

AUSLEY McMULLEN

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19 MAR 27 AM 8:53
FLORIDA HOUSING
FINANCE CORPORATION

March 27, 2019

VIA HAND DELIVERY AND EMAIL TO:

Florida Housing Finance Corporation
c/o Corporation Clerk
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
CorporationClerk@floridahousing.org

Re: Notice of Protest by Platform 3750, LLC
Request for Applications 2018-116

Dear Madam Clerk:

Florida Housing Finance Corporation posted notices of intended decisions concerning Request for Applications 2018-116: SAIL Financing of Affordable Multifamily Housing Developments to Be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits on Friday, March 22, 2019, at 10:43 a.m. The notices of intended decisions are attached as Exhibits A and B.

Platform 3750, LLC submitted Application Number 2019-159BS in response to Request for Application 2018-116. This letter constitutes its Notice of Protest of the intended decisions and is filed within 72 hours of the posting of the intended decisions (excluding Saturdays and Sundays). See Fla. Stat. § 120.57(3); Fla. Admin. Code r. 28-110.003; Fla. Admin. Code r. 67-60.009.

Sincerely,



Tony Bajoczky, Jr.
Counsel for Platform 3750, LLC

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	EI Request	Total SAIL Request (SAIL + EI)	MMRB Request Amount	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number	
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		15	Y	Y	3	Y	12	
Three Family Large County New Construction Applications																			
2019-1388S	Sunset Points II	Miami-Dade	L	Mara S. Mades	Cornestone 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	15	Y	Y	1	Y	1	
2019-161S	Marquis Apartments	Broward	L	Mara S. Mades	Cornestone Group Partners, LLC	100	NC	F	3,040,000.00	600,000.00	3,640,000.00	N/A	15	Y	Y	1	Y	18	
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		15	Y	Y	1	Y	33	
One Elderly Medium County New Construction Application																			
2019-165BS	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	15	Y	Y	3	Y	14	
Two Family Medium County New Construction Applications																			
2019-142BS	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	15	Y	Y	3	Y	15	
2019-150BS	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	15	Y	Y	3	Y	34	
Small County Application(s)																			
NONE																			
Medium County Application(s)																			
2019-176S	Southlake Towers	Brevard	M	Mark J. Kemp	Palms 127, LLC; Mansemar, Inc.; ReBuild America, Inc.; SHAG Development, LLC	85	A/R	E, Non-ALF	3,500,000.00	522,900.00	4,022,900.00		15	Y	Y	3	Y	7	
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	15	Y	Y	3	Y	9	

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	EI Request	Total SAIL Request (SAIL + EI)	MMRB Request Amount	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
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		15	Y	Y	3	Y	Y	16
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	15	Y	Y	4	Y	Y	21
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	15	Y	Y	5	Y	Y	25

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 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 2018-116 – 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	SALE Request	EI Request	Total SALE Request (SALE + EI)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
Eligible Applications																			
2019-13485	Metro Grande I	Miami-Dade	L	Mara S. Mades	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
2019-13685	Sierra Bay	Miami-Dade	L	Mara S. Mades	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
2019-1375	Brisas del Este Apartments	Miami-Dade	L	Alberto Millo, 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
2019-13885	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	Y	15	Y	Y	1	Y	1
2019-13985	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
2019-14085	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
2019-14285	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	Y	15	Y	Y	3	Y	15
2019-14485	Barnett Villas	Orange	L	Scott Zimmerman	BGG Barnett Villas Developer, LLC Judd 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
2019-14585	Courtside Apartments, Phase II	Miami-Dade	L	Matthew A. Rieger	AMC HTG 2 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
2019-14685	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
2019-14785	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
2019-14885	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
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

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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)	M/RB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction	Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2019-15085	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	
2019-15185	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	
2019-15385*	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	
2019-15485	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	
2019-15585	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	
2019-1565	Liberty Square Elderly	Miami-Dade	L	Alberto Millo, 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	
2019-1575	The Venue at Town Center - Phase II	Flagler	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	30	NC	F	2,060,000.00	126,900.00	2,186,900.00		Y	10	Y	Y	5	Y	19	
2019-1585	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	
2019-15985	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	
2019-1605	RUDG The Commons Phase Two	Miami-Dade	L	Alberto Millo, 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	Mara S. Mades	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	
2019-16285	Ambar Walk	Miami-Dade	L	Elena M. Adames	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	
2019-16585	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	

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	ELI Request	Total SAIL Request (SAIL + ELI)	MMRB Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Per Unit Construction Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
2019-1668S	Fairdawn Village	Orange	L	Shawn Wilson	Blue Sky Communities LLC & CASI 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
2019-167S	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
2019-1688S	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
2019-1698S	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
2019-170S	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
2019-171S	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
2019-172S	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
2019-1738S	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	Psalms 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	Psalms 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
2019-1788S	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	Y	15	Y	Y	3	Y	9

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
Ineligible Applications																			
2019-13585	Sollimar	Miami-Dade	L	Mara S. Mades	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
2019-1415	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
2019-14385	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
2019-15285	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

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., 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.