

# AUSLEY MCMULLEN

ATTORNEYS AND COUNSELORS AT LAW

123 SOUTH CALHOUN STREET  
P.O. BOX 391 (ZIP 32302)  
TALLAHASSEE, FLORIDA 32301  
(850)224-9115 FAX (850)222-7560  
*Direct Dial for Michael Glazer- (850)425-5474*  
*mglazer@ausley.com*

December 13, 2017

VIA HAND DELIVERY AND EMAIL TO:  
CorporationClerk@floridahousing.org

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

RECEIVED  
17 DEC 13 AM 9:04  
FLORIDA HOUSING FINANCE CORPORATION

RE: RFA 2017-107 SAIL Financing for the Construction of Workforce Housing  
Notice of Protest by Sierra Bay Apartments, Ltd.  
Applicant for Application No. 2018-056BS

Dear Corporation Clerk:

This law firm represents Sierra Bay Apartments, Ltd. Pursuant to section 120.57(3), Florida Statutes and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), Sierra Bay Apartments, Ltd., the applicant for Application No. 2018-056BS in RFA 2017-107, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting the proposed awards of funding (Att. A) and proposed scoring, eligibility and ineligibility determinations (Att. B) in RFA 2017-107 as approved by the Board of Florida Housing Finance Corporation on Friday, December 8, 2017. These spreadsheets were posted on the Corporation's website on Friday, December 8, 2017 at 3:45 p.m. This Notice of Protest is timely filed within 72 hours of said posting (excluding Saturdays and Sundays).

Sierra Bay Apartments, Ltd. will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,



Michael J. Glazer

RFA 2017-107 Recommendations

Total Competitive 9% HC Available	1,200,000
Total HC Allocated	1,000,000
Total HC Remaining	200,000
Total Workforce SAIL Available	41,012,000
Total Workforce SAIL Allocated	40,573,000
Total Workforce SAIL Remaining	439,000

Application Number	Name of Development	County	Name of Authorized Contact Person	Name of Developers	Competitive HC Request Amount	Workforce SAIL Request Amount	Non-Competitive HC Request Amount	MMRB Request Amount	Total Units	North or South of SW 288th Street?	Live Where You Work Goal?	Total Points	Proximity Funding Preference	Total Workforce SAIL Request/Units	Florida Job Creation Preference	Lottery Number
<b>Monroe County Funding Goal</b>																
2018-065CS	The Quarry II	Monroe	Elena M. Adames	Ambar3, LLC	1,000,000.00	6,608,000.00			112	N/A	N	10	Y	59,000.00	Y	B
<b>South of SW 288th Street Funding Goal</b>																
2018-064BS	Ambar Key	Miami-Dade	Elena M. Adames	Ambar3, LLC		8,465,000.00	317,660.00	13,310,000.00	94	SOUTH	N	15	Y	90,053.19	Y	7
<b>North of SW 288th Street Funding Goal</b>																
2018-054S	Edison Gardens	Miami-Dade	Carol Gardner	Tachly Economic Development Corporation, Inc., \$H4G Edison Gardens, LLC		\$8,500,000	722,479.00		200	NORTH	N	10	Y	42,500.00	Y	6
<b>Live Where You Work Funding Goal</b>																
2018-066S	Sierra Pointe	Escambia	Scott Zimmerman	BDG Sierra Pointe Developer, LLC, Judd		8,500,000.00	282,926.00		120	N/A	Y	10	Y	70,833.33	Y	10
2018-059BS	The Palms at Town Center	Flagler	Matthew A. Rieger	HTG Palms Developer, LLC		8,500,000.00	250,000.00	7,000,000.00	88	N/A	Y	10	Y	96,590.91	Y	13

Additional Monroe County Application none

**RFA 2017-107 All Applications**

Application Number	Name of Development	County	Name of Authorized Contact Person	Name of Developers	Competitive HC Request Amount	Workforce SAIL Request Amount	Total Units	Eligible For Funding?	North or South of SW 288th Street?	Live Where You Work Goal?	Total Points	Proximity Funding Preference	Total Workforce SAIL Request/Units	Florida Job Creation Preference	Lottery Number	
<b>Eligible Applications</b>																
2018-054S	Edison Gardens	Miami-Dade	Carol Gardner	Tacolay Economic Development Corporation,		\$6,500,000	200	Y	NORTH	N	10	Y	42,500.00	Y	6	
2018-057BS	Water's Edge Apartments	Miami-Dade	Mara S Mades	Cornerstone Group Partners, LLC		6,250,000.00	128	Y	NORTH	N	10	Y	48,828.13	Y	14	
2018-058BS	Ambar Walk	Miami-Dade	Elena M. Adames	Ambar3, LLC		7,845,000.00	95	Y	NORTH	N	10	Y	82,578.95	Y	2	
2018-059BS	The Palms at Town Center	Flagler	Matthew A. Rieger	HTG Palms Developer, LLC		8,500,000.00	88	Y	N/A	Y	10	Y	96,590.91	Y	13	
2018-060BS	Liberty Square Phase Four	Miami-Dade	Alberto Millo, Jr.	Liberty Square Phase Four Developer, LLC		5,400,000.00	108	Y	NORTH	N	10	Y	50,000.00	Y	3	
2018-062BS	Mallorca Isles	Miami-Dade	Lewis V Swezy	Lewis V. Swezy, RS Development Corp		7,720,000.00	120	Y	NORTH	N	10	Y	64,333.33	Y	9	
2018-064BS	Ambar Key	Miami-Dade	Elena M. Adames	Ambar3, LLC		8,465,000.00	94	Y	SOUTH	N	15	Y	90,053.19	Y	7	
2018-065CS	The Quarry II	Monroe	Elena M. Adames	Ambar3, LLC	1,000,000.00	6,600,000.00	112	Y	N/A	N	10	Y	59,000.00	Y	8	
2018-066S	Sierra Pointe	Escambia	Scott Zimmerman	BDG Sierra Pointe Developer, LLC; Judd Roth Real Estate Development, Inc.		8,500,000.00	120	Y	N/A	Y	10	Y	70,833.33	Y	10	
<b>Ineligible Applications</b>																
2018-053CS*	Crystal Cove	Monroe	Martin C Flynn, Jr	Tri-Star Affordable Development, LLC	735,000.00	2,069,908.00	46	N	N/A	N	10	Y	44,998.00	Y	12	
2018-055S	W Price MF Apartments	Sarasota	Louie A Lange III	Commonwealth Development Corporation		7,890,000.00	189	N	N/A	Y	5	Y	41,746.03	Y	4	
2018-056BS	Sierra Bay	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC		8,300,000.00	140	N	NORTH	N	10	Y	59,285.71	Y	5	
2018-061CS*	Residences at Marathon Key	Monroe	Robert G Hoskitts	NuRock Development Partners, Inc.	875,000.00	4,200,000.00	55	N	N/A	N	10	Y	76,363.64	Y	1	
2018-063BS	Village of Valor	Palm Beach	Kathy S Makino	KSM Holdings Florida, LLC; Village of Valor, LTD.		8,200,000.00	157	N	N/A	N	10	Y	52,229.30	Y	11	

\* Competitive HC Request was reduced during scoring.

On December 8, 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., and Rule 67-60.009, 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.