BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

SP EDGE LLC and SOUTHPORT DEVELOPMENT, INC.,
d/b/a SOUTHPORT DEVELOPMENT SERVICES, INC.,

FHFC Case No. 2020-026BP
RFA 2019-114

Petitioners,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

FORMAL WRITTEN PROTEST AND
PETITION FOR FORMAL ADMINISTRATIVE HEARING

Petitioners SP Edge and Southport Development, Inc. d/b/a Southport Development Services, Inc. (collectively, “Petitioners” or “Southport”) file this Formal Written Protest and Petition for Formal Administrative Hearing (“Petition”) pursuant to section 120.57(3), Florida Statutes, Rules 28-110.004 and 67-60.009, Florida Administrative Code, and Section Six of Request for Applications 2019-114, Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties (the “RFA”). This Petition challenges the intended decision of Respondent, the Florida Housing Finance Corporation (“Florida Housing”), to award low-income housing tax credits (“Housing Credits”) in response to the RFA. In support, Petitioners state as follows:

Parties

1. Petitioner SP Edge LLC is a Florida limited liability company. It is named in and submitted the application for the Edgewater Apartments development (Application No. 2020-375C).
2. Petitioner Southport Development, Inc. is a Washington corporation doing business in Florida as Southport Development Services, Inc. It is also named as the developer in and submitted the application for the Edgewater Apartments development (along with SP Edge LLC).

3. Petitioners have an address at 2430 Estancia Blvd., Suite 101, Clearwater, Florida 33761. For purposes of this proceeding, Petitioners’ address, email address, fax number, and telephone number are those of their undersigned counsel.

4. Florida Housing is the agency affected by this Petition. Florida Housing’s address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301.

**Statement of Ultimate Facts**

**Background**

5. On August 20, 2019, Florida Housing issued the RFA\(^1\) seeking to award up to an estimated $18,104,643 in Housing Credits for proposed multi-family, affordable housing developments in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas counties. [RFA § 1, p. 2].

6. Section 5 of the RFA describes the process by which applications are evaluated and scored by a review committee. [RFA § 5, pp. 66-72]. Applications were initially eligible for a total of 10 points upon the submission of a Principal Disclosure Form stamped by Florida Housing as “pre-approved” and compliance with the Development Experience Withdrawal Disincentive. [RFA § 5.A.2, p. 70].

7. The application sorting order is set forth in Section 5.B.2 of the RFA. Developments eligible for funding are limited to those that meet certain eligibility requirements

\(^{1}\) Florida Housing modified the RFA once, on September 20, 2019. The modification does not affect the issues raised in this Petition.
described throughout the RFA. Those eligible applications are then sorted and ranked from highest score to lowest score, with any ties separated as follows:

a. First, by the application’s eligibility for the Proximity Funding Preference with applications that qualify for the preference listed above applications not qualifying for the preference;

b. Next, by the application’s eligibility for the Per Unit Construction Funding Preference (with applications that qualify for the preference listed above applications not qualifying for the preference);

c. Next, by the application’s eligibility for the Development Category Funding Preference (with applications that qualify for the preference listed above applications not qualifying for that preference);

d. Next, by the application’s Leveraging Classification (with applications having the Classification of A listed above applications having the Classification of B);

e. Next, by the application’s eligibility for the Florida Job Creation Funding Preference (with applications that qualify for the preference listed above applications that do not qualify for the preference); and

f. Finally, by lottery number, resulting in the lowest lottery number receiving preference.

[RFA § 5.B.2, pp. 70-71].

