

**CITY OF MARATHON, FLORIDA  
RESOLUTION 2024-75**

**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 33 (JULY 14, 2024 TO JANUARY 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 1, 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 1, 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 10<sup>th</sup> DAY OF SEPTEMBER 2024.**

THE CITY OF MARATHON, FLORIDA

  
\_\_\_\_\_  
Robyn Still, Mayor

AYES: Gonzalez, Smith, Matlock, Landry, Still  
NOES: None  
ABSENT: None  
ABSTAIN: None

ATTEST:

  
Diane Clavier, City Clerk  
  
Hillary H. Palmer, Deputy Clerk

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 33**  
**July 14, 2024 to January 13, 2025**

RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
		<b>MARKET RATE</b>	<b>YEAR 33</b>	<b>PERIOD 1</b>		
<b>Market Rate General Pool</b>						
1	BPAS-06-30	PATIBANDLA, SRIKIRAN	79	11/2/2006	4:20 PM	00366031-000300
2	BPAS-21-7	LARSEN RAYMOND	77	1/12/2021	9:00 AM	00331061-002600
3	BPAS-21-11	KEYS LUXE LIFE LLC	77	1/15/2021	10:17AM	00368450-000000
4	BPAS-21-42	Liron Gozlan	77	2/17/2021	9:00 AM	00325080-000000
5	BPAS-21-53	Morshedi, Christine	76	5/17/2021	9:19 AM	00352890-000000
6	BPAS-21-34	QUINCOSES FELICIA	74	2/11/2021	9:00 AM	00364370-000000
7	BPAS-07-14	Blue Castle Holdings, LLC	73	2/5/2007	2:10 PM	00353690-000000
8	BPAS-21-64	Bueno Concrete	73	7/8/2021	2:59 PM	00328950-000000
9	BPAS-22-17	KANTHETY SANTOSH	72	6/7/2022	10:06 AM	00360440-000000
10	BPAS-04-93	Borowski, Gregory	71	11/18/2004	8:00 AM	00373010-000000
11	BPAS-21-3	Hole, Cheri	71	4/23/2018	11:22 AM	00331061-000500
12	BPAS-04-49	Hallman, John & Carol	69	8/19/2004	10:48 AM	00365410-000000
13	BPAS-18-39	Epifano, Robert	69	8/3/2018	12:00 PM	00105240-001000
14	BPAS-04-81	Rodriguez, Jose	68	9/7/2004	10:30 AM	00331061-002000
15	BPAS-21-96	Perona, Bernard P.	67	11/28/2005	11:17AM	00320990-000100
16	BPAS-18-44	Firstco Marine LLC	67	12/28/2018	9:55 AM	00347480-000200
17	BPAS-21-30	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
18	BPAS-21-85	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
19	BPAS-21-86	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
20	BPAS-21-87	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
21	BPAS-21-88	GEM Homes LLC	67	12/2/2020	10:00 AM	00101340-000000
22	BPAS-06-16	Held, Michael & Robin	67	2/14/2006	12:00 PM	00105240-001900
23	BPAS-18-27	4 Avenue D LLC	67	1/16/2018	8:30 AM	00363840-000000
24	BPAS-21-99	4 Avenue D LLC	67	1/16/2018	8:31 AM	00363840-000000
25	BPAS-19-31	The Royal Company	67	7/12/2019	4:57 PM	00104441-000200
26	BPAS-20-27	Corrie, Brent	67	7/6/2020	1:26 PM	00100650-000100
27	BPAS-19-21	JC Construction	66	1/10/2019	2:02 PM	00349970-000000
28	BPAS-21-36	Andrew George	66	2/12/2021	2:22 PM	00376410-000000
29	BPAS-21-70	Cruz in the Keys	66	7/1/2021	2:28 PM	00341930-000000
30	BPAS-21-71	FLORIDA KEYS HOMES	66	7/13/2021	11:29 AM	00376220-000000
31	BPAS-22-22	Cruz, Mildred	66	12/26/2023	4:21 PM	00356740-000000
32	BPAS-04-34	Felling, Michael	65	8/4/2004	3:02 PM	00376160-000000
33	BPAS-18-35	Epifano, Pamela	65	7/13/2018	4:56 PM	00105240-000500
34	BPAS-18-42	Fisher, Aaron	65	12/12/2018	1:30 PM	00354260-000000
35	BPAS-19-30	Guerra, Roger	65	7/15/2019	2:23 PM	00332750-000000
36	BPAS-20-25	Florida Keys Homes LLC	65	6/17/2020	12:00 PM	00354180-000000
37	BPAS-22-16	Miseki, Igor	65	3/23/2022	6:46 PM	00355820-000000
38	BPAS-22-21	McSweeney, Joseph	65	6/7/2022	1:45 PM	00326080-000100
39	BPAS-22-5	Reichert, Timothy	64	1/12/2022	9:10 AM	00333641-009800
40	BPAS-20-28	93 Stirrup Key LLC	64	7/6/2020	4:22 PM	00333641-009300
41	BPAS-21-38	Adkins, Michael	63	7/16/2020	12:46 PM	00373830-000100
42	BPAS-21-100	4 Avenue D LLC	62	1/16/2018	8:32 AM	00363840-000000
43	BPAS-23-10	Palma, Alexander and Angela	61	11/16/2023	9:21 AM	00356690-000000
44	BPAS-06-11	Moreau, Guy	61	1/19/2006	3:00 PM	00329300-000000
45	BPAS-21-26	DESIGN CENTER INC	61	1/15/2021	12:54 PM	00376420-000000
46	BPAS-04-96	Prieto, Rogel	59	12/21/2004	2:21 PM	00328900-000000
47	BPAS-05-47	Forthman, Todd & Leslie	57	10/5/2005	12:30 PM	00339910-000000
48	BPAS-04-52	Mann, James	56	8/9/2004	11:25 AM	00355980-000000
49	BPAS-07-20	Osborne, Robert F	56	3/9/2007	4:40 PM	00319870-000000
50	BPAS-21-101	Osborne, Robert F	56	3/9/2007	4:40 PM	00319870-000000
51	BPAS-07-21	Hetuin, Jean Michael	56	3/9/2007	4:41 PM	00319880-000000
52	BPAS-21-102	Hetuin, Jean Michael	56	3/9/2007	4:41 PM	00319880-000000
53	BPAS-08-3	Torres, Luis & Maria Elena	55	6/3/2008	1:55 PM	00100750-001200
54	BPAS-22-23	Trujillo, Osvaldo	53	9/6/2022	1:20 PM	00322060-000000
55	BPAS-05-38	33 Southpoint, LLC	53	7/13/2005	3:22 PM	00358230-000106
56	BPAS-04-63	Tolton, Frank	52	8/16/2004	8:00 AM	00355418-001800
57	BPAS-08-9	Jutstrom, Bryan	50	3/7/2008	3:50 PM	00345780-000000
58	BPAS-05-25	Valentin, Barbara	47	5/19/2005	4:00 PM	00345570-000000
59	BPAS-13-1	Keys Dragon Marathon	46	1/14/2013	2:00 PM	00102440-000000
60	BPAS-18-28	Vitale, John	45	1/16/2018	8:34 AM	00356720-000000
61	BPAS-19-25	JRC LLC	43	3/22/2019	3:31 PM	00355370-000101
62	BPAS-21-112	Hernandez, Jacqueline	42	11/30/2021	11:05AM	00354430-000000
63	BPAS-16-11	Tatro Michigan, LTD	40	1/11/2016	10:00AM	00355417-003100
64	BPAS-21-104	Waite, Peggy	27	10/20/2021	10:19AM	00375000-000000
65	BPAS-21-105	Waite, Peggy	22	10/20/2021	3:17 PM	00375000-000000
<b>Market Rate Owner Occupied Pool</b>						



