

**STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION**

MADISON OAKS WEST, LLC, AND  
ARC 2020, LLC, AND NEW SOUTH  
RESIDENTIAL, LLC,

Petitioners,

vs.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

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FHFC Case No.: 2021-018BP

APPLICATION NO: 2021-073C  
REQUEST FOR APPLICATIONS:

RECEIVED

FEB 8 2021 4:20 PM

FLORIDA HOUSING  
FINANCE CORPORATION

**FORMAL WRITTEN PROTEST OF AWARD  
AND PETITION FOR ADMINISTRATIVE HEARING**

Pursuant to Sections 120.569 and 120.57(3), Florida Statutes, and Chapter 28-110 and Rule 28-106.201, Florida Administrative Code (“Fla. Admin. Code”), Petitioners, Madison Oaks West, LLC, and ARC 2020, LLC and New South Residential, LLC (collectively, “Petitioners”), file this Formal Written Protest of Award and Petition for Administrative Hearing and state:

**Affected Agency**

1. The agency affected is the Florida Housing Finance Corporation (“Florida Housing”), 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329. The telephone number is 850-488-4197.

**Petitioners**

2. Petitioners’ address is 558 W. New England Ave., Suite 230, Winter Park, Florida 32789. Petitioners’ telephone number is 407-333-1440. For purposes of this proceeding, Petitioners’ address is that of its undersigned counsel.

3. Petitioner Madison Oaks West, LLC (“Madison Oaks West”) is the Applicant entity for a proposed affordable housing development to be located in Marion County, Application

#2021-073C. ARC 2020, LLC (“ARC”) and New South Residential, LLC (“New South”) are the “Developer” entities as defined by Florida Housing in Rule 67-48.002(28), Fla. Admin. Code.

4. Petitioners are challenging FHFC’s scoring under Request for Applications 2020-201, Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties (the “RFA” or “RFA-2020-201”) of the Petitioner’s application in this petition for alleged failure to qualify for a certain funding goal preference for an award of Housing Credits through an administrative hearing before the Department of Administrative Hearing (“DOAH”).

5. Petitioners are also challenging the eligibility for funding under the RFA of the applicants named in this petition for their failure to meet Eligibility requirements for an award of Housing Credits through an administrative hearing before the Department of Administrative Hearing (“DOAH”).

#### **Petitioners’ Counsel**

6. Counsel for Petitioners and Petitioners' address for this proceeding is:

J. Timothy Schulte  
Zimmerman, Kiser, & Sutcliffe, P.A.  
315 East Robinson Street, Suite 600  
Orlando, Florida 32801  
Email: [tschulte@zkslawfirm.com](mailto:tschulte@zkslawfirm.com)

#### **BACKGROUND**

7. Florida Housing administers various affordable housing programs including the Housing Credit (HC) Program pursuant to Section 42 of the Internal Revenue Code (the “IRC” or “the Code”) and Section 420.5099, Florida Statutes, under which Florida Housing is designated as the Housing Credit agency for the State of Florida within the meaning of Section 42(h)(7)(A) of the IRC, and Chapters 67-48 and 67-60, Fla. Admin. Code.

8. Florida Housing administers a competitive solicitation process to implement the provisions of the housing credit program under which developers apply for funding. Chapter 67-60, Fla. Admin. Code.

9. Rule 67-60.006, Fla. Admin. Code, provides that “[t]he failure of an Applicant to supply required information in connection with any competitive solicitation pursuant to this rule chapter shall be grounds for a determination of non-responsiveness with respect to its Application.”

10. Furthermore, by applying, each applicant certifies that:

Proposed Developments funded under this RFA will be subject to the requirements of the RFA, inclusive of all Exhibits, the Application requirements outlined in Rule Chapter 67-60, F.A.C., the requirements outlined in Rule Chapter 67-48, F.A.C. and the Compliance requirements of Rule Chapter 67-53, F.A.C.  
(RFA at pg. 6).

11. Because the demand for HC funding exceeds that which is available under the HC Program, qualified affordable housing developments must compete for this funding. To assess the merits of proposed developments, pursuant Chapters 67-48 and 67-60, Fla. Admin. Code, Florida Housing has established by rule a competitive solicitation process known as the Request for Applications (“RFA”).

12. Specifically, Florida Housing’s solicitation process for RFA 2020-201, as set forth in Rules 67-60.001-.009, Fla. Admin. Code, involves the following:

- a) Florida Housing publishes its competitive solicitation (RFA) in the Florida Administrative Register;
- b) applicants prepare and submit their response to the competitive solicitation;
- c) Florida Housing appoints a scoring committee (“Review Committee”) to evaluate the applications;
- d) the scoring committee makes recommendations to Florida Housing’s Board, which are then voted on by the Board; and

- e) applicants not selected for funding may protest the results of the competitive solicitation process.

13. Florida Housing issued RFA 2020-201 on or about August 26, 2020. The application deadline for the RFA as modified was November 5, 2020 (“Application Deadline”).

14. The RFA sets forth the information required to be provided by the applicants, which includes a general description of the type of projects that will be considered eligible for funding and delineates the submission requirements. (RFA at pp. 2-82). The RFA sets forth on Pages 71 and 72, a list of mandatory Eligibility that must be included in a response. The RFA expressly provides that “[o]nly Applications that meet all of the Eligibility Items will be eligible for funding and considered for funding selection.” (RFA at pg. 71).

15. The Corporation has a goal to fund five Medium County Developments that qualify for the Local Government Areas of Opportunity Funding Goal outlined in Section Four A.11.a. of the RFA, with a preference that three of the Applications meet the criteria outlined in Section Four, A.11.b(1) of the RFA to be considered submitted but not awarded in RFA 2019-113 (“Resubmitted Preference”).

16. On or about January 12, 2021, the Review Committee, which consisted of Florida Housing staff, met and considered the applications responding to the RFA. At the meeting the Review Committee listed and input the scores for each application and ultimately made recommendations to the Florida Housing Board of Directors (“Board”) for their consideration. The Review Committee determined that Madison Oaks West was eligible, but was not scored as meeting the Resubmitted Preference.

17. On January 22, 2021, Florida Housing’s Board of Directors adopted the Review Committee’s recommendations and tentatively authorized the selection for funding of those

applications identified in RFA 2020-201 Board Approved Preliminary Awards report, which reflected the preliminary funded applicants.

### **NOTICE OF AGENCY ACTION**

18. Petitioners received notice on January 22, 2021 of Florida Housing's Final Agency Action entitled "RFA 2020-201 Board Approved Preliminary Awards" dated January 22, 2021 ("Corporation's Notice").

### **NOTICE OF PROTEST**

19. On January 27, 2021, Petitioners timely filed their Notice of Protest in which they challenged the selection of the applications in the Corporation's Notice (See attached Exhibit A, which includes the Corporation's Notice reflecting the preliminarily funded applicants).

### **SUBSTANTIAL INTERESTS**

20. Petitioners timely submitted an application in response to the RFA, Application #2021-073C ("Application"). In their Application, Petitioners sought an allocation of \$1,700,000 in annual federal tax credits to help finance the development of their project, a 96-unit Garden Apartment complex in Marion County.

21. Petitioners were scored as having satisfied eligibility requirements, but, not qualifying for the Resubmitted Preference. (See RFA 2020-201, All Applications Report attached as Exhibit B and RFA 2020-201 Scoring Sheet as Exhibit C. Petitioners were assigned lottery number 33.

22. Florida Housing's scoring of the Madison Oaks West Application as not qualifying for the Resubmitted Preference was clearly erroneous, arbitrary, capricious, and contrary to the RFA as set forth below.

23. Villages of New Augustine, LLC (“Villages”) submitted an application in response to the RFA, Application #2021-056C. The Villages sought an allocation of \$1,575,000 in annual federal tax credits to help finance the development of its project, a 92-unit Garden Apartments complex in St. Johns County.

24. The Villages were scored as having satisfied eligibility requirements for funding. (See RFA 2020-201 All Applications Report). The Villages was assigned lottery number 26.

25. The Villages failed to meet or satisfy RFA eligibility requirements, and are not entitled to the eligibility determination of its application. As a result of the preliminary scoring process the Villages was incorrectly included in the preliminary awards rankings and should have been deemed ineligible. As more specifically alleged below, Florida Housing improperly determined that the Villages satisfied RFA mandatory eligibility requirements.

26. Through this proceeding Petitioners are challenging and seeking a determination that Florida Housing erred in its preliminary eligibility and the decision to preliminary award Housing Credits to the Villages. But for the errors described in this petition, Petitioners would have been ranked in the funded range; would have qualified for the Resubmitted Preference; and would have been entitled to an allocation of housing credits from RFA 2020-201.

### **MADISON OAKS WEST**

#### **Resubmitted Preference**

27. The Petitioner was incorrectly excluded in the preliminary awards rankings for the Resubmitted Preference and should have been deemed qualified for the Resubmitted Preference.

28. The RFA lists specific funding Goals and Preferences for scoring consideration. The specific Goal that pertains to Madison Oaks West is as follows:

Section Five, B. Selection Process (Page 75)

1. Goals

- a. The Corporation has a goal to fund five Medium County Developments that qualify for the Local Government Areas of Opportunity Funding Goal outlined in Section Four A.11.a. of the RFA, with a preference that three of the Applications meet the criteria outlined in Section Four, A.11.b(1) of the RFA to be considered submitted but not awarded in RFA 2019-113....

29. Section Four of the RFA provides requirements to select preferences within the Goals. The specific preference that pertains to Madison Oaks West is the Resubmitted Preference. FHFC scored Madison Oaks West as meeting all of the requirements for the Resubmitted Preference, except the fourth one which provides: “All entities that are Principals for the Applicant and Developer(s) disclosed on the Principal Disclosure Form submitted for the proposed Development and the Application submitted in RFA 2019-113 must be identical; ...”

30. FHFC erroneously scored Madison Oaks West on this item, because the Developer for Madison Oaks West was different in RFA 2020-201 than it was in RFA 2019-113, although the RFA did not require the Developer to be identical.

31. The RFA only requires that “entities that are Principals for the Applicant and Developer(s),” must be identical. The “Applicant and Developer” entities are not required to be identical.

32. Every entity and natural person disclosed on the Madison Oaks West Principal Disclosure Form for the Applicant and Developer was identical in both RFA 2019-113 and RFA 2020-201, thereby satisfying the requirements of the RFA.

33. Madison Oaks West unequivocally met the qualification requirements for the Resubmitted Preference. FHFC was clearly erroneous, arbitrary, capricious, in its scoring of the

Petitioners' Application, and Petitioner should be deemed qualified for the Resubmitted Preference.

## THE VILLAGES

### Zoning

34. Zoning is also a Mandatory Item in the RFA. If an Applicant does not demonstrate Appropriate Zoning as required by the RFA, then the Application must be deemed nonresponsive and ineligible for consideration of funding. Rule 67-60.006(1). Fla. Admin. Code.

35. With respect to Appropriate Zoning, the RFA states:

(1) Appropriate Zoning. Demonstrate that as of **the Application Deadline the entire proposed Development site is appropriately zoned and consistent with local land use regulations regarding density** and intended use or that the proposed Development site is legally non-conforming by providing, as Attachment 9 to Exhibit A, the applicable properly completed and executed verification form:

(a) The Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations form (Form Rev. 06-20); or

(b) The Florida Housing Finance Corporation Local Government Verification that Permits are Not Required for this Development form (Form Rev. 06-20).

(RFA pg. 37) (Emphasis added).

36. The Villages included at Attachment 9 to its application Florida Housing's Zoning Verification Form in an attempt to demonstrate zoning for the Development site. (See attached Exhibit D).

37. The Zoning Verification Form states that the number of units in the development is 92.

38. The Villages included at Attachment 8 to its application a ground lease establishing that the Development Site is three parcels totaling 6.35 acres.



39. The current land use regulations for St Johns County establish a maximum density of 13 dwelling units per acre as verified by the local zoning official.

40. The maximum density of the Development Site is 13 units per acre times 6.35 acres for a maximum density of 82 units, and therefore, the Villages proposed development exceeds the maximum density by 10 units.

41. The Zoning Verification was obtained by a negligent misrepresentation. Upon information and belief, the zoning official who signed the Zoning Form was either mistakenly told that the Development Site was four Parcels or was misled by the map provided to the zoning official which could be read to include four parcels. The map is attached as Exhibit E. The zoning official calculated the four parcels as totaling 7.8 acres.

42. The zoning official who signed the Zoning Verification Form has stated that she was not aware that the Development Site was less than 7.8 acres and further stated that St. Johns County cannot approve a project, which is not in compliance with the Comprehensive Plan.

43. The Villages' Zoning Verification Form was signed based on a negligent misrepresentation and a false assumption, and therefore, the Zoning Verification Form is nonresponsive and should be rejected by Florida Housing. Florida Housing's determination that the Villages' Application was eligible for funding based on the Zoning Verification Form is clearly erroneous.

