



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

ATTORNEYS:
TIMOTHY P. ATKINSON
SIDNEY C. BIGHAM III
M. CHRISTOPHER BRYANT
ANGELA FARFORD
SEGUNDO J. FERNANDEZ
KENNETH G. OERTEL
TIMOTHY J. PERRY

OF COUNSEL:
C. ANTHONY CLEVELAND

December 18, 2019

Via E-mail

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

Re: RFA 2019-102 Community Development Block Grant-Disaster Recovery (CDBG-DR) to be Used in Conjunction with Tax-Exempt MMRB and Non-Competitive Housing Credits in Counties Deemed Hurricane Recovery Priorities

Notice of Protest by Twin Lakes III, Ltd.
Applicant for Application No. 2020-048DB, Twin Lakes Estates – Phase III

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Twin Lakes III, Ltd. (“Twin Lakes III”), Applicant for Application No. 2020-048DB, Twin Lakes Estates – Phase III, in RFA 2019-102, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2019-102, as approved by the Corporation’s Board of Directors on Friday, December 13, 2019. These spreadsheets were posted on the Corporation’s website on Friday, December 13, 2019, at 9:19 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Twin Lakes III will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Counsel for Twin Lakes III, Ltd.
Applicant for Application No. 2020-048DB
Twin Lakes Estates – Phase III

cc: Hugh Brown, General Counsel (by e-mail only - Hugh.Brown@floridahousing.org)

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FINANCE CORPORATION

RFA 2019-102 Board Approved Preliminary Awards

Total Development Funding Available	66,000,000.00
Total Development Funding Allocated	63,943,606.82
Funding needed for Land Acquisition Requests	1,304,601.18
Total Development Funding Balance Remaining	751,792.00

Total Land Acquisition Program Funding Available	10,000,000.00
Total Land Acquisition Program Funding Allocated	11,304,601.18
Land Acquisition Request funded through Dev. Funding	(1,304,601.18)
Total Land Acquisition Program Funding Remaining	-

Total CDBG-DR Funding Available	76,000,000.00
Total CDBG-DR Funding Allocated	75,248,208.00
Total CDBG-DR Funding Remaining	751,792.00

All Applications

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Funding Test Met	County Award Tally	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Leveraging Levels	Florida Job Creation Preference	Lottery Number
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Goal to fund two Priority 1 Applications that requested and are eligible for Land Acquisition Program Funding

2020-026DB	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	1	5	Y	Y	Y	1	Y	41
2020-040DB	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	1	5	Y	Y	Y	2	Y	13

Remaining Priority 1 Applications

2020-018DB	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	950,000.00	4,683,218.00	5,633,218.00	Y	1	1	5	Y	Y	Y	3	Y	2
2020-055DB	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	154,611.18	5,545,388.82	5,700,000.00	Y	1	1	5	Y	Y	Y	3	Y	43
2020-054DB	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	4	Y	5
2020-046DB	Bembridge	Collier	Christopher Shear	Collier County		7,800,000.00	7,800,000.00	Y	1	1	5	Y	Y	Y	4	Y	29
2020-019DB	Parker Pointe	Polk	Oscar Sol	City of Lakeland		7,990,000.00	7,990,000.00	Y	1	1	5	Y	Y	Y	4	Y	35
2020-033D	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County		8,000,000.00	8,000,000.00	Y	1	1	5	Y	Y	Y	5	Y	15
2020-023D	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County		3,900,000.00	3,900,000.00	Y	2	1	5	Y	Y	Y	1	Y	6
2020-039D	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	4,500,000.00	3,420,000.00	7,920,000.00	Y	2	1	5	Y	Y	Y	2	Y	40
2020-053D	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers		4,680,000.00	4,680,000.00	Y	2	1	5	Y	Y	Y	3	Y	38
2020-041D	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County		3,175,000.00	3,175,000.00	Y	3	1	5	Y	Y	Y	2	Y	14

