

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2020-58**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARATHON, APPROVING THE RANKING AND ALLOCATIONS OF THE MARKET RATE AND AFFORDABLE RESIDENTIAL DWELLING UNIT ALLOCATION SYSTEM (RBPAS) FOR PERIOD 1, YEAR 29; AND PROVIDING FOR AN EFFECTIVE DATE (JULY 14, 2020 TO JANUARY 13, 2020)**

**WHEREAS**, the City of Marathon City Council (the “City”) reviewed the market rate and affordable residential dwelling unit application rankings for Period 1, Year 29 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 29 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 eleven (11) Market Rate Residential, two (2) Affordable Residential allocations; 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 29 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 8<sup>th</sup> DAY OF SEPTEMBER, 2020.**

**THE CITY OF MARATHON, FLORIDA**




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**Steve Cook, Mayor**

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

**ATTEST:**

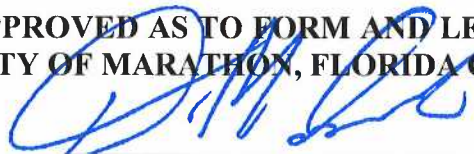



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Diane Clavier, City Clerk

(City Seal)

**APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:**




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City Attorney

**Attachment A:**  
**Ranking of BPAS Applications for Period 1 Year 29**  
**July 14, 2020 to January 13, 2021**

Market Rate General Pool									
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	DATE RE-ENTERED	TIME RE-ENTERED	# OF DEFERRALS	RE NUMBER
1	BM-19/08/14-01	Grand Family Trust	72	8/14/2019	12:07 PM				00368440-000000
2	BM-20/06/17-03	Dream America Properties LLC	70	6/17/2020	12:10 PM				00355940-000000
3	BM-17/07/13-01	Daniels Family Investments Inc.	68	7/13/2017	2:54PM				00360740-000100
4	BM-20/07/06-01	JLW Living Trust	68	7/6/2020	1:24 PM				00355280-000100
5	BM-20/03/05-01	Seckinger, Christian	67	3/5/2020	9:00 AM				00364030-000000
6	BM-20/05/26-01	Gilmore, Barry	67	5/26/2020	9:30 AM				00368460-000000
7	BM-20/07/09-03	Rivera, Samuel	67	7/9/2020	12:30 PM				00356040-000100
8	RM-06/10/18-01	Edlund, Steve	67	10/18/2006	1:30 PM	7/13/2020	5:00 PM	1	00373190-000000
9	RM-06/02/08-01	Jarmolowitz, Aaron	66	2/8/2006	12:00 PM	7/9/2020	9:51 AM	2	00353970-000000
10	BM-17/07/05-02	MAM Holdings	65	7/5/2017	11:05AM				00363850-000000
11	BM-17/07/05-03	MAM Holdings	65	7/5/2017	11:06am				00363850-000000
12	BM-18/01/16-05	Hole, Cheri	65	1/16/2018	8:35 AM				00331061-000500
13	BM-18/01/16-06	Clinton, Janice	65	1/16/2018	8:36 AM				00331061-000300
14	BM-18/07/13-02	Matlock, Kenny	65	7/13/2018	3:00 PM				00321990-000000
15	RM-04/09/07-01	Rodriguez, Jose	64	9/7/2004	10:30 AM			3	00331061-002000
