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**CITY OF MARCO ISLAND**

**RESOLUTION NO. 20-\_\_\_\_\_**

**A RESOLUTION OF THE CITY OF MARCO ISLAND, FLORIDA,  
APPROVING A THE VACATION OF A UTILITY AND DRAINAGE  
EASEMENT FOR PROPERTIES LOCATED AT 481 AND 490  
TARPON COURT, MARCO ISLAND; MAKING FINDINGS;  
PROVIDING DEFINITIONS; APPROVING THE VACATION OF  
THE EASEMENT; 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 Code of Ordinances of the City of Marco Island provides a procedure for the vacation of platted utility and drainage easements; and

**WHEREAS**, the Owner/Developer has submitted a petition to vacate the utility and drainage easement along the common lot line separating the Subject Properties; and

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

**WHEREAS**, the Planning Board held a public hearing on November 6<sup>th</sup>, 2020, 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 easements 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 PLANNING BOARD 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 12-foot wide drainage and utility easement portions of which lie on either side of the lot line separating Lots 7 and 8 of the Subject Properties. The drainage and utility easement is described in the dedication on the

49 plat of Marco Beach Unit Two, as recorded in Plat Book 6, Pages 25-31, Public Records of Collier  
50 County, Florida.

51  
52 (2) "City" means the City of Marco Island, a Florida Municipal  
53 Corporation.

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55 (3) "Development" is defined as set forth in Section 163.3164, Florida  
56 Statutes.

57  
58 (4) "Owner/Developer" means Jane E. Meyering, as Trustee of the  
59 Jane E. Meyering Family Trust.

60  
61 (5) "Subject Properties" means the following described parcels of  
62 land, lying, situate and being in the State of Florida, County of Collier, City of Marco Island, to-  
63 wit:

64  
65 Lots 7 and 8, Block 37, Marco Island Unit 2, according to the plat thereof, as  
66 recorded in Plat Book 6, Page 25-31, Public Records of Collier County, Florida.

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

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75 **SECTION 3. Conditions of Approval.** This Resolution relating to petition of approval  
76 of the vacation of the Drainage and Utility Easement on the Subject Properties for the  
77 Owner/Developer is hereby approved, subject to the following conditions:

78  
79 (a) The Owner/Developer is solely responsible for any and all costs associated  
80 with the vacation of the Drainage and Utility Easement, including but not limited to the following:

- 81 (1) Property surveys;  
82 (2) Professional design fees;  
83 (3) Permit costs;  
84 (4) Preparation and recording of new deeds and this resolution,  
85 including and attorney fees;  
86 (5) Removal, replacing or relocation of any utilities (if applicable);  
87 (6) Removal of existing ground cover;  
88 (7) Fill, loam and seed; and  
89 (8) Disposal of any and all construction debris including any and all  
90 infrastructure which may exist within the utility easement.

91  
92 (b) As required by the City of Marco Island Utilities, the original Drainage  
93 and Utility Easement shall not be vacated for a distance of eight feet (8') from the back side of  
94 the sidewalk towards the seawall.

95  
96 **SECTION 4. Failure to Obtain Other Permits.** That issuance of this approval by the City  
97 does not in any way create any right on the part of the Owner/Developer to obtain a permit from

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

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

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

ADOPTED BY THE CITY COUNCIL OF THE CITY OF MARCO ISLAND, this \_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF MARCO ISLAND, FLORIDA

By: \_\_\_\_\_  
Erik Brechnitz, Chairman

ATTEST:

By: \_\_\_\_\_  
Laura M. Litzan, City Clerk

Reviewed for legal sufficiency:

By: \_\_\_\_\_  
Alan L Gabriel, City Attorney