On December 13, 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 2019-102 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Land Owner	Units	Land Acquisition Program Funding Request Amount	Development Funding Request Amount	Total CDBG-DR Request Amount (Land Acquisition plus Development Funding)	Eligible For Funding?	Priority level	Total Points	Resiliency Preference	Federal Funding Preference	Proximity Funding Preference	Corporation Funding Per Set-Aside	Leveraging Levels	Florida Job Creation Preference	Lottery Number
Eligible Applications																		
2020-018DB	Civitas of Cape Coral	Lee	Michael Allan	Lee County Housing Authority	96	950,000.00	4,683,218.00	5,633,218.00	Y	1	5	Y	Y	Y	47,222.45	3	Y	2
2020-019DB	Parker Pointe	Polk	Oscar Sol	City of Lakeland	88		7,990,000.00	7,990,000.00	Y	1	5	Y	Y	Y	79,101.00	4	Y	35
2020-022DB	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Miami-Dade County	248		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	24,980.65	1	Y	37
2020-023D	Brownsville Transit Village V	Miami-Dade	Kenneth Naylor	Miami-Dade County	120		3,900,000.00	3,900,000.00	Y	1	5	Y	Y	Y	25,168.00	1	Y	6
2020-024D	Northside Transit Village III	Miami-Dade	Kenneth Naylor	Miami-Dade County	200		7,300,000.00	7,300,000.00	Y	1	5	Y	Y	Y	28,265.60	1	Y	18
2020-025D	Pondella Preserve	Lee	Darren Smith	Lee County Housing Authority	65	685,000.00	6,200,000.00	6,885,000.00	Y	1	5	Y	Y	Y	92,332.31	5	Y	11
2020-026DB	Saratoga Crossings III	Broward	Anne Castro	Dania Beach Housing Authority	75	2,399,990.00	3,100,000.00	5,499,990.00	Y	1	5	Y	Y	Y	28,567.62	1	Y	41
2020-027DB	Lofts at Cathedral	Duval	James R. Hoover		92		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	70,706.09	2	Y	26
2020-028DB	Meadows Redev I	Orange	Darren Smith	The Housing Authority of the City of Winter Park, Florida	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	25
2020-030DB	Eagle Pointe	Osceola	Domingo Sanchez		76		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	92,631.58	3	Y	17
2020-031DB	Madison Crest	Volusia	Patrick E. Law		60		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	N	117,333.33	5	Y	44
2020-032DB	Shoreview Place	Miami-Dade	Matthew A. Rieger	Housing Authority of the City of Miami Beach	94		3,948,000.00	3,948,000.00	Y	1	5	Y	Y	Y	36,590.40	3	Y	33
2020-033D	Blue Sky Landing	Saint Lucie	Shawn Wilson	St. Lucie County	82		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	84,995.12	5	Y	15
2020-035DB	Courtside Apartments, Phase III	Miami-Dade	Matthew A. Rieger	Miami-Dade County	80		4,500,000.00	4,500,000.00	Y	1	5	Y	Y	Y	43,560.00	3	Y	22
2020-036DB	Pinewood Park	Brevard	Timothy M. Morgan		60		6,880,000.00	6,880,000.00	Y	2	5	Y	Y	Y	99,897.60	3	Y	34
2020-038DB	Bella Vista	Lee	Matthew A. Rieger	Lee County Housing Authority	96	1,450,000.00	8,000,000.00	9,450,000.00	Y	1	5	Y	Y	Y	73,333.33	4	Y	42

