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FLORIDA HOUSING  
FINANCE CORPORATION

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Michael G. Maida  
Civil Circuit Mediator

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May 9, 2018

Via Hand Delivery

Via Electronic Mail: [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

Ana McGlamory  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

RE: RFA 2017-111 Housing Credit Financing for Affordable Housing  
Developments Located in Medium and Small Counties ("the RFA") - Notice of Protest

Dear Ms. McGlamory:

On behalf of Applicant Sterling Terrace, Ltd., Application No. 2018-176C ("Sterling Terrace") and Developer, Sterling Terrace Developer, LLC, ("Sterling Terrace Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Sterling Terrace and Sterling Terrace Developer protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, May 4, 2018 at 10:20 a.m. Sterling Terrace and Sterling Terrace Developer reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Sterling Terrace's and Sterling Terrace Developer's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Sincerely,

Michael G. Maida  
Michael G. Maida

MGM/sem  
Attachment

RFA 2017-111 - Board Approved Preliminary Awards

Total HC Available for RFA	10,978,942.00
Total HC Allocated	10,737,916.00
Total HC Remaining	241,026.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Total Set Aside Units	Competitive HC Request Amount	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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**Small County Applications**

2018-219C	Southern Villas of Madison	Madison	S	Martin H. Petersen	Hallmark Development Partners, LLC	36	384,000.00	N	10	Y	Y	N	A	Y	53
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**Medium County Geographic Area of Opportunity / HUD-designated SADDA Funding Goal**

2018-151C	Lofts on Lemon	Sarasota	M	Joseph J Chambers	Gardner Capital Development Florida, LLC; SHA Affordable Development, LLC; DB Development Florida, LLC	76	1,510,000.00	Y	10	Y	Y	Y	A	Y	2
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**Other Medium County Applications selected**

2018-207C	Sunset Lake	Polk	M	Matthew A Rieger	HTG Sunset Developer, LLC	96	1,505,520.00	N	10	Y	Y	Y	A	Y	3
2018-197C	Arbours at Hester Lake	Pasco	M	Sam T Johnston	Arbour Valley Development, LLC	80	1,447,900.00	N	10	Y	Y	Y	A	Y	4
2018-260C	Colonnade Park	Citrus	M	Oscar A Sol	Colonnade Park Dev, LLC	106	1,510,000.00	Y	10	Y	Y	Y	A	Y	7
2018-256C	Oaks at Creekside	Manatee	M	Matthew A Rieger	HTG Creekside Developer, LLC	96	1,505,520.00	Y	10	Y	Y	Y	A	Y	9
2018-150C	Lucas Creek	Escambia	M	James R. Hoover	TVC Development, Inc.	92	1,510,000.00	N	10	Y	Y	Y	A	Y	11
2018-105C	Harper's Pointe	Alachua	M	Jeffrey W Smith	JES Dev Co, Inc.	66	1,015,000.00	N	10	Y	Y	Y	A	Y	13
2018-126C	Orangemont Village Phase 1	Polk	M	Martin H. Petersen	Hallmark Development Partners, LLC	34	349,976.00	N	10	Y	Y	N	A	Y	117

On May 4, 2018, 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.

Exhibit A