8. Once the applications were sorted and ranked, Florida Housing would select applications for funding in the following order:
a. The first application selected for funding would be the highest ranking eligible Family Application located in Duval County that meets the Geographic Areas of Opportunity/SADDA funding goal. If no eligible application met those criteria, the highest ranking eligible Duval County application would be selected.

b. The next application selected for funding would be the highest ranking eligible Family Application located in Palm Beach County that meets the Geographic Areas of Opportunity/SADDA funding goal. If no eligible application met those criteria, the highest ranking eligible Palm Beach County application would be selected.

c. The next application selected for funding would be the highest ranking eligible application that meets the Local Government Areas of Opportunity Funding Goal in Broward County. If no eligible application met those criteria, the highest ranking eligible application in Broward County would be selected.

d. The next application selected for funding would be the highest ranking eligible application that meets the Local Government Areas of Opportunity Funding Goal in Hillsborough County. If no eligible application met those criteria, the highest ranking eligible application in Hillsborough County would be selected.

e. The next application selected for funding would be the highest ranking eligible application that meets the Local Government Areas of Opportunity Funding Goal in Orange County. If no eligible application met those
criteria, the highest ranking eligible application in Orange County would be selected.

f. The next application selected for funding would be the highest ranking eligible application that meets the Local Government Areas of Opportunity Funding Goal in Pinellas County. If no eligible application met those criteria, the highest ranking eligible application in Pinellas County would be selected.

g. If funding still remained, and if the Broward County application selected in subsection c. is a for profit application, the next application selected for funding would be the highest ranking eligible unfunded application in Broward County wherein the applicant applies and qualifies as a Non-Profit. If the Broward County application selected for funding in subsection c. is a Non-Profit Application, or if there are no Broward County Non-Profit applications, the highest ranking eligible application in Broward County would be selected. If the selected application cannot be fully funded, it would be entitled to receive a Binding Commitment for the unfunded balance. If funding remains after selecting the highest ranking eligible unfunded Broward County application, or if there is no eligible unfunded application located in Broward County, no additional applications from any county will be selected for funding and any remaining funding will be distributed as approved by the Florida Housing Board of Directors (the "Board").

[RFA § 5.B.3., pp. 71-72].
9. The deadline for receipt of applications was 3:00 p.m. on November 7, 2019. [RFA § 3.A.1, p. 2].

10. Florida Housing received 26 applications in response to the RFA, including Petitioners’ application.

11. Florida Housing’s review committee for the RFA met to discuss the applications and to issue their funding recommendations to be presented to the Board.

12. At the Board’s March 6, 2020 meeting, the Board approved the review committee’s scoring results and the recommended preliminary awards. As shown in the recommended awards, Petitioners’ application, which sought funding for a development in Palm Beach County, was deemed eligible but was not selected for funding. The application submitted by Wells Landing Apartments LLC for the Wells Landing Apartments development (Application No. 2020-369C), which also sought funding for a Palm Beach County project, was selected for funding.

13. At 9:35 a.m. on March 6, 2020, Florida Housing posted on its website its notice of its intended decision (“Intended Decision”), consisting of two documents: (1) RFA 2019-114 Board Approved Preliminary Awards; and (2) RFA 2019-114 Board Approved Scoring Results. A copy of the Intended Decision is attached as Exhibit A.

14. On March 10, 2020, Petitioners timely filed a notice of protest of the Intended Decision. A copy of Petitioners’ notice of protest is attached as Exhibit B. Petitioners also timely filed this Petition within 10 days of the date on which the notice of protest was filed.

Wells Landing Failed to Demonstrate Site Control

15. Under Section 4.A.7.a of the RFA, an applicant must demonstrate site control by providing certain documentation as Attachment 8 to its application. [RFA § 4.A.7.a., pp. 33-34]. To satisfy this requirement, the applicant must attach an eligible contract, deed or certificate of
Under Section 5.A.1. of the RFA, only applications that meet all of the eligibility requirements—including the requirement that “[e]vidence of Site Control [is] provided”—are eligible for funding and considered for funding selection. [RFA § 5.A.1., pp. 66-67]. Thus, “the demonstration of site control is a mandatory element of the RFA that cannot be waived.” See Recommended Order, Clearlake Vill., L.P. v. Fla. Hous. Fin. Corp., No. 15-2394BID, 2015 WL 3966051, ¶ 54 (DOAH June 25, 2015; FHFC Aug. 17, 2015). Notably too, site control must be demonstrated for all scattered sites. [RFA § 4.A.5.c.(2), p. 18; RFA § 4.A.7.a., p. 33].

