

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2022-99**

**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 1, YEAR 31 (JULY 14, 2022 TO JANUARY, 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 1, 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 1, 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 eight (8) Market Rate Residential, one (1) 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 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 20<sup>th</sup> DAY OF SEPTEMBER, 2022.**

**THE CITY OF MARATHON, FLORIDA**

  
\_\_\_\_\_  
**John Bartus, Mayor**

AYES: Zieg, Bartus, Cook, Still, Gonzalez  
NOES: None  
ABSENT: None  
ABSTAIN: None

**ATTEST:**

  
\_\_\_\_\_  
Diane Clavier, City Clerk

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

Steven T. Williams, City Attorney

**Attachment A:**  
**Ranking of BPAS Applications for Period 1 Year 31**  
**July 14, 2022 to January 13, 2023**

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
MARKET RATES			YEAR 31	PERIOD 1		
Market Rate General Pool						
1	BPAS-21-66	Coco Plum Estates LLC	84	7/12/2021	3:41 PM	00363500-000000
2	BPAS-05-50	Marathoners II LLC	83	11/4/2005	3:10 PM	00346480-000000
3	BPAS-21-65	Coco Plum Estates of Marathon LLC	83	7/14/2021	3:50 PM	00363450-000000
4	BPAS-07-2	Marathoners II LLC	81	10/10/2007	2:20 PM	00346470-000000
5	BPAS-21-107	Seasons 16	81	1/3/2022	12:31 PM	00327151-000200
6	BPAS-05-54	ARM SA/Roberto Reyes	80	11/8/2005	11:45 AM	00354420-000000
7	BPAS-07-22	Notgrass, Austin	79	3/9/2007	4:42 PM	00319760-000000
8	BPAS-21-103	Notgrass, Austin	79	3/9/2007	4:42 PM	00319760-000000
9	BPAS-17-19	MAM Holdings	79	7/5/2017	11:05AM	00363850-000000
10	BPAS-21-97	MAM Holdings	79	7/5/2017	11:06 AM	00363850-000000
11	BPAS-06-30	PATIBANDLA, SRIKIRAN	78	11/2/2006	4:20 PM	00366031-000300
12	BPAS-21-7	LARSEN RAYMOND	75	1/12/2021	9:00 AM	00331061-002600
13	BPAS-21-11	KEYS LUXE LIFE LLC	75	1/15/2021	10:17AM	00368450-000000
14	BPAS-21-50	508 Avenida LLC	75	5/2/2021	8:05 PM	00354510-000100
15	BPAS-21-67	All Construction & Plumb	75	7/9/2021	3:34 PM	00355010-000100
16	BPAS-21-53	Morshedi, Christine	74	5/17/2021	9:19 AM	00352890-000000
17	BPAS-21-42	Liron Gozlan	73	2/17/2021	9:00 AM	00325080-000000
18	BPAS-21-34	QUINCOSES FELICIA	72	2/11/2021	9:00 AM	00364370-000000
19	BPAS-05-37	Cranford, Dean	71	7/13/2005	3:20 PM	00358230-000104
20	BPAS-07-14	Blue Castle Holdings, LLC	71	2/5/2007	2:10 PM	00353690-000000
21	BPAS-20-32	Rivera, Samuel	71	7/8/2020	12:18 PM	00356040-000000
22	BPAS-21-64	Bueno Concrete	71	7/8/2021	2:59 PM	00328950-000000
23	BPAS-21-3	Hole, Cheri	69	4/23/2018	8:35 AM	00331061-000500
24	BPAS-04-49	Hallman, John & Carol	68	8/19/2004	10:48 AM	00365410-000000
25	BPAS-04-93	Borowski, Gregory	68	11/18/2004	8:00 AM	00373010-000000
26	BPAS-18-39	Epifano, Robert	68	8/3/2018	12:00 PM	00105240-001000
27	BPAS-04-81	Rodriguez, Jose	67	9/7/2004	10:30 AM	00331061-000200
