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CITY OF MARCO ISLAND

RESOLUTION NO. 24-_____

A RESOLUTION OF THE CITY OF MARCO ISLAND, FLORIDA, APPROVING THE VACATION OF THE UTILITY AND DRAINAGE EASEMENT ALONG THE COMMON LOT LINE OF MARCO BEACH, UNIT 3, BLOCK 81, LOT 10 AND THE NORTHERN ONE-HALF OF LOT 11 AT 1610 BRIARWOOD COURT, MARCO ISLAND, FLORIDA; MAKING FINDINGS AND CONDITIONS; PROVIDING DEFINITIONS; APPROVING THE EASEMENT VACATION; PROVIDING FOR FAILURE TO OBTAIN OTHER DEVELOPMENT PERMITS; PROVIDING FOR FAILURE TO COMPLY WITH APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 30-581(aa) of the of the City of Marco Island Code of Ordinances provides a procedure for the vacation of platted utility and drainage easements; and

WHEREAS, the Owner of 1610 Briarwood Court, Marco Island, Florida (collectively, the “Subject Property”) has submitted a petition to vacate the utility and drainage easement along the lot line crossing through the Subject Property; and

WHEREAS, the vacation of the drainage and utility easement is needed to allow for the development of the Subject Property; and

WHEREAS, the City of Marco Island Planning Board held a public hearing on November 1, 2024, to consider the petition, and is required by Section 30-581(aa)(4) of the Land Development Code to submit its recommendation in writing to the City Council, with a copy of the minutes of the hearing, as soon as practicable thereafter; and

WHEREAS, the Planning Board recommended approval of the vacation of the drainage and utility easement at the Subject Property subject to conditions of approval; and

WHEREAS, the City Council finds the vacation of the drainage and utility easement, subject to conditions of approval to be in the interests of the City of Marco Island,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals; Definitions.

(a) The foregoing “Whereas” clauses are hereby ratified and confirmed as being true, correct and incorporated into this Resolution.

(b) That as used herein, unless the context hereof, or City Code of Ordinances, requires to the contrary, the following terms will be defined as set forth below:

- (1) “Drainage and Utility Easement” means the 6-foot-wide drainage and utility easement portions of which lie on each side of the lot line separating Marco

50 Beach, Unit 3, Block 81, Lot 10 and the northern one-half of Lot 11, Briarwood
51 Court, Marco Island, Florida.

- 52
- 53 (2) "City" means the City of Marco Island, a Florida Municipal Corporation.
- 54
- 55 (3) "Development" is defined as set forth in Section 163.3164, Florida Statutes.
- 56
- 57 (4) "Owner" means Douglas and Beth Smith; and
- 58
- 59 (5) "Subject Property" means the following described parcel of land, lying,
60 situate and being in the State of Florida, County of Collier, City of Marco
61 Island, to-wit:

62

63 1610 Briarwood Court
64 Marco Beach, Unit 3, Block 81, Lot 10, and Northern ½ of Lot 11
65 Parcel No.: 56857480005
66
67

68 **SECTION 2. Findings; Approval.** As provided in Section 30-581(aa), of the City's Code of
69 Ordinances, the City Council finds that there is no present necessity or reasonably foreseeable necessity
70 for the retention of the Drainage and Utility Easement. The City and adjacent property owners will not be
71 affected by the vacation of the Drainage and Utility Easement. The Drainage and Utility Easement
72 vacation is hereby approved, except as provided in Section 3 of this Resolution.
73

74 **SECTION 3. Conditions of Approval.** This Resolution relating to the petition to vacate the
75 Drainage and Utility Easement on the Subject Property is hereby approved, subject to the following
76 condition:
77

- 78 1. A unity of title shall be filed with Collier County, and a copy of the recorded unity of title
79 shall be provided to Staff prior to the recording of the vacation of the easement.
- 80 2. A ten (10) foot by twelve (12) foot (10' x 12') (6 feet on each side of the lot line) portion of
81 the utility easement, as measured from the back of sidewalk (front property line) of 1610
82 Briarwood Court, Marco Island, shall be retained along the lot line.
- 83 3. The Owner is solely responsible for any and all costs associated with this Boundary
84 Adjustment and Drainage/Utility Easement vacation, including but not limited to the
85 following:
- 86 (1) Property surveys;
- 87 (2) Professional design fees;
- 88 (3) Permit costs;
- 89 (4) Preparation and recording of new deeds and this resolution, including
90 and attorney fees;
- 91 (5) Removal, replacing or relocation of any utilities (if applicable);
- 92 (6) Removal of existing ground cover;
- 93 (7) Fill, loam and seed; and
- 94 (8) Disposal of any and all construction debris including any and all
95 infrastructure which may exist within the utility easement.
96
97

98 **SECTION 4. Failure to Obtain Other Permits.** That issuance of this approval by the City does not
99 in any way create any right on the part of the Owner to obtain a permit from a state or federal agency and

100 does not create any liability on the part of the City for issuance of the approval if the Owner fails to obtain
101 the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions
102 that result in the violation of state or federal law. All applicable state and federal permits must be obtained
103 before commencement of the Development on the Subject Property. This condition is included pursuant
104 to Section 166.033, Florida Statutes, as amended.
105

106 **SECTION 5. Failure to Adhere to Resolution.** That failure to adhere to the approval terms and
107 conditions contained in this Resolution shall be considered a violation of this Resolution and the City
108 Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City
109 Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and
110 any other approvals conditioned on this approval. The Owner understands and acknowledges that it
111 must comply with all other applicable requirements of the City Code before it may commence construction
112 or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time
113 upon a determination that the Owner is in non-compliance with the City Code.
114

115 **SECTION 6. Effective Date.** That this Resolution shall take effect immediately upon adoption
116 and recording in the Public Records of Collier County, Florida.
117

118 ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, this ____ day of
119 _____, 2024.
120

121 CITY OF MARCO ISLAND, FLORIDA

122
123 By: _____
124 Jared Grifoni, Chair
125

126 ATTEST:

127
128 By: _____
129 Joan Taylor, City Clerk
130

131 Reviewed for legal sufficiency:

132
133
134 By: _____
135 Alan L. Gabriel, City Attorney