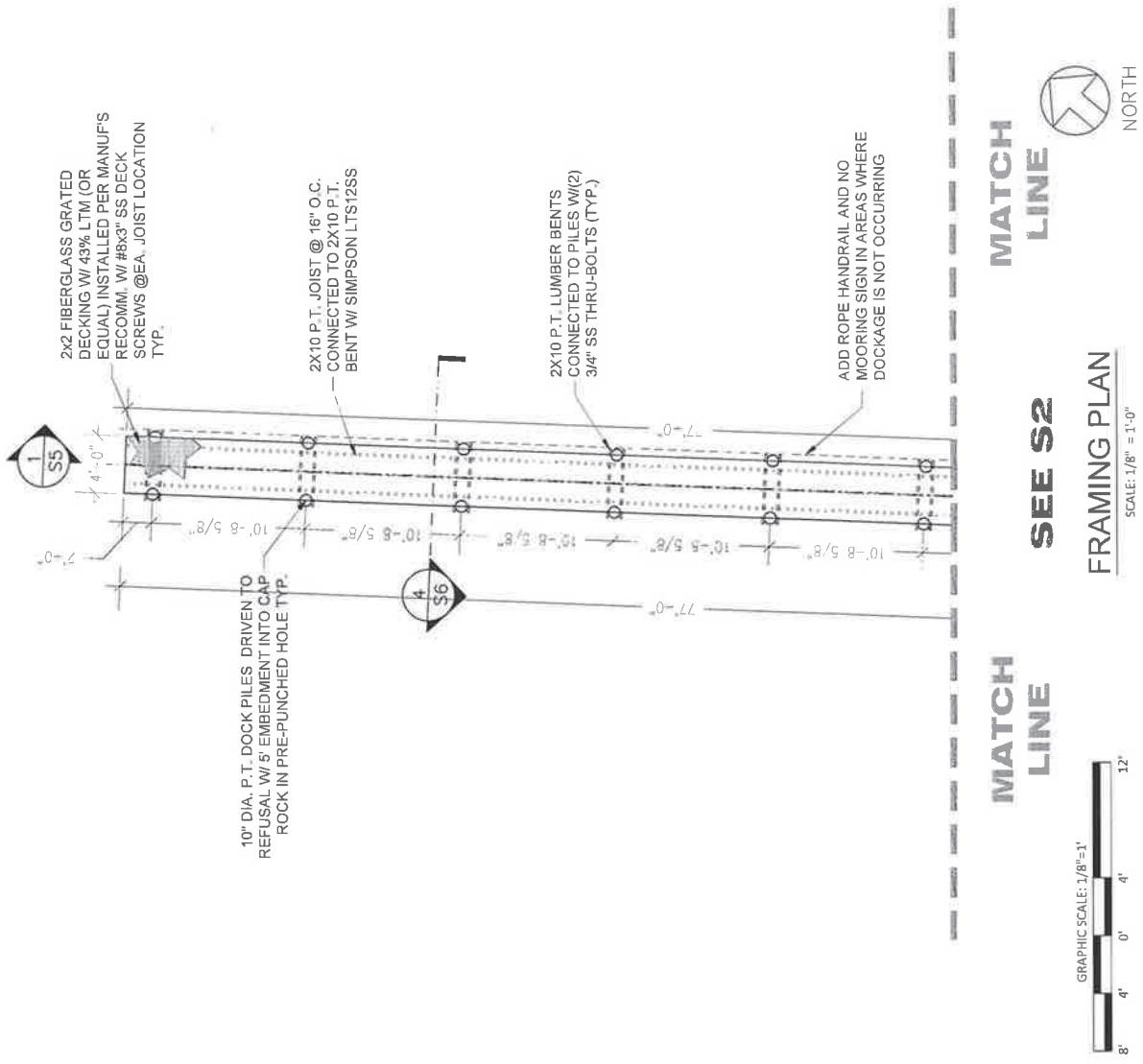
SCALE: 1" = 10'
GRAPHIC SCALE: 1" = 10'

CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
 57784 OVERSEAS HWY,
 GRASSY KEY, FL

