

September 13, 2023

DELIVERED VIA EMAIL:  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

Florida Housing Finance Corporation  
c/o Corporation Clerk  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301

Re: Notice of Protest  
Request for Applications 2023-205  
Royal Pointe Associates, Ltd.  
Application Number 2024-042SN

Dear Sir or Madam:

Royal Pointe Associates, Ltd. submitted Application Number 2024-042SN in response to Request for Applications 2023-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits. Florida Housing Finance Corporation posted notice of Board-approved preliminary awards and intended decisions on September 8, 2023, at 1:55 pm. See enclosures. This letter constitutes Royal Pointe Associates, Ltd.'s notice of protest of the enclosed preliminary awards and intended decisions. See Fla. Stat. § 120.57(3); Fla. Admin. Code r. 67-60.009; Fla. Admin. Code r. 28-110.003.

Sincerely,

/s/ Anthony L. Bajoczky, Jr.  
Counsel for Royal Pointe Associates, Ltd.

Enc:  
Notices of Preliminary Awards/Intended Decisions

Cc:  
Betty Zachem, Interim General Counsel ([Betty.Zachem@floridahousing.org](mailto:Betty.Zachem@floridahousing.org))

RECEIVED

SEP 13 2023 11:47 AM

FLORIDA HOUSING  
FINANCE CORPORATION

## RFA 2023-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,190,523
Family Demographic Funding Balance Available	1,016,978
Elderly Demographic Funding Balance Available	173,545

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Two Elderly Large County New Construction Applications**

2024-047BSN	Mariposa Grove	Orange	L	Scott Zimmerman	BDG Mariposa Grove Developer, LLC	NC	E, Non-ALF	11,750,000	Y	Y	N	N	138	1	20	3	Y	Y	45
2024-054SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC; Pinellas County Housing and Economic Development Corporation	NC	E, Non-ALF	6,019,800	Y	Y	N	N	80	1	20	3	Y	Y	62

**Three Family Large County New Construction Applications**

2024-035S	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	11,000,000	Y	N	Y	N	576	1	26	1	Y	Y	3
2024-033BSN	Pine Island Park	Broward	L	Lewis V Swezy	RS Development Corp	NC	F	6,509,880	Y	N	N	N	120	1	20	2	Y	Y	14
2024-006S	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC ; MJHS South Parcel Developer, LLC	NC	F	6,665,000	Y	N	Y	N	145	1	26	4	Y	Y	11

**One Elderly Medium County New Construction Application**

2024-032BSN	Hermosa North Fort Myers II	Lee	M	Marcus D. Goodson	Revital Development Group, LLC; DDER Development, LLC; LCHA Developer, LLC	NC	E, Non-ALF	6,080,500	Y	Y	N	N	88	1	20	2	Y	Y	23
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**Two Family Medium County New Construction Applications**

2024-019S	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	F	4,099,700	Y	N	Y	N	89	1	26	2	Y	Y	46
2024-028S	Lake Bradford Apartments	Leon	M	C. Hunter Nelson	ECG Lake Bradford Developer, LLC	NC	F	7,146,000	Y	N	Y	N	156	1	24	4	Y	Y	41

## RFA 2023-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**One HUD Choice Neighborhoods Implementation Grant Application**

2024-018SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	9,402,500	Y	N	N	Y	92	1	20	5	Y	Y	55
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**Small County Application(s)**

2024-020BSN	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	8,609,400	Y	N	N	N	84	1	20	5	Y	Y	22
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**Medium County Application(s)**

2024-001BSN	Hawthorne Heights	Alachua	M	Michael Ruane	CORE Hawthorne Heights Developer LLC	NC	E, Non-ALF	7,794,600	Y	Y	N	N	86	1	20	4	Y	Y	29
2024-055BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	7,000,000	Y	N	N	N	80	1	20	4	Y	Y	49

**Large County Application(s)**

2024-060SN	Egret Landing	Duval	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	8,984,300	Y	Y	N	N	88	1	20	5	Y	Y	10
2024-058SN	Tampa 47th Street Apartments	Hillsborough	L	Alberto Milo, Jr.	Tampa 47th Street Apartments Developer, LLC	NC	F	7,750,000	Y	N	N	N	175	1	20	2	Y	Y	34
2024-012SN	Yaeger Plaza	Miami-Dade	L	Kareem T. Brantley	Integral Florida, LLC	NC	F	3,750,000	Y	N	N	N	135	1	15	1	Y	Y	27

On September 8, 2023, 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 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Eligible Applications**