16. In Application No. 2020-369C, applicant Wells Landing Apartments LLC sought Housing Credits for Wells Landing Apartments, a scattered sites development in Palm Beach County (hereinafter referred to as “Wells Landing”).

17. Notably, Wells Landing applied for and obtained qualification as a Local Government Area of Opportunity by obtaining a local government contribution from the City of Boynton Beach. To qualify, an applicant “must demonstrate a high level of Local Government interest in the project via an increased amount of Local Government contributions in the form of cash loans and/or cash grants.” [RFA § 4.10.c(2)(b), p. 57]. Pursuant to Section 4.A.5. of the RFA, an application for a proposed development that qualifies as a Local Government Area of Opportunity automatically qualifies for the Proximity Funding Preference, without having to satisfy other proximity requirements for transit service and community services applicable to developments that do not qualify as a Local Government Area of Opportunity. [RFA § 4.A.5.e, p. 19]. Thus, Wells Landing’s purported qualification as a Local Government Area of Opportunity allowed it to avoid meeting the proximity requirements of the RFA.
18. As part of its efforts to qualify as a Local Government Area of Opportunity, Wells Landing’s management company, Centennial Management Corp., made a presentation to the Boynton Beach Community Redevelopment Agency (the “CRA”). A copy of that presentation is attached as Exhibit C. Wells Landing noted that it intended to, among other things, develop plus or minus 40 units along Ninth Avenue (south of E. Martin Luther King, Jr. Boulevard). [Ex. C at 6].

19. Slide 5 of Wells Landing’s presentation to the CRA shows the various parcels proposed for development in the project and their associated owners. This slide shows that parcels along Ninth Avenue proposed to be developed as part of the Wells Landing project were owned by DJ Management LLC and Larann, LLC, in addition to the CRA. [Ex. C at 5].

20. Wells Landing provided its evidence of site control with respect to the project in Attachment 8 to its application. A copy of Attachment 8 to Wells Landing’s application is attached as Exhibit D. Wells Landing included a November 4, 2019 special warranty deed between the CRA and Wells Landing, in which the CRA transferred ownership of the parcels it once owned to Wells Landing. Wells Landing also included a November 4, 2019 special warranty deed between Larann, LLC and Wells Landing, similarly transferring to Wells Landing ownership for the parcels once owned by Larann, LLC. But Wells Landing included no document illustrating site control with respect to the parcel owned by DJ Management LLC. Site control was not demonstrated for the site used to obtain the required financial contribution to qualify as a Local Government Area of Opportunity.

21. As a result, Wells Landing failed to demonstrate site control in its application and should have been deemed ineligible for funding by Florida Housing. For the foregoing reasons,
the decision of Florida Housing to award funding to Wells Landing is contrary to the RFA’s explicit provisions, clearly erroneous, arbitrary and capricious, and contrary to competition.

**Disputed Issues of Material Fact and Law**

22. The disputed issues of material fact and law of which Petitioners are aware at this time include but are not limited to:

   a. Whether the Wells Landing application complies with Section 4.A.7.a. of the RFA requiring evidence of site control;
   b. Whether the Wells Landing application demonstrated site control for each of its scattered sites;
   c. Whether the Wells Landing application was erroneously deemed eligible for funding under the RFA;
   d. Whether Petitioners’ application should have been selected for funding to meet the Palm Beach County goal;
   e. Whether Petitioners’ application should have been selected for funding with any remaining funds after Wells Landing’s application is correctly deemed ineligible;
   f. Whether Florida Housing’s Intended Decision is contrary to the RFA; and
   g. Whether Florida Housing’s Intended Decision is clearly erroneous, contrary to competition, arbitrary, and/or capricious.

**Notice of Florida Housing’s Proposed Action**

23. The Notice of Intended Decision was posted on Florida Housing’s website at 9:35

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2 Petitioners reserve the right to amend or supplement this Petition, including but not limited to the disputed issues of material fact and law.
a.m. on March 6, 2020.