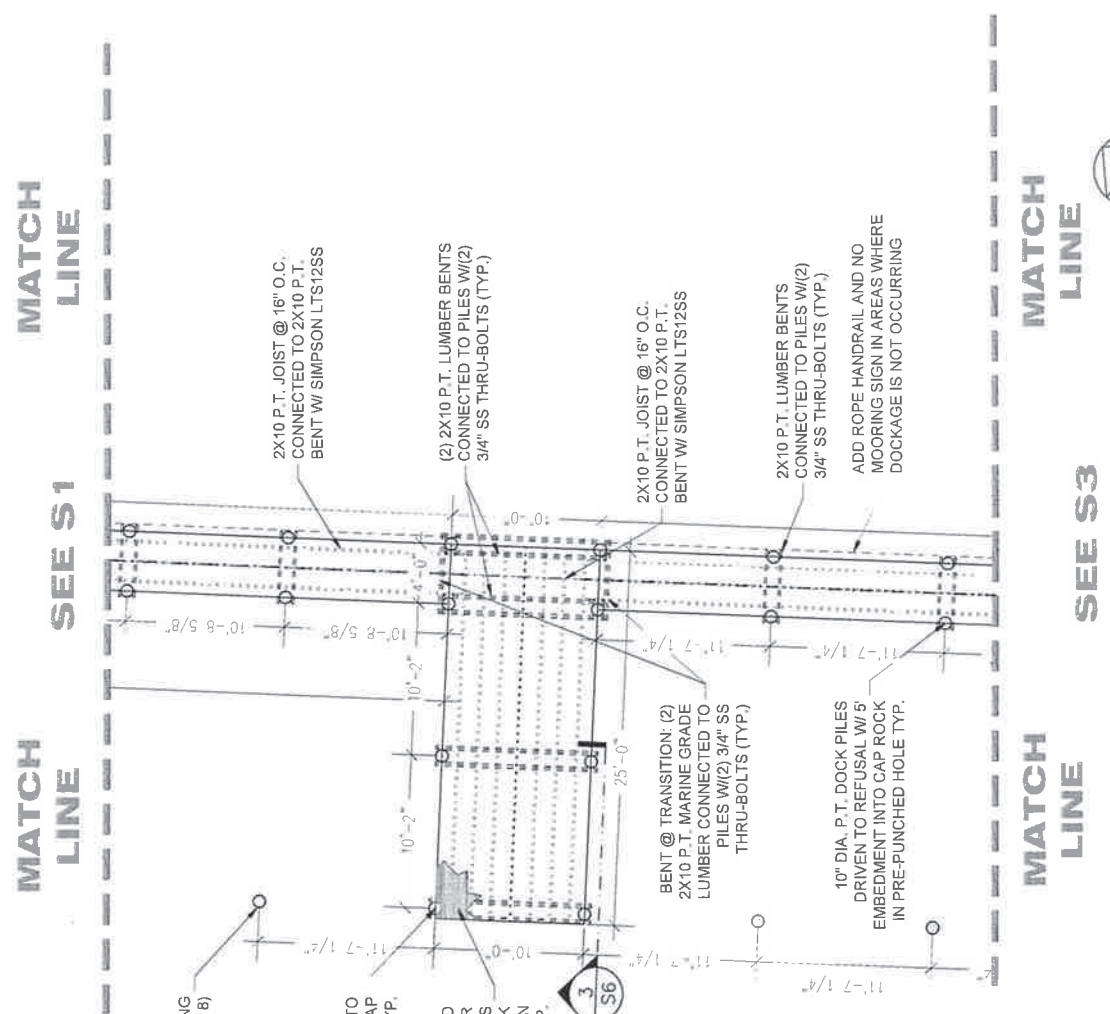
CAMPBELL ENGINEERING
 CONSULTANTS LLC
 William R. Campbell, P.E., License #: 79269
 CA/Reg # 31437
 Email: will@cecfk.com
 Phone #: 305-735-4626

THIS SHEET IS TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES AND SPECIFICATIONS FOR THE PROJECT AND IS NOT TO BE USED IN ISOLATION. ANY CHANGES TO THIS SHEET MUST BE APPROVED BY THE DESIGNER.

