



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
M. CHRISTOPHER BRYANT
SEGUNDO J. FERNANDEZ
AUSTIN L. GASTOREK
KENNETH G. OERTEL

OF COUNSEL:
C. ANTHONY CLEVELAND

February 1, 2023

Via E-mail (CorporationClerk@floridahousing.org)

FEB 1 2023 8:31 AM

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

RECEIVED
FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2022-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by Flagler Pointe Apartments Limited Partnership
Applicant for Application No. 2023-037C, Flagler Pointe Apartments

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Flagler Pointe Apartments Limited Partnership ("Flagler Pointe"), Applicant for Application No. 2023-037C in RFA 2022-201, for the proposed Flagler Pointe Apartments development, 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 2022-201, as approved by the Corporation's Board of Directors on Friday, January 27, 2023. These spreadsheets were posted on the Corporation's website on Friday, January 27, 2023, at 10:47 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

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

Sincerely,

M. Christopher Bryant
Telephone: (850) 521-0700
Mobile: (850) 544-5302

Email: cbryant@ohfc.com
Counsel for Flagler Pointe Apartments Limited Partnership
Applicant for Application No. 2023-037C

cc: Hugh Brown, General Counsel (Hugh.Brown@floridahousing.org)
Betty Zachem, Assistant General Counsel (Betty.zachem@floridahousing.org)

RFA 2022-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	14,534,550
Total HC Allocated to Medium Counties	14,198,897.00
Plus Unallocated Small County funding	96,250.00
Total HC for Medium Counties Remaining	431,903

Total HC for Small Counties in RFA	1,146,250
Total HC Allocated to Small Counties	1,090,000.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demographic	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PWA Area of Opportunity	Qualifies for LGAG Goal?	LGAG/ Revitalization Plan?	LGAG/ multiple years of continuous support?	LGAG - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRail Goal?	SunRail - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	
Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal																										
2023-061C	New Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC, CASL Developer, LLC	F	96	\$2,040,000	Y	3	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	1	
2023-040C	Herrera North Fort Myers	Lee	M	Michael B. Allen	Revital Development Group, LLC, LCHA Developer, LLC	E, Non-ALF	72	\$7,090,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	5	
2023-026C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	81	\$2,039,900	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	13	
Goal to fund one Application that qualifies for the SunRail Goal																										
2023-042C	Pointe de Parc	DeSoto	M	Oscar Sol	Pointe de Parc Dev, LLC	F, Non-ALF	85	\$2,040,000	Y	1	N	N	N	N	N/A	N	Y	N	10	Y	Y	A	Y	Y	9	
Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal																										
2023-044C	The Pointe at Piney-2	Levon	M	Joseph Chapman	Royal American Properties, LLC	F	80	\$2,019,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	8	
2023-057C	Minnesota Ave Apartments	Volusia	M	C. Hunter Nelson	ECG Toledo Trade Developer, LLC	F	18	\$2,019,998	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	26	
Small County Applications																										
2023-028C	Parc West	Okeechobee	S	Steven Kirk	Rural Neighborhoods Incorporated, Odyssey Development Group 1, LLC	F, Non-ALF	36	\$1,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10	
Remaining Medium County Applications																										
2023-049C	The Enclave at Northshore	Bay	M	Joseph Chapman	Royal American Properties, LLC	E, Non-ALF	86	\$1,999,999	Y	1	N	Y	N	Y	N/A	N	N	N	20	Y	Y	A	Y	Y	17	

