



OERTEL,
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February 1, 2023

Via E-mail (CorporationClerk@floridahousing.org)

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

RECEIVED

FEB 1 2023 8:34 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2022-201 Housing Credit Financing for Affordable Housing in Medium and Small Counties
Notice of Protest by JIC Palatka Apartments, LLC
Applicant for Application No. 2023-024C, Palatka 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, JIC Palatka Apartments, LLC ("JIC Palatka"), Applicant for Application No. 2023-024C in RFA 2022-201, for the proposed Palatka 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).

JIC Palatka 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 JIC Palatka Apartments, LLC
Applicant for Application No. 2023-024C

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	1,050,000.00
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Seat	Name of Authorized Principal Representative	Name of Developer	Demo	Total Units	Competitive HC 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 / SADOA 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																										
2023-016C	New Trail Plaza	Seminole	M	Shawn Wilson	Blue RT Developer, LLC CAS, 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	
2023-040C	Hammock North Fort Myers	Lee	M	Michael R. Allan	Rental Development Group, LLC, LCDA Developer, LLC	E, Non-ALF	72	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	3	
2023-006C	The Fountains at Hidden Lake	Clay	M	Matthew A. Rieger	HFS Hidden Lake Developer, LLC	E, Non-ALF	81	\$7,019,900	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	15	
Goal to fund one Application that qualifies for the SunRail Goal																										
2023-042C	Polecans Parc	Osceola	M	Oscar Sol	Polecans Parc Dev, LLC	E, Non-ALF	86	\$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 SADOA Funding Goal																										
2023-044C	The Palace at Piney-Z	Leon	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	EG Toledo Blade Developer, LLC	F	68	\$2,019,998	Y	1	N	Y	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	26	
Small County Applications																										
2023-058C	Parc West	Okaloosa	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group 1, LLC	E, 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																										
2023-045C	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	10	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 Developer	Revised	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PIA Area of Opportunity	Qualifies for LGAD Goal?	LGAD/ Revitalization Plan?	LGAD/ multiple years of continuous support?	LGAD - lower preference?	Family Dev't Medium County that qualifies for the Geographic Area of Opportunity / SAGDA Funding Goal?	Qualifies for the Sunfall Goal?	Sunfall - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																									
2023-020C	Cedar Cove	Manatee	M	Shawn Wilson	Blue CC Developer, LLC	F	32	\$2,040,000	Y	2	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	20
2023-021C	Cypress Forest Estates	Manatee	M	Chloe E Helms	Roundstone Development, LLC	F	72	\$1,765,000	Y	1	N	N	N	N	N/A	Y	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-AUF	79	\$2,010,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	28
2023-023C	Awen Park Apartments	Highlands	M	Timothy M. Morgan	JC Florida Development, LLC	F	80	\$2,088,900	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	JC Florida Development, LLC	F	48	\$1,060,500	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	26
2023-025C	Anelele Oaks on Palen	Lees	M	Vaughn L Zimmerman	Zimmerman Properties II, LLC	F	72	\$1,660,000	Y	1	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	Y	Y	15
2023-026C	The Fountain at Hidden Lake	Citrus	M	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-AUF	81	\$2,009,900	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	N	Y	13
2023-027C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC; HTI Forest Glen Developer, LLC	E, Non-AUF	72	\$2,002,900	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	44
2023-028C	Bayflair Manor	Escambia	M	Reese Sanderl	Peace Preservation Partners, LLC	E, Non-AUF	100	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	20
2023-029C	Aradia Pointe	Putnam	S	Shawn Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group L, LLC	F	30	\$1,835,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	45
2023-030C	Pace Fair	Osceola	S	Shawn 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	Genevieve Pointe	Lees	M	Michael Heane	CCRE FL Developer VIII LLC	F	52	\$1,964,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	B	Y	Y	42
2023-032C	Escalante Apartments	Brevard	M	Timothy M. Morgan	JC 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
2023-033C	Twin Lakes Estates - Phase III	Holt	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Park County Housing Developers, Inc.	F	80	\$2,030,000	Y	2	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	21
2023-034C	Ava at Princeton	Lee	M	Michael R. Allan	Revital Development Group, LLC; UCHA 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	Pine Island Apartments	Hernando	M	Donald W Fenton	SDP 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	50
2023-037C	Flagler Pointe Apartments	Flagler	M	Donald W Fenton	SDP 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	26
2023-038C	Oak Hill Townhomes	Hernando	M	Donald W Fenton	SDP 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	Hermosa North Fort Myers	Lee	M	Michael R. Allan	Revital Development Group, LLC; UCHA Developer, LLC	E, Non-AUF	72	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	3
2023-041C	Bayonet Gardens	Pasco	M	Christopher L Shear	MHP Bayonet Gardens Developer, LLC	E, Non-AUF	114	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	24
2023-042C	Pandiana Parc	Osceola	M	Oscar Sol	Pandiana Parc Dev, LLC	E, Non-AUF	86	\$2,040,000	Y	1	N	N	N	N	N/A	N	Y	N	10	Y	Y	A	Y	Y	9
2023-043C	Astoria Palms at Bayshore II	Lee	M	Michael R. Allan	Revital Development Group, LLC; UCHA 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 Pointe at Pine 2	Lees	M	Joseph Chapman	Royal American Properties, LLC	F	80	\$2,015,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	8
2023-045C	The Enclave at Northshore	Dee	M	Joseph Chapman	Royal American Properties, LLC	E, Non-AUF	85	\$1,999,999	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	17
2023-046C	Pine Meadows	Escambia	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	Oryzal Court	Citrus	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	56	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	18
2023-048C	Residences at Daile City	Polk	M	Robert Hopkins	Brook Development Partners, Inc; R Howell Development, LLC; R Block Development, LLC	F	106	\$2,040,000	Y	1	N	N	N	N	N/A	Y	N	N	10	Y	Y	A	Y	Y	37
2023-049C	Paradise Village	Lees	M	Michael Heane	CCRE Paradise 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	Villas at Academy Place	Seminole	M	Joseph Chambers	Cadison Academe Developer, LLC; SOA Developer, LLC	F	50	\$1,910,000	Y	1	N	Y	N	Y	N/A	Y	N	N	10	Y	Y	B	N	Y	33