28	BPAS-21-96	Perona, Bernard P.	66	11/28/2005	11:17AM	00320990-000100
29	BPAS-18-44	Firstco Marine LLC	66	12/28/2018	9:55 AM	00347480-000200
30	BPAS-21-30	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
31	BPAS-21-85	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
32	BPAS-21-86	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
33	BPAS-21-87	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
34	BPAS-21-88	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
35	RM-04/10/12-01	Laviolette Rentals, LLC	65	10/12/2004	2:35 PM	00357041-002900
36	BPAS-18-27	4 Avenue D LLC	65	1/16/2018	8:30 AM	00363840-000000
37	BPAS-21-99	4 Avenue D LLC	65	1/16/2018	8:31 AM	00363840-000000
38	BPAS-19-21	JC Construction	65	1/10/2019	2:02 PM	00349970-000000
39	RM-06/01/26-01	Leird, Christine & William	65	1/26/2006	10:13 AM	00332310-000000
40	BPAS-06-16	Held, Michael & Robin	65	2/14/2006	12:00 PM	00105240-001900
41	BPAS-19-31	The Royal Company	65	7/12/2019	4:57 PM	00104441-000200
42	BPAS-20-27	Corrie, Brent	65	7/6/2020	1:26 PM	00100650-000100
43	BPAS-01-23	Lefkowitz, Eric	64	12/14/2001	2:00 PM	00333641-005000
44	BPAS-18-42	Fisher, Aaron	64	12/12/2018	1:30 PM	00354260-000000
45	BPAS-19-30	Guerra, Roger	64	7/15/2019	2:23 PM	00332750-000000
46	BPAS-21-36	Andrew George	64	2/12/2021	2:22 PM	00376410-000000
47	BPAS-21-52	Morshedi, Abdol	64	5/17/2021	11:12 AM	00105240-001800
48	BPAS-21-70	Cruz in the Keys	64	7/1/2021	2:28 PM	00341930-000000
49	BPAS-21-71	FLORIDA KEYS HOMES	64	7/13/2021	11:29 AM	00376220-000000
50	BPAS-22-5	Reichert, Timothy	63	1/12/2022	9:10 AM	00333641-009800
51	BPAS-22-17	KANTHETY SANTOSH	63	6/7/2022	10:06 AM	00360440-000000
52	BPAS-22-21	McSweeney, Joseph	63	6/7/2022	1:45 PM	00326080-000100
53	BPAS-20-25	Florida Keys Homes LLC	63	6/17/2020	12:00 PM	00354180-000000
54	BPAS-22-16	Miseki, Igor	63	3/23/2022	6:46 PM	00355820-000000
55	BPAS-21-38	Adkins, Michael	62	7/16/2020	12:46 PM	00373830-000100
56	BPAS-18-35	Epifano, Pamela	62	7/13/2018	4:56 PM	00105240-000500
57	BPAS-20-28	93 Stirup Key LLC	62	7/6/2020	4:22 PM	00333641-009300
58	BPAS-21-100	4 Avenue D LLC	60	1/16/2018	8:32 AM	00363840-000000
59	BPAS-04-63	Tolton, Frank	59	8/16/2004	8:00 AM	00355418-001800
60	BPAS-21-26	DESIGN CENTER INC	59	1/15/2021	12:54 PM	00376420-000000
61	BPAS-06-11	Moreau, Guy	59	1/19/2006	3:00 PM	00329300-000000
62	BPAS-21-24	EVANS GARY C	59	1/15/2021	5:10 PM	00364140-003040
63	BPAS-04-96	Prieto, Rogel	58	12/21/2004	2:21 PM	00328900-000000
64	BPAS-05-47	Forthman, Todd & Leslie	56	10/5/2005	12:30 PM	00339910-000000
65	BPAS-04-52	Mann, James	55	8/9/2004	11:25 AM	00355980-000000
66	BPAS-05-19	Yellowtail Trust Inv	55	4/13/2005	8:30 AM	00338780-000100
67	BPAS-07-20	Osborne, Robert F	54	3/9/2007	4:40 PM	00319870-000000
68	BPAS-21-101	Osborne, Robert F	54	3/9/2007	4:40 PM	00319870-000000
69	BPAS-07-21	Hetuin, Jean Michael	54	3/9/2007	4:41 PM	00319880-000000
70	BPAS-21-102	Hetuin, Jean Michael	54	3/9/2007	4:41 PM	00319880-000000

