

**CITY OF MARATHON, FLORIDA
RESOLUTION 2022-29**

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 31 (JANUARY 14, 2023 TO JULY 13, 2023); 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 31 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 31 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 four (4) Market Rate Residential, seven (7) 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 2, Year 31 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 14th DAY OF March, 2023.

THE CITY OF MARATHON, FLORIDA

Luis Gonzalez, Mayor

AYES:
NOES:
ABSENT:
ABSTAIN:

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 Period 2 Year 31
January 13, 2023 to July 14, 2023

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
		MARKET RATES	YEAR 31	PERIOD 2		
Market Rate General Pool						
1	BPAS-21-65	Coco Plum Estates of Marathon	86	7/12/2021	3:50 PM	00363450-000000
2	BPAS-05-50	Marathoners II LLC	84	11/4/2005	3:10 PM	00346480-000000
3	BPAS-07-2	Marathoners II LLC	82	10/10/2007	2:20 PM	00346470-000000
4	BPAS-21-107	Seasons 16	82	1/3/2022	12:31 PM	00327151-000200
5	BPAS-05-54	ARM SA/Roberto Reyes	81	11/8/2005	11:45 AM	00354420-000000
6	BPAS-07-22	Notgrass, Austin	79	3/9/2007	4:42 PM	00319760-000000
7	BPAS-21-103	Notgrass, Austin	79	3/9/2007	4:42 PM	00319760-000000
8	BPAS-17-19	MAM Holdings	79	7/5/2017	11:05AM	00363850-000000
9	BPAS-21-97	MAM Holdings	79	7/5/2017	11:06 AM	00363850-000000
10	BPAS-06-30	PATIBANDLA, SRIKIRAN	79	11/2/2006	4:20 PM	00366031-000300
11	BPAS-21-7	LARSEN RAYMOND	76	1/12/2021	9:00 AM	00331061-002600
12	BPAS-21-11	KEYS LUXE LIFE LLC	76	1/15/2021	10:17AM	00368450-000000
13	BPAS-21-50	508 Avenida LLC	75	5/2/2021	8:05 PM	00354510-000100
14	BPAS-21-67	All Construction & Plumb	75	7/9/2021	3:34 PM	00355010-000100
15	BPAS-21-53	Morshedi, Christine	74	5/17/2021	9:19 AM	00352890-000000
16	BPAS-21-42	Liron Gozlan	73	2/17/2021	9:00 AM	00325080-000000
17	BPAS-21-34	QUINCOSES FELICIA	72	2/11/2021	9:00 AM	00364370-000000
18	BPAS-05-37	Cranford, Dean	72	7/13/2005	3:20 PM	00358230-000104
19	BPAS-07-14	Blue Castle Holdings, LLC	71	2/5/2007	2:10 PM	00353690-000000
20	BPAS-21-64	Bueno Concrete	71	7/8/2021	2:59 PM	00328950-000000
21	BPAS-21-3	Hole, Cheri	69	4/23/2018	11:22 AM	00331061-000500
22	BPAS-04-49	Hallman, John & Carol	69	8/19/2004	10:48 AM	00365410-000000
23	BPAS-04-93	Borowski, Gregory	69	11/18/2004	8:00 AM	00373010-000000
24	BPAS-18-39	Epifano, Robert	69	8/3/2018	12:00 PM	00105240-001000
25	BPAS-04-81	Rodriguez, Jose	68	9/7/2004	10:30 AM	00331061-002000
26	BPAS-21-96	Perona, Bernard P.	67	11/28/2005	11:17AM	00320990-000100
27	BPAS-18-44	Firstco Marine LLC	67	12/28/2018	9:55 AM	00347480-000200
28	BPAS-21-30	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
29	BPAS-21-85	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