On January 27, 2023, 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 2022-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive IIC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAD Goal?	LGAD/ Revitalization Plan?	LGAD/ multiple years of continuous support?	LGAD - lower preference?	Family Dev In Medium County that qualifies for the Geographic Area of Opportunity / SAGODA Funding Goal?	Qualified for the SunRail Goal?	Severely lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Letter Number
Eligible Applications																									
2023-020K	Dexter Cove	Manatee	M	Shawn Wilson	Blue CC Developers, LLC	F	72	\$7,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	26
2023-021C	Cypress Point Estates	Marion	M	Clifton E Phillips	Bozardone Development, LLC	F	72	\$1,765,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	20
2023-022C	Vero Village	Indian River	M	Matthew A. Rieger	HTG Vero Village Developer, LLC	E, Non-AIF	70	\$2,030,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	38
2023-023C	Awen Park Apartments	Highlands	M	Timothy M. Morgan	HC Florida Development, LLC	F	80	\$2,036,900	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	51
2023-024C	Palatka Apartments	Putnam	S	Timothy M. Morgan	HC Florida Development, LLC	F	40	\$2,050,100	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	16
2023-025C	Kendall Oakor Palms	Leon	M	Vaughn L. Zimmerman	Zimmerman Properties, SC, LLC	F	72	\$1,650,000	Y	1	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	Y	Y	35
2023-026C	The Fountains at Hidden Lake	Orlando	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-AIF	81	\$7,030,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	33
2023-027C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC; HPH Forest Glen Developer, LLC	E, Non-AIF	72	\$2,030,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	44
2023-028C	Golfview Manor	Lucasville	M	Randy Sandoz	Paces Preservation Partners, LLC	E, Non-AIF	102	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	20
2023-029C	Asaka Pointe	Putnam	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group L, LLC	F	30	\$1,035,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	40
2023-030C	Park East	Oklawaha	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group L, LLC	F	34	\$1,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	22
2023-031C	Centerville Pointe	Leon	M	Michael Ruane	CDRE FL Developer V1 LLC	F	52	\$1,564,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	42
2023-032C	Titanium Apartments	Brevard	M	Timothy M. Morgan	HC Florida Development, LLC	F	80	\$2,038,900	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	41
2023-032K	Twin Lakes Estates - Phase II	Polk	M	Matthew A. Rieger	HTG Twin Lakes II Developer, LLC; Polk County Housing Developers, Inc.	F	80	\$2,039,000	Y	2	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	21
2023-034L	Avalon Princeton	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	60	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	5	Y	Y	B	Y	Y	32
2023-035C	Fine Island Apartments	Herndon	M	Donald W. Faeton	RDP Development 22 LLC	F	74	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	30
2023-037C	Flagler Pointe Apartments	Flagler	M	Donald W. Faeton	RDP Development 22 LLC	F	70	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	28
2023-038C	Oak Hill Townhomes	Bernando	M	Donald W. Faeton	RDP Development 22 LLC	F	74	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	52
2023-040C	Marocsa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	E, Non-AIF	72	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	1
2023-041C	Bayonet Gardens	Polk	M	Christopher L. Shear	MHP Bayonet Gardens Developer, LLC	E, Non-AIF	114	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	24
2023-042C	Pokovina Parc	Duval	M	Deane Sel	Pokovina Parc Dev, LLC	E, Non-AIF	86	\$2,040,000	Y	1	N	N	N	N	N/A	N	Y	N	10	Y	Y	A	Y	Y	9
2023-041K	Marann Palms at Rayshore II	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	45	\$1,675,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	4
2023-044C	The Palms at Pkwy-Z	Leon	M	Joseph Chasman	Royal American Properties, LLC	F	80	\$2,019,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	8
2023-045C	The Enclave at Northshore	Bay	M	Joseph Chasman	Royal American Properties, LLC	E, Non-AIF	86	\$1,999,992	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	17
2023-046C	Fine Meadows	Lucasville	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	56	\$2,000,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	47
2023-047C	Crystal Coast	Dunn	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	56	\$2,000,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	18
2023-048C	Residences at Dade City	Polk	M	Robert Hosters	Hubotic Development Partners, Inc.; Howell Development, LLC; R Block Development, LLC	F	106	\$2,090,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	37
2023-049C	Parkside Village	Leon	M	Michael Ruane	CDRE Parkside Village Developer LLC	F	60	\$1,740,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	7
2023-050C	Village at Academe Place	Seminole	M	Joseph Chambers	Calton Academy Developer, LLC; SCIA Developer, LLC	F	60	\$1,910,000	Y	1	N	Y	N	Y	N/A	Y	N	N	10	Y	Y	B	N	Y	33

