

MANSON BOLVES

ATTORNEYS AT LAW

December 17, 2013

Ms. Della Harrell
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

VIA HAND DELIVERY

RECEIVED
13 DEC 17 PM 4:28
FLORIDA HOUSING
FINANCE CORPORATION

RE: RFA 2013-002 4 Large County Geographic RFA
Notice of Protest

Dear Ms. Harrell:

Please accept this letter as a Notice of Protest filed pursuant to sections 120.569 and 120.57(3), Florida Statutes on behalf of applicant Peyton Ridge Community, Ltd. ("Peyton Ridge") and developer TVC Development, Inc ("TVC Development"). Peyton Ridge and TVC Development protest Florida Housing Finance Corporation's decision to select the applications for funding as identified in the Corporation's Notice of applications selected for funding, attached as Attachment "A," including, but not limited to, the proposed award to Senior Citizen Village, Application No. 2014-129C.

Peyton Ridge and TVC Development reserve the right to file a formal written protest within ten (10) days of the filing of this Notice of Protest pursuant to section 120.57(3), Florida Statutes.

MANSON BOLVES, P.A.

Craig D. Varn

cc: Mike Maida
Steve Frick

Attachment

Tampa Office
1101 W. Swann Avenue, Tampa, Florida 33606
Phone 813.514.4700 | Fax 813.514.4701

Tallahassee Office
201 East Park Ave., 2ND Floor, Tallahassee,
Florida 32301 | Phone 850.583.0007

Orlando Office
7479 Conroy Windmere Rd., Ste. B, Orlando
Florida 32835 | Phone 408.392.2207

www.MansonBolves.com

**RFA 2013-002 4 Large County Geographic RFA
Recommendations**

Total HC Available for RFA	7,898,649
Total HC Allocated	7,731,197
Total HC Remaining	167,452

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo. Commitment	Total Set Aside Units	HC Funding Amount	Eligible for Funding?	Eligible for SunRail TOD Goal?	Total Points	Development Category Preference	Per Unit Construction Preference	NC or R List for Leveraging?	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2014-109C	Lexington Court Apartments	Orange	Jay P. . Brock	Atlantic Housing Partners, L.L.L.P.	F	97	\$2,110,000.00	Y	Y	27	Y	Y	NC	\$118,216.89	A	Y	29
2014-129C	Senior Citizen Village	Duval	Joseph Chambers J. Chambers	The Michaels Development Company I, LP	E	101	\$850,000.00	Y	N	27	Y	Y	R	\$58,263.52	A	Y	3
2014-101C	Eagle Ridge	Pinellas	David O. Deutch	Developers Tarpon, LLC; Tarpon Springs Development, LLC	F	94	\$1,660,000.00	Y	N	27	Y	Y	NC	\$105,753.68	A	Y	4
2014-111C	Flamingo West	Hillsborough	Shawn Wilson	Blue Sky Communities, LLC	F	72	\$680,000.00	Y	N	27	Y	Y	R	\$65,384.62	A	Y	10
2014-107C	The Fountains at Lingo Cove	Orange	Jay P. . Brock	Atlantic Housing Partners, L.L.L.P.	F	110	\$1,815,156.00	Y	N	27	Y	Y	NC	\$114,240.59	A	Y	5
2014-105C	Urban Landings	Pinellas	Jay P. . Brock	Atlantic Housing Partners, L.L.L.P.	F	32	\$616,041.00	Y	N	27	Y	Y	NC	\$104,623.31	A	Y	19

On December 13, 2013, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to select the above Applications for funding and invite the Applicants to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.