30	BPAS-21-86	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
31	BPAS-21-87	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
32	BPAS-21-88	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
33	BPAS-18-27	4 Avenue D LLC	65	1/16/2018	8:30 AM	00363840-000000
34	BPAS-21-99	4 Avenue D LLC	65	1/16/2018	8:31 AM	00363840-000000
35	BPAS-19-21	JC Construction	66	1/10/2019	2:02 PM	00349970-000000
36	BPAS-06-16	Held, Michael & Robin	65	2/14/2006	12:00 PM	00105240-001900
37	BPAS-19-31	The Royal Company	65	7/12/2019	4:57 PM	00104441-000200
38	BPAS-20-27	Corrie, Brent	65	7/6/2020	1:26 PM	00100650-000100
39	BPAS-01-23	Lefkowitz, Eric	65	12/14/2001	2:00 PM	00333641-005000
40	BPAS-18-42	Fisher, Aaron	65	12/12/2018	1:30 PM	00354260-000000
41	BPAS-19-30	Guerra, Roger	65	7/15/2019	2:23 PM	00332750-000000
42	BPAS-04-34	Felling, Michael	65	9/26/2022	3:02 PM	00376160-000000
43	BPAS-21-36	Andrew George	64	2/12/2021	2:22 PM	00376410-000000
44	BPAS-21-70	Cruz in the Keys	64	7/1/2021	2:28 PM	00341930-000000
45	BPAS-21-71	FLORIDA KEYS HOMES	64	7/13/2021	11:29 AM	00376220-000000
46	BPAS-22-5	Reichert, Timothy	64	1/12/2022	9:10 AM	00333641-009800
47	BPAS-22-17	KANTHETY SANTOSH	63	6/7/2022	10:06 AM	00360440-000000
48	BPAS-22-21	McSweeney, Joseph	63	6/7/2022	1:45 PM	00326080-000100
49	BPAS-20-25	Florida Keys Homes LLC	63	6/17/2020	12:00 PM	00354180-000000
50	BPAS-22-16	Miseki, Igor	63	3/23/2022	6:46 PM	00355820-000000
51	BPAS-21-38	Adkins, Michael	63	7/16/2020	12:46 PM	00373830-000100
52	BPAS-18-35	Epifano, Pamela	63	7/13/2018	4:56 PM	00105240-000500
53	BPAS-20-28	93 Stirrup Key LLC	62	7/6/2020	4:22 PM	00333641-009300
54	BPAS-21-100	4 Avenue D LLC	60	1/16/2018	8:32 AM	00363840-000000
55	BPAS-04-63	Tolton, Frank	60	8/16/2004	8:00 AM	00355418-001800
56	BPAS-06-11	Moreau, Guy	59	1/19/2006	3:00 PM	00329300-000000
57	BPAS-21-26	DESIGN CENTER INC	59	1/15/2021	12:54 PM	00376420-000000
58	BPAS-04-96	Prieto, Rogel	59	12/21/2004	2:21 PM	00328900-000000
59	BPAS-22-27	Alsina, Emanuel	59	11/19/2022	9:40 PM	00347440-000000
60	BPAS-05-47	Forthman, Todd & Leslie	57	10/5/2005	12:30 PM	00339910-000000
61	BPAS-04-52	Mann, James	56	8/9/2004	11:25 AM	00355980-000000
62	BPAS-05-19	Yellowtail Trust Inv	55	4/13/2005	8:30 AM	00338780-000100
63	BPAS-07-20	Osborne, Robert F	54	3/9/2007	4:40 PM	00319870-000000
64	BPAS-21-101	Osborne, Robert F	54	3/9/2007	4:40 PM	00319870-000000
65	BPAS-07-21	Hetuin, Jean Michael	54	3/9/2007	4:41 PM	00319880-000000
66	BPAS-21-102	Hetuin, Jean Michael	54	3/9/2007	4:41 PM	00319880-000000
67	BPAS-08-3	Torres, Luis & Maria Elena	53	6/3/2008	1:55 PM	00100750-001200
68	BPAS-22-23	Trujillo, Osvaldo	53	9/6/2022	1:20 PM	00322060-000000
69	BPAS-05-38	33 Southpoint, LLC	51	7/13/2005	3:22 PM	00358230-000106
70	BPAS-08-9	Jutstrom, Bryan	48	3/7/2008	3:50 PM	00345780-000000
71	BPAS-05-25	Valentin, Barbara	45	5/19/2005	4:00 PM	00345570-000000