#### **ISSUES OF MATERIAL FACT AND LAW**

44. Disputed issues of material fact and law include those matters pled in this petition, and include but are not limited to the following:

- a) Whether the requirements for eligibility found in the provisions of the RFA have been followed with respect to the proposed allocation of tax credits

to the Villages under the RFA or correct eligibility determinations have been made based on the provisions of the RFA;

b) Whether Florida Housing's proposed allocation of the tax credits to the Villages are consistent with the RFA, the requirements of a competitive procurement process and Florida Housing's rules and governing statutes;

c) Whether the criteria for determining eligibility, ranking and evaluation of proposals in the RFA were properly followed;

d) Whether the preliminary rankings properly determine the eligibility of potential applicants for funding in accordance with the standards and provisions of the RFA;

e) Whether the rankings and proposed awards are consistent with the RFA and the disclosed basis or grounds upon which tax credits are to be allocated;

f) Whether the rankings and proposed awards are based on a correct determination of the eligibility of the applicants or correct scoring and ranking criteria in the RFA;

g) Whether the rankings and proposed awards are consistent with fair and open competition for the allocation of tax credits;

h) Whether the rankings and proposed awards are based upon clearly erroneous or capricious eligibility determinations, scoring or rankings;

i) Whether the proposed awards improperly incorporate new policies and interpretations that impermissibly deviate from the RFA specifications, existing rules or prior Florida Housing interpretations and precedents;

j) Whether the Madison Oaks West Application should be deemed qualified for the Resubmitted Preference under the RFA because of FHFC's erroneous scoring determination.

k) Whether the Villages Application should be deemed ineligible for funding under the RFA because of its failure to satisfy RFA requirements with respect to Zoning.

l) Whether the criteria and procedures for the scoring, ranking and eligibility determination of the Villages and Madison Oaks West Applications are arbitrary, capricious, contrary to competition, contrary to the RFA requirements, or are contrary to prior Florida Housing interpretations of the applicable statutes and administrative rules;

m) Whether the RFA's criteria were properly followed in determining eligibility, ranking and evaluation of the Villages and Madison Oaks West Applications;

n) Whether the Villages' eligibility determination and ranking is consistent with fair and open competition for the allocation of tax credits;

o) Whether Madison Oaks West's disqualification for the Resubmitted Preference and ranking are based on clearly erroneous or capricious eligibility determination, scoring or ranking;

p) Whether the Villages' eligibility determination and ranking are based on clearly erroneous or capricious eligibility determination, scoring or ranking;

q) Whether Madison Oaks West's disqualification for the Resubmitted Preference determination and ranking improperly incorporate new policies and interpretations that impermissibly deviate from the RFA specifications, existing rules or prior Florida Housing interpretations and precedents; and,

r) Whether the Villages' eligibility determination and ranking improperly incorporate new policies and interpretations that impermissibly deviate from the RFA specifications, existing rules or prior Florida Housing interpretations and precedents; and,

s) Such other issues as may be revealed during the protest process.

45. Petitioners reserve the right to seek leave to amend this petition to include additional disputed issues of material fact and law that may become known through discovery.

#### **STATEMENT OF ULTIMATE FACTS AND LAW**

1. As a matter of ultimate fact and law, Florida Housing improperly determined that the Madison Oak West's application did not qualify for the Resubmitted Preference under RFA 2020-201.

2. As a matter of ultimate fact and law, Florida Housing improperly scored Madison Oaks West's Application as not qualifying for the Resubmitted Preference.

3. As a matter of ultimate fact and law, but for these errors in the scoring of Madison Oaks West's Application, Petitioners would have been qualified for the Resubmitted Preference.

4. As a matter of ultimate fact and law, the Villages failed to complete their application in accordance with the competitive solicitation; their application was not responsive to and failed to comply with relevant portions of the RFA 2020-201; and, therefore, their application should not have been considered for funding or scored as being an eligible application.

5. As a matter of ultimate fact and law, Florida Housing improperly determined that The Villages' application was completed in accordance with the competitive solicitation; was responsive to all applicable provisions of the RFA 2020-201 and, as a result, was eligible for funding under RFA 2020-201.

6. As a matter of ultimate fact and law, Florida Housing improperly scored the Villages' Application as having satisfied all mandatory eligibility requirements as of the Application Deadline.

7. As a matter of ultimate fact and law, Florida Housing improperly determined that the Villages was eligible for funding.

8. As a matter of ultimate fact and law, but for these errors in the Villages' Application, Petitioners would have been entitled to an allocation of its requested tax credit funding.

## **STATUTES AND RULES**

Statutes and rules governing this proceeding are Sections 120.569 and 120.57(3), and Chapter 420, Fla. Stat., and Chapters 28-106, 67-60, 67-48 and 67-40, Fla. Admin. Code.

**WHEREFORE**, Petitioners request that:

A. Florida Housing refer this Petition to the Division of Administrative Hearings for a formal administrative hearing and the assignment of an Administrative Law Judge pursuant to Section 120.57(3), Fla. Stat.;

B. The Administrative Law Judge enter a Recommended Order determining that:

- 1) FHFC's scoring of Madison Oaks West's application was erroneous and that Petitioner's did meet the requirements for the Resubmitted Preference under RFA 2020-201;
- 2) The Villages failed to complete their application in accordance with the competitive solicitation; that their application was non-responsive to and failed to comply with RFA 2020-201; and that their application should not have been scored as having satisfied mandatory eligibility requirements as prescribed by RFA 2020-201;
- 3) Florida Housing improperly determined that the application submitted by the Villages was completed in accordance with the competitive solicitation;
- 4) Florida Housing improperly determined that the application submitted by the Villages was responsive to RFA 2020-201.
- 5) Florida Housing improperly determined that the Villages' application was eligible for funding under RFA 2020-201.

C. The Administrative Law Judge enter a Recommended Order recommending Florida Housing award Petitioners their requested tax credit funding;

D. Florida Housing enter a Final Order awarding Petitioners their requested tax credit funding; and,

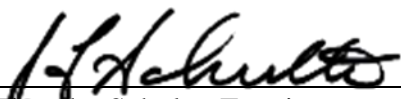
E. Petitioners be granted such other relief as may be deemed appropriate.

Respectfully submitted this 8th day of February, 2021.

  
\_\_\_\_\_  
J. Timothy Schulte, Esquire  
FBN: 769169  
Zimmerman, Kiser, & Sutcliffe, P.A.  
315 East Robinson Street, Suite 600 (32801)  
P. O. Box 3000  
Orlando, Florida 32802  
Email: [tschulte@zkslawfirm.com](mailto:tschulte@zkslawfirm.com)  
407-425-7010 (phone)  
407-425-2747 (fax)

**CERTIFICATE OF SERVICE**

I certify that the original of the foregoing Formal Written Protest of Award and Petition for Administrative Hearing (Application #2021-073C) has been filed by electronic mail to the Corporation Clerk, Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301 ([CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)) and a copy furnished via electronic mail to Hugh Brown, Esq., General Counsel, Florida Housing Finance Corporation, 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301 ([Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org)) this 8th day of February, 2021.

  
\_\_\_\_\_  
J. Timothy Schulte, Esquire  
Florida Bar No.: 769169  
Zimmerman, Kiser & Sutcliffe, P.A.



J. Timothy Schulte, Esquire  
[tschulte@zkslawfirm.com](mailto:tschulte@zkslawfirm.com)

January 27, 2021

*Sent via email*  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

RECEIVED

JAN 27 2021 11:38 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2020-201 Housing Credit Financing for Affordable Housing  
Developments in Medium and Small Counties ("the RFA")  
Notice of Protest

Dear Corporation Clerk:

On behalf of Applicants Madison Oaks West, LLC ("Madison Oaks West"), Application No. 2021-073C, and Developers ARC 2020, LLC, and New South Residential, LLC (collectively "ARC") this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3); Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code; and the RFA. Madison Oaks West and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, January 22, 2021 at 2:50 p.m. Madison Oaks West and ARC reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Madison Oaks West and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Very truly yours,

  
J. Timothy Schulte

JTS/jle  
Encl.

cc: Madison Oaks West, LLC (via email)  
ARC 2020, LLC (via email)  
New South Residential, LLC (via email)  
Ava M. Sigman, Esq. (via email)





RFA 2020-201 - Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Funded with CAA or 2021 Disaster Funding	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Priority Level	PHA Area of Opportunity	Qualifies for LGAO Goal, and submitted, but not awarded in 2019-113?	Qualifies for LGAO Goal, and not submitted in 2019-113?	LGAO in 2019-113?	Qualifies for the Revitalization Goal?	Revit. in 2019-113?	Qualifies for the Geographic Area of Opportunity / HUD-designated SACDA Funding Goal?	Qualifies for the SunRail Goal?	Total Points	Per Unit Construction Funding Preference	Development Category Preference	Leveraging Classification	Proximity Level	Grocery Store Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number
2021-054C	Tranquility at Ferry Pass	Escambia	M	Y	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	36	630,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	47
2021-056C	Villages of New Augustine	Saint Johns	M	N	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,575,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	2	N	N	Y	26
2021-059C	Molly Crossing	Clay	M	N	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	1,450,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	2
2021-077C	Cypress Garden Apartments	DeSoto	S	N	Darren J. Smith	AHA Development, LLC; Cypress Fortis Development, LLC	F	58	1,375,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	6
2021-081C	Tanager Square	Pasco	M	N	Domingo Sanchez	DDER Development, LLC	F	88	1,600,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	13
2021-083C	Monroe Place	Seminole	M	N	Brett Green	Monroe Place Developer, LLC; Judd Roth Real Estate Development, Inc.; GSL Monroe Place, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	1	Y	Y	Y	49
2021-090C	Blue Sky Landing II	Saint Lucie	M	N	Shawn Wilson	Blue Sky Developer, LLC	F	82	1,675,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	16
2021-098C	Pinnacle at the Wesleyan	Osceola	M	N	David O. Deutch	Pinnacle Communities, LLC	F	96	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	3
2021-108C	Swan Landing	Polk	M	N	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	1	N	N	Y	N	N	N	Y	N	20	Y	Y	A	1	Y	Y	Y	10
2021-111C	RIVERVIEW6	Manatee	M	N	Matthew A. Rieger	HTG RIVERVIEW6 DEVELOPER, LLC	F	80	1,699,990	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	1	Y	Y	Y	14
2021-113C	Pinnacle at Hammock Springs	Bay	M	N	David O. Deutch	Pinnacle Communities, LLC	F	96	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	2	Y	Y	Y	9
2021-130C	Arbours at Crestview	Okaloosa	M	Y	Sam T. Johnston	Arbour Valley Development, LLC	F	96	1,656,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	2	Y	Y	Y	7
2021-136C	Rosemary Place	Walton	S	Y	Stewart W. Rutledge	RM FL Development, LLC	F	72	1,175,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	2	Y	Y	Y	58

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation 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.



RFA 2020-201 Application Submitted Report  
(subject to further verification and review)

11/5/20

AppNumber	Name of proposed Development	County	Coutny Size	Development Location	Demographic	Name Of Applicant	NonProfit Applicant	Developer	N67ER201 compliance	Priority Level	Authorized Contact	Operational Contact	Development Category	DevType
2021-054C	Tranquility at Ferry Pass	Escambia	M	West side of Carl Dean St., approximately 1,145 feet north of the intersection of Carl Dean St. and E. Olive Rd., Escambia County	F	Timshel Ferry Pass Housing, LLC	N	Timshel Hill Tide Developers, LLC	Y	Priority I	Todd M. Wind	Brian Waterfield	NC	G
2021-055C	The Verandas of Punta Gorda III	Charlotte	M	Airport Rd., approximately 850 ft NW of the intersection of Airport Rd. and Cooper St., Punta Gorda	F	The Verandas of Punta Gorda III, LLLP	N	Norstar Development USA, LP; Punta Gorda Developers, LLC; Newstar Development, LLC	Y	Priority I	Richard L. Higgins	Brian Evjen	NC	G
2021-056C	Villages of New Augustine	Saint Johns	M	Site #1: Chapin St., southeast corner of Chapin St. and N. Volusia St., unincorporated St. Johns County; Site #2: Chapin St., northeast corner of Chapin St. and N. Volusia St., unincorporated St. Johns County; Site #3: Chapin St., approx. 209 ft. from southeast corner of Chapin St. and N. Brevard St., unincorporated St. Johns County	F	Ability VNA, LLC	Y	Ability Housing, Inc.	Y	Priority I	Shannon L. Nazworth	Andrew S Fink	NC	G
2021-057C	Clermont Ridge Senior Villas II	Lake	M	North side of Hunt Trace Blvd., at intersection of Hunt Trace Blvd. and Fairgreen Ct., Clermont	E, Non-ALF	Turnstone 2018-1, LP	Y	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	Y	Priority I	William Schneider	Michael A Hartman	NC	G
2021-058C	Leah Gardens	Escambia	M	625 E. Olive Road, Pensacola, unincorporated Escambia County	F	Leah Gardens, Ltd.	N	TVC Development, Inc.	Y	Priority I	James R. Hoover	Kevin L. Troup	NC	G
2021-059C	Molly Crossing	Clay	M	3344 Old Jennings Road, Middleburg, unincorporated Clay County	E, Non-ALF	Molly Crossing, Ltd.	N	TVC Development, Inc.	Y	Priority I	James R. Hoover	Kevin L. Troup	NC	G
2021-060C	Aero Vue Crossings	Osceola	M	Aeronautical Drive, W of the Intersection of Aeronautical Drive and E Irlro Bronson Memorial Highway, Osceola County	F	Aero Vue Crossings, LLC	N	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	Y	Priority I	Brett Green		NC	MR 4
2021-061C	The Fountains at Hidden Lake	Citrus	M	W Ashburn Ln, W Ashburn Ln and US Hwy 19, Crystal River	E, Non-ALF	HTG Hidden Lake, Ltd.	N	HTG Hidden Lake Developer, LLC	Y	Priority I	Matthew A. Rieger	Michael S. Sheitelman	NC	G
2021-062C	Waterside Drive	Lee	M	1935 Lafayette St, Fort Myers, FL	F	SP Tidewater LLC	N	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	Y	Priority I	J. David Page	Brianne E. Heffner	NC	MR 5/6
2021-063C	Spruce Creek Commons	Volusia	M	West side of Spruce Creek Rd, approximately 1000 feet North of the intersection of Spruce Creek Rd and Nova Rd, Port Orange, FL	F	SP Creek LLC	N	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	Y	Priority I	J. David Page	Brianne E. Heffner	NC	G



