Sponsored by: Williams

CITY OF MARATHON, FLORIDA
RESOLUTION 2026-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, APPROVING THE RANKING AND ALLOCATIONS OF THE MARKET RATE AND AFFORDABLE RESIDENTIAL BUILDING PERMIT ALLOCATION SYSTEM (RBPAS) FOR PERIOD 2, YEAR 2026 (JULY 14, 2026 TO JANUARY 13, 2027); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Marathon City Council (the "City") reviewed the market rate and affordable residential dwelling unit application rankings for Period 2, Year 2026 in compliance with the RBPAS Procedures promulgated in Section 107.07 of the Land Development Regulations (the "LDRs");

WHEREAS, the City conducted a properly advertised public hearing (the "Public Hearing") regarding the proposed residential BPAS rankings, Period 2, Year 2026 pursuant to Chapter 107 Article 1 of the LDRs.

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. Based upon the evidence and testimony presented by City Staff and members of the public, the City Council hereby finds:

Residential Building Permit Allocation (RBPAS)

(1) The Public Hearing was properly advertised and held, as required by law, and the Applicants and all interested parties concerned in the matter were given an opportunity to be heard; and

(2) Based upon the RBPAS Rankings shown in the staff recommendation, attached as "Attachment A" for the Market Rate RBPAS pools and "Attachment B" for the Affordable pools, the City Council awards two (2) Market Rate Residential, zero (0) Affordable Residential allocation; and

(3) The remaining RBPAS Applicants will retain their relative positions in the RBPAS ranking list and will be marked as deferred in accordance with Section 107.07 of the LDRs.

Section 3. Based upon the above Findings of Fact, the City Council does hereby make the following Conclusions of Law:

1. The RBPAS applications for Period 1, Year 34 of RBPAS have been processed in accordance with Chapter 107 Article 1 of the LDRs.

2. In rendering its decision, as reflected in this Resolution, the City Council has:
   (a) Accorded procedural due process;
   (b) Observed the essential requirements of the law; and
   (c) Supported its decision by substantial competent evidence of record.

3. The attached RBPAS allocations are awarded. Applicants requesting transfer of building rights as part of the provision of affordable allocations shall be required to meet the criteria established in Chapter 107,17 C, prior to the receipt of affordable allocations from the City completion of transfer of market rate residential units to other locations.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 8th DAY OF SEPTEMBER 2026.

THE CITY OF MARATHON, FLORIDA

Lynny Del Gaizo, Mayor

AYES: Landry, Matlock, Still, 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:

Steven T. Williams, City Attorney

Attachment A:
Ranking of BPAS Applications for Year 2026 Period 2
July 14, 2026 to January 13, 2027