PROJECT #:
4965
 Date:
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 SHEET 5 of 10
 SHEET #
S1



CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION: 57784 OVERSEAS HWY, GRASSY KEY, FL	CAMPBELL ENGINEERING CONSULTANTS LLC William R. Campbell, P.E. License #: 79269 Email: will@ceclik.com CA/Reg #: 31437 Phone #: 305-735-4626	PRINTED COPY OF THIS DOCUMENT IS UNCONTROLLED UNLESS INDICATED OTHERWISE. SEAL AND THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER IS REQUIRED FOR ALL WORK. ALL RIGHTS RESERVED.	PROJECT #: 4965 Date: Oct 1, 2025 SHEET 6 of 10 SHEET # S2
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FRAMING PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED 12" P.T. WD. MOORING PILES (TYP. 1 OF 6)

10" DIA. P.T. DOCK PILES DRIVEN TO REFUSAL W/ 5' EMBEDMENT INTO CAP ROCK IN PRE-PUNCHED HOLE TYP.

2x2 FIBERGLASS GRATED DECKING W/ 48% LTM (OR EQUAL) INSTALLED PER MANUF'S RECOMM. W/ #8x3" SS DECK SCREWS @ EA. JOIST LOCATION TYP.

10'-2" 10'-8 5/8" 11'-7 1/4" 25'-0" 10'-0" 11'-7 1/4" 11'-7 1/4" 11'-7 1/4"

2X10 P.T. JOIST @ 16" O.C. CONNECTED TO 2X10 P.T. BENT W/ SIMPSON LTS12SS

(2) 2X10 P.T. LUMBER BENTS CONNECTED TO PILES W/ (2) 3/4" SS THRU-BOLTS (TYP.)

2X10 P.T. JOIST @ 16" O.C. CONNECTED TO 2X10 P.T. BENT W/ SIMPSON LTS12SS

2X10 P.T. LUMBER BENTS CONNECTED TO PILES W/ (2) 3/4" SS THRU-BOLTS (TYP.)

ADD ROPE HANDRAIL AND NO MOORING SIGN IN AREAS WHERE DOCKKAGE IS NOT OCCURRING

10" DIA. P.T. DOCK PILES DRIVEN TO REFUSAL W/ 5' EMBEDMENT INTO CAP ROCK IN PRE-PUNCHED HOLE TYP.

BENT @ TRANSITION: (2) 2X10 P.T. MARINE GRADE LUMBER CONNECTED TO PILES W/ (2) 3/4" SS THRU-BOLTS (TYP.)