2024-001BSN	Hawthorne Heights	Alachua	M	Michael Ruane	CORE Hawthorne Heights Developer LLC	NC	E, Non-ALF	\$7,225,000	\$569,600	7,794,600	Y	Y	N	N	86	1	20	\$71,445.59	4	Y	Y	29
2024-002SN	Avery Place Apartments	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	NC	F	\$9,000,000	\$750,000	9,750,000	Y	N	N	N	112	1	20	\$68,337.72	4	Y	Y	24
2024-003BSN	Arbors at The Ridge	Lee	M	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	E, Non-ALF	\$7,500,000	\$750,000	8,250,000	Y	Y	N	N	120	1	20	\$53,151.56	3	Y	Y	12
2024-004SN	Morris Manor Phase II	Duval	L	Darren J Smith	SHAG Morris Manor II Developer, LLC	NC	E, Non-ALF	\$8,930,000	\$635,000	9,565,000	Y	Y	N	N	94	1	20	\$80,790.38	5	Y	Y	7
2024-005SN	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,840,000	\$750,000	8,590,000	Y	N	N	N	168	1	20	\$49,373.33	2	Y	Y	53
2024-006S	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC ; MJHS South Parcel Developer, LLC	NC	F	\$5,915,000	\$750,000	6,665,000	Y	N	Y	N	145	1	26	\$33,467.07	4	Y	Y	11
2024-007BS	Sound Meadows	St. Lucie	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,300,000	\$750,000	8,050,000	Y	N	Y	N	180	1	24	\$42,907.78	5	Y	Y	9
2024-008BSN	Southward Village CNI Phase 3	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	E, Non-ALF	\$4,960,000	\$488,000	5,448,000	Y	Y	N	N	80	1	20	\$53,073.72	3	Y	Y	30
2024-009BSN	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$7,440,000	\$750,000	8,190,000	Y	N	N	N	151	1	20	\$53,695.98	3	Y	Y	16
2024-010BSN	Ekos on Collier	Collier	M	Christopher L. Shear	MHP Collier II Developer, LLC.	NC	F	\$9,500,000	\$750,000	10,250,000	Y	N	N	N	160	1	20	\$50,493.98	2	Y	Y	57
2024-011BSN	Liberty Square Phase Five	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	NC	F	\$7,250,000	\$750,000	8,000,000	Y	N	N	N	276	1	20	\$20,927.86	1	Y	Y	8
2024-012SN	Yaeger Plaza	Miami-Dade	L	Kareem T. Brantley	Integral Florida, LLC	NC	F	\$3,000,000	\$750,000	3,750,000	Y	N	N	N	135	1	15	\$18,231.33	1	Y	Y	27
2024-013BSN	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$7,600,000	\$696,000	8,296,000	Y	Y	N	N	80	1	20	\$93,474.30	5	Y	Y	43
2024-014SN	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$9,000,000	\$750,000	9,750,000	Y	N	N	N	224	1	20	\$39,274.55	2	Y	Y	60