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
		MARKET RATE	YR 2026	PERIOD 2		
Market Rate General Pool						
1	BPAS-21-64	Ferreiro, John	73	7/8/2021	2:59 PM	00328950-000000
2	BPAS-22-17	KANTHETY SANTOSH	73	6/7/2022	10:06 AM	00360440-000000
3	BPAS-21-3	Hole, Cheri	72	4/23/2018	11:22 AM	00331061-000500
4	BPAS-04-81	MAM Rev Living Trust	71	9/7/2004	10:30 AM	00331061-002000
5	BPAS-21-96	Perona, Bernard P.	71	11/28/2005	11:17AM	00320990-000100
6	BPAS-18-39	Epifano, Robert	71	8/3/2018	12:00 PM	00105240-001000
7	BPAS-21-30	GEM Homes LLC	71	12/2/2020	10:00 AM	00101340-000000
8	BPAS-21-85	GEM Homes LLC	71	12/2/2020	10:00 AM	00101340-000000
9	BPAS-21-86	GEM Homes LLC	71	12/2/2020	10:00 AM	00101340-000000
10	BPAS-21-87	GEM Homes LLC	71	12/2/2020	10:00 AM	00101340-000000
11	BPAS-21-88	GEM Homes LLC	71	12/2/2020	10:00 AM	00101340-000000
12	BPAS-18-44	Firstco Marine LLC	69	12/28/2018	9:55 AM	00347480-000200
13	BPAS-06-16	Held, Michael & Robin	68	2/14/2006	12:00 PM	00105240-001900
14	BPAS-18-27	4 Avenue D LLC	68	1/16/2018	8:30 AM	00363840-000000
15	BPAS-21-99	4 Avenue D LLC	68	1/16/2018	8:31 AM	00363840-000000
16	BPAS-19-31	The Royal Company	68	7/12/2019	4:57 PM	00104441-000200
17	BPAS-20-27	Corrie, Brent	68	7/6/2020	1:26 PM	00100650-000100
18	BPAS-22-22	Cruz, Mildred	68	12/26/2023	4:21 PM	00356740-000000
19	BPAS-04-34	Felling, Michael	67	8/4/2004	3:02 PM	00376160-000000
20	BPAS-18-35	Epifano, Pamela	67	7/13/2018	4:56 PM	00105240-000500
21	BPAS-18-42	Fisher, Aaron	67	12/12/2018	1:30 PM	00354260-000000
22	BPAS-19-21	JC Construction	67	1/10/2019	2:02 PM	00349970-000000
23	BPAS-19-30	Guerra, Roger	67	7/15/2019	2:23 PM	00104441-000300
24	BPAS-21-70	Cruz, Albert & Annie	67	7/1/2021	2:28 PM	00341930-000000
25	BPAS-22-16	Igor Miseki Trust	66	3/23/2022	6:46 PM	00355820-000000
26	BPAS-22-21	Kennedy, James & Margaret	66	6/7/2022	1:45 PM	00326080-000100
27	BPAS-21-38	Adkins, Michael	65	7/16/2020	12:46 PM	00373830-000100
28	BPAS-22-5	Reichert, Timothy	65	1/12/2022	9:10 AM	00333641-009800
29	BPAS-20-28	Carfora, Vincent & Sarah	64	7/6/2020	4:22 PM	00333641-009300
30	BPAS-21-100	4 Avenue D LLC	63	1/16/2018	8:32 AM	00363840-000000
31	BPAS-23-10	Palma, Alexander	63	11/16/2023	9:21 AM	00356690-000000
32	BPAS-06-11	Moreau, Guy	62	1/19/2006	3:00 PM	00329300-000000
33	BPAS-25-7	Rodriguez, Omar & Alejandro	62	1/6/2026	3:21 PM	00104920-000000
34	BPAS-04-96	Gulfstream Blvd Inc	61	12/21/2004	2:21 PM	00328900-000000
35	BPAS-05-47	A & P Construction Lot 1 LLC	59	10/5/2005	12:30 PM	00339910-000000
36	BPAS-26-2	Harrington, Stephen and Holli	58	5/15/2026	9:19 AM	00354310-000000
37	BPAS-07-20	11th Street Storage LLC	57	3/9/2007	4:40 PM	00319870-000000
38	BPAS-21-101	11th Street Storage LLC	57	3/9/2007	4:40 PM	00319870-000000
39	BPAS-07-21	Hetuin, Jean Michael	57	3/9/2007	4:41 PM	00319880-000000
40	BPAS-21-102	Hetuin, Jean Michael	57	3/9/2007	4:41 PM	00319880-000000
41	BPAS-08-3	Overseas Land & Sea LLC	56	6/3/2008	1:55 PM	00100750-001200
42	BPAS-05-38	K TEK TRS QOZ LLC	55	7/13/2005	3:22 PM	00358230-000106
43	BPAS-22-23	Trujillo, Osvaldo	55	9/6/2022	1:20 PM	00322060-000000
44	BPAS-04-63	Tolton, Frank Rev Trust	54	8/16/2004	8:00 AM	00355418-001800
45	BPAS-25-5	Southest Monroe County Trust	53	4/17/2025	10:18 AM	00334120-000000
46	BPAS-08-9	Fossum, Jesse & Tiffany	51	3/7/2008	3:50 PM	00345790-000000
47	BPAS-05-25	Rodriguez, Ramon	50	5/19/2005	4:00 PM	00345570-000000
48	BPAS-18-28	Vitale, John	46	1/16/2018	8:34 AM	00356720-000000
49	BPAS-19-25	Phelps, David	44	3/22/2019	3:31 PM	00355370-000101
50	BPAS-21-112	Ogden, Clifton	44	11/30/2021	11:05AM	00354430-000000
51	BPAS-21-104	Waite, Peggy	29	10/20/2021	10:19AM	00375000-000000
52	BPAS-21-105	Waite, Peggy	24	10/20/2021	3:17 PM	00375000-000000
Market Rate Owner Occupied Pool						
RANK	**ROGO/BPAS NUMBER**	**NAME**	**BPAS SCORE**	**DATE ENTERED**	**TIME ENTERED**	**RE NUMBER**
		Awards	*Available*	*Recommended*	*Remaining*	*Rolls to Admin Relief*
		General	**2**	**2**	**0**	**0**
		Owner Occupied	**3**	**0**	**0**	**3**

Any application submitted, perserverence points or changes made after July 13, 2026 will not be reflected on this list.