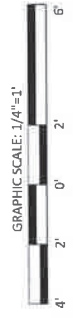
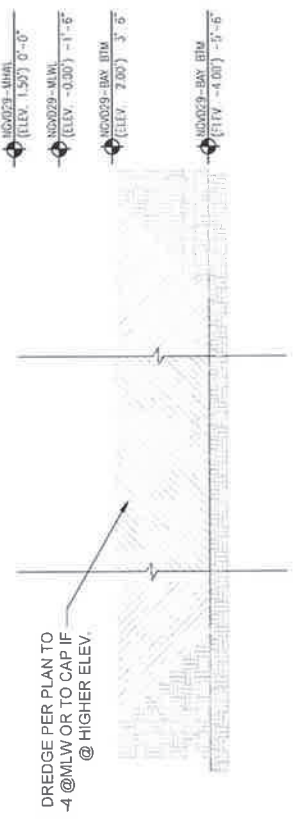
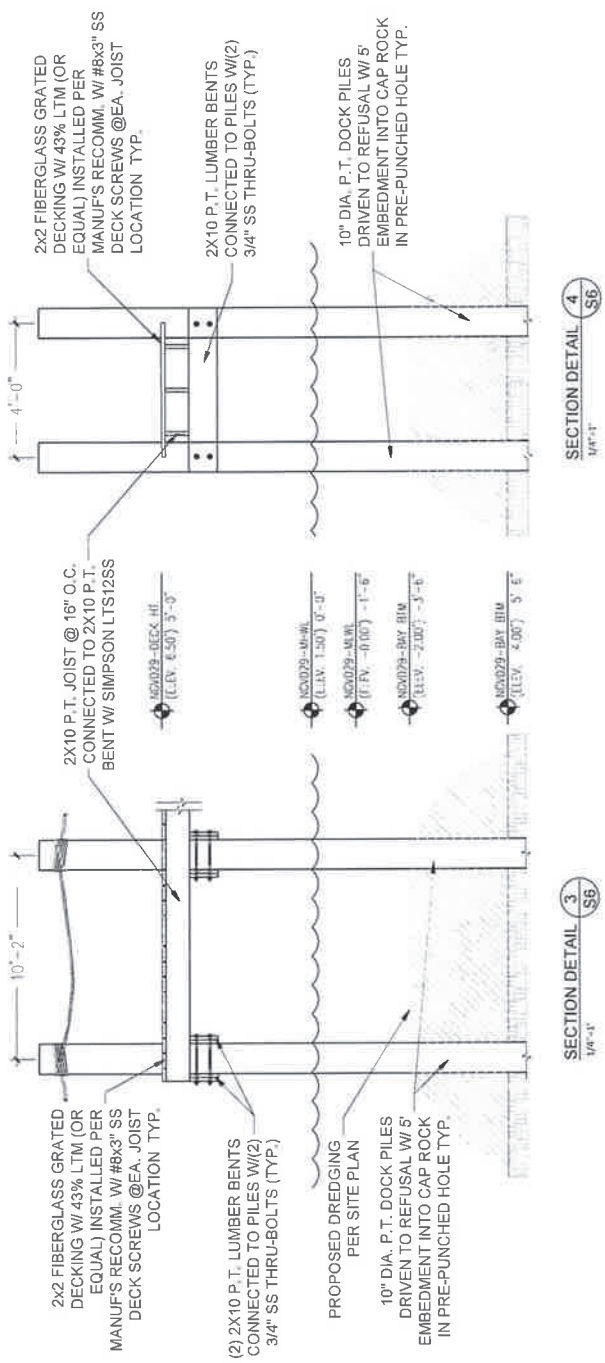
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 Phone #: 305-735-4626

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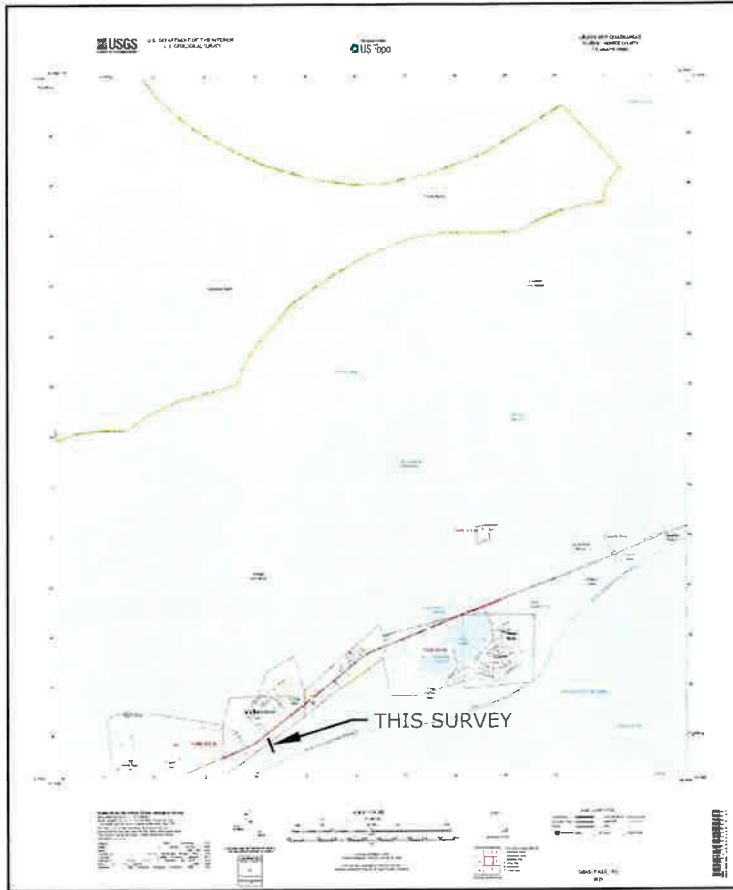
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SECTION 25, TOWNSHIP 65 SOUTH, RANGE 33 EAST
GRASSY KEY, MONROE COUNTY, FLORIDA