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2021-054C	Tranquility at Ferry Pass	Y	N	N	30.513260	-87.209091		N	N		0.24	0.25					N	0.7	0.5	0.7	0.5	Y	N	Y	36	36	0	40% at 60%	100		
2021-055C	The Verandas of Punta Gorda III	Y	Y	N	26.917735	-82.042009		Y	N								N	0.3	0.3	0.3	0.7	Y	N	N	56	56	0	40% at 60%	100		
2021-056C	Villages of New Augustine	Y	N	Y	29.891360	-81.344566	Site #2: 29.891864, -81.344535 Site #3: 29.891191, -81.345497	N	N								N					Y	N	Y	92	92	0	40% at 60%	100		
2021-057C	Clermont Ridge Senior Villas II	Y	Y	N	28.550284	-81.730921		N	N	N	0.45	0.47					N	1	0.4	0.4	0.9	N	Y	N	N	81	81	0	40% at 60%	100	
2021-058C	Leah Gardens	Y	N	N	30.510071	-87.244979		N	N	N/A							N					Y	N	N	120	120	0	Avg. Inc. Test	80		
2021-059C	Molly Crossing	Y	N	N	30.115016	-81.828085		N	N	N							N	0.5	0.5	0.7	1.1	Y	N	N	90	90	0	40% at 60%	100		
2021-060C	Aero Vue Crossings	Y	Y	N	28.281919	-81.350295		N	N	N/A	0.18	0.11					N	0.2	0.6	0.2	1.1	N	N	Y	79	79	0	Avg. Inc. Test	100		
2021-061C	The Fountains at Hidden Lake	Y	N	N	28.922747	-82.610242		N	N	N							N					Y	N	N	100	100	0	40% at 60%	100		
2021-062C	Waterside Drive	Y	Y	N	26.635147	-81.873609		N	N	N/A	0.09	0.07	0.23				N	0.3	0.2	0.3	0.5	N	N	N	72	72	0	40% at 60%	100		
2021-063C	Spruce Creek Commons	Y	N	N	29.119805	-80.994025		N	N	N/A				0.2			N	0.1	0.7	0.1	1.4	N	N	N	100	100	0	40% at 60%	100		

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2021-054C	Tranquility at Ferry Pass	630,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	133,000.00	47
2021-055C	The Verandas of Punta Gorda III	1,183,900	N	N	N	Y	N	N	Y	N	Y	Y	Y	N	Y	129,999.83	51
2021-056C	Villages of New Augustine	1,575,000	N	N	N	N	N	N	Y	N	Y	N	Y	Y	N	130,108.70	26
2021-057C	Clermont Ridge Senior Villas II	1432814	Y	Y	N	N	N	Y	N	N	Y	N	N	N	N	116,960.08	39
2021-058C	Leah Gardens	1,540,000	N	N	N	N	N	N	Y	N	Y	N	Y	Y	N	121,916.67	64
2021-059C	Molly Crossing	1,450,000	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	N	122,444.44	2
2021-060C	Aero Vue Crossings	1,700,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	133,004.18	22
2021-061C	The Fountains at Hidden Lake	1,699,999	N	N	N	Y	N	N	Y	N	Y	N	Y	N	Y	129,199.92	59
2021-062C	Waterside Drive	1,640,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	137,510.43	8
2021-063C	Spruce Creek Commons	1,640,000	N	Y	N	N	N	Y	N	Y	Y	N	N	N	N	124,640.00	65

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2021-064C	Cardinal Pointe	Osceola	M	Village Shoppes Drive approximately 700 feet east of the intersection of Village Shoppes Drive and Pleasant Hill Road, Unincorporated Osceola County	F	Cardinal Pointe, LLC	N	DDER Development, LLC	Y	Priority I	Domingo Sanchez	Melanie Greenwood	NC	G
2021-065C	Madison Grove	Osceola	M	On the north side of Progress Lane, approximately 500' west of the intersection of Innovation Drive and Progress Lane, St. Cloud	E, Non-ALF	Madison Grove, LLC	N	ARC 2020, LLC; New South Residential, LLC	Y	Priority I	Patrick E. Law	Stacy T Banach	NC	HR
2021-066C	Madison Bay	Volusia	M	NE Corner of 3rd Street and Ridgewood Ave, Holly Hill	E, Non-ALF	Madison Bay, LLC	N	ARC 2020, LLC; New South Residential, LLC	Y	Priority II	Patrick E. Law	Stacy T Banach	NC	HR
2021-067C	Madison Moor	Alachua	M	2420 SE Hawthorne Road, Gainesville, FL 32641	E, Non-ALF	Madison Moor, LLC	N	ARC 2020, LLC; New South Residential, LLC	Y	Priority II	Patrick E. Law	Stacy T Banach	NC	MR 5/6
2021-068C	Sea Salt Pines Apartments	Pasco	M	4210 Madison Street, New Port Richey	E, Non-ALF	Sea Salt Pines Apartments, LP	N	Sea Salt Pines Developer, LLC	Y	Priority I	Renee Sandell	Kevin J. DiQuattro	NC	MR 4
2021-069C	River Fox Commons	Walton	S	20th St - ID#25-3N-19-19070-001-8192, Defuniak Springs	F	River Fox Commons, LP	Y	River Fox Commons Developer, LLC	Y	Priority I	Renée F. Sandell	Kevin J. DiQuattro	NC	G
2021-070C	Arbours at LaBelle	Hendry	S	615 W. Cowboy Way, LaBelle, FL 33935 South side of W. Cowboy Way approximately 800 feet east of Martin Luther King, Jr. Blvd, LaBelle, FL	F	Arbours at LaBelle, LLC	N	Arbour Valley Development, LLC	Y	Priority I	Sam T Johnston		NC	G
2021-071C	Arbours at Merrillwood Family	Alachua	M	Parcel A, on Merrillwood Drive, east of the intersection of Merrillwood Drive and NW 154th Lane, Alachua, FL Parcel B, on Merrillwood Drive, west of the intersection of Merrillwood Drive and NW 154th Lane, Alachua, FL Parcel C, on Merrillwood Drive, east of the intersection of Merrillwood Drive and NW 132nd Terrace, Alachua, FL	F	Arbours at Merrillwood Family, LLC	N	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	Y	Priority I	Sam T Johnston		NC	G
2021-072C	Madison Oaks East	Marion	M	On the south side of NW 35th St, approximately 2000' east of the intersection of NW 27th Ave and NW 35th St, City of Ocala	E, Non-ALF	Madison Oaks East, LLC	N	ARC 2020, LLC; New South Residential, LLC	Y	Priority I	Patrick E. Law	Stacy T Banach	NC	MR 4
2021-073C	Madison Oaks West	Marion	M	On the south side of NW 35th St, approximately 1600' east of the intersection of NW 27th Ave and NW 35th St, City of Ocala	F	Madison Oaks West	N	ARC 2020, LLC; New South Residential, LLC	Y	Priority I	Patrick E. Law	Stacy T Banach	NC	G

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2021-064C	Cardinal Pointe	Y	Y	N	28.180032	-81.437642		N	N		0.2	0.2					N	0.1	0.3	0.1	0.4	N	N	N	90	90	0	40% at 60%	100		
2021-065C	Madison Grove		Y	N	28.229889	-81.307889		N	N	N							N	1	0.1	1	0.5	Y		N	N	80	80	0	40% at 60%	100	
2021-066C	Madison Bay		Y	N	29.232333	-81.033694		N	N	N							N					Y		N	N	80	80	0	40% at 60%	100	
2021-067C	Madison Moor	Y	Y	N	29.645444	-82.292861		N	N	N							N					Y		N	Y	82	82	0	40% at 60%	100	
2021-068C	Sea Salt Pines Apartments	Y	Y	N	28.220163	-82.713660		N	N	N	0.11	0.14					N	0.1	0.3	0.1	0.6	N	N	Y	72	72	0	40% at 60%	100		
2021-069C	River Fox Commons			N	30.731170	-86.126268		N	N	N/A							N	1.7	1	0.8	0.7	N		N	N	82	82	0	40% at 60%	100	
2021-070C	Arbours at LaBelle	Y	N	N	26.745750	-81.447778		N	N								N	0.6	0.6	0.6	0.4	N	N	N	80	80	0	40% at 60%	100		
2021-071C	Arbours at Merrillwood Family	Y	N	Y	29.796208	-82.486147	29.795969, -82.485543 29.795694, -82.485865	Y	N								N	0.9	0.6	0.6	0.4	Y	N/A	N	Y	93	93	0	40% at 60%	100	
2021-072C	Madison Oaks East	Y	Y	N	29.221194	-82.160972		N	N	N							N					Y		N	N	84	84	0	40% at 60%	100	
2021-073C	Madison Oaks West	Y	Y	N	29.221194	-82.162833		N	N	N							N					Y		N	N	96	96	0	40% at 60%	100	

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2021-064C	Cardinal Pointe	1,680,000	N	Y	N	N	N	Y	N	Y	Y	N	N	N	N	123,424.00	74
2021-065C	Madison Grove	1,700,000.00	N	Y	N	N	N	Y	Y	N	Y	N	Y	Y	N	125,232.72	37
2021-066C	Madison Bay	1,700,000.00	N	N	N	Y	N	N	Y	N	Y	N	Y	Y	N	125,232.72	18
2021-067C	Madison Moor	1,700,000.00	N	N	N	Y	N	N	N	N	Y	N	N	N	N	125,158.22	40
2021-068C	Sea Salt Pines Apartments	1,583,100	N	N	N	Y	N	N	N	N	Y	N	N	N	N	135,899.96	83
2021-069C	River Fox Commons	1,450,730	N	N	N	Y	N	N	N	N	Y	N	N	N	N	146,149.89	34
2021-070C	Arbours at LaBelle	1,408,300	N	N	N	Y	N	N	N	N	Y	N	N	N	N	133,788.50	27
2021-071C	Arbours at Merrillwood Family	1,700,000	N	N	N	N	Y	N	N	N	Y	Y	N	N	N	129,200.00	73
2021-072C	Madison Oaks East	1,700,000.00	N	N	N	Y	N	N	Y	N	Y	N	Y	Y	N	125,087.27	35
2021-073C	Madison Oaks West	1,700,000.00	N	N	N	Y	N	N	Y	N	Y	N	Y	Y	N	117,087.50	33

