

February 1, 2023

**Sent via email**

[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)  
[Ana.McGlamory@floridahousing.org](mailto:Ana.McGlamory@floridahousing.org)

Ana McGlamory  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, FL 32301

Re: Notice of Intent to Protest, Request for Applications (RFA) 2022-202 Proposed  
Funding Selections

Dear Corporation Clerk:

On behalf of Applicant Tallman Pines Villas, Ltd., for proposed development Tallman Pines – Phase I (Application No. 2023-108C), we hereby give notice of the intent to protest the Preliminary Awards and the scoring and ranking of applications for RFA 2022-202 posted by Florida Housing Finance Corporation (“Florida Housing”) on Friday, January 27, 2023, at 10:50 a.m. concerning *Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties*. (See Attached).

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

Respectfully Submitted,

*J. Stephen Menton*

J. Stephen Menton

JSM/er

cc: Hugh Brown, General Counsel

RECEIVED

FEB 1 2023 8:19 AM

FLORIDA HOUSING  
FINANCE CORPORATION

## RFA 2022-202 Board Approved Preliminary Awards

Total HC Available for RFA	16,491,600
Total HC Allocated	16,146,600
Total HC Remaining	345,000

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Qualifies for the Local Government Area of Opportunity	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**One Broward County Applications**

2023-114C	Residences at Beverly Park	Broward	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	F	115	\$3,113,400	Y	1	Y	15	Y	Y	NC	\$152,966.16	A	Y	Y	1
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**One Duval County Application**

2023-107C	Madison Palms	Duval	James R. Hoover	TVC Development, Inc.	F	240	\$2,241,600	Y	1	Y	15	Y	Y	NC	\$171,856.00	A	Y	Y	5
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**One Hillsborough County Application**

2023-113C	Lake Bluetail	Hillsborough	Shawn Wilson	Blue LBT Developer, LLC	F	120	\$2,850,000	Y	1	Y	15	Y	Y	NC	\$158,068.13	A	Y	Y	4
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**One Orange County Application**

2023-112C	The Beacon at Creative Village - Phase II	Orange	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	F	81	\$2,850,000	Y	1	Y	15	Y	Y	NC	\$243,982.80	B	N	Y	15
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**One Palm Beach County Application**

2023-115C	Southridge Phase I	Palm Beach	Darren Smith	SHAG Roseland Gardens Developer, LLC; Magnolia Affordable Development, Inc.	E, Non-ALF	125	\$2,850,000	Y	1	Y	15	Y	Y	NC	\$152,745.13	A	Y	Y	2
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**One Pinellas County Application**

2023-104C	Clearwater Gardens	Pinellas	Brett Green	Archway Clearwater Gardens Developer, LLC	F	81	\$2,241,600	Y	1	Y	15	Y	Y	NC	\$184,184.80	A	Y	Y	8
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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 2022-202 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Qualifies for the Local Government Area of Opportunity	Total Points Per Unit	Construction Funding Preference	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-101C	Foxcroft Estates	Broward	David O. Deutch	Pinnacle Communities, LLC	F	84	\$3,030,000	Y	1	N	10	Y	Y	NC	\$211,264.59	A	Y	Y	6
2023-102C	Calusa Pointe	Palm Beach	J. David Page	Southport Development, Inc.,	E, Non-ALF	110	\$2,800,000	Y	1	Y	15	Y	Y	NC	\$194,727.27	A	Y	Y	3
2023-103C	Grand East Village	Orange	Matthew A. Rieger	HTG Grand East Developer, LLC	E, Non-ALF	92	\$2,700,000	Y	1	N	15	Y	Y	NC	\$243,000.00	B	Y	Y	11
2023-104C	Clearwater Gardens	Pinellas	Brett Green	Archway Clearwater Gardens Developer, LLC	F	81	\$2,241,600	Y	1	Y	15	Y	Y	NC	\$184,184.80	A	Y	Y	8
2023-105C	The Pantry Lofts	Broward	Oscar Sol	The Pantry Lofts GM Dev, LLC; The Pantry Lofts NP Dev,	E, Non-ALF	100	\$3,203,700	Y	1	Y	15	Y	Y	NC	\$181,013.15	A	Y	Y	10
2023-106C	The Residences at Martin Manor	Palm Beach	Kenneth Naylor	DM Redevelopment Developer, LLC	F	95	\$2,565,000	Y	1	Y	15	Y	Y	NC	\$180,882.40	A	Y	Y	7
2023-107C	Madison Palms	Duval	James R. Hoover	TVC Development, Inc.	F	240	\$2,241,600	Y	1	Y	15	Y	Y	NC	\$171,856.00	A	Y	Y	5
2023-108C	Tallman Pines - Phase I	Broward	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building	F	80	\$2,500,000	Y	1	Y	15	Y	Y	NC	\$184,232.07	A	Y	Y	9
2023-109C	The Flats on Main Street	Pinellas	Brett Green	The Flats on Main Street Developer, LLC	F	63	\$2,020,000	Y	1	Y	15	Y	Y	NC	\$230,972.57	B	Y	Y	13
2023-110C	Flats on 4th	Pinellas	Brett Green	Flats on 4th Developer, LLC	F	64	\$1,925,000	Y	1	Y	15	Y	Y	NC	\$216,670.78	A	Y	Y	14
2023-111C	Grand Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; Norstar Development USA,	F	80	\$2,241,600	Y	1	Y	15	Y	Y	NC	\$187,715.73	A	Y	Y	12
2023-112C	The Beacon at Creative Village - Phase II	Orange	Jay P. Brock	Atlantic Housing Partners II, L.L.C.	F	81	\$2,850,000	Y	1	Y	15	Y	Y	NC	\$243,982.80	B	N	Y	15
2023-113C	Lake Bluetail	Hillsborough	Shawn Wilson	Blue LBT Developer, LLC	F	120	\$2,850,000	Y	1	Y	15	Y	Y	NC	\$158,068.13	A	Y	Y	4
2023-114C	Residences at Beverly Park	Broward	Robert Hoskins	NuRock Development Partners, Inc.; R Howell	F	115	\$3,113,400	Y	1	Y	15	Y	Y	NC	\$152,966.16	A	Y	Y	1
2023-115C	Southridge Phase I	Palm Beach	Darren Smith	SHAG Roseland Gardens Developer, LLC; Magnolia	E, Non-ALF	125	\$2,850,000	Y	1	Y	15	Y	Y	NC	\$152,745.13	A	Y	Y	2

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.