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-015SN	Hibiscus Grove	Miami-Dade	L	Jacob Morrow	Hibiscus Grove Developer, LLC	NC	F	\$6,750,000	\$750,000	7,500,000	Y	N	N	N	270	1	20	\$25,637.81	1	Y	Y	21
2024-016BSN	Walden Senior Apartments	Leon	M	Jeffrey Sharkey	Walden Senior Apartments Developer, LLC	A/R	E, Non-ALF	\$5,348,603	\$431,200	5,779,803	Y	Y	N	N	70	1	20	\$87,869.91	4	Y	Y	25
2024-017BSN	Osprey Landing	Miami-Dade	L	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	NC	E, Non-ALF	\$8,750,000	\$750,000	9,500,000	Y	Y	N	N	131	1	20	\$54,798.38	3	Y	Y	38
2024-018SN	3611/3621 Cleveland Avenue	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$8,740,000	\$662,500	9,402,500	Y	N	N	Y	92	1	20	\$90,140.76	5	Y	Y	55
2024-019S	Riverbend Landings	Seminole	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	\$3,471,000	\$628,700	4,099,700	Y	N	Y	N	89	1	26	\$33,150.00	2	Y	Y	46
2024-020BSN	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	\$7,980,000	\$629,400	8,609,400	Y	N	N	N	84	1	20	\$100,510.00	5	Y	Y	22
2024-021BSN	The Nautilus	Lee	M	Matthew A. Rieger	HTG Nautilus Developer, LLC	NC	E, Non-ALF	\$9,498,000	\$681,500	10,179,500	Y	Y	N	N	110	1	20	\$73,430.33	4	Y	Y	40
2024-022BSN	Legacy Park I	Lee	M	Matthew A. Rieger	HTG Legacy I Developer, LLC	NC	E, Non-ALF	\$9,499,000	\$750,000	10,249,000	Y	Y	N	N	114	1	20	\$70,861.29	4	Y	Y	59
2024-023SN	Barrett Park Apartments	Lee	M	Darren J Smith	SHAG Barrett Park Developer, LLC; LCHA Developer, LLC	NC	F	\$7,700,000	\$740,500	8,440,500	Y	N	N	N	96	1	20	\$59,704.84	3	Y	Y	35
2024-024BSN	Promenade on Embers Lake (Phase I)	Lee	M	Daniel M. Lopez	MCP Developer I, LLC; AFFORDABLE HOUSING PRESERVATION ADVISORS LLC	NC	F	\$9,110,000	\$702,100	9,812,100	Y	N	N	N	96	1	15	\$100,399.79	5	Y	Y	42
2024-025SN	Perrine Village I	Miami-Dade	L	Kenneth Naylor	Perrine Development, LLC	NC	F	\$11,000,000	\$750,000	11,750,000	Y	N	N	N	116	1	20	\$72,351.68	4	Y	Y	50
2024-027BSN	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	133	1	20	\$80,845.86	5	Y	Y	13
2024-028S	Lake Bradford Apartments	Leon	M	C. Hunter Nelson	ECG Lake Bradford Developer, LLC	NC	F	\$6,396,000	\$750,000	7,146,000	Y	N	Y	N	156	1	24	\$40,077.50	4	Y	Y	41
2024-029SN	Edison Towers II	Miami-Dade	L	Carol A Gardner	TEDC Affordable Communities Inc.	NC	E, Non-ALF	\$9,120,000	\$750,000	9,870,000	Y	Y	N	N	96	1	20	\$77,938.95	4	Y	Y	31
2024-030BSN	Liberty Renaissance	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	\$3,000,000	\$750,000	3,750,000	Y	Y	N	N	98	1	20	\$26,689.72	1	Y	Y	36
2024-031BSN	Hibiscus Pointe	Hernando	M	Michael Ruane	CORE FL Developer VII LLC	NC	F	\$8,170,000	\$614,200	8,784,200	Y	N	N	N	86	1	20	\$87,443.70	5	Y	Y	58
2024-032BSN	Hermosa North Fort Myers II	Lee	M	Marcus D. Goodson	Revital Development Group, LLC; DDER Development, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$5,500,000	\$580,500	6,080,500	Y	Y	N	N	88	1	20	\$49,430.95	2	Y	Y	23
2024-033BSN	Pine Island Park	Broward	L	Lewis V Swezy	RS Development Corp	NC	F	\$5,759,880	\$750,000	6,509,880	Y	N	N	N	120	1	20	\$35,921.20	2	Y	Y	14

RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-034BSN	The Arbors at Naranja	Miami-Dade	L	Terri Murray	ACRUVA Community Developers, LLC; Neighborhood Renaissance, Inc.	NC	E, Non-ALF	\$7,350,000	\$750,000	8,100,000	Y	Y	N	N	110	1	20	\$54,818.30	3	Y	Y	63
2024-035S	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	\$11,000,000	\$0	11,000,000	Y	N	Y	N	576	1	26	\$15,786.97	1	Y	Y	3
2024-036S	Southpointe Vista II	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	F	\$8,478,000	\$750,000	9,228,000	Y	N	Y	N	208	1	24	\$33,439.60	3	Y	Y	19
2024-037BSN	Ava Greens	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	F	\$9,500,000	\$750,000	10,250,000	Y	N	N	N	128	1	20	\$51,042.83	2	Y	Y	28
2024-039BSN	Autumn Palms at Bayshore	Lee	M	Michael R. Allan	Revital Development Group, LLC	NC	F	\$3,500,000	\$397,500	3,897,500	Y	N	N	N	60	1	20	\$53,693.50	3	Y	Y	15
2024-040SN	Perrine Village III	Miami-Dade	L	Kenneth Naylor	Perrine Development III, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	116	1	20	\$72,351.68	4	Y	Y	5
2024-041SN	Quail Roost Transit Village III	Miami-Dade	L	Kenneth Naylor	Quail Roost III Development, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	116	1	20	\$77,797.50	4	Y	Y	52
2024-044SN	Berkshire Square	Pinellas	L	Jonathan L. Wolf	Berkshire Square Developer, LLC	NC	F	\$6,744,900	\$581,400	7,326,300	Y	N	N	N	71	1	20	\$87,442.40	5	Y	Y	1
2024-045BSN	Driftwood Terrace	Broward	L	Brian Evjen	HHA Developer, LLC; Newstar Development, LLC	A/R	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	N	N	N	90	1	20	\$18,186.67	1	Y	Y	44
2024-046BSN	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	\$9,120,000	\$750,000	9,870,000	Y	N	N	N	96	1	20	\$93,474.30	5	Y	Y	37
2024-047BSN	Mariposa Grove	Orange	L	Scott Zimmerman	BDG Mariposa Grove Developer, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	138	1	20	\$65,395.00	3	Y	Y	45
2024-049SN	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	\$7,500,000	\$750,000	8,250,000	Y	N	N	N	144	1	20	\$44,562.50	2	Y	Y	39
2024-050SN	Mayfield Place	Duval	L	Julie von Weller	Mayfield Place Developer, LLC	NC	E, Non-ALF	\$9,499,900	\$689,000	10,188,900	Y	Y	N	N	100	1	16.87	\$87,442.78	5	Y	Y	48
2024-051SN	Cypress Grove Apartments	Pinellas	L	Brett Green	Cypress Grove Developer, LLC; Pinellas County Housing and Economic Development Corporation	NC	F	\$4,500,000	\$568,260	5,068,260	Y	N	N	N	84	1	20	\$52,711.07	3	Y	Y	54
2024-054SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC; Pinellas Co	NC	E, Non-ALF	\$5,500,000	\$519,800	6,019,800	Y	Y	N	N	80	1	20	\$54,374.05	3	Y	Y	62
2024-055BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSID Developer, Ir	NC	F	\$6,250,000	\$750,000	7,000,000	Y	N	N	N	80	1	20	\$66,877.17	4	Y	Y	49
2024-056BSN	St. Agnes Place	Collier	M	Eric C. Miller	NDA Developer, LLC; St. Agnes Housing	NC	F	\$5,000,000	\$723,300	5,723,300	Y	N	N	N	56	1	20	\$82,183.93	5	Y	Y	4
2024-057SN	Magnolia Point	Miami-Dade	L	Jose L. Guillen	GTM Developers, LLC	NC	F	\$11,000,000	\$750,000	11,750,000	Y	N	N	N	400	1	20	\$20,336.25	1	Y	Y	51

