

**CITY OF MARATHON, FLORIDA
RESOLUTION 2023-79**

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 32 (JULY 13, 2023 TO JANUARY 14, 2024); 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 32 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 32 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, 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 32 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 12th DAY OF SEPTEMBER, 2023.

THE CITY OF MARATHON, FLORIDA



Luis Gonzalez, Mayor

AYES: Matlock, Smith, Landry, Still, Gonzalez
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 Period 1 Year 30
July 14, 2021 to January 13, 2022

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
		MARKET RATES	YEAR 32	PERIOD 1		
Market Rate General Pool						
1	BPAS-07-2	Marathoners II LLC	82	10/10/2007	2:20 PM	00346470-000000
2	BPAS-05-54	ARM SA/Roberto Reyes	81	11/8/2005	11:45 AM	00354420-000000
3	BPAS-07-22	Notgrass, Austin	80	3/9/2007	4:42 PM	00319760-000000
4	BPAS-21-103	Notgrass, Austin	80	3/9/2007	4:42 PM	00319760-000000
5	BPAS-17-19	MAM Holdings	80	7/5/2017	11:05AM	00363850-000000
6	BPAS-21-97	MAM Holdings	80	7/5/2017	11:06 AM	00363850-000000
7	BPAS-06-30	PATIBANDLA, SRIKIRAN	79	11/2/2006	4:20 PM	00366031-000300
8	BPAS-21-7	LARSEN RAYMOND	76	1/12/2021	9:00 AM	00331061-002600
9	BPAS-21-11	KEYS LUXE LIFE LLC	76	1/15/2021	10:17AM	00368450-000000
10	BPAS-21-42	Liron Gozlan	76	2/17/2021	9:00 AM	00325080-000000
11	BPAS-21-53	Morshedi, Christine	75	5/17/2021	9:19 AM	00352890-000000
12	BPAS-05-37	Cranford, Dean	73	7/13/2005	3:20 PM	00358230-000104
13	BPAS-21-34	QUINCOSES FELICIA	73	2/11/2021	9:00 AM	00364370-000000
14	BPAS-07-14	Blue Castle Holdings, LLC	72	2/5/2007	2:10 PM	00353690-000000
15	BPAS-21-64	Bueno Concrete	71	7/8/2021	2:59 PM	00328950-000000
16	BPAS-22-17	KANTHETY SANTOSH	71	6/7/2022	10:06 AM	00360440-000000
17	BPAS-21-3	Hole, Cheri	70	4/23/2018	11:22 AM	00331061-000500
18	BPAS-04-49	Hallman, John & Carol	69	8/19/2004	10:48 AM	00365410-000000
19	BPAS-04-93	Borowski, Gregory	69	11/18/2004	8:00 AM	00373010-000000
20	BPAS-18-39	Epifano, Robert	69	8/3/2018	12:00 PM	00105240-001000
21	BPAS-04-81	Rodriguez, Jose	68	9/7/2004	10:30 AM	00331061-002000
22	BPAS-21-96	Perona, Bernard P.	67	11/28/2005	11:17AM	00320990-000100
23	BPAS-18-44	Firstco Marine LLC	67	12/28/2018	9:55 AM	00347480-000200
24	BPAS-21-30	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
25	BPAS-21-85	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
26	BPAS-21-86	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
27	BPAS-21-87	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
28	BPAS-21-88	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
29	BPAS-06-16	Held, Michael & Robin	66	2/14/2006	12:00 PM	00105240-001900
30	BPAS-18-27	4 Avenue D LLC	66	1/16/2018	8:30 AM	00363840-000000
31	BPAS-21-99	4 Avenue D LLC	66	1/16/2018	8:31 AM	00363840-000000
32	BPAS-19-21	JC Construction	66	1/10/2019	2:02 PM	00349970-000000
33	BPAS-19-31	The Royal Company	66	7/12/2019	4:57 PM	00104441-000200
34	BPAS-20-27	Corrie, Brent	66	7/6/2020	1:26 PM	00100650-000100
35	BPAS-04-34	Felling, Michael	65	8/4/2004	3:02 PM	00376160-000000
36	BPAS-18-42	Flsher, Aaron	65	12/12/2018	1:30 PM	00354260-000000
37	BPAS-19-30	Guerra, Roger	65	7/15/2019	2:23 PM	00332750-000000
38	BPAS-21-36	Andrew George	65	2/12/2021	2:22 PM	00376410-000000
39	BPAS-21-70	Cruz in the Keys	65	7/1/2021	2:28 PM	00341930-000000
40	BPAS-21-71	FLORIDA KEYS HOMES	65	7/13/2021	11:29 AM	00376220-000000
41	BPAS-18-35	Epifano, Pamela	64	7/13/2018	4:56 PM	00105240-000500
42	BPAS-20-25	Florida Keys Homes LLC	64	6/17/2020	12:00 PM	00354180-000000
43	BPAS-22-5	Reichert, Timothy	64	1/12/2022	9:10 AM	00333641-009800
44	BPAS-22-16	Miseki, Igor	64	3/23/2022	6:46 PM	00355820-000000
45	BPAS-22-21	McSweeney, Joseph	64	6/7/2022	1:45 PM	00326080-000100
46	BPAS-20-28	93 Stirrup Key LLC	63	7/6/2020	4:22 PM	00333641-009300
47	BPAS-21-38	Adkins, Michael	63	7/16/2020	12:46 PM	00373830-000100
48	BPAS-21-100	4 Avenue D LLC	61	1/16/2018	8:32 AM	00363840-000000
49	BPAS-06-11	Moreau, Guy	60	1/19/2006	3:00 PM	00329300-000000
50	BPAS-21-26	DESIGN CENTER INC	60	1/15/2021	12:54 PM	00376420-000000
51	BPAS-04-96	Prieto, Rogel	59	12/21/2004	2:21 PM	00328900-000000
52	BPAS-22-27	Alsina, Emanuel	59	11/19/2022	9:40 PM	00347440-000000
53	BPAS-05-47	Forthman, Todd & Leslie	57	10/5/2005	12:30 PM	00339910-000000
54	BPAS-04-52	Mann, James	56	8/9/2004	11:25 AM	00355980-000000
55	BPAS-05-19	Yellowtail Trust Inv	56	4/13/2005	8:30 AM	00338780-000100
56	BPAS-07-20	Osborne, Robert F	55	3/9/2007	4:40 PM	00319870-000000
57	BPAS-21-101	Osborne, Robert F	55	3/9/2007	4:40 PM	00319870-000000
58	BPAS-07-21	Hetuin, Jean Michael	55	3/9/2007	4:41 PM	00319880-000000
59	BPAS-21-102	Hetuin, Jean Michael	55	3/9/2007	4:41 PM	00319880-000000
60	BPAS-08-3	Torres, Luis & Maria Elena	54	6/3/2008	1:55 PM	00100750-001200
61	BPAS-22-23	Trujillo, Osvaldo	53	9/6/2022	1:20 PM	00322060-000000
62	BPAS-04-63	Tolton, Frank	52	8/16/2004	8:00 AM	00355418-000180
63	BPAS-05-38	33 Southpoint, LLC	52	7/13/2005	3:22 PM	00358230-000106
64	BPAS-08-9	Jutstrom, Bryan	49	3/7/2008	3:50 PM	00345780-000000
65	BPAS-05-25	Valentin, Barbara	46	5/19/2005	4:00 PM	00345570-000000
66	BPAS-13-1	Keys Dragon Marathon	45	1/14/2013	2:00 PM	00102440-000000
67	BPAS-18-28	Vitale, John	44	1/16/2018	8:34 AM	00356720-000000
68	BPAS-19-25	JRC LLC	42	3/22/2019	3:31 PM	00355370-000101
69	BPAS-21-112	Hernandez, Jacqueline	42	11/30/2021	11:05AM	00354430-000000
70	BPAS-16-11	Tatro Michigan, LTD	40	1/11/2016	10:00AM	00355417-003100
71	BPAS-21-104	Waite, Peggy	27	10/20/2021	10:19AM	00375000-000000