16	RM-04/10/12-01	Laviolette Rentals, LLC	64	10/12/2004	2:35 PM			3	00357041-002900
17	RM-04/11/18-01	Borowski, Gregory & Janice	64	11/18/2004	8:00AM			3	00373010-000000
18	RM-05/09/12-01	Kamph, Martin	64	9/12/2005	3:50 PM			3	00354350-000000
19	RM-05/11/07-01	Curley, Joseph D and Mary V	64	11/7/2005	10:33 AM				00105520-000000
20	RM-04/08/31-01	Lot 91 Stirrup Key Blvd Land Trust	64	8/31/2004	4:31 PM	12/4/2006	8:00 AM	3	00333641-009210
21	BM-18/01/16-01	4 Avenue D LLC	64	1/16/2018	8:30 AM				00363840-000000
22	BM-18/01/16-02	4 Avenue D LLC	64	1/16/2018	8:31 AM				00363840-000000
23	BM-18/04/26-01	Cheon, Rodney	64	4/26/2018	3:00 PM				00105010-000000
24	BM-18/12/27-01	Firstco Marine LLC	64	12/27/2018	9:55 AM				00347480-000200
25	RM-19/01/10-05	JC Construction Management	64	1/10/2019	2:02 PM				00349970-000000
26	BM-19/01/13-03	Torres, Guillermo	64	1/13/2019	3:25 PM				00354440-000000
27	RM-05/11/28-01	Perona, Bernard P.	63	11/28/2005	11:17AM			2	00320990-000100
28	RM-06/01/26-01	Leird, Christine & William	63	1/26/2006	10:13AM			2	00332310-000000
29	RM-06/02/14-01	Held, Michael & Robin	63	2/14/2006	12:00 PM			2	00105240-001900
30	RM-07/02/05-01	Blue Castle Holdings, LLC	63	2/5/2007	2:10 PM				00353690-000000
31	RM 07/03/13-01	J & S Real Estate Investment	63	3/13/2007	2:50 PM			2	00356060-000000
32	BM-11/07/07-05	Playa Dania LLC	63	7/7/2011	2:34 PM				00363520-000800
33	BM-15/03/06-01	8067 Bonito, LLC	63	3/6/2015	1:50 PM				00330300-000000
34	BM-18/07/13-03	Silva, Alejandro	63	7/13/2018	3:14 PM				00365341-000400
35	BM-19/01/10-09	Bacallao, Pavel	63	1/10/2019	2:07 PM				00349000-000000
36	BM-19/07/12-01	The Royal Company	63	7/12/2019	4:57 PM				00104441-000200
37	BM-20/01/07-01	Ed Sims Development LLC	63	1/7/2020	3:50 PM				00353940-000100
38	BM-20/06/08-01	Schofield, Bruce	63	6/8/2020	9:00 AM				00363630-000000
39	BM-20/07/06-03	Corrie, Brent	63	7/6/2020	1:26 PM				00100650-000100
40	RM-05/10/28-01	Aldama, Ivan	62	10/28/2005	2:30 PM			1	00347020-000000
41	RM-05/11/04-01	Gray, Ronald & Jeanne	62	11/4/2005	3:10 PM			2	00346480-000000
42	BM-18/12/12-01	Fisher, Aaron	62	12/12/2018	1:30 PM				00354260-000000
43	BM-19/07/15-01	Guerra, Roger	62	7/15/2019	2:23 PM				00332750-000000
44	BM-19/07/16-01	Courter, Glenn	62	7/16/2019	12:00 PM				00363810-000220
45	BM-19/07/18-01	Alsina, Emmanuel	62	7/18/2019	12: PM				00364610-000500
46	BM-20/07/09-02	Rodriguez, Francisco	62	7/9/2020	11:23 AM				00364140-003030
47	BM-20/06/12-01	Ahearn, Justin	61	6/12/2020	9:00 AM				00354270-000000
48	BM-20/06/17-01	Florida Keys Homes LLC	61	6/17/2020	12:00 PM				00354180-000000
49	BM-17/07/05-01	MAM Holdings	60	7/5/2017	11:04am				00363850-000000
50	BM-18/01/16-07	Clinton, Janice	60	1/16/2018	8:37 AM				00331061-000400