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 HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualified for LGAO Goal?	LGAO/ Revitalization Plan?	LGAO/ multiple years of continuous support?	LGAO - lower preference?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Qualifies for the SunRall Goal?	SunRall - 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 Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	E, Non-ALF	72	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	2
2023-052C	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside 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	43
2023-053C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-ALF	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 E Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-ALF	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	Leon	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	Citrus	M	Paula McDonald Rhodes	Urban Affordable Development, LLC; ADC 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	12
2023-057C	Minnesota Ave Apartments	Volusia	M	C. Hunter Nelson	EGG Toledo Blade Developer, 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	Parc West	Okeechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group 1, LLC	E, Non-ALF	36	\$1,050,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	10
2023-059C	Madison Oaks East	Marion	M	Patrick E Law	American Residential Communities, LLC; New South Residential, LLC	E, Non-ALF	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	Kory Geans	Middleburg Development, LLC; Newstar Development, LLC; Norstar 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	LWHA 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 II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis 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	Lofts on Lemon Phase II	Sarasota	M	Darren Smith	Lofts II Fortis Developer, LLC; SHA Affordable Development, LLC	F	56	\$2,040,000	Y	1	N	Y	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	27
2023-064C	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	60	\$2,040,000	Y	2	N	Y	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	45
2023-065C	Sunrise 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; CASL 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	Falcon Trace	Osceola	M	Deion R. Lowery	DDER 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	Clermont Ridge Senior Villas II	Lake	M	Susan Wiener	Turnstone Development Corporation; Provident Housing Solutions, Incorporated	E, Non-ALF	73	\$2,040,000	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	19
Ineligible Applications																									
2023-036C	Cross Creek Gardens II	Gadsden	S	Daniel F. Acosta	ACD-NRI Developers, LLC	E, Non-ALF	40	\$1,146,250	N	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	31
2023-039C	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort 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 Capps	Summit Punta Gorda Development LLC	F	106	\$2,040,000	N	2	N	N	N	N	N/A	N	N	N	5	Y	Y	A	Y	Y	49
2023-069C	Summit at Rotonda	Charlotte	M	Paul Capps	Summit Rotonda Development LLC	F	42	\$1,042,055	N	2	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	N	Y	11
2023-071C*	Woodland Park Phase II	Alachua	M	Brian Evjen	Norstar Development USA, L.P.; GH Development, LLC; Newstar Development, LLC	F	96	\$2,040,000	N	1	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 prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.