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2020-039D	Solaris Apartments	Broward	Mara M. Mades	Residential Options of Florida, Inc.	78	4,500,000.00	3,420,000.00	7,920,000.00	Y	1	5	Y	Y	Y	28,861.29	2	Y	40
2020-040DB	Sierra Bay	Miami-Dade	Mara S. Mades	Residential Options of Florida, Inc.	120	3,300,000.00	3,650,000.00	6,950,000.00	Y	1	5	Y	Y	Y	29,443.33	2	Y	13
2020-041D	Metro Grande III	Miami-Dade	Mara S. Mades	Miami-Dade County	84		3,175,000.00	3,175,000.00	Y	1	5	Y	Y	Y	29,270.48	2	Y	14
2020-042D	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	Mara S. Mades	Miami-Dade County	77		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	40,228.57	3	Y	27
2020-043D	Grove Manor Phase I	Polk	Darren Smith	Lake Wales Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	12
2020-044D	Hillcrest Reserve	Polk	Darren Smith	Winter Haven Housing Authority	80		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	96,800.00	5	Y	9
2020-045DB	Beacon Place	Miami-Dade	Matthew A. Rieger	The Housing Authority of the City of Homestead	180	4,320,000.00	6,925,500.00	11,245,500.00	Y	1	5	Y	Y	Y	31,284.79	2	Y	19
2020-046DB	Bembridge	Collier	Christopher Shear	Collier County	82		7,800,000.00	7,800,000.00	Y	1	5	Y	Y	Y	83,707.32	4	Y	29
2020-047DB	Ambar Walk	Miami-Dade	Elena M. Adames		136		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	56,941.18	1	Y	10
2020-048DB	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	Housing Authority of the City of Lakeland, Florida	86		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	81,041.86	4	Y	36
2020-049DB*	Ambar Trail	Miami-Dade	Elena M. Adames		210		8,000,000.00	8,000,000.00	Y	2	5	Y	Y	Y	33,188.57	1	Y	30
2020-050DB	Ashley Park	Duval	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	Y	2	5	Y	Y	Y	104,866.67	4	Y	16
2020-053D	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	The Housing Authority of the City of Fort Myers	90		4,680,000.00	4,680,000.00	Y	1	5	Y	Y	Y	50,336.00	3	Y	38
2020-054DB	WRDG T4	Hillsborough	Leroy Moore	The Housing Authority of the City of Tampa, Florida	112		8,000,000.00	8,000,000.00	Y	1	5	Y	Y	Y	55,314.29	4	Y	5
2020-055DB	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes	Bright Community Trust, Inc.	91	154,611.18	5,545,388.82	5,700,000.00	Y	1	5	Y	Y	Y	53,089.48	3	Y	43
2020-056D	Brisas del Este Apartments	Miami-Dade	Albert Milo, Jr.	Miami-Dade County	150		5,000,000.00	5,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	8
2020-057DB*	Modello II	Miami-Dade	Gary J. Gorman	Miami-Dade County	108		4,000,000.00	4,000,000.00	Y	1	5	Y	Y	Y	32,266.67	2	Y	21
2020-058D	Paseo del Rio	Miami-Dade	Alberto Milo, Jr.	Miami-Dade County	180		6,000,000.00	6,000,000.00	Y	1	5	Y	Y	Y	25,813.33	1	Y	31

RFA 2019-102 Board Approved Scoring Results

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Ineligible Applications																		
2020-017D	Berkeley Landing	Palm Beach	Jennie D. Lagmay	Bright Community Trust, Inc.	95	2,500,000.00	6,500,000.00	9,000,000.00	N	1	5	Y	Y	Y	66,231.58		Y	20
2020-020D	Thornton Place	Brevard	Jennie D. Lagmay	Bright Community Trust, Inc.	90	2,000,000.00	8,000,000.00	10,000,000.00	N	1	5	Y	Y	Y	86,044.44		Y	39
2020-021D	Parkview Commons	Duval	J. David Page		122		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	59,378.36		Y	3
2020-034D	Berkshire Square	Orange	Jennie D. Lagmay	Hannibal Square Community Land Trust, Inc.	90	1,600,000.00	8,000,000.00	9,600,000.00	N	1	5	Y	Y	Y	86,044.44		Y	4
2020-037DB	Ambar Villas	Miami-Dade	Elena M. Adames		120		8,000,000.00	8,000,000.00	N	2	5	Y	Y	Y	64,533.33		Y	1
2020-052DB	Royal Park Apartments	Alachua	Scott Zimmerman		88		8,000,000.00	8,000,000.00	N	3	5	Y	Y	Y	79,200.00		Y	24
2020-059D	Liberty Square Phase Four	Miami-Dade	Alberto Milo, Jr.	Miami-Dade County	186		5,904,761.00	5,904,761.00	N	1	5	Y	Y	Y	25,813.33		Y	23
2020-060DB	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	Bright Community Trust, Inc	96	1,200,000.00	5,800,000.00	7,000,000.00	N	1	5	Y	Y	Y	58,483.33		Y	7
Withdrawn Applications																		
2020-029D	Residences at Naranja Lakes	Miami-Dade	Robert G Hoskins	BHP Community Land Trust, Inc.	140	3,250,000.00	5,400,000.00	8,650,000.00	N		0				31,363.20			28
2020-051D	Carrington Park	Volusia	Timothy M. Morgan		72		7,800,000.00	7,800,000.00	N		0				104,866.67			32

*Florida Housing applied the Mid-Rise 4 story multiplier at the review committee meeting. This affected the Corporation Funding Per Set-Aside Amount.

On December 13, 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.