51	BM-18/01/16-03	4 Avenue D LLC	59	1/16/2018	8:32 AM				00363840-000000
52	BM-18/07/13-06	Epifano, Pamela	59	7/13/2018	4:56 PM				00105240-000500
53	BM-18/08/03-01	Francon, Castro	59	8/3/2018	12:00 PM				00105240-001000
54	RM-04/08/16-01	Tolton, Frank	57	8/16/2004	8:00 AM	11/15/2004	5:00 PM	1	00355418-001800
55	RM-05/11/08-01	RSW NV 2007 Trust 6/9/2007	57	11/8/2005	11:45 AM			1	00354420-000000
56	BM-08/05/13-01	Pieloch, Mark	57	5/13/2008	9:50 AM			1	00366710-000000
57	RM-04/08/05-08	Benton, Frank & Karen	56	8/5/2004	12:01 PM			1	00363390-000000
58	RM-04/12/21-01	Prieto, Rogel	56	12/21/2004	2:21 PM				00328900-000000
59	RM-06/11/02-01	Pieloch, Mark	56	11/2/2006	4:20PM			1	00366031-000300
60	RM 07/03/09-01	Daniels, David C	56	3/9/2007	10:45 AM			1	00352080-000000
61	BM-19/04/09-01	Hull, Jonathan	56	4/9/2019	2:20 PM				00355151-001400
62	BM-19/07/15-02	Moreau, Guy	56	7/15/2019	3:00 PM				00329300-000000
63	RM-04/08/09-05	Hallman, John & Carol	54	8/9/2004	10:48 AM				00365410-000000
64	RM-05/10/05-01	Forthman, Todd & Leslie	54	10/5/2005	12:30 PM				00339910-000000
65	BM-17/01/03-01	Goodwin, Trace	54	1/3/2017	11:51 AM				00360840-000100
66	BM-19/06/14-01	Perez, Mirtha	54	6/14/2019	1:40 PM				00353500-000000
67	RM-04/08/09-08	Mann, James	53	8/9/2004	11:25 AM	8/12/2005	1:15 PM		00355980-000000
68	RM-05/04/13-01	Yellowtail Trust Investments, LLC	53	4/13/2005	8:30 AM				00338780-000100
69	BM-19/02/15-01	Lefkowitz, Eric	53	2/15/2019	2:00 PM				00333641-000500
70	RM 07/03/09-02	Osborne, Robert F	52	3/9/2007	4:40 PM				00319870-000000
71	RM 07/03/09-02	Osborne, Robert F	52	3/9/2007	4:40 PM				00319870-000000
72	RM 07/03/09-03	Hctuin, Jean Michael	52	3/9/2007	4:41 PM				00319880-000000
73	RM 07/03/09-03	Hctuin, Jean Michael	52	3/9/2007	4:41 PM				00319880-000000
74	RM 07/03/09-04	Hayes, Scott & Erica	52	3/9/2007	4:42 PM				00319760-000000
75	RM 07/03/09-04	Hayes, Scott & Erica	52	3/9/2007	4:42 PM				00319760-000000
76	BM 07/10/10-01	Gray, Ronald	52	10/10/2007	2:20 PM				00346470-000000
77	BM 08/06/03-01	Torres, Luis & Maria Elena	51	6/3/2008	1:55 PM				00100750-001200
78	RM-05/07/13-04	33 Southpoint, LLC	47	7/13/2005	3:20 PM				00358230-000104
79	RM-05/07/13-05	33 Southpoint, LLC	47	7/13/2005	3:22 PM				00358230-000106
80	BM 08/03/07-02	Justrom, Bryan	46	3/7/2008	3:50 PM				00345780-000000
81	BM-19/01/13-02	ARM S A LLC	46	1/13/2019	3:30 PM				00357041-002400
82	BM-18/06/25-01	Valentin, Barbara	43	6/25/2018	4:00 PM				00345570-000000
83	BM-13/01/14-01	Keys Dragon Marathon, LLC	42	1/14/2013	2:00 PM				00102440-000000
84	BM-18/01/16-04	Vitale, John	41	1/16/2018	8:34 AM				00356720-000000
85	BM-16/01/11-07	Tatro Michigan, LTD	39	1/11/2016	10:00AM				00355417-003100
86	BM-19/03/22-01	JRC LLC	39	3/22/2019	3:31 PM				00355370-000101



