

**CITY OF MARATHON, FLORIDA
RESOLUTION 2025-14**

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 33 (JANUARY 14, 2025, TO JULY 13, 2025); 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 33 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 33 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.

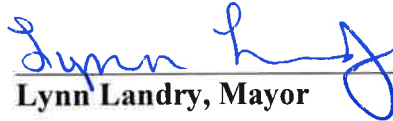
Section 3. Based upon the above Findings of Fact, the City Council does hereby make the following Conclusions of Law:

1. The RBPAS applications for Period 1, Year 33 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 25th DAY OF MARCH 2025.

THE CITY OF MARATHON, FLORIDA


Lynn Landry, Mayor

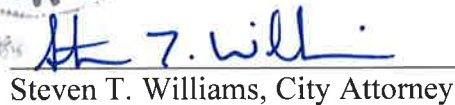
AYES: Still, Matlock, Del Gaizo, Smith, Landry
NOES: None
ABSENT: None
ABSTAIN: None

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 33 Period 2
January 13, 2025 to July 13, 2025

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER			
		MARKET RATE	YEAR 33	PERIOD 2					
Market Rate General Pool									
1	BPAS-04-93	Faris, Refat	77	11/18/2004	8:00 AM	00373010-000000			
2	BPAS-21-11	KEYS LUXE LIFE LLC	76	1/15/2021	10:17AM	00368450-000000			
3	BPAS-21-42	Liron Gozlan	76	2/17/2021	9:00 AM	00325080-000000			
4	BPAS-21-53	Morshedi, Christine	75	5/17/2021	9:19 AM	00352890-000000			
5	BPAS-21-34	QUINCOSSES FELICIA	73	2/11/2021	9:00 AM	00364370-000000			
6	BPAS-07-14	Blue Castle Holdings, LLC	72	2/5/2007	2:10 PM	00353690-000000			
7	BPAS-21-64	Bueno Concrete	71	7/8/2021	2:59 PM	00328950-000000			
8	BPAS-22-17	KANTHETY SANTOSH	71	6/7/2022	10:06 AM	00360440-000000			
9	BPAS-04-49	Hallman, John & Carol	70	8/19/2004	10:48 AM	00365410-000000			
10	BPAS-04-81	Rodriguez, Jose	70	9/7/2004	10:30 AM	00331061-002000			
11	BPAS-21-96	Perona, Bernard P	70	11/28/2005	11:17AM	00320990-000100			
12	BPAS-21-3	Hole, Cheri	70	4/23/2018	11:22 AM	00331061-000500			
13	BPAS-18-39	Epifano, Robert	70	8/3/2018	12:00 PM	00105240-001000			
14	BPAS-21-30	GEM Homes LLC	70	12/2/2020	10:00 AM	00101340-000000			
15	BPAS-21-85	GEM Homes LLC	70	12/2/2020	10:00 AM	00101340-000000			
16	BPAS-21-86	GEM Homes LLC	70	12/2/2020	10:00 AM	00101340-000000			
17	BPAS-21-87	GEM Homes LLC	70	12/2/2020	10:00 AM	00101340-000000			
18	BPAS-21-88	GEM Homes LLC	70	12/2/2020	10:00 AM	00101340-000000			
19	BPAS-18-44	Firstco Marine LLC	68	12/28/2018	9:55 AM	00347480-000000			
20	BPAS-22-22	Cruz, Mildred	67	12/26/2023	4:21 PM	00356740-000000			
21	BPAS-04-34	Felling, Michael	66	8/4/2004	3:02 PM	00356160-000000			
22	BPAS-06-16	Held, Michael & Robin	66	2/14/2006	12:00 PM	00105240-001900			
23	BPAS-18-27	4 Avenue D LLC	66	1/16/2018	8:30 AM	00363840-000000			
24	BPAS-21-99	4 Avenue D LLC	66	1/16/2018	8:31 AM	00363840-000000			
25	BPAS-18-42	Fisher, Aaron	66	12/12/2018	1:30 PM	00356160-000000			
26	BPAS-19-21	JC Construction	66	1/10/2019	4:02 PM	00356970-000000			
27	BPAS-19-31	The Royal Company	66	7/12/2019	4:57 PM	00105240-000200			
28	BPAS-19-30	Guerra, Roger	66	7/15/2019	2:23 PM	00332000-000000			
29	BPAS-20-27	Corrie, Brent	66	7/6/2020	1:26 PM	00356500-000100			
30	BPAS-21-71	FLORIDA KEYS HOMES	66	7/13/2021	1:55 PM	00376220-000000			
31	BPAS-18-35	Epifano, Pamela	65	7/13/2018	4:02 PM	00105240-000500			
32	BPAS-21-36	Andrew George	65	7/13/2021	2:22 PM	00376410-000000			
33	BPAS-21-70	Cruz in the Keys	65	7/1/2021	2:28 PM	00341930-000000			
34	BPAS-20-25	Florida Keys Homes LLC	64	6/17/2020	4:00 PM	00354180-000000			
35	BPAS-21-38	Adkins, Michael	64	7/16/2020	4:46 PM	00373830-000100			
36	BPAS-22-5	Reichert, Timothy	64	3/2/2022	10:00 AM	00333641-009800			
37	BPAS-22-16	Miseki, Igor	64	3/2/2022	2:46 PM	00355820-000000			
38	BPAS-22-21	Kennedy, James & Margaret	64	6/7/2022	1:45 PM	00326080-000100			
39	BPAS-20-28	93 Sturup Key LLC	63	7/6/2020	4:22 PM	00333641-009300			
40	BPAS-23-10	Palma	62	11/16/2023	9:21 AM	00356690-000000			
41	BPAS-21-100	4 Avenue D LLC	61	1/16/2018	8:32 AM	00363840-000000			
42	BPAS-06-11	Moreau, Guy	60	1/19/2006	3:00 PM	00329300-000000			
43	BPAS-21-26	DESIGN CENTER INC	60	1/15/2021	12:54 PM	00376420-000000			
44	BPAS-04-96	Prieto, Rogel	60	12/21/2004	2:21 PM	00328900-000000			
45	BPAS-05-47	Forthman, Todd & Leslie	58	10/5/2005	12:30 PM	00339910-000000			
46	BPAS-04-52	Mann, James	57	8/9/2004	11:25 AM	00355980-000000			
47	BPAS-07-20	Osborne, Robert F	55	3/9/2007	4:40 PM	00319870-000000			
48	BPAS-21-101	Osborne, Robert F	55	3/9/2007	4:40 PM	00319870-000000			
49	BPAS-07-21	Hetuin, Jean Michael	55	3/9/2007	4:41 PM	00319880-000000			
50	BPAS-21-102	Hetuin, Jean Michael	55	3/9/2007	4:41 PM	00319880-000000			
51	BPAS-08-3	Torres, Luis & Maria Elena	54	6/3/2008	1:55 PM	00100750-001200			
52	BPAS-22-23	Trujillo, Osvaldo	54	9/6/2022	1:20 PM	00322060-000000			
53	BPAS-04-63	Tolton, Frank	53	8/16/2004	8:00 AM	00355418-001800			
54	BPAS-05-38	33 Southpoint, LLC	53	7/13/2005	3:22 PM	00358230-000106			
55	BPAS-08-9	Jutstrom, Bryan	49	3/7/2008	3:50 PM	00345780-000000			

