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December 19, 2018

Florida Housing Finance Corporation  
Ana McGlamory, Corporation Clerk  
227 N. Bronough Street, Ste. 500  
Tallahassee, FL 32301

**Re: Notice of Intent to Protest; RFA 2018-115 Sail Financing For the Construction of Workforce Housing For Hurricane Recovery in Monroe County**

Dear Ms. McGlamory:

Pursuant to Section 120.57(3), Florida Statutes, Rule 28-110.003 and Rule 67-60.009, Florida Administrative Code, Applicant No. 2019-008CS Dockside at Sugarloaf Key, LLC files this Notice of Intent to Protest. This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the FHFC Board Approved Preliminary Awards and Board Approved Scoring Results with respect to RFA 2018-115 posted on FHFC's website on December 14, 2018 at 11:30 a.m. A copy of the Board's Preliminary Awards and Scoring Results, as posted on the FHFC's website, is attached to this notice as Exhibit "A". Dockside at Sugarloaf Key, LLC reserves the right to file a formal written protest within ten (10) days of the filing of this Notice pursuant to Section 120.57(3) Florida Statutes.

Sincerely,

  
Gary J. Cohen

GJC/mr

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FLORIDA HOUSING  
FINANCE CORPORATION

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*Exhibit A*

RFA 2018-115 Board Approved Preliminary Awards

Total Workforce Available	15,000,000
Total Workforce Allocated	4,900,400
Total Workforce Remaining	10,099,600

Total HC Available	1,850,688
Total HC Allocated	1,850,688
Total HC Remaining	-

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Workforce SAIL Request Amount	Competitive HC Request Amount	Total Units	Eligible For Funding?	Total Points	Proximity Funding Preference	Total Workforce SAIL Request/ Units	Florida Job Creation Preference	Lottery Number
2019-008CS	Dockside at Sugarloaf Key	Steven Kirk	Rural Neighborhoods, Incorporated; JCG Real Estate Ventures, LLC; Advanced Housing Corp.	1,366,400.00	925,344.00	28	Y	5	N/A	48,800.00	Y	2
2019-010CS	The Landings at Sugarloaf Key	Steven Kirk	Rural Neighborhoods, Incorporated; JCG Real Estate Ventures, LLC; Advanced Housing Corp.	3,534,000.00	925,344.00	60	Y	5	N/A	58,900.00	Y	5

On December 14, 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 2018-115 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Workforce SAIL Request Amount	Competitive HC Request Amount	Total Units	Eligible For Funding?	Total Points	Proximity Funding Preference	Total Workforce SAIL Request/ Units	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>												
2019-008CS	Dockside at Sugarloaf Key	Steven Kirk	Rural Neighborhoods, Incorporated; JCG Real Estate Ventures, LLC; Advanced Housing Corp.	1,366,400.00	925,344.00	28	Y	5	N/A	48,800.00	Y	2
2019-010CS	The Landings at Sugarloaf Key	Steven Kirk	Rural Neighborhoods, Incorporated; JCG Real Estate Ventures, LLC; Advanced Housing Corp.	3,534,000.00	925,344.00	60	Y	5	N/A	58,900.00	Y	5

<b>Ineligible Applications</b>												
2019-009CS	Residences at Coco Plum	Robert G. Hoskins	NuRock Development Partners, Inc.	2,520,000.00	925,344.00	64	N	10	N/A	39,375.00	Y	3
2019-011CS	Boatworks Residences	Martin C. Flynn, Jr.	Quint Development, LLC	5,000,000.00	925,344.00	44	N	5	N/A	113,636.36	Y	1
2019-012CS	The Quarry III	Elena M. Adames	Ambar3, LLC	3,740,000.00	925,344.00	57	N	5	N/A	65,614.04	Y	4

On December 14, 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., 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.