**Attachment A:**  
**Ranking of BPAS Applications for Period 1 Year 31**  
**July 14, 2022 to January 13, 2023**

70	BPAS-08-3	Torres, Luis & Maria Elena	53	6/3/2008	1:55 PM	00100750-001200
72	BPAS-05-38	33 Southpoint, LLC	50	7/13/2005	3:22 PM	00358230-000106
73	BPAS-08-9	Jutstrom, Bryan	48	3/7/2008	3:50 PM	00345780-000000
74	BPAS-05-25	Valentin, Barbara	45	5/19/2005	4:00 PM	00345570-000000
75	BPAS-13-1	Keys Dragon Marathon	44	1/14/2013	2:00 PM	00102440-000000
76	BPAS-18-28	Vitale, John	43	1/16/2018	8:34 AM	00356720-000000
77	BPAS-21-112	Hernandez, Jacqueline	41	11/30/2021	11:05AM	00354430-000000
78	BPAS-19-25	JRC LLC	41	3/22/2019	3:31 PM	00355370-000101
79	BPAS-16-11	Tatro Michigan, LTD	39	1/11/2016	10:00AM	00355417-003100
80	BPAS-22-6	JRC/Davalos	36	1/12/2022	3:39 PM	00341280-000000
81	BPAS-21-104	Waite, Peggy	26	10/20/2021	10:19AM	00375000-000000
82	BPAS-21-105	Waite, Peggy	21	10/20/2021	3:17 PM	00375000-000000
<b>Market Rate Owner Occupied Pool</b>						
<b>RANK</b>	<b>ROGO/BPAS NUMBER</b>	<b>NAME</b>	<b>BPAS SCORE</b>	<b>DATE ENTERED</b>	<b>TIME ENTERED</b>	<b>RE NUMBER</b>
1	BPAS-22-3	Hurley Lucia	88	1/11/2022	1:41 PM	00337391-001700
2	BPAS-22-2	Dascanio, Antonio	88	1/11/2022	1:46 PM	00337391-001600
3	BPAS-21-68	Daughtry, Ben	84	7/12/2021	1:12 PM	00356860-000000
4	BPAS-20-37	O'Neill, Cara	79	6/17/2020	12:05 PM	00354150-000000
5	BPAS-21-72	Bacallao, Jaasiel	78	12/15/2021	3:35 PM	00340280-000000
6	BPAS-21-113	Gagliardini/Young	77	4/13/2022	2:07 PM	00354390-000000
7	BPAS-20-21	Lopez, Brenda	76	1/7/2020	3:50 PM	00353940-000100
8	BPAS-22-4	Taute, Robert Jr	72	1/11/2022	1:38 PM	00354050-000000
9	BPAS-21-41	Leatherwood, Tyrone	71	2/16/2021	1:20 PM	00353980-000000
10	BPAS-07-23	Jorge Montiel	68	3/13/2007	2:50 PM	00356060-000000
11	BPAS-22-20	VanHoose, Christopher	65	6/3/2022	3:46 PM	00360370-000000
12	BPAS-20-14	Adkins, Michael	62	10/13/2020	1:02 PM	00373830-000000
13	BPAS-22-18	Yeider, Tim	50	5/20/2022	11:19 AM	00101120-000000

		AFFORDABLE	YEAR 31	PERIOD 1		
<b>Affordable General Pool</b>						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-98	MAM Holdings	66	7/5/2017	11:04 AM	00363850-000000
2	BPAS-21-79	GEM Homes	60	12/2/2020	5:03 AM	00101340-000000
3	BPAS-21-80	GEM Homes	60	12/2/2020	5:04 AM	00101340-000000
4	BPAS-21-81	GEM Homes	60	12/2/2020	5:05 AM	00101340-000000
5	BPAS-21-82	GEM Homes	60	12/2/2020	5:06 AM	00101340-000000
6	BPAS-21-83	GEM Homes	60	12/2/2020	5:07 AM	00101340-000000
7	BPAS-21-84	GEM Homes	60	12/2/2020	5:08 AM	00101340-000000
8	BPAS-21-89	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
9	BPAS-21-90	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
10	BPAS-21-91	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
<b>Community Workforce Housing</b>						
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
<b>TBR Affordable Pool</b>						
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
		<i>Awards</i>	<i>Available</i>	<i>Recommended</i>	<i>Remaining</i>	
		General	1	1	0	
		Workforce	0	0	0	
		TBR	0	0	0	

Any application submitted, or changes made after July 13th, 2022 will not be reflected on this list.