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Via Email
February 1, 2023

Ms Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301
CorporationClerk@floridahousing.org

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FEB 1 2023 8:34 AM

FLORIDA HOUSING
FINANCE CORPORATION

**RE: Request for Applications 2022-201/ Notice of Intent to Protest by
Turnstone 2018-1, LP/ Applicant Number 2023-070C**

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Applicant, Turnstone 2018-1, LP, Application No. 2023-070C, hereby gives notice of its intent to protest the Preliminary Awards/Scoring and Ranking of *RFA 2022-201 Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties*, posted by Florida Housing Finance Corporation on January 27, at 10:47am. A copy of RFA 2022-201-Board Approved Preliminary Awards and proposed scoring, eligibility and ineligibility determinations are attached hereto as Exhibits A and B respectively.

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully,

Maureen McCarthy Daughton
Counsel for Turnstone 2018-1, LP

Cc Hugh Brown, General Counsel

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
Total 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 Site	Name of Authorized Principal Representative	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?	IGAD - lower preference?	Medium County that qualifies for the Geographic Area of SAODA Funding goal?	Qualifies for the Sunbelt Goal?	Suball - lower preference?	Total Points	Per Unit Construction Funding Preference	Development Category Preference	Leveraging Classification	Proximity Preference	Florida Job Creation Preference	Lottery Number	
Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal																									
2023-043C	New Trail Plaza	Sarasota	M	Shawn Wilson	F	96	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	1	
2023-043C	Hermosa North Park Myers	Lee	M	Michael R. Allan	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	
2023-036C	The Fountains at Hidden Lake	Citrus	M	Matthew A. Roger	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 Sunbelt Goal																									
2023-042C	Poinciana Parc	Osceola	M	Oskar Soli	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 SAODA Funding Goal																									
2023-044C	The Palms at Pineyz	Leon	M	Joseph Chapman	F	80	\$2,015,500	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	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	Park West	Okeechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated; Odyssey Development Group 1, LLC	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	86	\$1,959,999	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., and Rule 67-60.009, F.A.C., and Rule 67-60.009, 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.

Exhibit A

Application Number	Name of Development	County	County Site	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO goal?	LGAO/Rehabilitation Plan?	LGAO/multiple years of continuous support?	LGAO-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
Eligible Applications																									
2023-020C	Cedar Cove	Manatee	M	Shawn W. Ison	Blue CC Developer, LLC	F	72	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	36
2023-021C	Cypress Point Estates	Marion	M	Clifton E. Phillips	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	29
2023-022C	Vero Village	Indian River	M	Matthew A. Rieger	HTG Vero Village Developer, LLC	E, Non-ALF	79	\$2,039,900	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	38
2023-023C	Avon Park Apartments	Highlands	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,038,900	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	51
2023-024C	Palmetto Apartments	Palm Beach	S	Timothy M. Morgan	JIC Florida Development, LLC	F	40	\$1,065,360	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	A	Y	Y	16
2023-025C	Arendelle Oaks on Pullen	Leon	M	Vaughn C. Zimmerman	Zimmerman Properties SE, LLC	F	72	\$1,650,000	Y	1	N	N	N	N	N/A	Y	N	N	5	Y	Y	A	Y	Y	15
2023-026C	The Fontains 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
2023-027C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC	E, Non-ALF	72	\$2,039,900	Y	1	N	Y	N	Y	N/A	N	N	N	10	Y	Y	B	Y	Y	44
2023-028C	Kuphian Manor	Essex	M	Renee Sandell	Paces Preservation Partners, LLC	E, Non-ALF	102	\$2,040,000	Y	1	N	Y	Y	N	N/A	N	N	N	10	Y	Y	A	Y	Y	20
2023-029C	Avalanche Pointe	Palm Beach	S	Steven Kirk	Rural Neighborhoods, Incorporated; Oaksey Development Group 1, LLC	F	30	\$1,095,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	46
2023-030C	Pine East	Okechobee	S	Steven Kirk	Rural Neighborhoods, Incorporated; Oaksey Development Group 1, 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 Riane	CORE FL Developer VIII 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	Titusville Apartments	Brevard	M	Timothy M. Morgan	JIC 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 II	Polk	M	Matthew A. Rieger	HTG Twin Lakes II Developer, LLC; Polk County Housing Developers, Inc.	F	86	\$2,039,900	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; LCHA Developer, LLC	F	69	\$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. Paxton	BCP 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. Paxton	BCP 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	Hernando	M	Donald W. Paxton	BCP 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; LCHA Developer, LLC	E, Non-ALF	71	\$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	WHP Bayonet Gardens Developer, LLC	E, Non-ALF	114	\$2,040,000	Y	1	N	Y	Y	Y	N/A	N	N	N	10	Y	Y	A	Y	Y	24
2023-042C	Poinciana Parc	Osceola	M	Oscar Soli	Poinciana 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
2023-043C	Aldermans at Bayshore II	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	F	45	\$1,075,000	Y	1	N	N	N	N	N/A	N	N	N	10	Y	Y	B	Y	Y	4
2023-044C	The Pointe at Piny-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
2023-045C	The Encave 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
2023-046C	Pine Meadows	Essex	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	96	\$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	Citrus	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	96	\$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 Dade City	Pasco	M	Robert Hoskins	NiRock Development Partners, Inc.; West Development, LLC; R Black 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

Exhibit B

Application Number	Name of Development	County	County Site	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for LGAO goal?	LGAO/Revitalize in Plant	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 SunRail goal?	SunRail - lower preference?	Total Construction Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-050C	Parkside Village	Leon	M	Michael Runne	CORE 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	Villas at Academy Place	Seminole	M	Joseph Chambers	Custom Academy Developer, LLC; SCHA Developer, LLC	F	60	\$1,850,000	Y	1	N	Y	N	Y	N/A	Y	N	N	10	Y	Y	B	N	Y	33
2023-051C	Bayside Breeze	Okechosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; R2 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	Okechosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; R2 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; GMV 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 Falls	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 Rieves	Invictus Development, LLC; 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	FCB Toledo Barge 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	Park West	Okeechobee	S	Steven Kirk	Rural Neighborhoods Incorporated; Obrey Development Group I, 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 Gains	Middleburg Development, LLC; Newstar Development USA, LP	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 I	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	Jefferson Lemon Phase II	Sarasota	M	Darren Smith	Lots 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 E. Lowery	DDR Development LLC	F	88	\$2,040,000	Y	1	N	Y	N	Y	N/A	Y	N	N	10	Y	Y	A	Y	Y	40
2023-070C	Glennville Ridge Senior Villas I	Lake	M	Susan Wegner	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	Gross Creek Gardens II	Gadsden	S	Daniel F. Acosta	ACD-NR 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 CN 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 Punta Gorda	Charlotte	M	Paul Caspi	Summit Punta Gorda Development LLC	F	106	\$1,040,000	N	2	N	N	N	N	N/A	N	N	N	5	Y	Y	A	Y	Y	49
2023-069C	Summit at Rotorua	Charlotte	M	Paul Caspi	Summit Rotorua 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

