

**CITY OF MARATHON, FLORIDA
RESOLUTION 2024-28**

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 32 (JANUARY 14, 2024 TO JULY 13, 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 2, 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 2, 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 2, 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 MARCH 2024.

THE CITY OF MARATHON, FLORIDA



Robyn Still, Mayor

AYES: Gonzalez, Landry, Matlock, Smith, Still
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 32
July 14, 2023 to January 14, 2024

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-07-22	Notgrass, Austin	82	3/9/2007	4:42 PM	00319760-000000			
2	BPAS-21-103	Notgrass, Austin	82	3/9/2007	4:42 PM	00319760-000000			
3	BPAS-17-19	MAM Holdings	80	7/5/2017	11:05 AM	00363850-000000			
4	BPAS-21-97	MAM Holdings	80	7/5/2017	11:06 AM	00363850-000000			
5	BPAS-06-30	PATIBANDLA, SRIKIRAN	79	11/2/2006	4:20 PM	00366031-000300			
6	BPAS-21-7	LARSEN RAYMOND	76	1/12/2021	9:00 AM	00331061-002600			
7	BPAS-21-11	KEYS LUXE LIFE LLC	76	1/15/2021	10:17 AM	00368450-000000			
8	BPAS-21-42	Liron Gozlan	76	2/17/2021	9:00 AM	00325080-000000			
9	BPAS-21-53	Morshedi, Christine	75	5/17/2021	9:19 AM	00352890-000000			
10	BPAS-21-34	QUINCOSES FELICIA	73	2/11/2021	9:00 AM	00364370-000000			
11	BPAS-07-14	Blue Castle Holdings, LLC	72	2/5/2007	2:10 PM	00353690-000000			
12	BPAS-04-93	Borowski, Gregory	71	11/18/2004	8:00 AM	00373010-000000			
13	BPAS-21-64	Bueno Concrete	71	7/8/2021	2:59 PM	00328950-000000			
14	BPAS-22-17	KANTHETY SANTOSH	71	6/7/2022	10:06 AM	00360440-000000			
15	BPAS-21-3	Hole, Cheri	70	4/23/2018	11:22 AM	00331061-000500			
16	BPAS-04-49	Hallman, John & Carol	69	8/19/2004	10:48 AM	00365410-000000			
17	BPAS-18-39	Epifano, Robert	69	8/3/2018	12:00 PM	00105240-001000			
18	BPAS-04-81	Rodriguez, Jose	68	9/7/2004	10:30 AM	00331061-002000			
19	BPAS-21-96	Perona, Bernard P.	67	11/28/2005	11:17 AM	00320990-000100			
20	BPAS-18-44	Firstco Marine LLC	67	12/28/2018	9:55 AM	00347480-000200			
21	BPAS-21-30	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000			
22	BPAS-21-85	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000			
23	BPAS-21-86	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000			
24	BPAS-21-87	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000			
25	BPAS-21-88	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000			
26	BPAS-06-16	Held, Michael & Robin	66	2/14/2006	12:00 PM	00105240-001900			
27	BPAS-18-27	4 Avenue D LLC	66	1/16/2018	8:30 AM	00363840-000000			
28	BPAS-21-99	4 Avenue D LLC	66	1/16/2018	8:31 AM	00363840-000000			
29	BPAS-19-21	JC Construction	66	1/10/2019	2:02 PM	00349970-000000			
30	BPAS-19-31	The Royal Company	66	7/12/2019	4:57 PM	00104441-000200			
31	BPAS-20-27	Corrie, Brent	66	7/6/2020	1:26 PM	00100650-000100			
32	BPAS-22-22	Cruz, Mildred	66	12/26/2023	4:21 PM	00356740-000000			
33	BPAS-04-34	Felling, Michael	65	8/4/2004	3:02 PM	00376160-000000			
34	BPAS-18-42	Fisher, Aaron	65	12/12/2018	1:30 PM	00354260-000000			
35	BPAS-19-30	Guerra, Roger	65	7/15/2019	2:23 PM	00332750-000000			
36	BPAS-21-36	Andrew George	65	2/12/2021	2:22 PM	00376410-000000			
37	BPAS-21-70	Cruz in the Keys	65	7/1/2021	2:28 PM	00341930-000000			
38	BPAS-21-71	FLORIDA KEYS HOMES	65	7/13/2021	11:29 AM	00376220-000000			
39	BPAS-18-35	Epifano, Pamela	64	7/13/2018	4:56 PM	00105240-000500			
40	BPAS-20-25	Florida Keys Homes LLC	64	6/17/2020	12:00 PM	00354180-000000			
41	BPAS-22-5	Reichert, Timothy	64	1/12/2022	9:10 AM	00333641-009800			
42	BPAS-22-16	Miseki, Igor	64	3/23/2022	6:46 PM	00355820-000000			
43	BPAS-22-21	McSweeney, Joseph	64	6/7/2022	1:45 PM	00326080-000100			
44	BPAS-20-28	93 Stirrup Key LLC	63	7/6/2020	4:22 PM	00333641-009300			
45	BPAS-21-38	Adkins, Michael	63	7/16/2020	12:46 PM	00373830-000100			
46	BPAS-21-100	4 Avenue D LLC	61	1/16/2018	8:32 AM	00363840-000000			
47	BPAS-23-10	Palma	61	11/16/2023	9:21 AM	00356690-000000			
48	BPAS-06-11	Moreau, Guv	60	1/19/2006	3:00 PM	00329300-000000			
49	BPAS-21-26	DESIGN CENTER INC	60	1/15/2021	12:54 PM	00376420-000000			
50	BPAS-04-96	Prieto, Rogel	59	12/21/2004	2:21 PM	00328900-000000			
51	BPAS-22-27	Alsina, Emanuel	59	11/19/2022	9:40 PM	00347440-000000			
52	BPAS-05-47	Forthman, Todd & Leslie	57	10/5/2005	12:30 PM	00339910-000000			
53	BPAS-04-52	Mann, James	56	8/9/2004	11:25 AM	00355980-000000			
54	BPAS-07-20	Osborne, Robert F	55	3/9/2007	4:40 PM	00319870-000000			
55	BPAS-21-101	Osborne, Robert F	55	3/9/2007	4:40 PM	00319870-000000			
56	BPAS-07-21	Hetuin, Jean Michael	55	3/9/2007	4:41 PM	00319880-000000			

