

**CITY OF MARATHON, FLORIDA
RESOLUTION 2021-76**

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 30; AND PROVIDING FOR AN EFFECTIVE DATE (JULY 14, 2021 TO JANUARY 13, 2022)

WHEREAS, the City of Marathon City Council (the “City”) reviewed the market rate and affordable residential dwelling unit application rankings for Period 1, Year 30 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 30 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 sixteen (16) Market Rate Residential, three (3) 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 30 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 14th DAY OF SEPTEMBER, 2021.

THE CITY OF MARATHON, FLORIDA



Luis Gonzalez, Mayor

AYES: Senmartin, Zieg, Bartus, Cook, 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**

| | | | | | | | | | |
|----|----------------|----------------------|----|------------|---------|--|--|--|-----------------|
| 88 | BPAS-21-53 | Morshedi, Christine | 46 | 10/19/2020 | 9:19 AM | | | | 00352890-000000 |
| 89 | BM-18/06/25-01 | Valentin, Barbara | 44 | 6/25/2018 | 4:00 PM | | | | 00345570-000000 |
| 90 | BM-13/01/14-01 | Keys Dragon Marathon | 43 | 1/14/2013 | 2:00 PM | | | | 00102440-000000 |
| 91 | BM-18/01/16-04 | Vitale, John | 42 | 1/16/2018 | 8:34 AM | | | | 00356720-000000 |
| 92 | BM-19/03/22-01 | JRC LLC | 40 | 3/22/2019 | 3:31 PM | | | | 00355370-000101 |
| 93 | BM-16/01/11-07 | Tatro Michigan, LTD | 39 | 1/11/2016 | 10:00AM | | | | 00355417-003100 |
| 94 | | | | | | | | | |
| 95 | | | | | | | | | |

Market Rate Owner Occupied Pool

| RANK | ROGO/BPAS NUMBER | NAME | BPAS SCORE | DATE ENTERED | TIME ENTERED | DATE RE-ENTERED | TIME RE-ENTERED | # OF DEFERRALS | RE NUMBER |
|------|------------------|------------------------|------------|--------------|--------------|-----------------|-----------------|----------------|-----------------|
| 1 | RM-04/08/05-08 | Perdigon, Andrew | 79 | 8/5/2004 | 12:01 PM | | | | 00365390-000000 |
| 2 | BM-20/06/12-01 | Ahearn, Justin | 78 | 6/12/2020 | 9:00 AM | | | | 00354270-000000 |
| 3 | BPAS-21-9 | Schinder, Ross | 77 | 1/12/2021 | 9:58AM | | | | 00330300-000000 |
| 4 | BM-17/01/03-01 | Goodwin, Trace | 76 | 1/3/2017 | 11:51 AM | | | | 00360840-000100 |
| 5 | BM-20/12/17-01 | Seng, Sokthea | 74 | 12/17/2020 | 12:39PM | | | | 00343040-000000 |
| 6 | BPAS-21-27 | Klein, Jordan | 72 | 1/4/2021 | 8:21AM | | | | 00354140-000000 |
| 7 | BPAS-21-25 | Cruz, Annie | 72 | 1/5/2021 | 2:21PM | | | | 00331160-000000 |
| 8 | BM-20/06/17-02 | O'Neill, Cara | 71 | 6/17/2020 | 12:05 PM | | | | 00354150-000000 |
| 9 | BPAS-21-63 | Smith, Jeff | 71 | 7/7/2021 | 4:35 PM | | | | 00328720-000100 |
| 10 | BPAS-21-41 | Leatherwood, Tyrone | 70 | 7/21/2020 | 9:00AM | | | | 00353980-000000 |
| 11 | BPAS-21-60 | O'Neill, Charles & Lon | 67 | 6/10/2021 | 3:51PM | | | | 00328200-000000 |
| 12 | BPAS-21-21 | White, Bryce Lynn | 65 | 1/6/2021 | 1:45PM | | | | 00331061-002800 |
| 13 | BPAS-21-50 | Wales, Anthony | 65 | 3/30/2021 | 8:05 PM | | | | 00354510-000100 |
| 14 | BPAS-21-37 | Adkins, Michael | 61 | 7/16/2020 | 9:00AM | | | | 00373830-000000 |

| Awards | Available | Recommended | Remaining |
|---------|-----------|-------------|-----------|
| General | 11 | 12 | 0 |
| Owner | | 4 | 0 |