**PACIFICA MARATHON LLC
57784 OVERSEAS HIGHWAY
SUBMERGED LAND LEASE AREA**



SURVEYOR'S NOTES:

1. THIS IS A SPECIFIC PURPOSE SURVEY TO SHOW THE BOUNDARY AND IMPROVEMENTS OF THE PROPOSED SUBMERGED LAND LEASE AREA.
2. THIS SPECIFIC PURPOSE SURVEY IS CERTIFIED TO: BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA.
3. THIS IS A **FIELD SURVEY** AND WAS COMPLETED ON 3/9/2018 AND UPDATED ON 12/12/2025 FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
4. THE MEAN HIGH WATER LINE AND BATHYMETRIC DEPTHS SHOWN FROM MAP OF BOUNDARY, SOUNDINGS AND TIDAL WATER SURVEY BY JOHN PAUL GRIMES, III, REGISTERED FLORIDA SURVEYOR & MAPPER, NO. 4906, MEAN HIGH WATER SURVEY FILE NO. 7373 FOR BOT FILE NO. 440024865, DEP SITE NO. 299449. THIS DATA HAS BEEN FIELD VERIFIED BY THE UNDERSIGNED FOR THE MEAN HIGH WATER LINE ONLY.
5. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD 5), SAID LINE BEARS $550^{\circ}49'36''$ W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE UPLAND PARCEL LINEAR SHORELINE AS MEASURED ON THE MEAN HIGH WATER LINE EQUALS 435.81 FEET MORE OR LESS.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) UNLESS NOTED OTHERWISE, AS ESTABLISHED BY NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT PID AA0863" HAVING A PUBLISHED ELEVATION OF 3.89 FEET.



LOCATION MAP:

USGS 2021 GRASSY KEY QUADRANGLE
FLORIDA - MONROE COUNTY
7.5 - MINUTE SERIES
(REF NO. USGSX24K18190)
NOT TO SCALE

AREA TABLE:

SUBMERGED LAND LEASE AREA: 4,920± SQ. FT.
FIXED WOODEN DOCK AREA: 1,279± SQ. FT.
SLIP AREA: 3,641± SQ. FT.

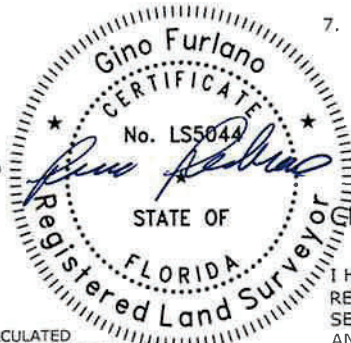
SHEET INDEX:

SHEET 1: SURVEYOR'S NOTES, LOCATION MAP, LEGEND
SHEET 2: LEGAL DESCRIPTIONS
SHEET 3: SKETCH OF UPLAND BOUNDARY
SHEETS 4 & 5: DETAIL PROPOSED LEASE BOUNDARY

LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PG = PAGE
MHWL = MEAN HIGH WATER LINE
MLWL = MEAN LOW WATER LINE
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 = NATION GEODETIC VERTICAL DATUM OF 1929
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
SQ FT = SQUARE FEET
LF = LINEAR FEET
(TYP) = TYPICAL

(C) = CALCULATED
TIIF = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA
BOT = BOARD OF TRUSTEES TIIF
TBM = TEMPORARY BENCHMARK
SND = SET NAIL & DISK LB 7846
EL = ELEVATION
CL = CENTERLINE
BNDY = BOUNDARY




CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GINO FURLANO
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5044

REVISIONS:

SCALE: N/A	PROJECT NO: 25111404	SHEET NO: 1 OF 5	SPECIFIC PURPOSE SURVEY SUBMERGED LAND LEASE 57784 OVERSEAS HIGHWAY GRASSY KEY, MONROE COUNTY, FL 33050
DATE: 1/27/2026	OFFICE: CAD: JMM CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED	



REECE & ASSOCIATES
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846

31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
EMAIL INFO@REECESURVEYING.COM

SECTION 25, TOWNSHIP 65 SOUTH, RANGE 33 EAST
GRASSY KEY, MONROE COUNTY, FLORIDA

UPLAND PARCEL LEGAL DESCRIPTION -

(FROM OFFICIAL RECORDS BOOK 2898, PAGE 489. FOR INFORMATIONAL PURPOSES ONLY.)

