

March 11, 2020

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

PROCEIVED  
20 MAR 11 AM 8:00  
FLORIDA HOUSING  
FINANCE CORPORATION

**Re: RFA 2019-116 SAIL Financing of Affordable Multifamily Housing  
Developments to be Used in Conjunction With Tax-Exempt Bond Financing  
and Non-Competitive Housing Credits**

Dear Clerk:

On behalf of Applicant Carisbrooke Terrace, Ltd., Application No. 2020-398SN ("Carisbrooke Terrace") and Carisbrooke Terrace Developer, LLC ("Carisbrooke Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and rule 67-60.009, Florida Administrative Code, and RFA 2019-116. Carisbrooke Terrace and Carisbrooke Developer protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking and selection of all applications submitted in response to RFA 2019-116, including but not limited to those applications selected for funding as identified in the Board Approved Preliminary Awards ("Preliminary Awards") attached as Exhibit "A."

This Notice is being filed within 72 hours (not including weekends) of the posting of the Preliminary Awards on Florida Housing's website on Friday, March 6 at 9:35 a.m. Carisbrooke Terrace and Carisbrooke Developer reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve its ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Sincerely,

MANSON BOLVES DONALDSON VARN



Craig Varn

Attachment

Tallahassee

Tampa

Orlando

RFA 2019-116 Board Approved Preliminary Awards

Total SAIL Funding available	71,362,643.00
Total SAIL allocated	68,896,377.00
Total SAIL balance remaining	3,266,266.00
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	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	Total Number of Units	Total Points	Priority Funding Preference	Per Unit Construction Preference	Funding Preference	Leveraging Level	Florida Job Creation Preference	Lottery Number
<b>One Elderly Large County New Construction Application</b>																				
2020-3825N	Fenbroke Tower II	Broward	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non A/LF	2,000,000	600,000	2,600,000.00	N	SS	88	10	Y	Y	1	Y	33	
<b>Three Family Large County New Construction Applications</b>																				
2020-4356SN	Culmer Apartments	Miami-Dade	L	Kenneth Naylor	APC Culmer Development, LLC	NC	F	7,000,000	600,000	7,600,000.00	N	Y	239	10	Y	Y	1	Y	9	
2020-41185*	Brandon Preserve	Hillsborough	L	James R. Hoover	TVC Development, Inc.	NC	F	6,500,000		6,500,000.00	Y	SS	230	10	Y	Y	5	Y	35	
2020-4368S	Ambar Trail	Miami-Dade	L	Elena M. Adams	Ambar2, LLC	NC	F	5,000,000		5,000,000.00	Y	SS	210	10	Y	Y	1	Y	50	
<b>One Elderly Medium County New Construction Application</b>																				
2020-3856SN	Villa Verde	Collier	M	Christopher Shear	MVP Collier Developer, LLC CORB Collier Developer, LLC	NC	E, Non A/LF	6,000,000	600,000	6,600,000.00	N	SS	160	10	Y	Y	3	Y	3	
<b>Two Family Medium County New Construction Applications</b>																				
2020-41185*	Royal Park Apartments	Alachua	M	Scott Zimmerman	80G Royal Park Apartments Developer, LLC	NC	F	5,242,500	600,000	5,842,500.00	Y	SS	176	10	Y	Y	4	Y	7	
2020-390S	Magnolia Family	Leon	M	James S. Grauley	New Affordable Housing Partners, LLC Tallahassee Housing Economic Corporation	NC	F	5,611,577	600,000	6,211,577.00	N	Y	130	10	Y	Y	3	Y	58	
<b>Small County Application(s)</b>																				
2020-41985*	Arbours at Quincy	Gadsden	S	Sam Johnson	Arbour Valley Development, LLC	NC	F	4,312,000	600,000	4,912,000.00	N	Y	80	10	Y	Y	5	Y	36	
<b>Medium County Application(s)</b>																				
2020-404S	Orange Blossom Village	Indian River	M	Mark J. Kemp	Palms 127 Development, LLC; Rebuild America of Florida, Inc.; SHAG Orange Blisdem, LLC	A/R	E, Non A/LF	4,500,000	463,200	4,963,200.00	N	SS	80	10	Y	Y	4	Y	32	
2020-3848S	Parrish Oaks II	Manatee	M	J. David Page	Southport Development, Inc., a WA Corporation doing business in FL as Southport Development Services, Inc.	NC	F	2,248,000	419,100	2,667,100.00	N	Y	48	10	Y	Y	5	Y	42	
<b>Large County Application(s)</b>																				
2020-4135N	Pasco del Rio	Miami-Dade	L	Alberto Milla Jr.	Pasco del Rio Developer, LLC	NC	F	5,400,000	600,000	6,000,000.00	Y	SS	180	10	Y	Y	2	Y	57	
2020-405S	Christian Manor	Palm Beach	L	Paul J. Ponte	Integrity Development Partners, LLC SCG Development Partners, LLC	A/R	E, Non A/LF	5,000,000	600,000	5,600,000.00	N	SS	200	10	Y	Y	1	Y	10	
2020-3805N**	Metro Grande III	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	F	3,000,000	600,000	3,600,000.00	N	Y	84	10	Y	Y	2	Y	2	

\*The SAIL request was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.  
 \*\*The Application Submitted Report did not correctly calculate the number of Set-Aside Units. This was adjusted during scoring, which affected the Corporation Funding Per Set-Aside Amount.  
 On March 6, 2020, 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.