| Affordable General Pool | | | | | | | | |
|-----------------------------|------------------|----------------------|------------|--------------|--------------|-----------------|-----------------|-----------------|
| RANK | ROGO/BPAS NUMBER | NAME | BPAS SCORE | DATE ENTERED | TIME ENTERED | DATE RE-ENTERED | TIME RE-ENTERED | RE NUMBER |
| 1 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:00 AM | | | 00101340-000000 |
| 2 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:01 AM | | | 00101340-000000 |
| 3 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:02 AM | | | 00101340-000000 |
| 4 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:03 AM | | | 00101340-000000 |
| 5 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:04 AM | | | 00101340-000000 |
| 6 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:05 AM | | | 00101340-000000 |
| 7 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:06 AM | | | 00101340-000000 |
| 8 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:07 AM | | | 00101340-000000 |
| 9 | BPAS-21-30 | GEM Homes | 59 | 12/2/2020 | 5:08 AM | | | 00101340-000000 |
| 10 | BPAS-21-75 | QOF, Inc | 41 | 7/21/2020 | 9:05 AM | | | 00350630-000000 |
| 11 | BPAS-21-75 | QOF, Inc | 41 | 7/21/2020 | 9:05 AM | | | 00350630-000000 |
| 12 | BPAS-21-75 | QOF, Inc | 41 | 7/21/2020 | 9:05 AM | | | 00350630-000000 |
| Community Workforce Housing | | | | | | | | |
| RANK | ROGO/BPAS NUMBER | NAME | BPAS SCORE | DATE ENTERED | TIME ENTERED | DATE RE-ENTERED | TIME RE-ENTERED | RE NUMBER |
| 1 | BPAS-21-39 | 212 Lindahl LLC | 28 | 9/21/2020 | 3:39 PM | | | 00333380-000000 |
| 2 | BPAS-21-39 | 212 Lindahl LLC | 28 | 9/21/2020 | 3:39 PM | | | 00333380-000000 |
| TBR Affordable Pool | | | | | | | | |
| RANK | ROGO/BPAS NUMBER | NAME | BPAS SCORE | DATE ENTERED | TIME ENTERED | DATE RE-ENTERED | TIME RE-ENTERED | RE NUMBER |
| 1 | BPAS-21-45 | Blanco | 41 | 3/18/2021 | 11:07 AM | | | 00102830-000401 |
| 2 | BPAS-21-46 | Blanco | 41 | 3/18/2021 | 11:10 AM | | | 00102830-000401 |
| 3 | BPAS-21-61 | Rice, David and Mary | 41 | 6/28/2021 | 1:11 PM | | | 00341860-000000 |
| 4 | BPAS-21-61 | Rice, David and Mary | 41 | 6/28/2021 | 1:11 PM | | | 00341860-000000 |
| 5 | BPAS-21-43 | Andrew George | 31 | 3/17/2021 | 4:05 PM | | | 00341720-000000 |
| 6 | BPAS-21-44 | Andrew George | 31 | 3/18/2021 | 10:20 AM | | | 00341720-000000 |
| 7 | BPAS-21-40 | 212 Lindahl LLC- | 26 | 9/21/2020 | 3:40 PM | | | 00333370-000000 |
| 8 | BPAS-21-40 | 212 Lindahl LLC | 26 | 9/21/2020 | 3:40 PM | | | 00333370-000000 |
| 9 | BPAS-21-40 | 212 Lindahl LLC | 26 | 9/21/2020 | 3:40 PM | | | 00333370-000000 |
| 10 | BPAS-21-40 | 212 Lindahl LLC | 26 | 9/21/2020 | 3:40 PM | | | 00333370-000000 |
| 11 | BPAS-21-47 | Cameron | 26 | 3/30/2021 | 1:11 PM | | | 00350490-000000 |
| 12 | BPAS-21-48 | Cameron | 26 | 3/30/2021 | 1:11 PM | | | 00350490-000000 |
| 13 | BPAS-21-49 | Cameron | 26 | 3/20/2021 | 1:11 PM | | | 00350490-000000 |
| 14 | BPAS-21-54 | Matlock | 26 | 4/20/2021 | 9:00 AM | | | 00338880-000000 |
| 15 | BPAS-21-55 | Matlock | 26 | 4/20/2021 | 9:00 AM | | | 00338880-000000 |
| 16 | BPAS-21-56 | Griffith | 26 | 6/1/2021 | 7:56 AM | | | 00320460-000000 |
| 17 | BPAS-21-57 | Griffith | 26 | 6/1/2021 | 7:56 AM | | | 00320460-000000 |
| 18 | BPAS-21-58 | Griffith | 26 | 6/1/2021 | 7:56 AM | | | 00320460-000000 |
| 19 | BPAS-21-59 | Griffith | 26 | 6/1/2021 | 7:56 AM | | | 00320460-000000 |
| Returned allocations | | | | | | | | |
| 1 | BPAS-21-75 | QOF, Inc | 41 | 7/21/2020 | 9:05 AM | | | 00350630-000000 |

Any application submitted, or changes made after July 13th, 2020 will not be reflected on this list.

| RANK | ROGO/BPAS NUMBER | NAME | BPAS SCORE | DATE ENTERED | TIME ENTERED | DATE RE-ENTERED | TIME RE-ENTERED | RE NUMBER |
|------|------------------|------|------------|---------------|------------------|--------------------|------------------|-----------|
| | | | | | | | | |
| | | | | <i>Awards</i> | <i>Available</i> | <i>Recommended</i> | <i>Remaining</i> | |
| | | | | General | 1 | 1 | 0 | |
| | | | | Workforce | 1 | 1 | 0 | |
| | | | | TBR | 1 | 1 | 0 | |
| | | | | | | | | |