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2021-074C	Panama Manor	Bay	M	712 College Avenue, Panama City	E, Non-ALF	Panama Manor, LP		Panama Manor Developer, LLC	Y	Priority I	Renée Sandell	Kevin J DiQuattro	NC	MR 4
2021-075C	Villas at Academy Place	Seminole	M	Villas at Academy Place consists of three scattered sites located at the following addresses: Scattered Site 1: On Academy Place northwest of the intersection of Academy Place and Doctors Court, Oviedo, FL 32765 Scattered Site 2: On Academy Place southwest of the intersection of Academy Place and Academy Avenue, Oviedo, FL 32765 Scattered Site 3: On Doctors Drive southwest of the intersection of Academy Avenue and Doctors Drive, Oviedo, FL 32765	F	Villas at Academy Place, Ltd.	Y	Pantheon Development Group, LLC; SCHA Developer, LLC	Y	Priority I	Darren J. Smith	Richard Crogan	NC	G
2021-076C	Grove Manor Phase I	Polk	M	West Sessoms Avenue, northeast of the intersection of West Sessoms Avenue and Dr. Martin Luther King Jr. Boulevard, Lake Wales	F	Grove Manor Phase I, LLC	N	Pantheon Development Group, LLC; LWHA Development, LLC	Y	Priority I	Darren J. Smith	Richard Crogran	NC	G
2021-077C	Cypress Garden Apartments	DeSoto	S	E Cypress Street, southeast of the intersection of N 11th Avenue and E Cypress Street, Arcadia	F	Cypress Garden Apartments, LLC	N	AHA Development, LLC; Cypress Fortis Development, LLC	Y	Priority I	Darren J. Smith	Richard Crogan	NC	G
2021-078C	Woodland Park Phase II	Alachua	M	SE 19th Pl, SE of the intersection of SE 1st Terr and SE 19th Pl, Gainesville; SE 1st Terr, NE of the intersection of SE 1st Terr and SE 19th Pl, Gainesville; SE 20th Ln, SE of the intersection of SE 20th Ln and SE 20th Pl, Gainesville	F	Woodland Park II, LLC	N	Norstar Development USA, LP; GHA Development, LLC; Newstar Development, LLC	Y	Priority I	Brian Evjen	Justin Corder	NC	G
2021-079C	Fairway Park	Polk	M	Polk City Road, Polk City Road and Surry Street, Haines City Glen Este Blvd, Glen Este Blvd and US Highway 27, Haines City	F	HTG Fairway Park, LLC	N	HTG Fairway Park Developer, LLC	Y	Priority I	Matthew A. Rieger	Michael S. Sheitelman	NC	MR 4
2021-080C	Falcon Trace	Osceola	M	South Rail Avenue, approximately 1,793 feet east of the intersection of South Rail Avenue and South Poinciana Blvd., Unincorporated Osceola County	F	Meadlowlark Court, Ltd.	N	DDER Development, LLC	Y	Priority I	Domingo Sanchez	Melanie Greenwood	NC	G



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2021-074C	Panama Manor	Y	Y	N	30.161129	-85.629617		N	N	N	0.2788						N	0.3	1.1	0.7	0.8	Y	N/A	N	N	80	80	0	Avg. Inc. Test	100	
2021-075C	Villas at Academy Place	Y	Y	Y	28.6665360 *	-81.1971120 *	Scattered Site 1/Development Location Point: 28.6665360, -81.1971120* Scattered Site 2: 28.6662639, -81.1962083* Scattered Site 3: 28.6656611, -81.1966806*	N	N								N	1.2	1.6	1	0.2	Y		N	N	60	60	0	Avg. Inc. Test	100	
2021-076C	Grove Manor Phase I	Y	Y	N	27.9051278*	-81.5931667*		Y	N		0.06	0.06					N	0.9	0.4	0.9	0.7	Y		N	Y	86	86	0	Avg. Inc. Test	100	
2021-077C	Cypress Garden Apartments	Y	Y	N	27.214896	-81.846673		N	N								N	0.3	0.2	0.6	0.3	N	N	N	N	58	58	0	40% at 60%	100	
2021-078C	Woodland Park Phase II	Y	N	Y	29.632549	-82.317752	SS1: 29.633096, -82.318438 SS2: 29.631935, -82.317333	Y	N		0.15	0.14	0.17				N	0.7	1.5	0.7	0.8	Y		N	N	96	96	0	40% at 60%	100	
2021-079C	Fairway Park	Y	N	Y	28.123086	-81.642861	28.125047, -81.643564	N	N	N/A	0.27	0.29					N	0.3	0.4	0.2	1.2	Y		N	Y	90	90	0	40% at 60%	100	
2021-080C	Falcon Trace	Y	Y	N	28.261024	-81.480376		N	N							0.3	Y		0.5		0.8	Y		N	N	96	96	0	40% at 60%	100	

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2021-074C	Panama Manor	1,700,000	N	N	N	N	N	N	Y	N	Y	N	Y	N	Y	131,341.63	46
2021-075C	Villas at Academy Place	1,317,253	N	Y	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	134,999.99	4
2021-076C	Grove Manor Phase I	1,700,000	N	N	N	Y	N	N	Y	N	Y	Y	Y	N	Y	121,553.16	38
2021-077C	Cypress Garden Apartments	1,375,000	N	N	Y	Y	N	Y	N	Y	Y	Y	N	N	N	145,777.50	6
2021-078C	Woodland Park Phase II	1,700,000	N	N	N	N	Y	N	Y	N	Y	Y	Y	N	Y	125,162.50	52
2021-079C	Fairway Park	1,666,900	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	Y	131,580.42	71
2021-080C	Falcon Trace	1,680,000	N	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	115,710.00	81

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2021-081C	Tanager Square	Pasco	M	Old Co Rd 54, approximately 735 feet SE of the intersection of Old Co Rd 54 and FL 54, Unincorporated Pasco County	F	Tanager Square, LLC	N	DDER Development, LLC	Y	Priority I	Domingo Sanchez	Melanie Greenwood	NC	G
2021-082C	Crest Grove Apartments	Alachua	M	Located along the southside of NE 12th Ave., 200 ft east of the intersection of NE Waldo Rd & NE 12th Ave, Gainesville	F	Crest Grove Apartments Limited Partnership	N	BCP Development 20 LLC	Y	Priority I	Donald W Paxton	Steven S Deaton	NC	MR 4
2021-083C	Monroe Place	Seminole	M	2306 West 1st Street, Sanford	E, Non-ALF	Monroe Place, LLC	N	Monroe Place Developer, LLC; Judd Roth Real Estate Development, Inc.; GSL Monroe Place, LLC	Y	Priority I	Brett Green		NC	MR 4
2021-084C	Hayden Place Apartments	Escambia	M	1201 N. P Street Escambia County, FL	F	Hayden Place Apartments Limited Partnership	N	BCP Development 20 LLC	Y	Priority I	Donald W Paxton	Steven S Deaton	NC	MR 4
2021-085C	Creekside Apartments	Osceola	M	4001 South Orange Blossom Trail, Osceola County	F	Creekside Apartments, LLC	N	Creekside Apartments Developer, LLC; Judd Roth Real Estate Development, Inc.	Y	Priority I	Brett Green		NC	G
2021-086C	Jacaranda Terrace	Charlotte	M	1200 Loveland Blvd, Port Charlotte, Unincorporated Charlotte County	F	Blue Charlotte, LLC	N	Blue Sky Developer, LLC	Y	Priority I	Shawn Wilson	Scott Macdonald	NC	G
2021-087C	Banyan Hammock Apartments	Volusia	M	N Spring Garden Ave, W Plymouth Ave and N Spring Garden Ave, Deland	F	BDG Banyan Hammock, LLC	N	BDG Banyan Hammock Developer, LLC	Y	Priority I	Scott Zimmerman	Alexander B Kiss	NC	G
2021-088C	Banyan East Town Apartments	Seminole	M	Merritt Street, Merritt Street and Ronald Reagan Blvd, Altamonte Springs	F	BDG Banyan East Town, LLC	N	BDG Banyan East Town Developer, LLC	Y	Priority I	Scott Zimmerman	Alexander B Kiss	NC	G
2021-089C	Cardinal Gardens	Lake	M	North Donnelly Street, North Donnelly Street and Limit Ave, Mount Dora	F	BDG Cardinal Gardens, LLC	N	BDG Cardinal Gardens Developer, LLC	Y	Priority I	Scott Zimmerman	Alexander B Kiss	NC	G
2021-090C	Blue Sky Landing II	Saint Lucie	M	McNeil Road at Portofino Landings Blvd., Fort Pierce	F	Blue McNeil Two, LLC	N	Blue Sky Developer, LLC	Y	Priority I	Shawn Wilson	Scott Macdonald	NC	MR 4
2021-091C	Westover Senior Housing	Escambia	M	Westover Dr , NE of the intersection of Westover Dr and Westover Ave, unincorporated Escambia County	E, Non-ALF	Westover Affordable, LLC	N	NHPF Florida Developer, LLC; AHC Development, LLC	Y	Priority I	Jamie A Smarr	Abe Singh	NC	TH
2021-092C	Corry Family Housing	Escambia	M	S Old Corry Field Rd, West of the intersection of S Old Corry Field Rd and Lexington Terrace, unincorporated Escambia County	F	Corry Family Affordable, LLC	N	NHPF Florida Developer, LLC; AHC Development, LLC	Y	Priority I	Jamie Smarr	Abe Singh	NC	G

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AppNumber	Name of proposed Development	MR 4.5 60 percent	ESS Construction	Scattered Sites	DIP latitude	DIP longitude	Scattered Sites lat/long	PHA boost	RD boost	Private transportation	Transit PBS1 distance	Transit PBS2 distance	Transit PBS3 distance	Transit BTS distance	Transit PBRTS distance	Transit Rail distance	Sunrailgoal	Grocery Distance	Medical Distance	Pharmacy Distance	School Distance	Mand distance	Proximity list related	RECAP	Revitalization Goal	Total Units	New Construction Units	Rehab Units	Minimum SetAside per Sec 42	Total Pct Set Aside - 40% at 60%	Total Pct Set Aside Avg Income Pct
2021-081C	Tanager Square	Y	Y	N	28.215907	-82.679583		N	N		0.29	0.3					N	0.9	0.1	0.8	0.6	Y	N	Y	88	88	0	40% at 60%	100		
2021-082C	Crest Grove Apartments	Y	N	N	29.662734°	-82.303325°		N	N					0.1			N	0.2	0.7	0.2	0.5	N	N	N	108	108	0	40% at 60%	100		
2021-083C	Monroe Place	Y	Y	N	28.813414	-81.292023		N	N	N						0.4	Y	1.5	0.5	0.6	0.8	N	N	Y	80	80	0	40% at 60%	100		
2021-084C	Hayden Place Apartments	Y	N	N	30.425012°	-87.242937°		N	N		0.11	0.13					N	0.4	0.2	0.3	0.7	N	N	Y	90	90	0	40% at 60%	100		
2021-085C	Creekside Apartments	Y	Y	N	28.261428	-81.443891		N	N	N/A	0.49	0.49					N	0.4	0.3	0.4	1	N	N	N	84	84	0	Avg. Inc. Test	100		
2021-086C	Jacaranda Terrace	Y	Y	N	27.011665	-82.057110		N	N	N/A							N	0.3	0.5	0.3	0.5	Y	N/A	N	96	96	0	40% at 60%	100		
2021-087C	Banyan Hammock Apartments	Y	N	N	29.040159	-81.323369		N	N	N/A	0.17	0.26					N	0.9	0.4	0.5	0.7	N	N	N	120	120	0	40% at 60%	100		
2021-088C	Banyan East Town Apartments	Y	N	N	28.668277	-81.357022		N	N	N/A						0.3	Y	1	0.6	0.7	1	N	N	N	120	120	0	40% at 60%	80		
2021-089C	Cardinal Gardens	Y	N	N	28.817706	-81.643674		N	N	N/A	0.27	0.45	0.45				N	0.4	0.5	0.2	1	N	N	N	112	112	0	40% at 60%	100		
2021-090C	Blue Sky Landing II	Y	Y	N	27.423637	-80.377466		N	N	N	0.23	0.28					N	0.1	0.8	0.1	1.9	Y	N/A	N	82	82	0	40% at 60%	100		
2021-091C	Westover Senior Housing	N	N	N	30.431556	-87.275916		N	N	N	0.21	0.22					N	0.5	1	0.2	0.9	N	N	N	75	75	0	40% at 60%	100		
2021-092C	Corry Family Housing	Y	N	N	30.397635	-87.275383		N	N	N/A	0.25						N	0.3	1.7	0.3	0.5	N	N	N	131	131	0	40% at 60%	100		

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2021-081C	Tanager Square	1,600,000	N	Y	N	N	N	Y	N	Y	Y	N	N	N	N	120,218.18	13
2021-082C	Crest Grove Apartments	1,700,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	111,827.70	44
2021-083C	Monroe Place	1,700,000	N	N	N	N	N	Y	N	N	Y	N	N	N	N	131,341.63	49
2021-084C	Hayden Place Apartments	1,650,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	130,246.38	56
2021-085C	Creekside Apartments	1,700,000	N	Y	N	N	N	Y	N	Y	Y	N	N	N	N	133,814.29	61
2021-086C	Jacaranda Terrace	1,700,000.00	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y	N	117,087.50	53
2021-087C	Banyan Hammock Apartments	1,700,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	107,666.67	23
2021-088C	Banyan East Town Apartments	1,700,000	N	N	N	N	N	N	N	N	Y	N	N	N	N	154,770.83	48
2021-089C	Cardinal Gardens	1,700,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	115,357.14	43
2021-090C	Blue Sky Landing II	1,675,000.00	Y	N	N	Y	N	N	Y	N	Y	N	Y	Y	N	126,253.79	16
2021-091C	Westover Senior Housing	1,238,217	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	126,836.49	79
2021-092C	Corry Family Housing	1,700,000	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	91,722.14	66

