

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2022-23**

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

**WHEREAS**, the City of Marathon City Council (the “City”) reviewed the market rate and affordable residential dwelling unit application rankings for Period 2, 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 2, 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 ten (10) Market Rate Residential, three (3) Affordable Residential allocations; and one (1) administrative relief for Affordable Residential, 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 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 8<sup>th</sup> DAY OF MARCH, 2022.**

**THE CITY OF MARATHON, FLORIDA**



**John Bartus, Mayor**

AYES: Zieg, Gonzalez, Cook, Still, Bartus  
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 2 Year 30**  
**January 14, 2022 to July 13, 2022**

		MARKET RATES	YEAR 30	PERIOD 2		
Market Rate General Pool						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-21-106	Seasons 16	81	12/29/2021	3:49 PM	00327151-000100
2	BPAS-04-88	WELBORN HUGH	79	11/4/2004	1:41 PM	00365370-000000
3	BPAS-05-54	ARM SA/Roberto Reyes	78	11/8/2005	11:45 AM	00354420-000000
4	BPAS-06-30	PATIBANDLA, SRIKIRAN	78	11/2/2006	4:20 PM	00366031-000300
5	BPAS-07-22	Notgrass, Austin	78	3/9/2007	4:42 PM	00319760-000000
6	BPAS-21-103	Notgrass, Austin	78	3/9/2007	4:42 PM	00319760-000000
7	BPAS-17-19	MAM Holdings	78	7/5/2017	11:05AM	00363850-000000
8	BPAS-21-97	MAM Holdings	78	7/5/2017	11:06 AM	00363850-000000
9	BPAS-21-66	Torres, Guillermo	76	7/7/2021	1:40 PM	00363500-000000
10	BPAS-21-65	Torres, Guillermo	76	7/14/2021	12:04 PM	00363450-000000
11	BPAS-21-107	Seasons 16	76	1/3/2022	12:31 PM	00327151-000200
12	BPAS-21-7	LARSEN RAYMOND	75	1/12/2021	9:00 AM	00331061-002600
13	BPAS-20-31	Rodriguez, Francisco	74	7/9/2020	11:23 AM	00364140-003030
14	BPAS-21-11	KEYS LUXE LIFE LLC	74	1/15/2021	10:17AM	00368450-000000
15	BPAS-21-50	508 Avenida LLC	74	5/2/2021	8:05 PM	00354510-000100
16	BPAS-21-67	All Construction & Plumb	74	7/9/2021	3:34 PM	00355010-000100
17	BPAS-21-68	Daughtry, Ben	74	7/13/2021	10:46 AM	00356860-000000
18	BPAS-21-53	Morshedi, Christine	73	5/17/2021	9:19 AM	00352890-000000
20	BPAS-21-35	ELOY LEON	73	2/11/2021	4:32 PM	00364820-000000
21	BPAS-21-73	Atlantic Flooring	73	7/12/2021	11:55 AM	00358180-000000
22	BPAS-20-21	Eddy Lopez/DR&S	72	1/7/2020	3:50 PM	00353940-000100
19	BPAS-21-42	Liron Gozlan	72	2/17/2021	9:00 AM	00325080-000000
23	BPAS-05-37	Cranford, Dean	70	7/13/2005	3:20 PM	00358230-000104
24	BPAS-07-14	Blue Castle Holdings, LLC	70	2/5/2007	2:10 PM	00353690-000000
26	BPAS-20-32	Rivera, Samuel	70	7/8/2020	12:18 PM	00356040-000000
25	BPAS-21-64	Bueno Concrete	70	7/8/2021	2:59 PM	00328950-000000
43	BPAS-04-49	Hallman, John & Carol	68	8/19/2004	10:48 AM	00365410-000000
30	BPAS-04-93	Borowski, Gregory	68	11/18/2004	8:00 AM	00373010-000000
27	BPAS-21-3	Hole, Cheri	68	4/23/2018	8:35 AM	00331061-000500