		AFFORDABLE	YEAR 31	PERIOD 2		
Affordable General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-79	GEM Homes	60	12/2/2020	5:03 AM	00101340-000000
2	BPAS-21-80	GEM Homes	60	12/2/2020	5:04 AM	00101340-000000
3	BPAS-21-81	GEM Homes	60	12/2/2020	5:05 AM	00101340-000000
4	BPAS-21-82	GEM Homes	60	12/2/2020	5:06 AM	00101340-000000
5	BPAS-21-83	GEM Homes	60	12/2/2020	5:07 AM	00101340-000000
6	BPAS-21-84	GEM Homes	60	12/2/2020	5:08 AM	00101340-000000
11	BPAS-21-89	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
12	BPAS-21-90	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
13	BPAS-21-91	QOF, Inc	42	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	Sexton, Matt	26	11/25/2021	3:35 PM	00371010-000000
2	BPAS-22-9	Sexton, Matt	26	2/22/2022	10:28 AM	00371010-000000
3	BPAS-22-10	Sexton, Matt	26	2/22/2022	10:31 AM	00371010-000000
4	BPAS-22-11	Sexton, Matt	26	2/22/2022	10:36 AM	00371010-000000
5	BPAS-22-12	Sexton, Matt	26	2/22/2022	10:38 AM	00371010-000000
6	BPAS-22-13	Sexton, Matt	26	2/22/2022	10:41 AM	00371010-000000
7	BPAS-22-14	Sexton, Matt	26	2/22/2022	10:43 AM	00371010-000000
8	BPAS-22-15	Sexton, Matt	26	2/22/2022	10:46 AM	00371010-000000
9	BPAS-23-2	Vastola, Jeff	26	1/9/2023	9:46 AM	00375960-000000
10	BPAS-23-3	Vastola, Jeff	26	1/9/2023	9:48 AM	00375960-000000
11	BPAS-23-4	Vastola, Jeff	26	1/9/2023	9:49 AM	00375960-000000
12	BPAS-23-5	Vastola, Jeff	26	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	41	3/18/2021	10:20 AM	00341720-000000
2	BPAS-21-46	Blanco	41	3/18/2021	11:10 AM	00102830-000401
3	BPAS-21-61	Rice, David and Mary	41	6/28/2021	1:11 PM	00341860-000000
4	BPAS-21-74	Rice, David and Mary	41	6/28/2021	1:11 PM	00341860-000000
5	BPAS-21-110	Ahearn, Justin	31	11/10/2021	10:05AM	00344270-000000
6	BPAS-21-40	212 Lindahl LLC-	27	9/21/2020	3:40 PM	00333370-000000
7	BPAS-21-92	212 Lindahl LLC	27	9/21/2020	3:40 PM	00333370-000000
8	BPAS-21-93	212 Lindahl LLC	27	9/21/2020	3:40 PM	00333370-000000
9	BPAS-21-94	212 Lindahl LLC	27	9/21/2020	3:40 PM	00333370-000000
10	BPAS-21-47	Cameron	26	3/30/2021	1:11 PM	00350490-000000
11	BPAS-21-48	Cameron	26	3/30/2021	1:11 PM	00350490-000000
12	BPAS-21-49	Cameron	26	3/20/2021	1:11 PM	00350490-000000
13	BPAS-21-54	Matlock	26	4/20/2021	9:00 AM	00338880-000000
14	BPAS-21-55	Matlock	26	4/20/2021	9:00 AM	00338880-000000
15	BPAS-21-56	Griffith	26	6/1/2021	7:56 AM	00320460-000000
16	BPAS-21-57	Griffith	26	6/1/2021	7:56 AM	00320460-000000
17	BPAS-21-58	Griffith	26	6/1/2021	7:56 AM	00320460-000000
18	BPAS-21-59	Griffith	26	6/1/2021	7:56 AM	00320460-000000
19	BPAS-21-115	Dovelle, Frank	26	12/10/2021	12:37PM	00333520-000000
20	BPAS-21-116	Dovelle, Frank	26	12/10/2021	12:38PM	00333530-000000

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
		<i>Awards</i>	<i>Available</i>	<i>Recommended</i>	<i>Remaining</i>	
		General	1	1	0	
		Workforce	0	0	0	
		TBR	0	0	0	
		Admin Relief	6	6	0	
	Rank	BPAS Number	Applicant	Score	Allocations Sought	RE Number
	1	BPAS-21-6	LA PALMA	67	6	00104460-000100