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May 10, 2017

RECEIVED
17 MAY 10 AM 8:37
FLORIDA HOUSING FINANCE CORPORATION

Via Hand Delivery

Kate Flemming, Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301-1329

Re: RFA 2017-102 Housing Credit Financing for to Provide Affordable Multifamily
Rental Housing that is a Part of Local Revitalization Initiatives

Dear Ms. Flemming:

Pursuant to section 120.57(3) Florida Statutes, and 67-60.009(2) and 28-110.003, Florida Administrative Code, Saratoga Crossings II, Ltd., Application Number 2017-243C, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Exhibit A) and proposed scoring, eligibility, and ineligibility determinations (Exhibit B) in RFA 2017-102, as approved by the Corporation's Board of Directors on Friday, May 5, 2017. This Notice of Protest is timely filed.

Although Saratoga Crossings II, Ltd. is currently in the funding range, this Notice is being filed to preserve its ability to initiate or intervene in proceedings that may impact that funding determination.

Saratoga Crossings II, Ltd. will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,

Donna E. Blanton

DEB/lm
attachments

**RFA 2017-102
Recommendations**

Total HC Available for RFA	2,455,000
Total HC Allocated	2,445,000
Total HC Remaining	10,000

Total SAIL Available for RFA	2,000,000
Total SAIL Allocated	2,000,000
Total SAIL Remaining	-

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo	HC Funding Amount	SAIL Funding Amount	Eligible For Funding?	County Award Tally	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2017-248C	Saratoga Crossings II	Broward	Elizabeth Wong	APC Saratoga Crossings II Development, LLC; Dania Beach Quality Housing Solutions, Inc.	E	935,000	0	Y	1	89	Y	Y	A	21,750.00	Y	5
2017-251CS	The Addition	Miami-Dade	Matthew Rieger	HTG Addition Developer, LLC	F	1,510,000	2,000,000	Y	1	34	Y	Y	A	-	Y	2

On May 5, 2017, 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 Applicant 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 2017-102 All Applications

Application Number	Name of Development	County	Name of Contact Person	Name of Developers	Demo	HC Funding Amount	SAIL Funding Amount	Eligible For Funding?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																
2017-241C	Saratoga Crossings II	Broward	Elizabeth Wong	APC Saratoga Crossings II Development, LLC; Dania Beach Quality Housing Solutions, Inc.	E	995,000	0	Y	89	Y	Y	125,593.43	A	21,750.00	Y	5
2017-244CS	Carisbrooke Terrace	Seminole	Jonathan L Wolf	Carisbrooke Terrace Developer, LLC; SHS Development, LLC	F	1,427,000	2,000,000	Y	67	Y	Y	144,834.40	A	-	Y	7
2017-245CS	Grand Oaks	Pinellas	Brian D Evjen	Norstar Development USA, LP	F	1,660,000	2,000,000	Y	64	Y	Y	145,737.71	A	-	Y	1
2017-247CS*	Lincoln Village	Manatee	Brian D Evjen	PCMA Development, LLC	F	1,088,500	750,000	Y	79	Y	Y	152,901.69	B	-	Y	6
2017-249CS	Liberty Square Phase Two	Miami-Dade	Alberto Mito, Jr.	Norstar Development USA, LP Liberty Square Phase Two Developer, LLC	F	2,445,000	2,000,000	Y	70	Y	Y	124,638.88	A	24,193.55	Y	8
2017-250C	Courtside Apartments, Phase II	Miami-Dade	Matthew Rieger	AMC HTG 2 Developer, LLC	E	2,445,000		Y	82	Y	Y	147,640.38	A	-	Y	4
2017-251CS	The Addison	Manatee	Matthew Rieger	HTG Addison Developer, LLC	F	1,510,000	2,000,000	Y	84	Y	Y	112,495.75	A	-	Y	2
Ineligible Applications																
2017-246C	Renaissance Pointe	Miami-Dade	Nick A Inandar	Renaissance Pointe Developer, LLC	F	1,632,837		N	85	Y	Y	161,587.78		-	Y	3
2017-248CS	Amaryllis Park Place II	Sarasota	Joe Chambers	Gardner Capital Development Florida, LLC; SHS Affordable Development, LLC; DB Development Florida, LLC	F	1,510,000	2,000,000	N	71	Y	Y	125,593.35		6,496.51	Y	9

*The corporation funding per set-aside request amount reflects the corrected amount

On May 5, 2017, 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 28-1.10, 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 proceeding under Chapter 120, Fla. Stat.

