

**BEFORE THE  
FLORIDA HOUSING FINANCE CORPORATION**

RE: RFA 2014-114, Housing Credit Financing of Affordable Housing Developments Located in Medium and Small Counties  
Notice of Protest by Bella Oaks Partners, Ltd., Application No. 2015-033C

**NOTICE OF PROTEST**

Pursuant to Section 120.57(3), Fla. Stat.; Rule 67-60.009(2), Fla. Admin. Code; and RFA 2014-114 at Section Six, BELLA OAKS PARTNERS, LTD., Application No. 2015-033C, hereby gives notice of its intent to protest the proposed awards of funding contained on the RFA 2014-114 Review Committee Recommendations, copy attached as Exhibit A. Exhibit A was approved by the Florida Housing Finance Corporation Board of Directors on Friday, March 20, 2015, and was posted on the Corporation's website at 9:43 a.m. on that date.

**FILED** this 24<sup>th</sup> day of March, 2015.

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**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that the original and one copy of the foregoing has been filed via Hand Delivery with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, this 24<sup>th</sup> day of March, 2015.



Attorney

**RFA 2014-114  
Review Committee Recommendations**

Total HC Available for RFA	14,427,900.00
Total HC Allocated	14,332,928.00
Total HC Remaining	94,972.00

  

Small County Funding Available for RFA	1,513,170.00
HC Allocated to Small Counties	1,513,170.00
Total Small County Funding Remaining	-
Medium County Funding Available for RFA	12,914,730.00
HC Allocated to Medium Counties	12,819,758.00
Total Medium County Funding Remaining	94,972.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	HC Funding Amount	Total Points	SAIL Unfunded Preference	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Application selected to meet the Florida Keys Area Goal</b>													
2015-053C	73 Ocean	Monroe	S	Shane P. Server	Tri-Star Affordable Development, LLC;	1,464,217.00	23	Y	Y	Y	B	Y	45
<b>Application selected to meet goal to fund a second small county Application in a county other than Monroe</b>													
<b>2015-</b>													
088C**	Denton Cove	Franklin	S	Jonathan L Wolf	Denton Cove Developer, Inc.;	48,953.00	23	Y	Y	Y	A	Y	18
<b>Other Medium County Applications selected</b>													
2015-106C	Villages at Halifax II	Volusia	M	Todd M. Wind	Picrme Affordable Development, LLC;	1,259,100.00	23	Y	Y	Y	A	Y	1
2015-067C	The San Juan	Oceola	M	Kim Murphy	Royal American Development, Inc.;	1,510,000.00	23	Y	Y	Y	A	Y	2
2015-073C	Clearlake Isles	Brevard	M	Kim Murphy	RAD-DFP Developer, LLC.;	1,475,000.00	23	Y	Y	Y	A	Y	6
2015-039C	Freedom Gardens	Hernando	M	Matthew Rieger	HTG Freedom Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	7
2015-101C	Park at Wellington Apartments	Pasco	M	Matthew Rieger	HTG Wellington Family Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	9
2015-091C	Kenwood Place	Leon	M	Jonathan L Wolf	Kenwood Place Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	20
2015-063C	City Park at Merritt Street	Seminole	M	Todd M. Wind	Picrme Affordable Development, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	26
2015-029C	The Verandas of Punta Gorda II	Charlotte	M	Paula M Rhodes	Norstar Development USA, LP; Punta Gorda Developers, L.L.C.	1,025,658.00	23	Y	Y	Y	A	Y	27
2015-066C	Aida Palms	Polk	M	Oscar A. Sol	Aida Palms Dev, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	28

\*\*2015-088C is entitled to a Binding Commitment of \$890,417.

On March 20, 2015, 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., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.