

**CITY OF MARATHON, FLORIDA
RESOLUTION 2025-81**

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 34 (JULY 14, 2025 TO JANUARY 13, 2026); 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 34 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 34 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 three (3) 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 34 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 9th DAY OF SEPTEMBER 2025.

THE CITY OF MARATHON, FLORIDA


Lynn Landry, Mayor

AYES: Smith, Matlock, Still, DelGaizo, 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

		AFFORDABLE	YEAR 34	PERIOD 1		
Affordable General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-82	GEM Homes	68	12/2/2020	5:06 AM	00101340-000000
2	BPAS-21-83	GEM Homes	68	12/2/2020	5:07 AM	00101340-000000
3	BPAS-21-84	GEM Homes	68	12/2/2020	5:08 AM	00101340-000000
4	BPAS-24-2	Joanne Marie GK LLC	63	1/11/2024	3:10 PM	00376310-000000
5	BPAS-25-1	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
6	BPAS-25-2	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
7	BPAS-25-3	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
8	BPAS-25-4	Alicia Diaz	45	11/19/2024	12:00 PM	00319780-000000
9	BPAS-21-89	QOF, Inc	43	7/21/2020	9:05 AM	00350630-000000
10	BPAS-21-90	QOF, Inc	43	7/21/2020	9:05 AM	00350630-000000
11	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	Grassy Key Resort Group LLC	28	11/25/2021	3:35 PM	00371010-000000
2	BPAS-22-9	Grassy Key Resort Group LLC	28	2/22/2022	10:28 AM	00371010-000000
3	BPAS-22-10	Grassy Key Resort Group LLC	28	2/22/2022	10:31 AM	00371010-000000
4	BPAS-22-11	Grassy Key Resort Group LLC	28	2/22/2022	10:36 AM	00371010-000000
5	BPAS-22-12	Grassy Key Resort Group LLC	28	2/22/2022	10:38 AM	00371010-000000
6	BPAS-22-13	Grassy Key Resort Group LLC	28	2/22/2022	10:41 AM	00371010-000000
7	BPAS-22-14	Grassy Key Resort Group LLC	28	2/22/2022	10:43 AM	00371010-000000
8	BPAS-22-15	Grassy Key Resort Group LLC	28	2/22/2022	10:46 AM	00371010-000000
9	BPAS-23-2	GRASSY KEY MARINA INVESTMENT PATRNNERS LLC	26	1/9/2023	9:46 AM	00375960-000000
10	BPAS-23-3	GRASSY KEY MARINA INVESTMENT PATRNNERS LLC	26	1/9/2023	9:48 AM	00375960-000000
11	BPAS-23-4	GRASSY KEY MARINA INVESTMENT PATRNNERS LLC	26	1/9/2023	9:49 AM	00375960-000000
12	BPAS-23-5	GRASSY KEY MARINA INVESTMENT PATRNNERS LLC	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	43	3/18/2021	10:20 AM	00341720-000000
2	BPAS-21-46	Florida Keys Homes LLC	43	3/18/2021	11:10 AM	00102830-000401
3	BPAS-21-61	Rice, David and Mary	43	6/28/2021	1:11 PM	00341860-000000
4	BPAS-21-74	Rice, David and Mary	43	6/28/2021	1:11 PM	00341860-000000
5	BPAS-21-110	Ahearn, Justin and O'Neill Cara	32	11/10/2021	10:05AM	00344270-000000
6	BPAS-21-47	Florida Keys Oz Homes Inc	28	3/30/2021	1:11 PM	00350490-000000
7	BPAS-21-48	Florida Keys Oz Homes Inc	28	3/30/2021	1:11 PM	00350490-000000
8	BPAS-21-49	Florida Keys Oz Homes Inc	28	3/20/2021	1:11 PM	00350490-000000
9	BPAS-21-54	Matlock, Richard and Delema	28	4/20/2021	9:00 AM	00338880-000000
10	BPAS-21-55	Matlock, Richard and Delema	28	4/20/2021	9:00 AM	00333880-000000

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
11	BPAS-21-56	Maldonado, Omar & Nicole	28	6/1/2021	7:56 AM	00320460-000000
12	BPAS-21-57	Maldonado, Omar & Nicole	28	6/1/2021	7:56 AM	00320460-000000
13	BPAS-21-58	Maldonado, Omar & Nicole	28	6/1/2021	7:56 AM	00320460-000000
14	BPAS-21-59	Maldonado, Omar & Nicole	28	6/1/2021	7:56 AM	00320460-000000
15	BPAS-21-115	Reinfandt, Brian and Young, Divina	27	12/10/2021	12:37PM	00333520-000000
20	BPAS-21-116	Reinfandt, Brian and Young, Divina	27	12/10/2021	12:38PM	00333530-000000
21	BPAS-24-5	10820 1st Ave LLC	27	7/30/2024	9:55AM	00333790-000000
22	BPAS-24-6	10820 1st Ave LLC	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	