Application Number	Name of Development	County	County Site	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Budget Amount	Eligible for Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LIAC Goal?	LGAO/ Revitalization Plan?	LEAD/ multiple years of continuous support?	LGAO - lower preference?	Family Dev in Median-Cost County that qualifies for the Geographic Area of Opportunity / SAGOA Funding Goal?	Qualifies for the SunRail Goal?	SunRail - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-051C	Bayside Treese	Osceola	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayda Development of Fort Walton, LLC; 42 Partners, LLC	E, Non-AIF	72	\$2,040,000	Y	3	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	7
2023-052C	Bayside Gardens	Osceola	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayda Development of Fort Walton, LLC; 42 Partners, LLC	F	72	\$2,000,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	49
2023-053C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-AIF	80	\$2,037,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	35
2023-054C	Trinity Village	Polk	M	Charles F. Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-AIF	80	\$2,039,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	25
2023-055C	Lakeside Flats	Levy	M	Brett Green	Citrus Gardens Developer, LLC	F	72	\$2,040,000	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	30
2023-056C	Cardinal Oaks	Dixie	M	Paula McDonald Rhodes	Trivicta Development, LLC; Urban Affordable Development, LLC; ABC Communities II, LLC	F	80	\$2,040,000	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	17
2023-057C	Minnesota Ave Apartments	Vulcania	M	C. Hunter Nelson	CCC Toledo State Develop, LLC	F	68	\$2,019,998	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	26
2023-058C	Harc West	Okeechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated; Oyster Development Group I, LLC	E, Non-AIF	30	\$2,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10
2023-059C	Madison Oaks East	Manatee	M	Patrick Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-AIF	88	\$2,040,000	Y	2	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	5
2023-060C	Vesta Esperanza Village	Charlotte	M	Rory Coats	Wildeberg Development, LLC; Newstar Development, LLC; Newstar Development USA, L.P.	F	72	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	39
2023-061C	Grove Manor Phase II	Polk	M	Darren Smith	LWA Development, LLC; SHAG Grove Manor Phase I Developer, LLC	F	74	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	48
2023-062C	Westside Phase I	Vulcania	M	Darren Smith	NBB LLC Developer, LLC; Westside Phase II Fort's Developer, LLC	F	64	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	6
2023-063C	Lafayette Terrace Phase II	Sarasota	M	Darren Smith	Lafayette Terrace Developer, LLC; S-A Affordable Development, LLC	F	50	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	27
2023-064C	Summit Vibe	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fort's Development Developer, LLC	E, Non-AIF	60	\$2,040,000	Y	2	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	45
2023-065C	Starline Village	St. Lucie	M	Shawn Wilson	Blue SV Developer, LLC	F	68	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	34
2023-066C	New Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC; CASI Developer, LLC	F	96	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	1
2023-067C	Talson Trace	Osceola	M	Debra R. Lowery	OSER Development, LLC	F	88	\$2,040,000	Y	1	N	Y	N	Y	N/A	Y	Y	N	10	Y	Y	A	Y	Y	40
2023-070C	Clement Ridge Senior Villas II	Lake	M	Susan Winmar	Timstone Development Corporation; President Housing Solutions, Incorporated	E, Non-AIF	73	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	19
Eligible Applications																									
2023-026C	Cross Creek Gardens II	Gadsden	S	Daniel F. Acosta	ACD-NRI Developers, LLC	E, Non-AIF	40	\$1,145,250	N	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	31
2023-020C	Southward Village OM Phase 2	Lee	M	Vincent R Bennett	Paul Myers Developer, LLC; Southwest Florida Affordable Development, LLC	F	105	\$2,040,000	N	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	N	Y	23
2023-068C	Summit at Punta Gorda	Charlotte	M	Paul Capso	Summit Punta Gorda Development LLC	F	108	\$2,040,000	N	2	N	N	N	N	N/A	N	N	N	5	Y	Y	A	Y	Y	48
2023-082C	Summit at Rotonda	Charlotte	M	Paul Capso	Summit Rotonda Development LLC	F	42	\$1,042,000	N	2	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	N	Y	11
2023-0717*	Woodland Park Phase II	Alachua	M	Brian Exjan	Newstar Development USA, L.P.; GMA Development, LLC; Newstar Development, LLC	F	56	\$2,040,000	N	3	Y	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	14

On January, 27, 2023, 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 provided in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.