RBPAS Attachment B, Affordable BPAS Y 33, P1

		AFFORDABLE	YEAR 33	PERIOD 1		
<b>Affordable General Pool</b>						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-24-1	Joanne Marie GK LLC	63	1/11/2024	3:14 PM	00376320-000000
2	BPAS-24-2	Joanne Marie GK LLC	63	1/11/2024	3:10 PM	00376310-000000
3	BPAS-21-80	GEM Homes	60	12/2/2020	5:04 AM	00101340-000000
4	BPAS-21-81	GEM Homes	60	12/2/2020	5:05 AM	00101340-000000
5	BPAS-21-82	GEM Homes	60	12/2/2020	5:06 AM	00101340-000000
6	BPAS-21-83	GEM Homes	60	12/2/2020	5:07 AM	00101340-000000
7	BPAS-21-84	GEM Homes	60	12/2/2020	5:08 AM	00101340-000000
8	BPAS-21-89	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
9	BPAS-21-90	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
10	BPAS-21-91	QOF, Inc	42	7/21/2020	9:05 AM	00350630-000000
<b>Community Workforce Housing</b>						
RANK	ROGO/BPAS NUMBER	NAME	BPAS SCORE	DATE ENTERED	TIME ENTERED	RE NUMBER
1	BPAS-22-9	Sexton, Matt	28	2/22/2022	10:28 AM	00371010-000000
2	BPAS-22-10	Sexton, Matt	28	2/22/2022	10:31 AM	00371010-000000
3	BPAS-22-11	Sexton, Matt	28	2/22/2022	10:36 AM	00371010-000000
4	BPAS-22-12	Sexton, Matt	28	2/22/2022	10:38 AM	00371010-000000
5	BPAS-22-13	Sexton, Matt	28	2/22/2022	10:41 AM	00371010-000000
6	BPAS-22-14	Sexton, Matt	28	2/22/2022	10:43 AM	00371010-000000
7	BPAS-22-15	Sexton, Matt	28	2/22/2022	10:46 AM	00371010-000000
8	BPAS-21-111	Sexton, Matt	27	11/25/2021	3:35 PM	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
<b>TBR Affordable Pool</b>						
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	Blanco	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	EE-12	Patrick Stevens	41	12/16/2021	2:07 PM	00371010-000000
6	EE-12	Patrick Stevens	41	12/16/2021	2:07 PM	00371010-000000
7	EE-12	Patrick Stevens	41	12/16/2021	2:07 PM	00371010-000000
8	EE-12	Patrick Stevens	41	12/16/2021	2:07 PM	00371010-000000

Any application submitted, or changes made after July 13th, 2024 will not be reflected on this list.