28	BPAS-18-39	Epifano, Robert	68	8/3/2018	12:00 PM	00105240-001000
29	BPAS-04-81	Rodriguez, Jose	67	9/7/2004	10:30 AM	00331061-002000
31	BPAS-21-96	Perona, Bernard P.	66	11/28/2005	11:17AM	00320990-000100
32	BPAS-07-2	Gray, Ronald	66	10/10/2007	2:20 PM	00346470-000000
33	BPAS-18-44	Firstco Marine LLC	66	12/28/2018	9:55 AM	00347480-000200
34	BPAS-21-30	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
35	BPAS-21-85	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
36	BPAS-21-86	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
37	BPAS-21-87	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
38	BPAS-21-88	GEM Homes LLC	66	12/2/2020	10:00 AM	00101340-000000
39	RM-04/10/12-01	Laviolette Rentals, LLC	65	10/12/2004	2:35 PM	00357041-002900
40	BPAS-18-27	4 Avenue D LLC	65	1/16/2018	8:30 AM	00363840-000000
41	BPAS-21-99	4 Avenue D LLC	65	1/16/2018	8:31 AM	00363840-000000
42	BPAS-19-21	JC Construction	65	1/10/2019	2:02 PM	00349970-000000
48	BPAS-01-23	Lefkowitz, Eric	64	12/14/2001	2:00 PM	00333641-005000
44	BPAS-05-50	Gray, Ronald & Jeanne	64	11/4/2005	3:10 PM	00346480-000000
45	RM-06/01/26-01	Leird, Christine & William	64	1/26/2006	10:13 AM	00332310-000000
46	BPAS-06-16	Held, Michael & Robin	64	2/14/2006	12:00 PM	00105240-001900
47	BPAS-18-42	Fisher, Aaron	64	12/12/2018	1:30 PM	00354260-000000
49	BPAS-19-31	The Royal Company	64	7/12/2019	4:57 PM	00104441-000200
50	BPAS-19-30	Guerra, Roger	64	7/15/2019	2:23 PM	00332750-000000
51	BPAS-20-27	Corrie, Brent	64	7/6/2020	1:26 PM	00100650-000100
53	BPAS-21-36	Andrew George	63	2/12/2021	2:22 PM	00376410-000000
52	BPAS-21-52	Morshedi, Abdol	63	5/17/2021	11:12 AM	00105240-001800
54	BPAS-21-70	Cruz in the Keys	63	7/1/2021	2:28 PM	00341930-000000
55	BPAS-21-71	FLORIDA KEYS HOMES	63	7/13/2021	11:29 AM	00376220-000000
56	BPAS-21-108	Yarovi, Pablo	63	11/10/2021	9:10AM	00105160-000300
57	BPAS-22-5	Reichert, Timothy	63	1/12/2022	9:10 AM	00333641-009800
58	BPAS-20-25	Florida Keys Homes LLC	62	6/17/2020	12:00 PM	00354180-000000
59	BPAS-21-38	Adkins, Michael	62	7/16/2020	12:46 PM	00373830-000100
60	BPAS-18-35	Epifano, Pamela	61	7/13/2018	4:56 PM	00105240-000500
61	BPAS-20-28	93 Stirrup Key LLC	61	7/6/2020	4:22 PM	00333641-009300
62	BPAS-21-100	4 Avenue D LLC	60	1/16/2018	8:32 AM	00363840-000000
63	BPAS-04-63	Tolton, Frank	59	8/16/2004	8:00 AM	00355418-001800
65	BPAS-21-26	DESIGN CENTER INC	59	1/15/2021	12:54 PM	00376420-000000
64	BPAS-21-34	QUINCOSES FELICIA	59	2/11/2021	9:00 AM	00364370-000000
66	BPAS-04-96	Prieto, Rogel	58	12/21/2004	2:21 PM	00328900-000000
67	BPAS-06-11	Moreau, Guy	58	1/19/2006	3:00 PM	00329300-000000
68	BPAS-21-24	EVANS GARY C	58	1/15/2021	5:10 PM	00364140-003040
69	BPAS-05-47	Forthman, Todd & Leslie	56	10/5/2005	12:30 PM	00339910-000000
70	BPAS-04-52	Mann, James	55	8/9/2004	11:25 AM	00355980-000000
71	BPAS-05-19	Yellowtail Trust Inv	54	4/13/2005	8:30 AM	00338780-000100
72	BPAS-07-20	Osborne, Robert F	53	3/9/2007	4:40 PM	00319870-000000



