

# Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC  
1725 Capital Circle NE, Suite 304  
Tallahassee, Florida 32308

T: (850) 345-8251  
[Mdaughton@mmd-lawfirm.com](mailto:Mdaughton@mmd-lawfirm.com)  
[www.mmd-lawfirm.com](http://www.mmd-lawfirm.com)

**Via Hand Delivery and Email**  
**March 27, 2019**

Ms. Ana McGlamory ([Ana.McGlamory@Floridahousing.org](mailto:Ana.McGlamory@Floridahousing.org))  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301

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19 MAR 27 AM 8:28  
FLORIDA HOUSING  
FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-116 Proposed Funding Selections and Rankings**

Dear Corporation Clerk:

On behalf of Applicant, AMC HTG 2, Ltd., Application No. 2019-145BS, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-116 posted by Florida Housing Finance Corporation on March 22, 2019, at 10:43 a.m., concerning *SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits*. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,

  
Maureen M. Daughton

cc: Hugh Brown, General Counsel

RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELL Request	Total SAIL Request (SAIL + ELL)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction	Leveraging Level	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>																			
2019-134BS	Metro Grande I	Miami-Dade	L	Maria S. Madas	Cornerstone Group Partners, LLC	108	NC	E, Non-ALF	4,400,000.00	600,000.00	5,000,000.00	16,000,000.00	Y	15	Y	Y	2	Y	45
2019-136BS	Sierra Bay	Miami-Dade	L	Maria S. Madas	Cornerstone Group Partners, LLC	114	NC	E, Non-ALF	5,300,000.00	600,000.00	5,900,000.00	17,000,000.00	Y	15	Y	Y	3	Y	41
2019-137S	Brisas del Este Apartments	Miami-Dade	L	Alberto Milio, Jr.	Brisas del Este Apartments Developer, LLC	150	NC	E, Non-ALF	5,800,000.00	600,000.00	6,400,000.00		Y	15	Y	Y	1	Y	39
2019-138BS	Sunset Pointe II	Miami-Dade	L	Maria S. Madas	Cornerstone Group Partners, LLC; New Urban Development LLC	96	NC	F	3,000,000.00	600,000.00	3,600,000.00	11,750,000.00	Y	15	Y	Y	1	Y	1
2019-139BS	Quail Roost Transit Village I	Miami-Dade	L	Kenneth Naylor	Quail Roost I Development, LLC	150	NC	E, Non-ALF	5,818,182.00	600,000.00	6,418,182.00	21,400,000.00	Y	15	Y	Y	2	Y	36
2019-140BS	Quail Roost Transit Village II	Miami-Dade	L	Kenneth Naylor	Quail Roost II Development, LLC	200	NC	F	7,000,000.00	600,000.00	7,600,000.00	28,280,000.00	Y	15	Y	Y	1	Y	6
2019-142BS	Arbor Manor Phase II	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	125	NC	F	6,000,000.00	368,800.00	6,368,800.00	19,500,000.00	Y	15	Y	Y	3	Y	15
2019-144BS	Barnett Villas	Orange	L	Scott Zimmerman	BDG Barnett Villas Developer, LLC Iudd Roth Real Estate Development, Inc.	120	NC	E, Non-ALF	7,000,000.00	600,000.00	7,600,000.00	12,000,000.00	Y	15	Y	Y	5	Y	28
2019-145BS	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC-HTG 7 Developer, LLC	170	NC	F	6,490,000.00	600,000.00	7,090,000.00	23,000,000.00	Y	15	Y	Y	1	Y	5
2019-146BS	Sebastian's Landing	Indian River	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	108	NC	F	5,760,000.00	600,000.00	6,360,000.00	95,000,000.00	Y	15	Y	Y	4	Y	37
2019-147BS	Heron Estates Family	Palm Beach	L	Matthew A. Rieger	HTG Heron Estates Family Developer, LLC Heron Estates Developer One LLC	79	NC	F	5,500,000.00	600,000.00	6,100,000.00	11,000,000.00	Y	15	Y	Y	5	Y	25
2019-148BS	Harold House	Duval	L	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	80	A/R	F	2,980,000.00	600,000.00	3,580,000.00	7,500,000.00	Y	15	Y	Y	1	Y	2

RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	EI Request	Total SAIL Request (SAIL + EI)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2019-1495	Mango Terrace	Hillsborough	L	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	93	NC	F	5,000,000.00	600,000.00	5,600,000.00		Y	15	Y	Y	4	Y	35
2019-1508S	Palm Port	Sarasota	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	126	NC	F	5,560,000.00	600,000.00	6,160,000.00	10,500,000.00	Y	15	Y	Y	3	Y	34
2019-1518S	Lake Wales Gardens	Polk	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	96	A/R	F	3,860,000.00	436,100.00	4,296,100.00	7,500,000.00	Y	15	Y	Y	2	Y	8
2019-1598S*	Beneva Oak Apartments	Sarasota	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	40	A/R	E, Non-ALF	2,480,000.00	188,400.00	2,668,400.00	5,000,000.00	Y	15	Y	Y	5	Y	13
2019-1548S	Stadium Tower	Miami-Dade	L	Lewis V. Swezy	RS Development Corp. Lewis V. Swezy	96	NC	F	5,800,000.00	600,000.00	6,400,000.00	13,000,000.00	Y	15	Y	Y	4	Y	43
2019-1558S	Brownsville Transit Village V	Miami-Dade	L	Kenneth Naylor	APC Brownsville Village V Development, LLC, MSCDC Brownsville V, LLC	150	NC	F	5,818,182.00	600,000.00	6,418,182.00	19,210,000.00	Y	15	Y	Y	2	Y	3
2019-156S	Liberty Square Elderly	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Elderly Developer, LLC	120	Redev	E, Non-ALF	4,000,000.00	600,000.00	4,600,000.00		Y	15	Y	Y	1	Y	10
2019-157S	The Venue at Town Center - Phase II	Flagler	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	30	NC	F	2,060,000.00	126,900.00	2,186,900.00		Y	10	Y	Y	5	Y	19
2019-158S	WRDG T3B	Hillsborough	L	Leroy Moore	WRDG T3B Developer, LLC	130	NC	F	5,291,228.00	600,000.00	5,891,228.00		Y	15	Y	Y	1	Y	33
2019-1598S	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	76	NC	F	3,000,000.00	600,000.00	3,600,000.00	14,500,000.00	Y	15	Y	Y	2	Y	27

RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	EU Request	Total SAIL Request (SAIL + EU)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2019-1605	RUDG The Commons Phase Two	Miami-Dade	L	Alberto Milo, Jr.	RUDG The Commons Phase Two Developer, LLC	160	NC	F	5,523,810.00	600,000.00	6,123,810.00		Y	15	Y	Y	1	Y	29
2019-1615	Marquis Apartments	Broward	L	Maria S. Madas	Cornerstone Group Partners, LLC	100	NC	F	3,040,000.00	600,000.00	3,640,000.00	N/A	Y	15	Y	Y	1	Y	18
2019-1625	Ambar Walk	Miami-Dade	L	Elena M. Adams	Ambar3, LLC	95	NC	E, Non-ALF	6,650,000.00	600,000.00	7,250,000.00	12,500,000.00	Y	15	Y	Y	5	Y	40
2019-1635	Sandpiper Place	Manatee	M	Shawn Wilson	Blue Sky Communities LLC	92	NC	F	5,000,000.00	600,000.00	5,600,000.00		Y	15	Y	Y	4	Y	38
2019-1645	Granada	Pinellas	L	Shawn Wilson	Blue Sky Communities LLC	138	NC	F	7,000,000.00	600,000.00	7,600,000.00		Y	15	Y	Y	3	Y	16
2019-1655	Valencia Grove II	Lake	M	Matthew A. Rieger	HTG Valencia II Developer, LLC	110	NC	E, Non-ALF	5,750,000.00	600,000.00	6,350,000.00	10,000,000.00	Y	15	Y	Y	3	Y	14
2019-1665	Fairlawn Village	Orange	L	Shawn Wilson	Blue Sky Communities LLC & CASL Developer, LLC	116	NC	F	6,250,000.00	600,000.00	6,850,000.00	12,000,000.00	Y	15	Y	Y	4	Y	21
2019-1675	Ashley Square	Duval	L	Shawn Wilson	Blue Sky Communities LLC & Cathedral Foundation of Jacksonville, Inc.	120	NC	E, Non-ALF	6,500,000.00	600,000.00	7,100,000.00		Y	15	Y	Y	3	Y	12
2019-1685	Londale Springs	Brevard	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	108	NC	F	6,000,000.00	600,000.00	6,600,000.00	12,000,000.00	Y	15	Y	Y	5	Y	42
2019-1695	Summer Meadows	Escambia	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	108	NC	F	5,980,000.00	600,000.00	6,580,000.00	9,500,000.00	Y	10	N	Y	5	Y	26
2019-1705	Brisas del Rio Phase Two	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Rio Phase Two Developer, LLC	150	NC	E, Non-ALF	5,800,000.00	600,000.00	6,400,000.00		Y	15	Y	Y	1	Y	44
2019-1715	Paseo del Rio	Miami-Dade	L	Alberto Milo, Jr.	Paseo del Rio Developer, LLC	180	NC	F	6,960,000.00	600,000.00	7,560,000.00		Y	15	Y	Y	1	Y	4
2019-1725	Brisas del Este Phase Three	Miami-Dade	L	Alberto Milo, Jr.	Brisas del Este Phase Three Developer, LLC	144	NC	F	5,568,000.00	600,000.00	6,168,000.00		Y	15	Y	Y	1	Y	20

RFA 2018-116 – Board Approved Scoring Results

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2019-173BS	Jackson Forest	Leon	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	96	NC	F	5,850,000.00	600,000.00	6,450,000.00	9,500,000.00	Y	15	Y	Y	4	Y	30
2019-174S	Villas at Academy Place	Seminole	M	Darren Smith	Pantheon Development Group, LLC and SCHA Developer, LLC	60	NC	F	4,200,000.00	419,200.00	4,619,200.00		Y	15	Y	Y	5	Y	11
2019-175S	Orange Blossom Village	Indian River	M	Mark J. Kemp	Psalm 127, LLC; Mansermar, Inc.; ReBuild America, Inc.; SHAG Development, LLC	80	A/R	E, Non-ALF	4,000,000.00	463,200.00	4,463,200.00		Y	15	Y	Y	3	Y	24
2019-176S	Southlake Towers	Brevard	M	Mark J. Kemp	Psalm 127, LLC; Mansermar, Inc.; ReBuild America, Inc.; SHAG Development, LLC	85	A/R	E, Non-ALF	3,500,000.00	522,900.00	4,022,900.00		Y	15	Y	Y	3	Y	7
2019-177S	Campus Towers	Duval	L	Darren Smith	SHAG Development, LLC	192	A/R	E, Non-ALF	5,000,000.00	600,000.00	5,600,000.00		Y	15	Y	Y	1	Y	17
2019-178BS	Royal Arms Garden Apartments	Bay	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	88	A/R	F	4,000,000.00	600,000.00	4,600,000.00	8,000,000.00	Y	15	Y	Y	3	Y	9
<b>Ineligible Applications</b>																			
2019-135BS	Solimar	Miami-Dade	L	Mara S. Wades	Cornerstone Group Partners, LLC; Florida Community Development Corporation	180	NC	F	5,250,000.00	600,000.00	5,850,000.00	20,500,000.00	N	15	Y	Y	1	Y	23
2019-141S	Village of Valor	Palm Beach	L	Kathy Makino Leipsitz	KSM Holdings Florida, LLC	157	NC	F	6,498,036.00		6,498,036.00	-	N	15	Y	Y	3	Y	32
2019-143BS	Boutwell Apartments	Palm Beach	L	Scott Zimmerman	BDG Boutwell Apartments Developer, LLC; Judd Roth Real Estate Development, Inc.	110	NC	F	7,000,000.00	600,000.00	7,600,000.00	15,000,000.00	N	15	Y	Y	4	Y	22
2019-152BS	The Place on Polk	Leon	M	Matthew A. Rieger	Polk Place Developer, LLC	93	NC	F	5,450,000.00	600,000.00	6,050,000.00	9,000,000.00	N	15	Y	Y	4	Y	31