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2021-093C	Harmony at Defuniak Springs	Walton	S	On N. Davis Lane, approximately 360 feet South of the intersection of N. Davis Lane and Andrews Ave., DeFuniak Springs	E, Non-ALF	Timshel Walton Housing, LLC	N	Timshel Hill Tide Developers, LLC	Y	Priority I	Todd M. Wind	Brian Waterfield	NC	G
2021-094C	Venice Pointe	Sarasota	M	400 Feet SE of the Intersection of Conchfish Lane and Archerfish Way, Sarasota County, FL	E, Non-ALF	Venice Pointe, Ltd.	N	Venice Pointe Dev, LLC; JCG Real Estate Ventures, LLC	Y	Priority I	Oscar Sol	Jason Goldfarb	NC	MR 4
2021-095C	St. Peter Claver Place Phase I	Lee	M	Michigan Avenue, NE of the intersection of Michigan Avenue and Zapato Avenue, Fort Myers	F	St. Peter Claver Place, Ltd.	N	National Development of America, Inc.; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	Y	Priority I	Eric C. Miller	Debra F. Henderson	NC	G
2021-096C	Casa San Juan Diego	Collier	M	Hancock Street, SW of the intersection of Hancock Street and West Main Street, Immokalee	F	Casa San Juan Diego, Ltd.	N	National Development of America, Inc.; CSJD Developer, Inc.; CCHA Developer, LLC	Y	Priority I	Eric C. Miller	Debra F. Henderson	NC	G
2021-097C	Cedar Cove	Manatee	M	600 Orlando Ave, (Parcel id: 5341400009), unincorporated Manatee County	F	Blue Manatee, LLC	N	Blue Sky Developer, LLC	Y	Priority II	Shawn Wilson	Scott Macdonald	NC	G
2021-098C	Pinnacle at the Wesleyan	Osceola	M	On Warbird Boulevard, south of the intersection of Warbird Boulevard and Flying Fortress Avenue, Kissimmee (Property I.D. #18-25-29-2148-0001-0030)	F	Pinnacle at the Wesleyan, LLC	N	Pinnacle Communities, LLC	Y	Priority I	David O. Deutch	Timothy P. Wheat	NC	G
2021-099C	Southview Estates	Bay	M	Detroit Ave., SW of the intersection of Detroit Ave. and E 8th St., Springfield	E, Non-ALF	Southview Estates, L.P.	N	JES Dev Co, Inc.	Y	Priority I	William A Markel	Brian H Kimes	NC	G
2021-100C	Oak Vista Estates	Escambia	M	9701 Chemstrand Road, Unincorporated Escambia County	F	Oak Vista Estates, L.P.	N	JES Dev Co, Inc.	Y	Priority I	William A Markel	Brian H Kimes	NC	G
2021-101C	Peregrine Court	Osceola	M	S. Doverplum Ave, approximately 920 feet SE of the intersection of S. Doverplum Ave and Towne Center Dr, unincorporated Osceola County	F	SP Abbey LLC	N	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	Y	Priority I	J. David Page	Brianne E. Heffner	NC	G
2021-102C	Meadow Park	DeSoto	S	NE Turner Avenue, SE of the Intersection of NE Turner Avenue and NE Cody Street, unincorporated DeSoto County	F	Meadow Park Apartments, LLC	N	National Development of America, Inc.	Y	Priority I	Eric C. Miller	Debra F. Henderson	NC	G
2021-103C	The Pointe at Blairstone	Leon	M	Located 1,000 feet SE of the intersection of S. Blairstone Road and Governors Square Blvd., Tallahassee	F	The Pointe at Blairstone, LP	N	Royal American Properties, LLC	Y	Priority I	Joseph F Chapman	James A Boyd	NC	G

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2021-093C	Harmony at Defuniak Springs	Y	N	N	30.728349	-86.095892		N	N	N							N	1.1	1.2	1.1	0.5	N	N	N	N	80	80	0	40% at 60%	100	
2021-094C	Venice Pointe	Y	Y	N	27.180921	-82.479503		N	N	N	0.19	0.2					N	0.3	0.2	0.2		N	N	N	N	83	83	0	Avg. Inc. Test	100	
2021-095C	St. Peter Claver Place Phase I	Y	Y	N	26.651801	-81.832418		N	N	N/A	0.24	0.25	0.4				N	1	NA	1.1	0.4	N	N/A	N	N	136	136	0	40% at 60%	100	
2021-096C	Casa San Juan Diego	Y	Y	N	26.416374	-81.428311		N	N	N/A	0.23	0.4					N	1.3	0.7	0.7	0.2	Y	N/A	N	Y	80	80	0	40% at 60%	100	
2021-097C	Cedar Cove	Y	Y	N	27.459724	-82.568201		N	N	N/A				0.7			N	1.3	1.2	1.3	1.2	Y	N/A	N	N	96	96	0	Avg. Inc. Test	100	
2021-098C	Pinnacle at the Wesleyan	Y	N	N	28.308365	-81.448998		N	N		0.28	0.29	0.34				N	0.4	0.5	0.7	0.8	N	N	N	N	96	96	0	40% at 60%	100	
2021-099C	Southview Estates	Y	N	N	30.163023	-85.610294		N	N	N	0.34	0.7	0.71				N	1.1	0.7	0.8	0.4	N	N	N	N	50	50	0	40% at 60%	100	
2021-100C	Oak Vista Estates	Y	N	N	30.536628	-87.262970		N	N		0.29						N	0.2	0.7	0.2	0.9	N	N	N	N	90	90	0	Avg. Inc. Test	100	
2021-101C	Peregrine Court	Y	N	N	28.143679	-81.449486		N	N	N/A	0.27	0.22	0.03				N	0.1	0.3	0.1	0.3	N	N	N	N	100	100	0	40% at 60%	100	
2021-102C	Meadow Park	Y	Y	N	27.212144	-81.840300		N	N								N	0.2	0.1	0.2	0.7	N	N/A	N	N	64	64	0	40% at 60%	100	
2021-103C	The Pointe at Blairstone	Y	N	N	30.435430	-84.247313		N	N	N	0.45	0.44	0.45				N	0.3	0.8	0.3	0.6	N	N	N	N	92	92	0	40% at 60%	100	

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2021-093C	Harmony at Defuniak Springs	1,400,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	133,000.00	68
2021-094C	Venice Pointe	1,650,000	N	Y	N	N	N	Y	N	N	Y	N	N	N	N	122,870.98	28
2021-095C	St. Peter Claver Place Phase I	1,650,000	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	74,603.78	78
2021-096C	Casa San Juan Diego	1,400,000	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	107,610.30	63
2021-097C	Cedar Cove	1,700,000.00	N	N	N	Y	N	Y	N	N	Y	N	Y	N	Y	117,087.50	5
2021-098C	Pinnacle at the Wesleyan	1,699,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	134,504.17	3
2021-099C	Southview Estates	888,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	134,976.00	67
2021-100C	Oak Vista Estates	1,669,740	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	141,000.27	29
2021-101C	Peregrine Court	1,640,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	124,640.00	31
2021-102C	Meadow Park	1,260,000	N	N	Y	N	N	Y	N	Y	Y	N	N	N	N	130,173.75	82
2021-103C	The Pointe at Blairstone	1,674,000.00	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	138,286.96	54



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2021-104C	Magnolia Family II	Leon	M	Country Club Dr, SW of the intersection of Country Club Dr and Putnam Dr, Tallahassee	F	Country Club Magnolia Family II, LP	N	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	Y	Priority I	James S Grauley	Ray Kuniansky	NC	G
2021-105C	Magnolia Senior	Leon	M	Sebring Ct, NE of the intersection of Sebring Ct and Country Club Dr, Tallahassee	E, Non-ALF	Country Club Magnolia Senior, LP	N	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	Y	Priority I	James S Grauley	Ray Kuniansky	NC	G
2021-106C	Bayside Gardens	Okaloosa	M	Bass Avenue SW, approximately 887 feet southwest of the intersection of Bass Avenue SW and Comet St. SW, Fort Walton Beach	F	Bayside Gardens, LLC	N	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	Y	Priority I	Michael J. Levitt	David P. Garcia	NC	MR 4
2021-107C	Bayside Breeze	Okaloosa	M	Bass Avenue SW, approximately 275 feet southwest of the intersection of Bass Avenue SW and Comet St. SW, Fort Walton Beach	E, Non-ALF	Bayside Breeze Associates LLC	N	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	Y	Priority I	Michael J. Levitt	David P. Garcia	NC	MR 4
2021-108C	Swan Landing	Polk	M	Griffin Rd., South of intersection of Highland Fairways Blvd, Lakeland	F	Blue Griffin Terrace, LLC	N	Blue Sky Developer, LLC	Y	Priority I	Shawn Wilson	Scott Macdonald	NC	G
2021-109C	Grande Park Apartments	Hernando	M	East side of US 19 North of the intersection of US 19 and SR 50, unincorporated Hernando County, FL	F	Grande Park Limited Partnership	N	Outlook Development, LLC; Parent Development LLC	Y	Priority I	Brian J Parent		NC	G
2021-110C	Highland Park Apartments	Escambia	M	1801 W Cervantes Street, Pensacola, FL and 1900 W Gadsden Street, Pensacola, FL	E, Non-ALF	JPM Outlook One Limited Partnership	N	Outlook Development, LLC; Parent Development LLC	Y	Priority I	Brian J Parent		NC	MR 4
2021-111C	RIVERVIEW6	Manatee	M	8th Street W, 8th Street W and 7th Avenue W intersection, Bradenton	F	HTG RIVERVIEW6, LTD.	N	HTG RIVERVIEW6 DEVELOPER, LLC	Y	Priority I	Matthew A. Rieger	Michael S. Sheitelman	NC	MR 5/6
2021-112C	Woodlock Manor	Alachua	M	5th Avenue, NW 249th Street and 5th Avenue, Newberry	E, Non-ALF	BDG Woodlock Manor, LP	N	BDG Woodlock Manor Developer, LLC	Y	Priority II	Scott Zimmerman	Alexander B Kiss	NC	MR 4
2021-113C	Pinnacle at Hammock Springs	Bay	M	On Minnesota Avenue, at the southeast corner of Minnesota Avenue and East 26th Street, Lynn Haven	F	Pinnacle at Hammock Springs, LLC	N	Pinnacle Communities, LLC	Y	Priority I	David O. Deutch	Timothy P. Wheat	NC	G
2021-114C	Royal Palm Place	Lee	M	2132 Tournament Street, Fort Myers	E, Non-ALF	Royal Palm Place Owner, LP	N	Royal Palm Place Developer, LLC	Y	Priority I	Marcia Davis	Alberto Milo, Jr.	NC	MR 5/6
2021-115C	Carisbrooke Terrace	Seminole	M	Avocado Avenue; Approximately 150 feet Southwest of the intersection of Avocado Avenue and West 3rd Street, Sanford	E, Non-ALF	Carisbrooke Terrace, Ltd.	N	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	Y	Priority I	Jonathan L. Wolf	Jennie D. Lagmay	Redev	G

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2021-104C	Magnolia Family II	Y	N	N	30.414907	-84.270418		Y	N	N/A	0.18	0.16	0.4				N	0.5	0.9	0.7	Y		Y	Y	160	160	0	40% at 60%	80			
2021-105C	Magnolia Senior	Y	N	N	30.413388	-84.268332		Y	N	N	0.05	0.16	0.26				N	0.6	0.9	0.5	Y		Y	Y	110	110	0	40% at 60%	100			
2021-106C	Bayside Gardens	Y	Y	N	30.409525	-86.616404		Y	N		0.25	0.23					N	0.8	1.2	0.8	1.3	N	N	N	70	70	0	40% at 60%	100			
2021-107C	Bayside Breeze	Y	Y	N	30.410455	-86.614504		Y	N	N	0.15	0.16					N	0.7	1.4	0.7	1.2	N	N	N	68	68	0	40% at 60%	100			
2021-108C	Swan Landing	Y	Y	N	28.080270	-81.988982		N	N	N/A	0.31	0.31	0.97				N	0.2	0.3	0.2	0.5	Y	N/A	N	N	88	88	0	Avg. Inc. Test		100	
2021-109C	Grande Park Apartments	Y	N	N	28.523453	-82.566242		N	N	N/A	0.22						N	0.2	0.5	0.5	0.9	N	Y	N	N	96	96	0	Avg. Inc. Test		100	
2021-110C	Highland Park Apartments	Y	Y	Y	30.420454	-87.239552	30.420374, -87.238063	N	N	N/A	0.09	0.11	0.24				N	0.7	0.3	0.2	0.5	Y		N	Y	68	68	0	Avg. Inc. Test		100	
2021-111C	RIVERVIEW6	Y	Y	N	27.493717	-82.570206		N	N	N/A				0.3			N	0.9	0.6	0.4	0.5	Y		N	Y	80	80	0	Avg. Inc. Test		100	
2021-112C	Woodlock Manor	Y	N	N	29.650801	-82.603985		N	N	Y							N	0.3	0.6	0.3	0.7	N	N	N	60	60	0	40% at 60%	100			
2021-113C	Pinnacle at Hammock Springs	Y	N	N	30.217346	-85.645095		N	N		0.32	0.27					N	0.5	0.6	0.5	0.5	Y	N/A	N	N	96	96	0	40% at 60%	100		
2021-114C	Royal Palm Place	Y	Y	N	26.637794	-81.874417		N	N	N	0.12	0.17	0.19				N	0.2	0.3	0.2	0.4	Y		N	Y	102	102	0	40% at 60%	100		
2021-115C	Carisbrooke Terrace	Y	Y	N	28.809499	-81.280588		Y	N	N						1.1	N	0.9	0.4	0.3	1	Y		Y	Y	80	80	0	40% at 60%	100		