		AFFORDABLE	YEAR 31	PERIOD 2		
Affordable General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-20-14	Adkins, Michael	63	10/13/2020	1:02 PM	00373830-000000
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
7	BPAS-21-89	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
8	BPAS-21-90	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
9	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	27	11/25/2021	3:35 PM	00371010-000000
2	BPAS-22-9	Sexton, Matt	27	2/22/2022	10:28 AM	00371010-000000
3	BPAS-22-10	Sexton, Matt	27	2/22/2022	10:31 AM	00371010-000000
4	BPAS-22-11	Sexton, Matt	27	2/22/2022	10:36 AM	00371010-000000
5	BPAS-22-12	Sexton, Matt	27	2/22/2022	10:38 AM	00371010-000000
6	BPAS-22-13	Sexton, Matt	27	2/22/2022	10:41 AM	00371010-000000
7	BPAS-22-14	Sexton, Matt	27	2/22/2022	10:43 AM	00371010-000000
8	BPAS-22-15	Sexton, Matt	27	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	42	3/18/2021	10:20 AM	00341720-000000
2	BPAS-21-46	Blanco	42	3/18/2021	11:10 AM	00102830-000401
3	BPAS-21-61	Rice, David and Mary	42	6/28/2021	1:11 PM	00341860-000000
4	BPAS-21-74	Rice, David and Mary	42	6/28/2021	1:11 PM	00341860-000000
5	BPAS-21-110	Ahearn, Justin	31	11/10/2021	10:05 AM	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	27	3/30/2021	1:11 PM	00350490-000000
11	BPAS-21-48	Cameron	27	3/30/2021	1:11 PM	00350490-000000
12	BPAS-21-49	Cameron	27	3/20/2021	1:11 PM	00350490-000000

Any application submitted, or changes made after January 13th, 2023 will not be reflected on this list.