## RFA 2018-116 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	EUI Request	Total SAIL Request (SAIL + EUI)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number

On March 22, 2019, 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.

# RFA 2018-116 Board Approved Preliminary Awards

SAIL Funding Balance Available	2,684,072.00
Family Demographic Funding Balance Available	689,972.00
Elderly Demographic Funding Balance Available	1,994,100.00

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount
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### One Elderly Large County New Construction Application

2019-1675	Ashley Square	Duval	L	Shawn Wilson	Blue Sky Communities LLC & Cathedral Foundation of Jacksonville, Inc.	120	NC	E, Non-ALF	6,500,000.00	600,000.00	7,100,000.00	
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### Three Family Large County New Construction Applications

2019-1388S	Sunset Pointe II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC; New Urban Development LLC	96	NC	F	3,000,000.00	600,000.00	3,600,000.00	11,750,000.00
2019-1615	Marquis Apartments	Broward	L	Mara S. Mades	Cornerstone Group Partners, LLC	100	NC	F	3,040,000.00	600,000.00	3,640,000.00	N/A
2019-158S	WRDG T3B	Hillsborough	L	Leroy Moore	WRDG T3B Developer, LLC	130	NC	F	5,291,228.00	600,000.00	5,891,228.00	

### One Elderly Medium County New Construction Application

2019-1658S	Valencia Grove II	Lake	M	Matthew A. Rieger	HTG Valencia II Developer, LLC	110	NC	E, Non-ALF	5,750,000.00	600,000.00	6,350,000.00	10,000,000.00
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### Two Family Medium County New Construction Applications

2019-1428S	Arbor Manor Phase I	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	125	NC	F	6,000,000.00	368,800.00	6,368,800.00	19,500,000.00
2019-1508S	Palm Port	Sarasota	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	126	NC	F	5,560,000.00	600,000.00	6,160,000.00	10,500,000.00

### Small County Application(s)

NONE

### Medium County Application(s)

2019-176S	Southlake Towers	Brevard	M	Mark J. Kemp	Psalm 127, LLC; Mansermer, Inc.; ReBuild America, Inc.; SHAG Development, LLC	85	A/R	E, Non-ALF	3,500,000.00	522,900.00	4,022,900.00	
2019-1788S	Royal Arms Garden Apartments	Bay	M	J. David Page	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	88	A/R	F	4,000,000.00	600,000.00	4,600,000.00	8,000,000.00

## RFA 2018-116 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Total Number of Units	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount
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### Large County Application(s)

2019-164S	Granada	Pinellas	L	Shawn Wilson	Blue Sky Communities LLC	138	NC	F	7,000,000.00	600,000.00	7,600,000.00	
2019-166BS	Fairlawn Village	Orange	L	Shawn Wilson	Blue Sky Communities LLC & CASL Developer, LLC	116	NC	F	6,250,000.00	600,000.00	6,850,000.00	12,000,000.00
2019-147BS	Heron Estates Family	Palm Beach	L	Matthew A. Rieger	HTG Heron Estates Family Developer, LLC Heron Estates Developer One LLC	79	NC	F	5,500,000.00	600,000.00	6,100,000.00	11,000,000.00

On March 22, 2019, 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.

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 i constitute a waiver of proceedings under Chapter 120, Fla. Stat.