LOTS 11, 12, 13, 14 AND 15, SQUARE 53, CRAINS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 51, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF VACATED OCEAN VIEW DRIVE LYING ALONG THE SOUTHERLY LINES OF LOTS 11, 12, 13, 14 AND 15, AS VACATED BY RESOLUTION NO. 50-1962 BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, RECORDED SEPTEMBER 12, 1962 IN OFFICIAL RECORDS BOOK 260, PAGE 441.

SUBMERGED LAND LEASE LEGAL DESCRIPTION - (NEWLY WRITTEN BY THE UNDERSIGNED)

A PARCEL OF SOVEREIGN SUBMERGED LANDS IN, SECTION 25, TOWNSHIP 65 SOUTH, RANGE 33 EAST, ON GRASSY KEY, MONROE COUNTY, FLORIDA, IN THE STRAITS OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

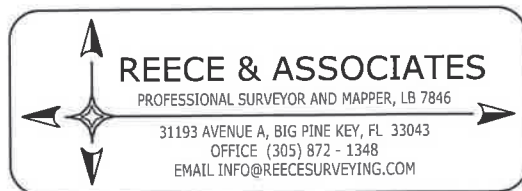
COMMENCE AT THE NORTHEAST CORNER OF LOT 11, BLOCK 53, ACCORDING TO THE PLAT OF CRAINS SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 51, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, BLOCK 53, S 39°10'24" E FOR A DISTANCE OF 205.00 FEET TO A POINT; THENCE LEAVING THE NORTHEASTERLY LINE OF SAID LOT 11, BLOCK 53, S 24°19'08" E FOR A DISTANCE OF 73.76 FEET TO A POINT ON THE MEAN HIGH WATER LINE AS SHOWN ON A SURVEY PERFORMED BY J.P. GRIMES, RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING AND MAPPING AS MEAN HIGH WATER SURVEY FILE 7373, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID MEAN HIGH WATER LINE, AND INTO THE STRAITS OF FLORIDA FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S 36°40'10" E, 179.94 FEET; 2) S 53°19'50" W, 21.00 FEET;
- 3) S 36°40'10" E, 12.00 FEET; 4) S 53°19'50" W, 4.00 FEET;
- 5) N 36°40'10" W, 16.00 FEET; 6) S 53°19'50" W, 10.00 FEET;
- 7) N 36°40'10" W, 131.00 FEET; 8) N 53°19'50" E, 31.00 FEET;
- 9) N 36°40'10" W, 48.59 FEET BACK TO THE SAID MEAN HIGH WATER LINE; THENCE ALONG THE MEAN HIGH WATER LINE S 84°17'30" E, A DISTANCE OF 5.41 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 4,920 SQUARE FEET, MORE OR LESS.