**Substantial Interests Affected**

24. Petitioners are substantially affected by Florida Housing’s Intended Decision, including but not limited to the determination that Wells Landing’s application is eligible for funding. Petitioners’ application complied with all of the RFA’s requirements and would have met the RFA’s goal to fund a project in Palm Beach County. Because Wells Landing was erroneously deemed eligible and selected for funding under the Palm Beach County goal, Petitioners were not. If Florida Housing had correctly deemed Wells Landing ineligible, additional funding would have been available under the RFA to fund Petitioners’ application. As such, Petitioners’ substantial interests are and will be affected by Florida Housing’s Intended Decision.

**Statutes and Rules that Entitle Petitioners to Relief**

25. Petitioners are entitled to relief pursuant to sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, 67-48, and 67-60, Florida Administrative Code, Section 6 of the RFA, and the established decisional law of Florida courts, the Division of Administrative Hearings, and Florida administrative agencies.

**Demand for Relief**

WHEREFORE, Petitioners respectfully request that Florida Housing:

a. Provide an opportunity to resolve this Petition by mutual agreement within seven business days, as provided in section 120.57(3), Florida Statutes;

b. If not resolved by mutual agreement, transfer this Petition to the Division of Administrative Hearings for a formal hearing conducted before an Administrative Law Judge pursuant to sections 120.569 and 120.57, Florida Statutes; and
ultimately issue a final order finding that Wells Landing’s application failed to demonstrate site control and was ineligible for funding, and that Petitioners’ application is entitled to funding under the RFA.


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Attorneys for Petitioners
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Formal Written Protest and Petition for Formal Administrative Hearing was filed by email with Ana McGlamory, Agency Clerk, at ana.mcglamory@floridahousing.org and CorporationClerk@floridahousing.org, and Hugh Brown, General Counsel, at hugh.brown@floridahousing.org, both of whom work at the Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on March 23, 2020.

Tiffany A. Roddenberry
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<th>Application</th>
<th>Name of Development</th>
<th>County</th>
<th>Name of Authorized Principal Representative</th>
<th>Developers</th>
<th>Demo. Commitment</th>
<th>Total Units</th>
<th>HC Funding Amount</th>
<th>Eligible for Funding?</th>
<th>Development is in Duval County or Palm Beach County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding/SADDA Goal</th>
<th>Qualifies for the Local Government Area of Opportunity</th>
<th>Qualifies as a Non-Profit Applicant?</th>
<th>Total Points</th>
<th>Proximity Funding Preference</th>
<th>Per Unit Construction Funding Preference</th>
<th>Development Category Funding Preference</th>
<th>Leveraging Classification</th>
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On March 6, 2020, 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.
## Eligible Applications

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<th>Application Number</th>
<th>Name of Development</th>
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<th>Name of Authorized Principal Representation</th>
<th>Developers</th>
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</tr>
<tr>
<td>2020-369C</td>
<td>Wests Landing</td>
<td>Palm Beach</td>
<td>Lewis V. Sweeney</td>
<td>F 124</td>
<td>1,980,000</td>
<td>Y N Y N 10 Y Y Y NC</td>
<td>121,354.84</td>
<td>A Y 1</td>
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<tr>
<td>2020-370C</td>
<td>Pembroke Tower II</td>
<td>Broward</td>
<td>David Page</td>
<td>F 122</td>
<td>2,282,000</td>
<td>F N Y N 10 Y Y Y NC</td>
<td>165,511.00</td>
<td>A Y 1</td>
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<tr>
<td>2020-371C**</td>
<td>Jeffs at Murray Hill</td>
<td>Pinellas</td>
<td>James R. Heuser</td>
<td>F 127</td>
<td>1,945,000</td>
<td>Y N Y N 10 Y Y Y NC</td>
<td>122,960.90</td>
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<td>2020-372C</td>
<td>Ocean Station</td>
<td>Pinellas</td>
<td>David Page</td>
<td>F 120</td>
<td>2,220,000</td>
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<td>2,375,000</td>
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<td>172,710.91</td>
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<tr>
<td>2020-374C</td>
<td>Edgewater Apartments</td>
<td>Palm Beach</td>
<td>lettuce L. Wolf</td>
<td>F 118</td>
<td>2,375,000</td>
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<td>154,063.68</td>
<td>A Y 4</td>
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</table>