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2021-104C	Magnolia Family II	1,700,000	Y	N	N	Y	N	N	N	N	Y	Y	N	N	N	93,871.88	19
2021-105C	Magnolia Senior	1,700,000	Y	N	N	Y	N	N	Y	N	Y	Y	Y	Y	N	109,232.73	41
2021-106C	Bayside Gardens	1,675,000	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	137,544.49	20
2021-107C	Bayside Breeze	1,700,000	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	143,703.20	1
2021-108C	Swan Landing	1,700,000.00	Y	Y	N	N	N	N	Y	Y	Y	N	Y	N	Y	127,731.82	10
2021-109C	Grande Park Apartments	1,699,900	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	134,575.42	24
2021-110C	Highland Park Apartments	1,480,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	134,522.92	50
2021-111C	RIVERVIEW6	1,699,990	N	N	N	Y	N	Y	Y	Y	Y	N	Y	N	Y	128,286.42	14
2021-112C	Woodlock Manor	900,000	N	N	N	N	N	Y	N	N	Y	N	N	N	N	106,565.22	17
2021-113C	Pinnacle at Hammock Springs	1,700,000	N	N	N	N	N	Y	N	N	Y	N	Y	N	Y	134,583.33	9
2021-114C	Royal Palm Place	1,700,000	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	Y	93,574.17	77
2021-115C	Carisbrooke Terrace	1,699,980	N	N	N	Y	N	N	N	N	Y	Y	N	N	N	130,668.11	25

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11/5/20

AppNumber	Name of proposed Development	County	Coutny Size	Development Location	Demographic	Name Of Applicant	NonProfit Applicant	Developer	N67ER201 compliance	Priority Level	Authorized Contact	Operational Contact	Development Category	DevType
2021-116C	The Preserve at Tamiami	Collier	M	14050 Tamiami Trail East, Collier County	E, Non-ALF	MHP Collier I, LLC	N	MHP Collier I Developer, LLC	Y	Priority I	Christopher L Shear	Ariana Brendle	NC	MR 4
2021-117C	Warwick Commons	Volusia	M	Harley Strickland Blvd., Approximately 1,800 feet east of the intersection of Harley Strickland Blvd. and Veterans Memorial Parkway, Orange City	F	Warwick Commons, Ltd.	N	Warwick Commons Developer, LLC	Y	Priority I	Jonathan L. Wolf	Jennie D. Lagmay	NC	G
2021-118C	Griffin Lofts	Polk	M	On Griffin Rd, approximately 550 ft east of the intersection of Griffin Rd and Baird Ave, Lakeland, FL	F	Griffin Lofts, Ltd.	N	Griffin Lofts Dev, LLC	Y	Priority I	Oscar A Sol	Diana M Mansur	NC	MR 4
2021-119C	Alto at Hacienda Lakes	Collier	M	South side of Rattlesnake Hammock Rd, approximately 1,800 feet east of the intersection of Rattlesnake Hammock Rd and Collier Blvd, Collier County	F	MHP FL V, LLC	N	MHP FL V Developer, LLC; CORE FL Developer V, LLC	Y	Priority I	Christopher L. Shear	Ariana Brendle	NC	G
2021-120C	Madison Brook	Alachua	M	3009 SE Hawthorne Road, Gainesville 32641	E, Non-ALF	Madison Brook, LLC	N	ARC 2020, LLC; New South Residential, LLC	Y	Priority II	Patrick E. Law	Stacy T Banach	NC	G
2021-121C	Village Retreat	Bay	M	5417 Lake Drive Parker, FL 32404	E, Non-ALF	Village Retreat, L.P.	N	Orange Grove Housing Developers, LLC	Y	Priority I	Maxwell E Elbe	Joshua W Thomason	NC	MR 4
2021-122C	Princeton Place	Lee	M	4018 Princeton Street, Ft. Myers	F	Princeton Place Apartments Limited Partnership	N	BCP Development 20 LLC	Y	Priority I	Donald W Paxton	Steven S Deaton	NC	MR 4
2021-123C	Benschley Manor	Seminole	M	Approximately 1,550ft SE of the intersection of US HWY 17-92 and Seminola Blvd, Casselberry	E, Non-ALF	Benschley Manor, Ltd.	N	Benschley Manor Developer, LLC	Y	Priority I	Terry S. Cummins	Jennie D. Lagmay	NC	G
2021-124C	Bayonet Gardens	Pasco	M	13821 Lakeshore Boulevard, Hudson, Pasco County	E, Non-ALF	MHP Bayonet Gardens, LLC	N	MHP Bayonet Gardens Developer, LLC	Y	Priority I	Christopher L Shear	Ariana Brendle	NC	MR 4
2021-125C	Veranda Estates	Alachua	M	SE corner of SW Williston Road and SW 29th Drive, Gainesville	E, Non-ALF	Veranda Estates, L.P.	N	JES Dev Co, Inc.	Y	Priority I	William A Markel	Brian H Kimes	NC	MR 4

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2021-116C	The Preserve at Tamiami	Y	Y	N	26.043511	-81.670569		N	N	N							N					Y	N/A	N	N	100	100	0	Avg. Inc. Test	100	
2021-117C	Warwick Commons	Y	Y	N	28.916759	-81.276138		N	N		0.39	0.38					N	0.3	0.6	0.3	1.6	N	N	N	N	80	80	0	Avg. Inc. Test	100	
2021-118C	Griffin Lofts	Y	Y	N	28.080858	-81.959767		N	N	N	0.28	0.14	0.26				N	1.1	0.4	0.4	0.2	Y	N	Y	76	76	0	Avg. Inc. Test	100		
2021-119C	Alto at Hacienda Lakes	Y	Y	N	26.107500	-81.682653		N	N	N/A	0.24	0.39					N	0.4	0.1	0.4	0.5	N	N	N	96	96	0	Avg. Inc. Test	100		
2021-120C	Madison Brook	Y	Y	N	29.639694	-82.284444		N	N	N							N					Y	N	N	96	96	0	40% at 60%	100		
2021-121C	Village Retreat	Y	N	N	30.135193	-85.592775		N	N		0.24						N	0.6	1.5	0.6	0.4	N	N	N	75	75	0	Avg. Inc. Test	100		
2021-122C	Princeton Place	Y	N	N	26.603497°	-81.879074°		N	N					0.8			N	0.7	0.9	0.6	0.2	N	N	N	84	84	0	40% at 60%	100		
2021-123C	Benschley Manor	Y	Y	N	28.679865	-81.331713		N	N	N	0.27	0.23					N	0.2	0.5	0.2	0.9	N	N	N	80	80	0	Avg. Inc. Test	100		
2021-124C	Bayonet Gardens	Y	N	N	28.358447	-82.690808		N	N	N	0.17						N	0.3	0.2	0.3	0.5	Y	N/A	N	Y	126	126	0	40% at 60%	100	
2021-125C	Veranda Estates	Y	N	N	29.607791	-82.364992		N	N	N	0.49			0.8			N	0.5	1.2	0.5	1.5	N	N	N	88	88	0	Avg. Inc. Test	100		

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2021-116C	The Preserve at Tamiami	1,700,000	N	Y	N	N	N	Y	Y	N	Y	N	Y	Y	N	105,073.30	55
2021-117C	Warwick Commons	1,700,000	N	Y	N	N	N	N	N	Y	Y	N	N	N	N	140,505.00	45
2021-118C	Griffin Lofts	1,595,000	N	N	N	Y	N	N	N	N	Y	N	N	N	N	129,715.11	30
2021-119C	Alto at Hacienda Lakes	1,698,000	Y	Y	N	N	N	Y	N	Y	Y	N	N	N	N	116,949.75	70
2021-120C	Madison Brook	1,700,000.00	N	N	N	N	N	Y	N	N	Y	N	Y	N	Y	117,087.50	57
2021-121C	Village Retreat	1,315,000	N	N	N	N	N	N	N	N	Y	N	N	N	N	143,247.33	69
2021-122C	Princeton Place	1,600,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	135,320.91	76
2021-123C	Benschley Manor	1,699,990	N	N	N	Y	N	N	N	N	Y	N	N	N	N	140,504.17	80
2021-124C	Bayonet Gardens	1,700,000	N	N	N	N	N	Y	N	N	Y	N	Y	Y	N	95,852.31	42
2021-125C	Veranda Estates	1,659,830	N	N	N	N	N	Y	N	N	Y	N	N	N	N	134,000.11	15

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2021-126C	The Commons at Speer Village Phase II	Pasco	M	7349 Plathe Road New Port Richey, FL 34653	F	Plathe Road Commons LLC	Y	Youth and Family Alternatives, Inc.	Y	Priority I	Mark Wickham	Karen Maziarz	NC	G
2021-127C	Fletcher Black II	Bay	M	W. 11th St., SE of the easternmost corner of Bob Sikes Dr. and W. 11th St., Panama City	F	Fletcher Black II, LLC	N	Royal American Properties, LLC; InVictus Development, LLC; PCHA Developer, LLC	Y	Priority I	Joseph F Chapman, IV	James A Boyd	NC	G
2021-128C	Madison Palms	Okaloosa	M	591 Brookmeade Drive, Crestview	F	Madison Palms, Ltd.	N	TVC Development, Inc.	Y	Priority I	James R. Hoover	Kevin L. Troup	NC	G
2021-129C	Huntington Place	Lee	M	Kelly Road at Pine Ridge Road, Lee County, FL	F	Huntington Senior Apartments Limited Partnership	N	Outlook Development, LLC; Parent Development LLC	Y	Priority I	Brian J Parent		NC	G
2021-130C	Arbours at Crestview	Okaloosa	M	At the south end of Patriot Lane, approximately .23 miles south of the intersection of Patriot Lane and Aplin Road, City of Crestview, Okaloosa County, Florida	F	Arbours at Crestview, LLC	N	Arbour Valley Development, LLC	Y	Priority I	Sam T Johnston		NC	G
2021-131C	Tranquility at Lakeland	Polk	M	The north side of W. Daughtery Rd., approximately 350 feet east of the intersection of W. Daughtery Rd. and Angus Dr., Polk County	F	Timshel Lakeland Housing, LLC	N	Timshel Hill Tide Developers, LLC	Y	Priority I	Todd M. Wind	Brian Waterfield	NC	G
2021-132C	The Reserve at Malibu Point	Indian River	M	East side of 17th Ave at 38th Place, Unincorporated Indian River County	F	RST The Promenade at West Lake, LP	N	Roundstone Development, LLC	Y	Priority I	Clifton E Phillips	Alison Colvard	NC	G
2021-133C	Cypress Point Estates	Marion	M	E. Silver Springs Blvd at NE 39th Road, Ocala	F	RST Cypress Point Estates, LP	N	Roundstone Development, LLC	Y	Priority I	Clifton E Phillips	Alison Colvard	NC	G
2021-134C	The Lakes at Royal Palm	Lake	M	West side S. Lake St. approx 1100 ft south of E. Dixie Ave, Leesburg	F	RST The Fountains at Hidden Lake, LP	N	Roundstone Development, LLC	Y	Priority I	Clifton E Phillips	Alison Colvard	NC	G
2021-135C	Oakleaf Villas	Columbia	S	314 SW Winter Way, Lake City	E, Non-ALF	Turnstone Eustis, LP	Y	Turnstone Development Corporation	Y	Priority I	William Schneider	Michael Hartman	NC	G
2021-136C	Rosemary Place	Walton	S	690' N of intscn of 331-Bus & Azalea Dr on W side of 331-Bus; within city limits of Freeport, FL (Walton County)	F	RM FL XX Prime, LLC	N	RM FL Development, LLC	Y	Priority I	Stewart W. Rutledge	Stewart W. Rutledge	NC	G
2021-137C	Pine Island Pointe	Lee	M	The northernmost 7 acres collectively of 201 SW Pine Island Road and 207 SW Pine Island Road., Cape Coral	F	Pine Island Pointe, LP	N	Royal American Properties, LLC	Y	Priority I	Joseph F. Chapman	James A Boyd	NC	G