Affordable General Pool								
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	DATE RE-ENTERED	TIME RE-ENTERED	RE NUMBER
1	BPAS-19-20	Bacallao, Pavel	68	1/10/2019	2:07 PM			00349000-000000
2	BPAS-21-98	MAM Holdings	66	7/5/2017	11:04 AM			00363850-000000
5	BPAS-21-79	GEM Homes	60	12/2/2020	5:03 AM			00101340-000000
6	BPAS-21-80	GEM Homes	60	12/2/2020	5:04 AM			00101340-000000
7	BPAS-21-81	GEM Homes	60	12/2/2020	5:05 AM			00101340-000000
8	BPAS-21-82	GEM Homes	60	12/2/2020	5:06 AM			00101340-000000
9	BPAS-21-83	GEM Homes	60	12/2/2020	5:07 AM			00101340-000000
10	BPAS-21-84	GEM Homes	60	12/2/2020	5:08 AM			00101340-000000
11	BPAS-21-89	QOF, Inc	42	7/21/2020	9:05 AM			00350630-000000
12	BPAS-21-90	QOF, Inc	42	7/21/2020	9:05 AM			00350630-000000
13	BPAS-21-91	QOF, Inc	42	7/21/2020	9:05 AM			00350630-000000
14	BPAS-21-111	Sexton, Matt	26	11/25/2021	3:35 PM			00371010-000000
Community Workforce Housing								
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	DATE RE-ENTERED	TIME RE-ENTERED	RE NUMBER
1	BPAS-21-95	212 Lindahl LLC	29	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-21-109	Ahearn, Justin	46	11/10/2021	10:04AM			00344270-000000
2	BPAS-21-43	Andrew George	41	3/17/2021	4:05 PM			00341720-000000
3	BPAS-21-44	Andrew George	41	3/18/2021	10:20 AM			00341720-000000
4	BPAS-21-46	Blanco	41	3/18/2021	11:10 AM			00102830-000401
5	BPAS-21-61	Rice, David and Mary	41	6/28/2021	1:11 PM			00341860-000000
6	BPAS-21-74	Rice, David and Mary	41	6/28/2021	1:11 PM			00341860-000000
7	BPAS-21-110	Ahearn, Justin	31	11/10/2021	10:05AM			00344270-000000
8	BPAS-21-40	212 Lindahl LLC-	27	9/21/2020	3:40 PM			00333370-000000
9	BPAS-21-92	212 Lindahl LLC	27	9/21/2020	3:40 PM			00333370-000000
10	BPAS-21-93	212 Lindahl LLC	27	9/21/2020	3:40 PM			00333370-000000
11	BPAS-21-94	212 Lindahl LLC	27	9/21/2020	3:40 PM			00333370-000000
12	BPAS-21-47	Cameron	26	3/30/2021	1:11 PM			00350490-000000
13	BPAS-21-48	Cameron	26	3/30/2021	1:11 PM			00350490-000000
14	BPAS-21-49	Cameron	26	3/20/2021	1:11 PM			00350490-000000
15	BPAS-21-54	Matlock	26	4/20/2021	9:00 AM			00338880-000000
16	BPAS-21-55	Matlock	26	4/20/2021	9:00 AM			00338880-000000
17	BPAS-21-56	Griffith	26	6/1/2021	7:56 AM			00320460-000000



RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	DATE RE-ENTERED	TIME RE-ENTERED	RE NUMBER
18	BPAS-21-57	Griffith	26	6/1/2021	7:56 AM			00320460-000000
19	BPAS-21-58	Griffith	26	6/1/2021	7:56 AM			00320460-000000
20	BPAS-21-59	Griffith	26	6/1/2021	7:56 AM			00320460-000000
21	BPAS-21-115	Dovelle, Frank	26	12/10/2021	12:37PM			00333520-000000
22	BPAS-21-116	Dovelle, Frank	26	12/10/2021	12:38PM			00333530-000000