*Mid-Rise 4 story multiplier was applied at the review committee meeting which affects the Corporation Funded Per Set-Aide Amount. Additionally, the number of set-asides was incorrectly calculated in the Application Submitted Report. This affected the Corporation Funding Per Set-Aide Amount.

**Housing Credit Request Amount was adjusted during scoring which affects the Corporation Funding Per Set-Aside Amount.

***The number of set-asides was incorrectly calculated in the Application Submitted Report. This affected the Corporation Funding Per Set-Aide Amount.

On March 6, 2020, 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), Fl. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-00.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fl. Stat., shall constitute a waiver of proceedings under Chapter 120, Fl. Stat.
March 10, 2020

Via Electronic Mail: ana.mcglamory@floridahousing.org
corporationclerk@floridahousing.org

Ana McGlamory
Agency Clerk
Florida Finance Housing Corporation
227 North Bronaugh Street, Suite 5000
Tallahassee, Florida 32301-1329

Re: Notice of Protest - Request for Applications 2019-114, Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties (the “RFA”).

Dear Ms. McGlamory:

On behalf of SP Edge LLC and Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc., application number 2020-375C (for Edgewater Apartments), this letter constitutes the notice of intent to protest the intended decision of the Florida Housing Finance Corporation relating to the referenced RFA. This notice is filed pursuant to Section 120.57(3), Florida Statutes, Rules 28-110.003 and 67-60.009, Florida Administrative Code, and Section Six of the referenced RFA.

This notice of intent to protest is being filed within 72 hours (not including weekends) of the posting of the intended decision on the Corporation’s website on Friday, March 6, 2020.

Please acknowledge receipt of this filing by stamping the date and time on a copy of this letter and returning it to us. Thank you very much.
Very truly yours,

HOLLAND & KNIGHT LLP

[Signature]

Lawrence E. Sellers, Jr.
Tiffany Roddenberry

cc: Hugh Brown, General Counsel
MLK Corridor Redevelopment Project

A Mixed-Use Apartment & Retail Development

◊ Martin Luther King Jr. Blvd.
  Boynton Beach, Florida

CENTENNIAL MANAGEMENT CORP.

MARCH 7, 2019
Overall Development Vision

1. Mixed Use urban redevelopment Community with some Floribbean design style.
2. 124 affordable apartments
3. Approx. 8,000 sq. ft. of retail space
4. 3,250 sq. ft. approximately of covered open air space/breezeway
5. 2,500 sq. ft. of leasing office/clubhouse for the residences
6. 6 ft. Paver sidewalks, on street parking, street and parking lot lights, beautiful landscaping
7. Art wall for local artist to participate in “Art in Public Places”
8. A pedestrian friendly atmosphere with a coffee shop and outdoor seating
9. If permitted, assist in designing a new façade to the adjacent grocery store through CRA Façade Grant program.
Integration of the History and Culture

We have done this by:

1. Reviewed the BBCRA Redevelopment Plan

2. Added Urban Design Concepts in keeping with the History of MLK Blvd “Old Florida” and “Caribbean influence”, the new design concept labeled “Floribbean”

3. Front porches, metal roofs, beautiful pastel colors, retail catering to local residents

4. Create an Art Wall of Local Artists to participate in “Art in Public Places”

5. Architecture of the buildings is tropical in nature and incorporates elements of period derived architectural elements reminiscent of the turn of the century South Florida life
Revitalize Retail on MLK

• Our plan will contribute to the goal of revitalization of the MLK Corridor through a design of residential and commercial use targeted to benefit local neighbors.