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2021-126C	The Commons at Speer Village Phase II	Y	Y	N	28.239428	-82.692165	Y	N	N/A	.08 Miles	.30 Miles	1.41 Miles				N	1.5	1.2	1.5	0.3	N	N	N	N	50	50	0	40% at 60%	100		
2021-127C	Fletcher Black II	Y	N	N	30.167531	-85.671896	Y	N	N	0.08	0.07					N	0.9	0.8	0.9	0.2	Y	N/A	N	N	64	64	0	40% at 60%	100		
2021-128C	Madison Palms	Y	N	N	30.731544	-86.558584	N	N	N/A							N	0.5	0.4	0.5	1.3	N	N	N	N	120	120	0	Avg. Inc. Test		100	
2021-129C	Huntington Place	Y	Y	N	26.510302	-81.937326	N	N	N/A				1.3			N	0.5	0.5	0.5	0.7	N	N	N	N	46	46	0	Avg. Inc. Test		100	
2021-130C	Arbours at Crestview	Y	N	N	30.739277	-86.556075	N	N								N	0.6	0.3	0.6	1	N	N	N	N	96	96	0	40% at 60%	100		
2021-131C	Tranquility at Lakeland	Y	N	N	28.121108	-81.976865	N	N		0.21	0.22					N	0.2	0.1	0.2	0.7	N	N	N	N	96	96	0	40% at 60%	100		
2021-132C	The Reserve at Malibu Point	Y	Y	N	27.662506	-80.398822	N	N					1.5			N	1.7	0.3	0.4	1.2	N	N	N	N	84	84	0	Avg. Inc. Test		100	
2021-133C	Cypress Point Estates	Y	Y	N	29.198700	-82.081722	N	N		0.11						N	0.5	0.5	0.4	1.2	N	N	N	N	76	76	0	Avg. Inc. Test		100	
2021-134C	The Lakes at Royal Palm	Y	Y	N	28.803526	-81.869619	N	N					1.6			N	1.3	0.3	0.3	1.2	N	N	N	N	88	88	0	Avg. Inc. Test		94.32	
2021-135C	Oakleaf Villas	Y	Y	N	30.174383	-82.658616	N	N	N							N	0.6	0.7	0.6	0.3	N	N/A	N	N	55	55	0	40% at 60%	100		
2021-136C	Rosemary Place	Y	N	N	30.506656	-86.137402	N	N	N/A	0.52						N	1.5	0.5	0.7	0.4	N	N	N	N	72	72	0	40% at 60%	100		
2021-137C	Pine Island Pointe	Y	N	N	26.652960	-81.978951	N	N	N	0.18	0.3					N	0.1	0.3	0.1	0.4	N	N	N	N	88	88	0	40% at 60%	100		



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2021-126C	The Commons at Speer Village Phase II	1,128,936	N	N	N	Y	N	N	N	N	N	N	N	N	N	149,290.50	21
2021-127C	Fletcher Black II	1,100,000.00	Y	N	N	Y	N	N	Y	N	Y	Y	Y	Y	N	121,481.25	11
2021-128C	Madison Palms	1,700,000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	107,666.67	12
2021-129C	Huntington Place	965,000	N	Y	N	N	N	N	N	Y	Y	N	N	N	N	138,708.26	75
2021-130C	Arbours at Crestview	1,656,000	N	N	N		N	Y	N	Y	Y	N		N	N	131,100.00	7
2021-131C	Tranquility at Lakeland	1,680,020	N	Y	N	N	N	Y	N	Y	Y	N	N	N	N	133,001.58	84
2021-132C	The Reserve at Malibu Point	1655000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	130,272.14	62
2021-133C	Cypress Point Estates	1495000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	130,065.00	60
2021-134C	The Lakes at Royal Palm	1635000	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	130,248.43	32
2021-135C	Oakleaf Villas	1036074	N	N	Y	N	N	Y	N	N	Y	N	N	N	N	124,554.93	36
2021-136C	Rosemary Place	1,175,000.00	N	N	N	N	N	Y	N	Y	Y	N	N	N	N	124,027.78	58
2021-137C	Pine Island Pointe	\$1,699,000	N	Y	N	N	N	N	N	Y	Y	N	N	N	N	146,731.82	72

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2021-054C	Tranquility at Ferry Pass	Escambia	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	36	630,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	17	1	Y	Y	Y	47
2021-055C	The Verandas of Punta Gorda III	Charlotte	M	Richard L. Higgins	Norstar Development USA, LP; Punta Gorda Developers, LLC; Newstar Development, LLC	F	56	1,183,900	1	N	N	Y	N	N	N	N	N	20	Y	Y	A	18.5	1	Y	Y	Y	51
2021-056C	Villages of New Augustine	Saint Johns	M	Shannon L. Nazworth	Ability Housing, Inc.	F	92	1,575,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	0	2	N	N	Y	26
2021-057C	Clermont Ridge Senior Villas II	Lake	M	William Schneider	Turnstone Development Corporation; Clermont Ridge II Developer, LLC	E, Non-ALF	81	1,432,814	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14.5	2	Y	Y	Y	39
2021-058C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	120	1,540,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	64
2021-059C	Molly Crossing	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	1,450,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	12	2	Y	Y	Y	2
2021-060C	Aero Vue Crossings	Osceola	M	Brett Green	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	79	1,700,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	17.5	1	Y	Y	Y	22
2021-061C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	100	1,699,999	1	N	N	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	59
2021-062C	Waterside Drive	Lee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	72	1,640,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	22	1	Y	Y	Y	8
2021-063C	Spruce Creek Commons	Volusia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	100	1,640,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	19	1	Y	Y	Y	65
2021-064C	Cardinal Pointe	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	90	1,680,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	20	1	Y	Y	Y	74
2021-065C	Madison Grove	Osceola	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	13	2	Y	Y	Y	37
2021-066C	Madison Bay	Volusia	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	80	1,700,000	2	N	N	N	N	Y	Y	N	N	15	Y	Y	B	0	1	N	N	Y	18
2021-067C	Madison Moor	Alachua	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	82	1,700,000	2	N	N	N	N	Y	N	N	N	20	Y	Y	A	0	1	N	N	Y	40
2021-069C	River Fox Commons	Walton	S	Renée F. Sandell	River Fox Commons Developer, LLC	F	82	1,450,730	1	N	N	N	N	N	N	N	N	20	Y	Y	B	11.5	2	Y	Y	Y	34
2021-070C	Arbours at LaBelle	Hendry	S	Sam T Johnston	Arbour Valley Development, LLC	F	80	1,408,300	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14.5	1	Y	Y	Y	27
2021-071C	Arbours at Merrillwood	Alachua	M	Sam T Johnston	Arbour Valley Development, LLC; Alachua Housing	F	93	1,700,000	1	Y	N	N	N	Y	N	N	N	20	Y	Y	A	15.5	2	Y	Y	Y	73
2021-072C	Madison Oaks East	Marion	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	84	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	35



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2021-073C	Madison Oaks West	Marion	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	F	96	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	0	N	N	N	Y	33
2021-074C*	Panama Manor	Bay	M	Renée Sandell	Panama Manor Developer, LLC	E, Non-ALF	80	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	B	14	2	Y	Y	Y	46
2021-075C	Villas at Academy Place	Seminole	M	Darren J. Smith	Pantheon Development Group, LLC; SCHA Developer,	F	60	1,317,253	1	N	N	Y	N	N	N	Y	N	20	Y	Y	B	9.5	2	Y	Y	Y	4
2021-076C	Grove Manor Phase I	Polk	M	Darren J. Smith	Pantheon Development Group, LLC; LWHA	F	86	1,700,000	1	N	N	Y	N	Y	N	N	N	20	Y	Y	A	19	1	Y	Y	Y	38
2021-077C	Cypress Garden Apartments	DeSoto	S	Darren J. Smith	AHA Development, LLC; Cypress Fortis Development,	F	58	1,375,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	15.5	1	Y	Y	Y	6
2021-078C	Woodland Park Phase II	Alachua	M	Brian Evjen	Norstar Development USA, LP; GHA Development, LLC;	F	96	1,700,000	1	Y	N	Y	N	N	N	N	N	20	Y	Y	A	19	1	Y	N	Y	52
2021-079C	Fairway Park	Polk	M	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	90	1,666,900	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	18	1	Y	Y	Y	71
2021-080C	Falcon Trace	Osceola	M	Domingo Sanchez	DDER Development, LLC	F	96	1,680,000	1	N	N	Y	N	N	N	Y	Y	20	Y	Y	A	12.5	2	N	Y	Y	81
2021-081C	Tanager Square	Pasco	M	Domingo Sanchez	DDER Development, LLC	F	88	1,600,000	1	N	N	N	N	Y	N	Y	N	20	Y	Y	A	16.5	1	Y	Y	Y	13
2021-082C	Crest Grove Apartments	Alachua	M	Donald W Paxton	BCP Development 20 LLC	F	108	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	20.5	1	Y	Y	Y	44
2021-083C	Monroe Place	Seminole	M	Brett Green	Monroe Place Developer, LLC; Judd Roth Real Estate	E, Non-ALF	80	1,700,000	1	N	N	N	N	Y	N	N	Y	20	Y	Y	A	16.5	1	Y	Y	Y	49
2021-084C	Hayden Place Apartments	Escambia	M	Donald W Paxton	BCP Development 20 LLC	F	90	1,650,000	1	N	N	N	N	Y	N	N	Y	20	Y	Y	A	19	1	Y	Y	Y	56
2021-085C	Creekside Apartments	Osceola	M	Brett Green	Creekside Apartments Developer, LLC; Judd Roth	F	84	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	16	2	Y	Y	Y	61
2021-086C	Jacaranda Terrace	Charlotte	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	1	N	Y	N	N	N	N	Y	N	20	Y	Y	A	15.5	2	Y	Y	Y	53
2021-087C	Banyan Hammock	Volusia	M	Scott Zimmerman	BDG Banyan Hammock Developer, LLC	F	120	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	17.5	1	Y	Y	Y	23
2021-089C	Cardinal Gardens	Lake	M	Scott Zimmerman	BDG Cardinal Gardens Developer, LLC	F	112	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	19.5	1	Y	Y	Y	43
2021-090C	Blue Sky Landing II	Saint Lucie	M	Shawn Wilson	Blue Sky Developer, LLC	F	82	1,675,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	15.5	2	Y	Y	Y	16
2021-093C	Harmony at Defuniak	Walton	S	Todd M. Wind	Timshel Hill Tide Developers, LLC	E, Non-ALF	80	1,400,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	11.5	2	Y	Y	Y	68
2021-094C	Venice Pointe	Sarasota	M	Oscar Sol	Venice Pointe Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	83	1,650,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	16	2	Y	Y	Y	28
2021-095C	St. Peter Claver Place Phase I	Lee	M	Eric C. Miller	National Development of America, Inc.; St. Peter	F	136	1,650,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14	2	Y	Y	Y	78
2021-096C	Casa San Juan Diego	Collier	M	Eric C. Miller	National Development of America, Inc.; CSID	F	80	1,400,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	14.5	2	Y	Y	Y	63
2021-097C	Cedar Cove	Manatee	M	Shawn Wilson	Blue Sky Developer, LLC	F	96	1,700,000	2	N	N	Y	N	N	N	N	N	20	Y	Y	A	13	1	Y	N	Y	5
2021-098C	Pinnacle at the Wesleyan	Osceola	M	David O. Deutch	Pinnacle Communities, LLC	F	96	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	18.5	1	Y	Y	Y	3
2021-099C	Southview Estates	Bay	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	50	888,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	17	1	Y	Y	Y	67
2021-100C	Oak Vista Estates	Escambia	M	William A Markel	JES Dev Co, Inc.	F	90	1,669,740	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	16	2	Y	Y	Y	29
2021-101C	Peregrine Court	Osceola	M	J. David Page	Southport Development, Inc., a WA corporation doing	F	100	1,640,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	22	1	Y	Y	Y	31

