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March 21, 2018

Via Hand Delivery

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

RECEIVED  
18 MAR 21 AM 9:00  
FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2017-114 Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapter 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2018-069C, St. Andrew Towers I, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on March 16, 2018, concerning Request for Applications (“RFA”) 2017-114. A copy of the Board’s preliminary awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the scoring results approved by the Board of Directors, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

  
Donna E. Blanton

**RFA 2017-114 - Board Approved Preliminary Awards**

Total HC Available for RFA	6,655,500.00
Total HC Allocated	6,186,058.00
Total HC Remaining	469,442.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	HC Request Amount	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Lottery Number
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**Non-Profit Goal**

2018-070C	The Palms of Deerfield Apartments	Broward	L	Dr. Nadine Jarmon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	1,124,217.00	Y	N	10	Y	Y	Y	Y	A	1	3
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**RD 515 Development in Medium or Small County Goal**

2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation;	F	214,841.00	N	Y	10	Y	Y	Y	Y	A	1	6
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**Non-RD 515 Development Family Demographic Goal**

2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herber Hernandez	CHA Real Estate, Inc.; SHAG Development, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	Y	A	1	4
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**Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic**

2018-074C	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	1,660,000.00	N	N	10	Y	Y	Y	Y	A	1	5
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	1,360,000.00	N	N	10	Y	Y	Y	Y	A	1	1

**RD 515 Elderly or RD 515 Family Application**

2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC;	F	317,000.00	N	Y	10	Y	Y	Y	Y	A	1	8
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On March 16, 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.



RFA 2017-114 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	Total Units	HC Request Amount	Eligible For Funding?	RD NP? 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC.	F	35	317,000.00	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	8
2018-069C	St. Andrew Tower	Broward	L	Kenneth Naylor	St. Andrew Towers I Development, LLC.	E, Non-ALF	219	1,660,000.00	Y	Y	10	Y	Y	Y	Y	Y	A	1	Y	7
2018-070C	The Palms of Deerfield Apartments	Broward	L	Dr. Nadine Jarmon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	100	1,124,217.00	Y	Y	10	Y	Y	Y	Y	Y	A	1	Y	3
2018-071C	Cathedral Townhouse	Duval	L	Teresa K Barton	Cathedral Townhouse Redevelopment Associates LLC.	E, Non-ALF	177	1,660,000.00	Y	Y	10	Y	Y	Y	Y	Y	B	1	Y	2
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	126	1,360,000.00	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	1
2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation.	F	30	214,841.00	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	6
2018-074C	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	183	1,660,000.00	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	5
2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	CHA Real Estate, Inc.; SHAG Development, LLC	F	183	1,510,000.00	Y	Y	10	Y	Y	Y	Y	Y	A	1	Y	4

On March 15, 2018, 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.