• Approx. 8,000 square feet of retail space.

• Possible tenants may include a barbershop, a ice-cream shop, a medical care facility, casual dining or a trendy coffee shop, etc.

• We plan to hire a local artist to paint murals on some of the buildings’ walls reflective of the community’s culture and history.

• We plan to hold a job fair on site to hire local subcontractors.
Project Aerial

CRA Lots

DJ Management LLC Lot

Larann LLC Lots
Street View: Conceptual
Unit Floor Plans

1/1’s, 2/2’s, 3/2’s
MLK Corridor

Proposed Features:

GREEN CERTIFICATION

◦ High Efficiency 15 SEER AC Units
◦ Energy Star Appliance Packages
◦ Water Sense Plumbing Fixtures
◦ Energy Star Lighting Fixtures
◦ Energy Efficient Hurricane Impact Windows & Sliding Glass Doors
◦ Programmable Thermostats

UNIT FEATURES

• Balconies/Patios in all Units
• Wood Cabinets
• Granite Countertops
• Tile Flooring
• Large Walk-In Closets
• Washer & Dryer in all Units
• Window Treatments
### SUMMARY OF OPTIONS
**CRA OWNED PROPERTY AND 5 PRIVATE LOTS**

<table>
<thead>
<tr>
<th>Option</th>
<th>Private Land</th>
<th>CRA Land</th>
<th>CRA Grant</th>
<th>CRA TIR Funds 15 Years</th>
<th>Rents</th>
<th>Financing Contingency</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>#1 TIRF</strong></td>
<td>$$$</td>
<td>0</td>
<td>1,200,000</td>
<td>873,000</td>
<td>TBA by CRA</td>
<td>No</td>
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<tr>
<td><strong>#2 9% Tax Credits</strong></td>
<td>$$$</td>
<td>2,000,000</td>
<td>1,200,000</td>
<td>0</td>
<td>30%-80% AMI</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>#3 SAIL and TIRF</strong></td>
<td>$$$</td>
<td>0</td>
<td>1,200,000</td>
<td>266,000</td>
<td>30%-80% AMI</td>
<td>Yes</td>
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</tbody>
</table>
Income/Rent Limits

### 2018 Income Limits and Rent Limits

**Florida Housing Finance Corporation**

**Multifamily Rental Programs (except HOME and SHIP) and CWHP Homeownership Program**

<table>
<thead>
<tr>
<th>County (Metro)</th>
<th>Percentage Category</th>
<th>Income Limit by Number of Persons in Household</th>
<th>Rent Limit by Number of Bedrooms in Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1</td>
<td>2</td>
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<tr>
<td>Palm Beach County</td>
<td>25%</td>
<td>13,475</td>
<td>15,400</td>
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<tr>
<td></td>
<td>28%</td>
<td>15,092</td>
<td>17,248</td>
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<tr>
<td></td>
<td>30%</td>
<td>16,170</td>
<td>18,480</td>
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<tr>
<td>Palm Beach County</td>
<td>33%</td>
<td>17,787</td>
<td>20,328</td>
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<td>(West Palm Beach-</td>
<td>35%</td>
<td>18,865</td>
<td>21,560</td>
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<tr>
<td>Boca Raton HMFA;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miami-Fort Lauderdale-</td>
<td>40%</td>
<td>21,560</td>
<td>24,640</td>
</tr>
<tr>
<td>Palm Beach County</td>
<td>45%</td>
<td>24,255</td>
<td>27,720</td>
</tr>
<tr>
<td>(West Palm Beach-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boca Raton HMFA;</td>
<td>50%</td>
<td>26,950</td>
<td>30,800</td>
</tr>
<tr>
<td>Miami-Fort Lauderdale-</td>
<td>60%</td>
<td>32,340</td>
<td>36,960</td>
</tr>
<tr>
<td>(West Palm Beach-</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Boca Raton HMFA;</td>
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<tr>
<td>Palm Beach County</td>
<td>80%</td>
<td>43,120</td>
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<td>(West Palm Beach-</td>
<td>120%</td>
<td>64,680</td>
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<tr>
<td>Boca Raton HMFA;</td>
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<td></td>
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<tr>
<td>Miami-Fort Lauderdale-</td>
<td>140%</td>
<td>75,460</td>
<td>86,240</td>
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</table>