		AFFORDABLE	YR 2026	PERIOD 2		
Affordable General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
2	BPAS-21-83	GEM Homes	69	12/2/2020	5:07 AM	00101340-000000
3	BPAS-21-84	GEM Homes	69	12/2/2020	5:08 AM	00101340-000000
4	BPAS-24-2	Joanne Marie GK LLC	64	1/11/2024	3:10 PM	00376310-000000
6	BPAS-25-2	Alicia Diaz	63	11/19/2024	12:00 PM	00319780-000000
7	BPAS-25-3	Alicia Diaz	63	11/19/2024	12:00 PM	00319780-000000
8	BPAS-25-4	Alicia Diaz	63	11/19/2024	12:00 PM	00319780-000000
9	BPAS-21-89	QOF, Inc	44	7/21/2020	9:05 AM	00350630-000000
10	BPAS-21-90	QOF, Inc	44	7/21/2020	9:05 AM	00350630-000000
11	BPAS-21-91	QOF, Inc	44	7/21/2020	9:05 AM	00350630-000000
Community Workforce Housing						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-111	Grassy Key Resort Group LLC	29	11/25/2021	3:35 PM	00371010-000000
2	BPAS-22-9	Grassy Key Resort Group LLC	29	11/25/2021	10:28 AM	00371010-000000
3	BPAS-22-10	Grassy Key Resort Group LLC	29	11/25/2021	10:31 AM	00371010-000000
4	BPAS-22-11	Grassy Key Resort Group LLC	29	11/25/2021	10:36 AM	00371010-000000
5	BPAS-22-12	Grassy Key Resort Group LLC	29	11/25/2021	10:38 AM	00371010-000000
6	BPAS-22-13	Grassy Key Resort Group LLC	29	11/25/2021	10:41 AM	00371010-000000
7	BPAS-22-14	Grassy Key Resort Group LLC	29	11/25/2021	10:43 AM	00371010-000000
8	BPAS-22-15	Grassy Key Resort Group LLC	29	11/25/2021	10:46 AM	00371010-000000
9	BPAS-23-2	GRASSY KEY MARINA INVESTMENT PATRNERS LLC	27	1/9/2023	9:46 AM	00375960-000000
10	BPAS-23-3	GRASSY KEY MARINA INVESTMENT PATRNERS LLC	27	1/9/2023	9:48 AM	00375960-000000
11	BPAS-23-4	GRASSY KEY MARINA INVESTMENT PATRNERS LLC	27	1/9/2023	9:49 AM	00375960-000000
12	BPAS-23-5	GRASSY KEY MARINA INVESTMENT PATRNERS LLC	27	1/9/2023	9:50 AM	00375960-000000
TBR Affordable Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-44	Andrew George	44	3/18/2021	10:20 AM	00341720-000000
2	BPAS-21-46	Florida Keys Homes LLC	44	3/18/2021	11:10 AM	00102830-000401
3	BPAS-21-61	Rice, David and Mary	44	6/28/2021	1:11 PM	00341860-000000
4	BPAS-21-74	Rice, David and Mary	44	6/28/2021	1:11 PM	00341860-000000
5	BPAS-21-110	Ahearn, Justin and O'Neill Cara	33	11/10/2021	10:05AM	00344270-000000

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
6	BPAS-21-47	Florida Keys Oz Homes Inc	29	3/30/2021	1:11 PM	00350490-000000
7	BPAS-21-48	Florida Keys Oz Homes Inc	29	3/30/2021	1:11 PM	00350490-000000
8	BPAS-21-49	Florida Keys Oz Homes Inc	29	3/20/2021	1:11 PM	00350490-000000
9	BPAS-21-54	Matlock, Richard and Delema	29	4/20/2021	9:00 AM	00338880-000000
10	BPAS-21-55	Matlock, Richard and Delema	29	4/20/2021	9:00 AM	00333880-000000
11	BPAS-21-56	Moldanado, Omar & Nicole	29	6/1/2021	7:56 AM	00320460-000000
12	BPAS-21-57	Moldanado, Omar & Nicole	29	6/1/2021	7:56 AM	00320460-000000
13	BPAS-21-58	Moldanado, Omar & Nicole	29	6/1/2021	7:56 AM	00320460-000000
14	BPAS-21-59	Moldanado, Omar & Nicole	29	6/1/2021	7:56 AM	00320460-000000
15	BPAS-21-115	Reinfandt, Brian and Young, Davina	28	12/10/2021	12:37PM	00333530-000000
20	BPAS-21-116	Reinfandt, Brian and Young, Davina	28	12/10/2021	12:38PM	00333530-000000
21	BPAS-24-5	10820 1st Ave LLC	28	7/30/2024	9:55AM	00333790-000000
22	BPAS-24-6	10820 1st Ave LLC	28	7/30/2024	9:55AM	00333790-000000
		Awards	***Available***	***Recommended***	***Remaining***	
		General	**1**	**0**	**1**	
		Workforce	**1**	**0**	**1**	
		TBR	**0**	**0**	**0**	