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		AFFORDABLE	YEAR 33	PERIOD 2		
Affordable General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-81	GEM Homes	68	12/2/2020	5:05 AM	00101340-000000
2	BPAS-21-82	GEM Homes	68	12/2/2020	5:06 AM	00101340-000000
3	BPAS-21-83	GEM Homes	68	12/2/2020	5:07 AM	00101340-000000
4	BPAS-21-84	GEM Homes	68	12/2/2020	5:08 AM	00101340-000000
5	BPAS-24-2	Joanne Marie GK LLC	63	1/11/2024	3:10 PM	00376310-000000
6	BPAS-25-1	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
7	BPAS-25-2	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
8	BPAS-25-3	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
9	BPAS-25-4	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
10	BPAS-21-89	QOF, Inc	43	7/21/2020	9:05 AM	00350630-000000
11	BPAS-21-90	QOF, Inc	43	7/21/2020	9:05 AM	00350630-000000
12	BPAS-21-91	QOF, Inc	43	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	28	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	32	11/10/2021	10:05AM	00344270-000000

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
6	BPAS-21-40	212 Lindahl LLC-	28	9/21/2020	3:40 PM	00333370-000000
7	BPAS-21-92	212 Lindahl LLC	28	9/21/2020	3:40 PM	00333370-000000
8	BPAS-21-93	212 Lindahl LLC	28	9/21/2020	3:40 PM	00333370-000000
9	BPAS-21-94	212 Lindahl LLC	28	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
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	00338880-000000
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	27	12/10/2021	12:37PM	00333520-000000
20	BPAS-21-116	Dovelle, Frank	27	12/10/2021	12:38PM	00333530-000000
21	BPAS-24-5	Sam Williams	27	7/30/2024	9:55AM	00333790-000000
22	BPAS-24-6	Sam Williams	27	7/30/2024	9:55AM	00333790-000000
		<i>Awards</i>	<i>Available</i>	<i>Recommended</i>	<i>Remaining</i>	
		General	1	1	0	
		Workforce	0	0	0	
		TBR	0	0	0	