



June 16, 2020

Via E-mail

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

Re: RFA 2020-208 SAIL Financing For The Construction Of Workforce Housing
Notice of Protest by Cardinal Pointe, LLC
Applicant for Application No. 2020-456BS, Cardinal Pointe

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Cardinal Pointe, LLC ("Cardinal Pointe"), Applicant for Application No. 2020-456BS in RFA 2020-208, 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 2020-208, as approved by the Corporation's Board of Directors on Thursday, June 11, 2020. These spreadsheets were posted on the Corporation's website on Thursday, June 11, 2020, at 4:35 p.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

A handwritten signature in blue ink, appearing to read "D.S.", is written over a white background.

Domingo Sanchez
Manager of Manager of Cardinal Pointe, LLC
Applicant for Application No. 2020-456BS

Attachment A

RFA 2020-208 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount, if Monroe County	Workforce SAIL Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2020-455BS	Egret Landing	Alachua	M	Domingo Sanchez	DDER Development, LLC	W	112	N/A	4,480,000	Y	5	Y	38,720.00	3	Y	15
2020-456BS	Cardinal Pointe	Osceola	M	Domingo Sanchez	DDER Development, LLC	W	112	N/A	4,480,000	Y	5	Y	38,720.00	3	Y	21
2020-457BS	Hibiscus Apartments Phase Two	Lee	M	Scott Zimmerman	BDG Orchid Apartments Developer, LLC	W	96	N/A	5,200,000	Y	5	Y	52,433.33	4	Y	6
2020-459S	Pinnacle 441	Broward	L	David O. Deutch	Pinnacle Communities, LLC	W	110	N/A	5,840,000	Y	5	Y	34,946.56	3	Y	22
2020-460S	Northwest Gardens VI	Broward	L	Kenneth Naylor	APC Northwest Properties VI Development LLC; HEF Development LLC	W	122	N/A	4,690,000	Y	5	Y	28,467.53	2	Y	16
2020-461S	Quail Roost Transit Village I	Miami-Dade	L	Kenneth Naylor	Quail Roost I Development, LLC	W	200	N/A	6,500,000	Y	5	Y	25,168.00	1	Y	7
2020-462S	Northside Transit Village V	Miami-Dade	L	Kenneth Naylor	Northside Property V Development, LLC	W	200	N/A	6,500,000	Y	5	Y	25,168.00	1	Y	10
2020-463BS	St. Charles Crossings	Orange	L	Christopher Savino	St. Charles Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	W	100	N/A	5,300,000	Y	5	Y	51,304.00	4	Y	18
2020-464BS	Waterview Preserve	Orange	L	Christopher Savino	Waterview Preserve Developer, LLC; Judd Roth Real Estate Development, Inc.	W	140	N/A	6,000,000	Y	5	Y	37,337.14	3	Y	1
2020-466BS	WRDG T4 Phase Three	Hillsborough	L	Leroy Moore	WRDG T4 Phase Three Developer, LLC	W	110	N/A	6,200,000	Y	5	Y	43,648.00	4	Y	8
2020-468BS	Liberty Square Phase Four	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Four Developer, LLC	W	110	N/A	3,250,000	Y	5	Y	24,024.00	1	Y	19
2020-469BS	Sierra Bay	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	W	120	N/A	3,840,000	Y	5	Y	30,976.00	2	Y	9
2020-470BS	Stadium Tower	Miami-Dade	L	Lewis V. Swezy	Lewis V. Swezy; RS Development Corp	W	126	N/A	5,030,000	Y	5	Y	30,914.54	2	Y	11
2020-471BS	Mallorca Isles	Miami-Dade	L	Lewis V. Swezy	Lewis V. Swezy; RS Development Corp	W	152	N/A	5,000,000	Y	5	Y	28,657.89	2	Y	14
2020-472BS	Villa Valencia	Miami-Dade	L	Lewis V. Swezy	Lewis V. Swezy; RS Development Corp	W	140	N/A	5,450,000	Y	5	Y	31,653.60	3	Y	2
2020-473S	Orange on 14th Street	Manatee	M	Brian Swanton	Gorman & Company, LLC	W	95	N/A	5,250,000	Y	5	Y	59,573.68	5	Y	12
2020-474BS	Grove Villas	Pasco	M	Matthew A. Rieger	HTG Grove Villas Developer, LLC	W	100	N/A	6,500,000	Y	5	Y	63,063.00	5	Y	13
2020-475BS	Island View	Palm Beach	L	Matthew A. Rieger	HTG Island View Developer, LLC	W	100	N/A	6,500,000	Y	5	Y	57,200.00	5	Y	20
2020-476BS	City Terrace	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc.	W	261	N/A	6,500,000	Y	5	Y	19,285.82	1	Y	4

Attachment B

RFA 2020-208 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount, if Monroe County	Workforce SAIL Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Ineligible Applications

2020-458S	The Villages Apartments, Phase II	Miami-Dade	L	Oliver L. Gross	Villages II Developers, LLC	W	120	N/A	4,800,000	N	5	Y	30,976.00		Y	5
2020-465BS	The Commons Phase Two	Miami-Dade	L	Alberto Milo, Jr.	RUDG The Commons Phase Two Developer, LLC	W	160	N/A	4,600,000	N	5	Y	23,377.20		Y	17
2020-467S	Residences at Opa-Locka	Miami-Dade	L	Robert G. Hoskins	NuRock Development Partners, Inc.	W	180	N/A	6,500,000	N	5	Y	34,955.56		Y	3

On June 11, 2020, 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 2020-208 Board Approved Preliminary Awards

Total Workforce SAIL available for all counties	15,434,000.00
Workforce SAIL for all counties - allocated	14,440,000.00
Workforce SAIL for all counties - remaining	994,000.00

Additionally, \$2,520,000 in Workforce SAIL and \$2,980,000 in Competitive Housing Credits was reserved only for Monroe County

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Workforce SAIL Request Amount	Eligible For Funding?	Total Points	Proximity Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Level	Florida Job Creation Preference	Lottery Number
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Goal to fund one Application in Monroe County

none

Goal to fund one Application in a Large County

2020-476BS	City Terrace	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc.	W	261	6,500,000	Y	5	Y	19,285.82	1	Y	4
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Remaining Applications

2020-460S	Northwest Gardens VI	Broward	L	Kenneth Naylor	APC Northwest Properties VI Development LLC; HEF Development LLC	W	122	4,690,000	Y	5	Y	28,467.53	2	Y	16
2020-468BS	Liberty Square Phase Four	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Four Developer, LLC	W	110	3,250,000	Y	5	Y	24,024.00	1	Y	19

On June 11, 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.