**Median:** 74,300
Future Phases
Townhouse Ownership

• Opportunity for Home-ownership

• Use of CRAs scattered lots

• We intend to build townhouses in partnership with the CRA

• Apply our experience in utilizing creative financing
We at Centennial Management Corp already have a vested interest in this neighborhood as a property owner and we are very excited about the opportunity to continue to work together with the CRA to achieve CRA goals and contribute to the best possible redevelopment of the MLK Corridor.

Thank you for the opportunity and your time!
Attachment 8

EXHIBIT D
FLORIDA HOUSING FINANCE CORPORATION
Site Control Certification Form

As of the Application Deadline for this RFA, the Applicant entity ____________________________
Wells Landing Apartments LLC

__________________________

has control of the Development site and all Scattered Sites, if applicable. Control of the site means that by Application Deadline the Applicant can establish one or more of the following requirements that include the terms set forth in Section Four A.7.a. of the RFA:

- Eligible Contract
- Deed or Certificate of Title
- Lease

To be considered complete, documents demonstrating that site control pursuant to the terms set forth in Section Four A.7.a. of the RFA are attached.

Under the penalties of perjury pursuant to Section 92.525, F.S., and of material misrepresentation pursuant to Section 420.508(35), Fla. Statutes, and Fla. Admin. Code Section 67-21.003(6) and/or 67-48.004(2), I declare and certify that I have read the foregoing and that the information is true, correct and complete.

__________________________
Signature of Authorized Principal Representative

__________________________
Title (typed or printed)

__________________________
Name (typed or printed)

This form must be signed by the Authorized Principal Representative stated in Exhibit A.

(Form Rev. 08-18)
Special Warranty Deed

This Special Warranty Deed made this 4th day of November, 2019, between Boynton Beach Community Redevelopment Agency, a public agency created pursuant to Chapter 163, Part III, of Florida Statutes, whose post office address is 710 N. Federal Highway, Boynton Beach, FL 33435, grantor, and Wells Landing Apartments, LLC, a Florida limited liability company, whose post office address is 7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and othergood and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida, to wit:

Lots 6 and 7, in Block 1, of The FRANK WEBER ADDITION TO THE TOWN OF BOYNTON BEACH, according to the Plat thereof recorded in Plat Book 9, Page 3, of the Public Records of Palm Beach County, Florida.

Lots 4, 5, 8 and 9, Less the South 10 feet thereof, in Block 1, of The FRANK WEBER ADDITION TO THE TOWN OF BOYNTON BEACH, according to the Plat thereof recorded in Plat Book 9, Page 3, of the Public Records of Palm Beach County, Florida.

Lots 5, 6, 8, 9, 10, and 13 in Block 4, of PALM BEACH COUNTY CLUB ESTATES, according to the Plat thereof recorded in Plat Book 11, Page 43, of the Public Records of Palm Beach County, Florida.

Lots 5, 9, 10, 11, 12, and 13 in Block 5, of PALM BEACH COUNTY CLUB ESTATES, according to the Plat thereof recorded in Plat Book 11, Page 43, of the Public Records of Palm Beach County, Florida.

Lot 1, of MEEKS ADDITION TO BOYNTON, according to the Plat thereof as recorded in Plat Book 9, Page 54, of the Public Records of Palm Beach County, Florida.
Lot 172, of ARDEN PARK ADDITION TO BOYNTON FLA., according to the Plat thereof as recorded in Plat Book 2, Page 96, of the Public Records of Palm Beach County, Florida.