## RFA 2023-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Total Number of Units	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-058SN	Tampa 47th Street Apartments	Hillsborough	L	Alberto Milo, Jr.	Tampa 47th Street Apartments Develop	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N	N	N	175	1	20	\$36,818.40	2	Y	Y	34
2024-059BSN	Thornton Place	Orange	L	Julie von Weller	Thornton Place Developer, LLC	NC	E, Non-ALF	\$9,499,900	\$683,500	10,183,400	Y	Y	N	N	100	1	20	\$80,789.52	5	Y	Y	47
2024-060SN	Egret Landing	Duval	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	\$8,360,000	\$624,300	8,984,300	Y	Y	N	N	88	1	20	\$87,443.70	5	Y	Y	10
2024-061BSN	Cardinal Pointe	Orange	L	Deion R. Lowery	DDER Development, LLC	NC	E, Non-ALF	\$11,000,000	\$750,000	11,750,000	Y	Y	N	N	120	1	20	\$84,375.50	5	Y	Y	2
2024-062BSN	S Ivey Lane Apartments	Orange	L	C. Hunter Nelson	ECG South Ivey Developer, LLC	NC	E, Non-ALF	\$8,020,000	\$672,600	8,692,600	Y	Y	N	N	96	1	20	\$88,387.08	5	Y	Y	56

**Ineligible Applications**

2024-026SN	Metro Grande II	Miami-Dade	L	Mara S Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	\$3,000,000	\$750,000	3,750,000	N	Y	N	N	94	1	20	\$26,183.30	1	Y	Y	20
2024-038SN	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	\$10,000,000	\$750,000	10,750,000	N	N	N	N	150	1	20	\$49,300.00	2	Y	Y	17
2024-042SN	Royal Pointe	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; Anvil Community Development Land Trust, LLC	NC	F	\$3,000,000	\$750,000	3,750,000	N	N	N	N	102	1	20	\$27,072.35	2	Y	Y	18
2024-043BSN	Freedom Pointe (f.k.a. Little Havana Senior)	Miami-Dade	L	Kimberly Black King	Volunteers of America National Services	NC	E, Non-ALF	\$7,125,000	\$750,000	7,875,000	N	Y	N	N	75	1	20	\$77,938.95	4	Y	Y	32
2024-048BSN	DeSoto Workforce Housing	Manatee	M	J. David Heller	NRP Holdings LLC	NC	F	\$8,475,000	\$750,000	9,225,000	N	N	N	N	216	1	15	\$38,353.30	2	Y	Y	26
2024-052SN	Orange on 14th	Manatee	M	Brian Swanton	Gorman & Company, LLC	NC	F	\$9,500,000	\$750,000	10,250,000	N	N	N	N	174	1	10	\$53,369.25	3	Y	Y	6
2024-053BSN	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC;	NC	E, Non-ALF	\$7,200,000	\$626,700	7,826,700	N	Y	N	N	100	1	20	\$70,843.68	4	Y	Y	61
2024-063SN	Village of Valor	Palm Beach	L	Kathy Makino	Development Partners INC	NC	F	\$5,000,000	\$0	5,000,000	N	N	N	N	54	1	5	\$90,509.26	5	Y	Y	33

On September 8, 2023, 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.