



J. Timothy Schulte, Esquire  
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January 27, 2021

*Sent via email*  
Corporation Clerk  
Florida Housing Finance Corporation  
227 N. Bronough St., Ste. 5000  
Tallahassee, FL 32301

RECEIVED

JAN 27 2021 11:38 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: RFA 2020-201 Housing Credit Financing for Affordable Housing  
Developments in Medium and Small Counties ("the RFA")  
Notice of Protest

Dear Corporation Clerk:

On behalf of Applicants Madison Oaks West, LLC ("Madison Oaks West"), Application No. 2021-073C, and Developers ARC 2020, LLC, and New South Residential, LLC (collectively "ARC") this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3); Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code; and the RFA. Madison Oaks West and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision. (See Board Approved Preliminary Awards attached as Exhibit "A.")

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, January 22, 2021 at 2:50 p.m. Madison Oaks West and ARC 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 Madison Oaks West and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Very truly yours,

  
J. Timothy Schulte

JTS/jle  
Encl.

cc: Madison Oaks West, LLC (via email)  
ARC 2020, LLC (via email)  
New South Residential, LLC (via email)  
Ava M. Sigman, Esq. (via email)

RFA 2020-201 - Board Approved Preliminary Awards

| Application Number | Name of Development         | County      | County Size | Funded with CAA of 2021 Disaster Funding | Name of Authorized Principal Representative | Name of Developers  | Demo       | Total Units | Competitive HC Request Amount | Priority Level | PHA Area of Opportunity | Qualifies for LGAO Goal, and Goal, and submitted, but not awarded in 2019-113? | Qualifies for LGAO Goal, and not submitted in 2019-113? | LGAO in 2019-113? | Qualifies for the Revitalization Goal? | Revit. in 2019-113? | Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal? | Qualifies for the SunRail Goal? | Total Points | Per Unit Construction Funding Preference | Development Category Funding Preference | Leveraging Classification | Proximity Level | Grocery Store Preference | Community Service Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|-----------------------------|-------------|-------------|--|---|---|------------|-------------|-------------------------------|----------------|-------------------------|--|---|-------------------|--|---------------------|--|---------------------------------|--------------|--|---|---------------------------|-----------------|--------------------------|------------------------------|---------------------------------|----------------|
| 2021-054C          | Tranquility at Ferry Pass   | Escambia    | M           | Y  | Todd M. Wind                                | Timshel Hill Tide Developers, LLC   | F          | 36          | 630,000                       | 1              | N                       | N  | N   | N                 | Y                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 47             |
| 2021-056C          | Villages of New Augustine   | Saint Johns | M           | N  | Shannon L. Nazworth                         | Ability Housing, Inc.   | F          | 92          | 1,575,000                     | 1              | N                       | Y  | N   | N                 | Y                                      | N                   | N  | N                               | 20           | Y  | Y                                       | A                         | 2               | N                        | N                            | Y                               | 26             |
| 2021-059C          | Molly Crossing              | Clay        | M           | N  | James R. Hoover                             | TVC Development, Inc.   | E, Non-ALF | 90          | 1,450,000                     | 1              | N                       | Y  | N   | N                 | N                                      | N                   | N  | N                               | 20           | Y  | Y                                       | A                         | 2               | Y                        | Y                            | Y                               | 2              |
| 2021-077C          | Cypress Garden Apartments   | DeSoto      | S           | N  | Darren J. Smith                             | AHA Development, LLC; Cypress Fortis Development, LLC                                       | F          | 58          | 1,375,000                     | 1              | N                       | N  | N   | N                 | N                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 6              |
| 2021-081C          | Tanager Square              | Pasco       | M           | N  | Domingo Sanchez                             | DDER Development, LLC   | F          | 88          | 1,600,000                     | 1              | N                       | N  | N   | N                 | Y                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 13             |
| 2021-083C          | Monroe Place                | Seminole    | M           | N  | Brett Green                                 | Monroe Place Developer, LLC; Judd Roth Real Estate Development, Inc.; GSL Monroe Place, LLC | E, Non-ALF | 80          | 1,700,000                     | 1              | N                       | N  | N   | N                 | Y                                      | N                   | N  | Y                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 49             |
| 2021-090C          | Blue Sky Landing II         | Saint Lucie | M           | N  | Shawn Wilson                                | Blue Sky Developer, LLC   | F          | 82          | 1,675,000                     | 1              | N                       | Y  | N   | N                 | N                                      | N                   | N  | N                               | 20           | Y  | Y                                       | A                         | 2               | Y                        | Y                            | Y                               | 16             |
| 2021-098C          | Pinnacle at the Wesleyan    | Osceola     | M           | N  | David O. Deutch                             | Pinnacle Communities, LLC   | F          | 96          | 1,699,000                     | 1              | N                       | N  | N   | N                 | N                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 3              |
| 2021-108C          | Swan Landing                | Polk        | M           | N  | Shawn Wilson                                | Blue Sky Developer, LLC   | F          | 88          | 1,700,000                     | 1              | N                       | N  | Y   | N                 | N                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 10             |
| 2021-111C          | RIVERVIEW6                  | Manatee     | M           | N  | Matthew A. Rieger                           | HTG RIVERVIEW6 DEVELOPER, LLC   | F          | 80          | 1,699,990                     | 1              | N                       | N  | Y   | N                 | Y                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 1               | Y                        | Y                            | Y                               | 14             |
| 2021-113C          | Pinnacle at Hammock Springs | Bay         | M           | N  | David O. Deutch                             | Pinnacle Communities, LLC   | F          | 96          | 1,700,000                     | 1              | N                       | N  | Y   | N                 | N                                      | N                   | N  | N                               | 20           | Y  | Y                                       | A                         | 2               | Y                        | Y                            | Y                               | 9              |
| 2021-130C          | Arbours at Crestview        | Okaloosa    | M           | Y  | Sam T Johnston                              | Arbour Valley Development, LLC  | F          | 96          | 1,656,000                     | 1              | N                       | N  | N   | N                 | N                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 2               | Y                        | Y                            | Y                               | 7              |
| 2021-136C          | Rosemary Place              | Walton      | S           | Y  | Stewart W. Rutledge                         | RM FL Development, LLC  | F          | 72          | 1,175,000                     | 1              | N                       | N  | N   | N                 | N                                      | N                   | Y  | N                               | 20           | Y  | Y                                       | A                         | 2               | Y                        | Y                            | Y                               | 58             |

On January 22, 2021, 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.