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2021-102C	Meadow Park	DeSoto	S	Eric C. Miller	National Development of America, Inc.	F	64	1,260,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	16	1	Y	Y	Y	82
2021-103C	The Pointe at Blairstone	Leon	M	Joseph F Chapman	Royal American Properties, LLC	F	92	1,674,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	20	1	Y	Y	Y	54
2021-104E	Magnolia Family II	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	F	160	1,700,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	18	1	Y	Y	Y	19
2021-105C	Magnolia Senior	Leon	M	James S Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	18.5	1	Y	Y	Y	41
2021-106C	Bayside Gardens	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	F	70	1,675,000	1	N	N	N	N	N	N	N	N	20	Y	Y	B	16	2	Y	N	Y	20
2021-107C	Bayside Breeze	Okaloosa	M	Michael J. Levitt	The Michaels Development Company I, L.P.; Bayside Development of Fort Walton, LLC	E, Non-ALF	68	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y	B	17	1	Y	N	Y	1
2021-108C	Swan Landing	Polk	M	Shawn Wilson	Blue Sky Developer, LLC	F	88	1,700,000	1	N	N	Y	N	N	N	Y	N	20	Y	Y	A	20.5	1	Y	Y	Y	10
2021-109C	Grande Park Apartments	Hernando	M	Brian J Parent	Outlook Development, LLC; Parent Development LLC	F	96	1,699,900	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	16	2	Y	Y	Y	24
2021-110C	Highland Park Apartments	Escambia	M	Brian J Parent	Outlook Development, LLC; Parent Development LLC	E, Non-ALF	68	1,480,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	20.5	1	Y	Y	Y	50
2021-111C	RIVERVIEW6	Manatee	M	Matthew A. Rieger	HTG RIVERVIEW6 DEVELOPER, LLC	F	80	1,699,990	1	N	N	Y	N	Y	N	Y	N	20	Y	Y	A	19	1	Y	Y	Y	14
2021-112C	Woodlock Manor	Alachua	M	Scott Zimmerman	BDG Woodlock Manor Developer, LLC	E, Non-ALF	60	900,000	2	N	N	N	N	N	N	N	N	20	Y	Y	A	16.5	1	Y	Y	Y	17
2021-113C	Pinnacle at Hammock Springs	Bay	M	David O. Deutch	Pinnacle Communities, LLC	F	96	1,700,000	1	N	N	Y	N	N	N	N	N	20	Y	Y	A	16	2	Y	Y	Y	9
2021-114C	Royal Palm Place	Lee	M	Marcia Davis	Royal Palm Place Developer, LLC	E, Non-ALF	102	1,700,000	1	Y	N	N	N	Y	Y	N	N	20	Y	Y	A	22	1	Y	Y	Y	77
2021-115C	Carisbrooke Terrace	Seminole	M	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC; SHA Development, LLC	E, Non-ALF	80	1,699,980	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	20	1	Y	Y	Y	25
2021-116C	The Preserve at Tamiami	Collier	M	Christopher L Shear	MHP Collier I Developer, LLC	E, Non-ALF	100	1,700,000	1	N	Y	N	N	N	N	N	N	20	Y	Y	A	0	2	N	N	Y	55
2021-117C	Warwick Commons	Volusia	M	Jonathan L. Wolf	Warwick Commons Developer, LLC	F	80	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	15.5	2	Y	Y	Y	45
2021-118C	Griffin Lofts	Polk	M	Oscar A Sol	Griffin Lofts Dev, LLC	F	76	1,595,000	1	N	N	N	N	Y	N	N	N	20	Y	Y	A	19	1	Y	Y	Y	30
2021-119C	Alto at Hacienda Lakes	Collier	M	Christopher L. Shear	MHP FL V Developer, LLC; CORE FL Developer V, LLC	F	96	1,698,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	17.5	1	Y	Y	Y	70
2021-120C	Madison Brook	Alachua	M	Patrick E. Law	ARC 2020, LLC; New South Residential, LLC	E, Non-ALF	96	1,700,000	2	N	N	Y	N	N	N	N	N	20	Y	Y	A	0	1	N	N	Y	57

RFA 2020-201 - Board Approved Scoring Results

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2021-121C	Village Retreat	Bay	M	Maxwell E Elbe	Orange Grove Housing Developers, LLC	E, Non-ALF	75	1,315,000	1	N	N	N	N	N	N	N	N	15	Y	Y	B	13.5	2	Y	Y	Y	69
2021-122C	Princeton Place	Lee	M	Donald W Paxton	BCP Development 20 LLC	F	84	1,600,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	17	1	Y	Y	Y	76
2021-123C	Benschley Manor	Seminole	M	Terry S. Cummins	Benschley Manor Developer, LLC	E, Non-ALF	80	1,699,990	1	N	N	N	N	N	N	N	N	20	Y	Y	B	18.5	1	Y	Y	Y	80
2021-124C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-ALF	126	1,700,000	1	N	Y	N	N	Y	N	N	N	20	Y	Y	A	16.5	1	Y	Y	Y	42
2021-125C	Veranda Estates	Alachua	M	William A Markel	JES Dev Co, Inc.	E, Non-ALF	88	1,659,830	1	N	N	N	N	N	N	N	N	20	Y	Y	A	15.5	2	Y	Y	Y	15
2021-127C	Fletcher Black II	Bay	M	Joseph F Chapman, IV	Royal American Properties, LLC; InVictus Development, LLC; PCHA Developer, LLC	F	64	1,100,000	1	N	N	N	N	N	N	N	N	20	Y	Y	A	18.5	1	Y	Y	Y	11
2021-128C	Madison Palms	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	120	1,700,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	13	2	Y	Y	Y	12
2021-129C	Huntington Place	Lee	M	Brian J Parent	Outlook Development, LLC; Parent Development LLC	F	46	965,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	18	1	Y	Y	Y	75
2021-130C	Arbours at Crestview	Okaloosa	M	Sam T Johnston	Arbour Valley Development, LLC	F	96	1,656,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	13	2	Y	Y	Y	7
2021-131C	Tranquility at Lakeland	Polk	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	96	1,680,020	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	19.5	1	Y	Y	Y	84
2021-132C	The Reserve at Malibu Point	Indian River	M	Clifton E Phillips	Roundstone Development, LLC	F	84	1,655,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	14.5	2	Y	Y	Y	62
2021-133C	Cypress Point Estates	Marion	M	Clifton E Phillips	Roundstone Development, LLC	F	76	1,495,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	14.5	2	Y	Y	Y	60
2021-134C	The Lakes at Royal Palm	Lake	M	Clifton E Phillips	Roundstone Development, LLC	F	88	1,635,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	15	2	Y	Y	Y	32
2021-135C	Oakleaf Villas	Columbia	S	William Schneider	Turnstone Development Corporation	E, Non-ALF	55	1,036,074	1	N	N	N	N	N	N	N	N	20	Y	Y	A	14.5	1	Y	Y	Y	36
2021-136C	Rosemary Place	Walton	S	Stewart W. Rutledge	RM FL Development, LLC	F	72	1,175,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	A	14	2	Y	Y	Y	58
2021-137C	Pine Island Pointe	Lee	M	Joseph F. Chapman	Royal American Properties, LLC	F	88	1,699,000	1	N	N	N	N	N	N	Y	N	20	Y	Y	B	20	1	Y	Y	Y	72
<b>Ineligible Applications</b>																											
2021-068C	Sea Salt Pines Apartments	Pasco	M	Renee Sandell	Sea Salt Pines Developer, LLC	E, Non-ALF	72	1,583,100	1	N	N	N	N	Y	N	N	N	20	Y	Y		19.5		Y	Y	Y	83
2021-088C	Banyan East Town Apartments	Seminole	M	Scott Zimmerman	BDG Banyan East Town Developer, LLC	F	120	1,700,000	1	N	N	N	N	N	N	N	Y	20	Y	Y		17.5		Y	N	Y	48
2021-091C	Westover Senior Housing	Escambia	M	Jamie A Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	E, Non-ALF	75	1,238,217	1	N	N	N	N	N	N	N	N	20	Y	Y		17		Y	Y	Y	79
2021-092C	Corry Family Housing	Escambia	M	Jamie Smarr	NHPF Florida Developer, LLC; AHC Development, LLC	F	131	1,700,000	1	N	N	N	N	N	N	N	N	20	Y	Y		15		Y	Y	Y	66

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2021-126C	The Commons at Speer Village Phase II	Pasco	M	Mark Wickham	Youth and Family Alternatives, Inc.	F	50	1,128,936	1	N	N	N	N	N	N	N	N	15	Y	Y		9	Y	N	N	Y	21

\*Corporation Funding Per Set-Aside amount was changed during scoring.

On January 22, 2021, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

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.

# Attachment 9



**FLORIDA HOUSING FINANCE CORPORATION  
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS  
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: Villages of New Augustine

Scattered Sites in Unincorporated St. Johns County - Please see attached.

Development Location: \_\_\_\_\_  
(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 92  
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use.

**CERTIFICATION**

I certify that the City/County of St. Johns County \_\_\_\_\_ has vested in me the authority to verify  
(Name of City/County)  
consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

  
\_\_\_\_\_  
Signature

Teresa Bishop  
\_\_\_\_\_  
Print or Type Name

Planning Division Manager  
\_\_\_\_\_  
Print or Type Title

10-23-2020  
\_\_\_\_\_  
Date Signed

500 San Sebastian View  
\_\_\_\_\_  
Address (street address, city, state)

St. Augustine, FL  
\_\_\_\_\_  
Address (street address, city, state)

904-209-0655  
\_\_\_\_\_  
Telephone Number (including area code)

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from elected local government officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.



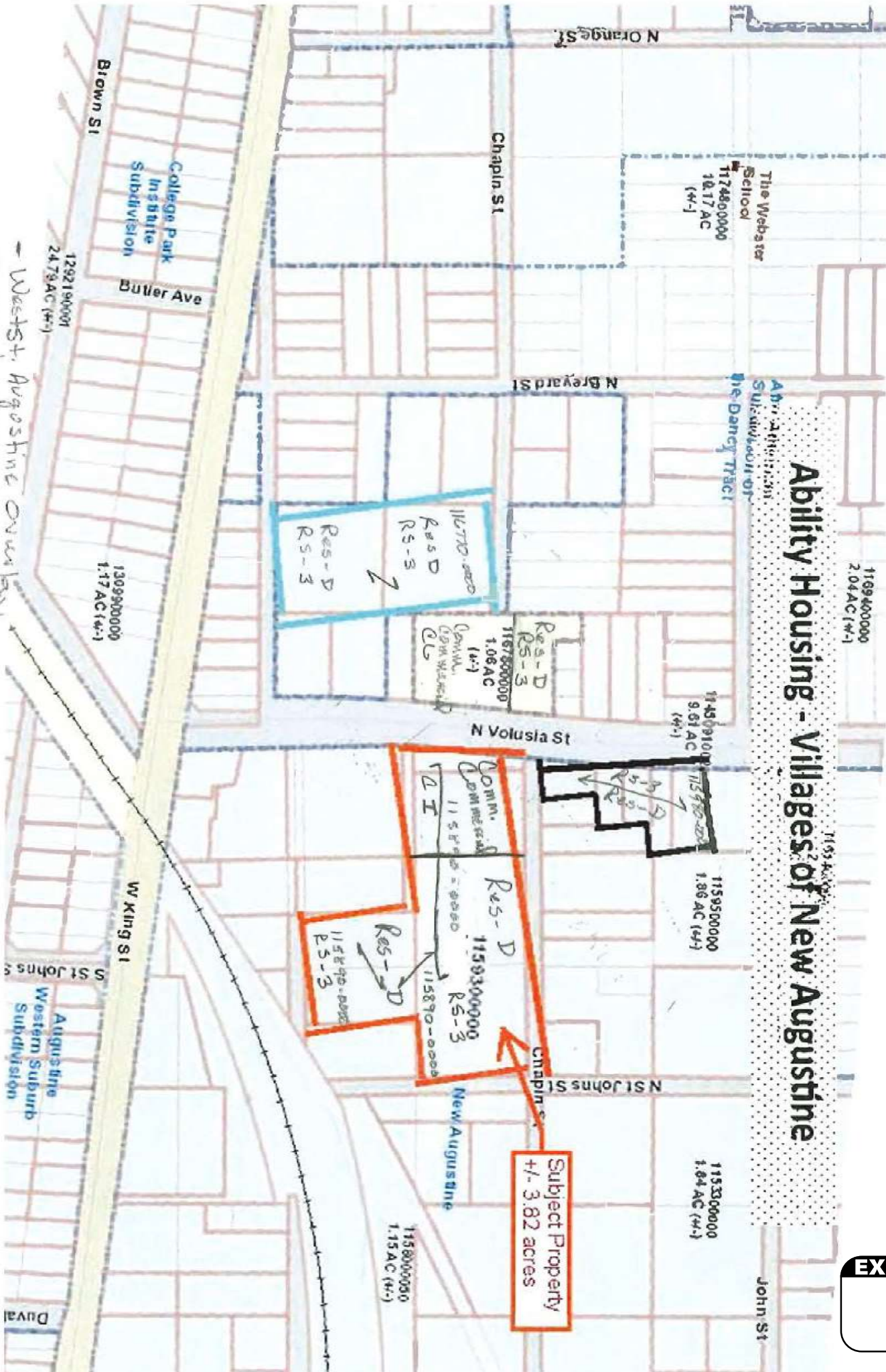
**Attachment for Development Location**

Site #1: Chapin St., southeast corner of Chapin St. and N. Volusia St. unincorporated St. Johns County

Site #2: Chapin St., northeast corner of Chapin St. and N. Volusia St., unincorporated St. Johns County

Site #3: Chapin St., approx. 209 ft. from southeast corner of Chapin St. and N. Brevard St., unincorporated St. Johns County

# Ability Housing - Villages of New Augustine



- West St. Augustine Overlay  
 - 13 UPA LWD PUD zoning  
 - Density Bands