The South 100 feet of the West 5 feet of Lot 20, and all of Lots 21 and 22, of ROBERT WELLS' SUBDIVISION, according to the Plat thereof, recorded in Plat book 11, Page 66, of the Public Records of Palm Beach County, Florida, LESS the North 10 feet of Lots 21 and 22, for road right-of-way purposes conveyed to Palm Beach County, Florida by Right-of-way Deed recorded November 2, 1982, in Official Records Book 3817, Page 1155.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantees.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: [Name]

[Signature]
Witness Name: [Name]

Boynton Beach Community Redevelopment Agency, a public agency created pursuant to Chapter 163, Part III, of Florida Statutes

By: [Signature]
Steven B. Grant, Chair

(Corporate Seal)
State of Florida  
County of Palm Beach  

The foregoing instrument was acknowledged before me this 5th day of November, 2019, by Steven B. Grant, Chair of Boynton Beach Community Redevelopment Agency, a public agency created pursuant to Chapter 163, Part III, of Florida Statutes, on behalf of the corporation. He/she is personally known to me or I have produced a driver's license as identification.

[Notary Seal]  

Theresa Utterback  
Notary Public  
Printed Name: Theresa Utterback  
My Commission Expires: 2/5/22  

Theresa Utterback  
Notary Public – State of Florida  
Commission # CG 182674  
My Comm. Expires Feb 5, 2022  
Bonded through National Notary Assn.

Sharon R. Bock  
CLERK & COMPTROLLER  
DEPUTY CLERK
SPECIAL WARRANTY DEED

State of Florida
County of Brevard

THIS SPECIAL WARRANTY DEED is made November 6, 2019, between

LARANN, LLC, a Florida limited liability company
having a business address at: PO Box 362042, Melbourne, FL 32936
("Grantor"), and

WELLS LANDING APARTMENTS LLC, a Florida limited liability company
having a mailing address of: 7735 NW 146th Street Suite 306, Miami Lakes, FL 33016
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100
DOLLARS ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby
acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said
"Grantee", its successors and assigns forever, following described land, situate, lying and being in the
County of Palm Beach, State of Florida, to wit:

PARCEL 1:

Lot 4, Block 4, PALM BEACH COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat
Book 11, Page 43, of the Public Records of Palm Beach County, Florida.

PARCEL 2:

Lot 6, Block 5, PALM BEACH COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat
Book 11, Page 43, of the Public Records of Palm Beach County, Florida.

PARCEL 3:

Lot 7, Block 4, PALM BEACH COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat
Book 11, Page 43, of the Public Records of Palm Beach County, Florida.

PARCEL 4:

Lot 12, Block 4, PALM BEACH COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat
Book 11, Page 43, of the Public Records of Palm Beach County, Florida.

Prepared by
James J. Hurchalla & Associates, P.A.
1700 East Las Olas Boulevard, Ste 206
Fort Lauderdale, FL 33301
(954) 462-6776

Return to: Grantee

File No.: 19-2-233
Tax Parcel Identification Number: 08-43-45-21-10-004-0040, 08-43-45-21-10-005-0060, 08-43-45-21-10-004-0070, 08-43-45-21-10-004-0120

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents on the date first above written.

LARANN, LLC, a Florida limited liability company

[Signature]
Larry Finkelstein
Managing Member

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: Jason Wooten

[Signature]
Witness Signature
Print Name: Brittnee Rooney

State of Florida
County of Brevard

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on November ___, 2019, by Larry Finkelstein, as Managing Member, on behalf of LARANN, LLC, a Florida limited liability company, who is personally known to me or who has/have produced a valid drivers license as identification.

[Signature]
Diana M. Mugar
Notary Public, State of Florida
Commission # 287470
My Comm. Expires Feb. 12, 2023

Printed Name of Notary
My Commission Expires: Feb. 12, 2023

STATE OF FLORIDA • PALM BEACH COUNTY
I hereby certify that the foregoing is a true copy of the record in my office with
redactions, if any, as required by law.

SHARON R. BOCK
CLERK & COMPTROLLER

By __________
DEPUTY CLERK