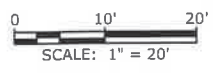
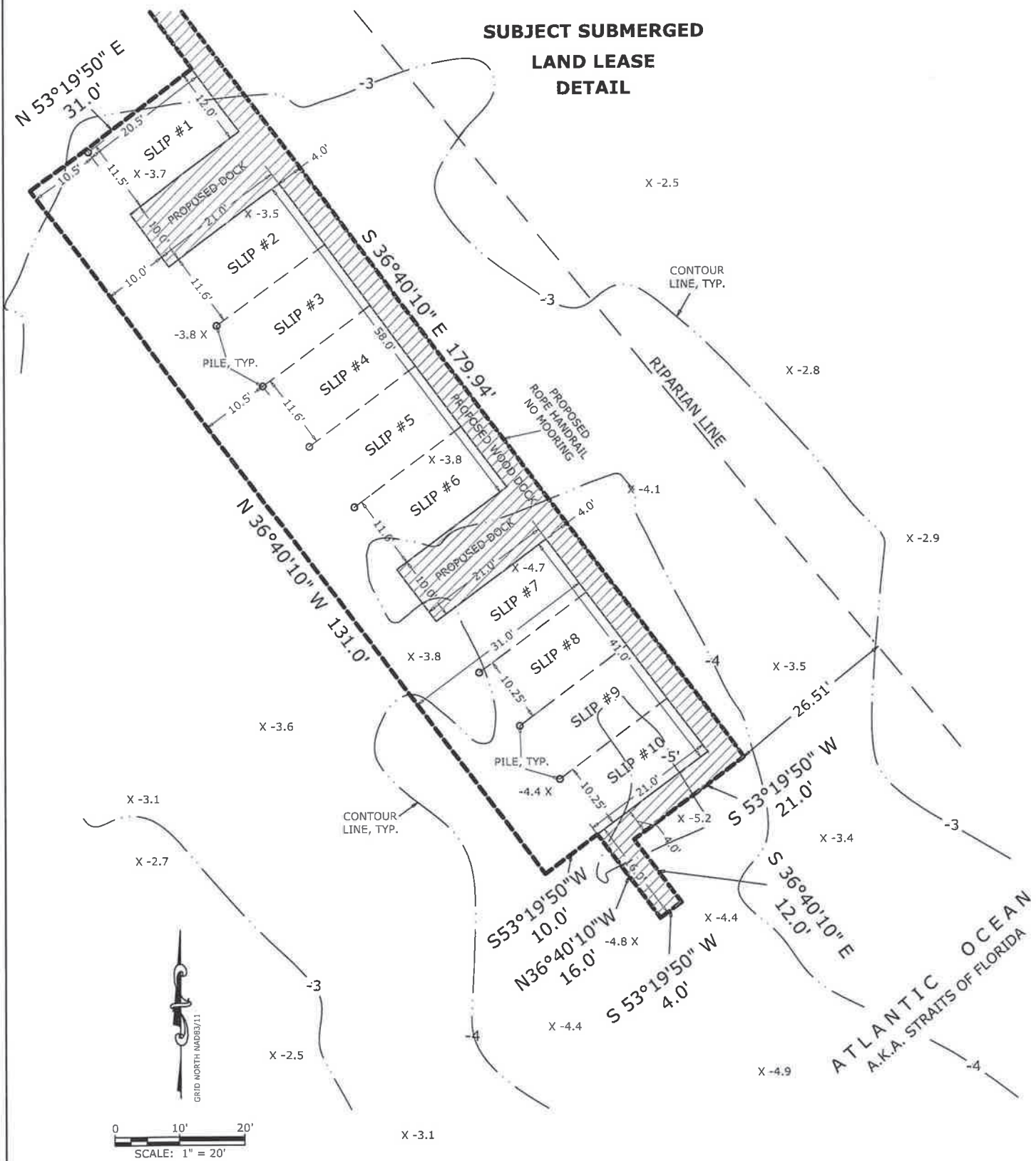
REVISIONS:

SCALE: N/A	PROJECT NO: 25111404	SHEET NO: 2 OF 5	SPECIFIC PURPOSE SURVEY SUBMERGED LAND LEASE 57784 OVERSEAS HIGHWAY GRASSY KEY, MONROE COUNTY, FL 33050
DATE: 1/27/2026	OFFICE: CAD: JMM CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED	




SECTION 25, TOWNSHIP 65 SOUTH, RANGE 33 EAST
GRASSY KEY, MONROE COUNTY, FLORIDA

**SUBJECT SUBMERGED
LAND LEASE
DETAIL**



REVISIONS:

SCALE: 1" = 20'	PROJECT NO: 25111404	SHEET NO: 5 OF 5	SPECIFIC PURPOSE SURVEY SUBMERGED LAND LEASE 57784 OVERSEAS HIGHWAY GRASSY KEY, MONROE COUNTY, FL 33050
DATE: 1/27/2026	OFFICE: CAD: JMM CHECKED: KMB	NOT WHOLE OR COMPLETE WITHOUT ALL SHEETS ATTACHED	



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