July 14, 2021 to January 13, 2022

<i>Awards</i>	<i>Available</i>	<i>Recommended</i>	<i>Remaining</i>
General	2	2	0
Owner Occupied	2	2	0

		AFFORDABLE	YEAR 32	PERIOD 1		
Affordable General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-80	GEM Homes	60	12/2/2020	5:04 AM	00101340-000000
2	BPAS-21-81	GEM Homes	60	12/2/2020	5:05 AM	00101340-000000
3	BPAS-21-82	GEM Homes	60	12/2/2020	5:06 AM	00101340-000000
4	BPAS-21-83	GEM Homes	60	12/2/2020	5:07 AM	00101340-000000
5	BPAS-21-84	GEM Homes	60	12/2/2020	5:08 AM	00101340-000000
6	BPAS-24-1	Joanne Marie GK LLC	48	1/11/2024	3:14 PM	00376320-000000
7	BPAS-24-2	Joanne Marie GK LLC	48	1/11/2024	3:10 PM	00376310-000000
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
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	10:05AM	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	27	3/30/2021	1:11 PM	00350490-000000
11	BPAS-21-48	Cameron	27	3/30/2021	1:11 PM	00350490-000000

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
12	BPAS-21-49	Cameron	27	3/20/2021	1:11 PM	00350490-000000
13	BPAS-21-54	Matlock	27	4/20/2021	9:00 AM	00338880-000000
14	BPAS-21-55	Matlock	27	4/20/2021	9:00 AM	00333880-000000
15	BPAS-21-56	Griffith	27	6/1/2021	7:56 AM	00320460-000000
16	BPAS-21-57	Griffith	27	6/1/2021	7:56 AM	00320460-000000
17	BPAS-21-58	Griffith	27	6/1/2021	7:56 AM	00320460-000000
18	BPAS-21-59	Griffith	27	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	