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February 1, 2023

**Via Electronic Filing**

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

RECEIVED

FEB 1 2023 9:05 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2022-203, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2023-081C, Quail Roost Transit Village II, Ltd. files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on January 27, 2023, concerning Request for Applications 2022-203, Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County.

A copy of the Board's Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board's Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'CLunny'.

Christopher Lunny

**RFA 2022-203 Board Approved Preliminary Awards**

<b>Total HC Available for RFA</b>	<b>6,855,330.00</b>
<b>Total HC Allocated</b>	<b>6,531,800.00</b>
<b>Total HC Remaining</b>	<b>323,530.00</b>

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center?	Tier of Urban Center?	Total Points	Per Unit Construction Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-076C	Heritage at Gratigny Park	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$3,073,400	Y	1	N	Y	2	15	Y	\$151,792.86	A	Y	Y	1
2023-092C	Old Cutler Village Phase 2	David O. Deutch	Pinnacle Communities, LLC	F	120	\$3,458,400	Y	1	Y	N	N/A	15	Y	\$191,811.51	A	Y	Y	18

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 2022-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center?	Tier of Urban Center?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2023-072C	Ambar Club	Elena M. Adames	Ambar3, LLC	E, Non-ALF	110	\$2,535,000	Y	1	N	Y	2	15	Y	Y	\$153,379.02	A	Y	Y	4
2023-073C	Rainbow Village II	Matthew A. Rieger	RGC Phase II Developer, LLC	E, Non-ALF	100	\$3,458,300	Y	1	N	N	N/A	15	Y	Y	\$214,055.46	B	Y	Y	17
2023-074C	Little River Commons	Matthew A. Rieger	HTG Little River Developer, LLC	E, Non-ALF	104	\$3,458,300	Y	1	N	Y	2	15	Y	Y	\$213,503.47	B	Y	Y	8
2023-075C	Heritage at Lake Park	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$2,908,400	Y	1	N	N	N/A	15	Y	Y	\$148,898.89	A	Y	Y	7
2023-076C	Heritage at Gragny Park	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$3,073,400	Y	1	N	Y	2	15	Y	Y	\$151,792.86	A	Y	Y	1
2023-077C	Catalyst at Goulds	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	110	\$3,303,700	Y	1	N	Y	2	15	Y	Y	\$192,833.97	A	Y	Y	29
2023-078C	Casa Naranja	Oscar Sol	GM Casa Naranja Dev, LLC	E, Non-ALF	126	\$3,433,711	Y	1	N	Y	1	15	Y	Y	\$181,373.52	A	Y	Y	14
2023-079C	Perrine Village I	Kenneth Naylor	APC Perrine Development, LLC	E, Non-ALF	120	\$3,458,400	Y	1	N	Y	2	15	Y	Y	\$172,088.77	A	Y	Y	12
2023-080C	The Enclave at Rio	Joseph Chapman	Royal American Properties, LLC	E, Non-ALF	100	\$3,150,000	Y	1	N	N	N/A	15	Y	Y	\$202,248.90	A	Y	Y	2
2023-081C	Quail Roost Transit Village II	Kenneth Naylor	Quail Roost II Development, LLC	E, Non-ALF	124	\$3,458,400	Y	1	N	Y	2	15	Y	Y	\$179,072.61	A	Y	Y	3
2023-082C	Villa Esperanza II	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$2,550,000	Y	1	Y	N	N/A	15	Y	Y	\$151,531.47	A	Y	Y	27
2023-083C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$2,800,000	Y	1	N	N	N/A	15	Y	Y	\$166,460.00	A	Y	Y	21
2023-084C	Metro Grande II	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$2,325,000	Y	1	N	N	N/A	15	Y	Y	\$158,807.39	A	Y	Y	10
2023-085C	Freedom Pointe (f.k.a. Little Havana Senior)	Kimberly Black King	Volunteers of America National Services	E, Non-ALF	75	\$2,217,000	Y	1	N	N	N/A	15	Y	Y	\$189,792.94	A	Y	Y	24

## RFA 2022-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center?	Tier of Urban Center?	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-086C	Heritage at Little River	Robert Hoskins	NuRock Development Partners, Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	120	\$2,858,400	Y	1	N	Y	2	15	Y	Y	\$152,938.69	A	Y	Y	20
2023-087C	Coco Palm Place	Jacob Morrow	Coco Palm Place Developer, LLC	E, Non-ALF	145	\$3,458,000	Y	1	N	Y	1	15	Y	Y	\$153,120.24	A	Y	Y	5
2023-088C	Hibiscus Grove	Jacob Morrow	Hibiscus Grove Developer, LLC	E, Non-ALF	145	\$3,458,000	Y	1	N	Y	2	15	Y	Y	\$153,120.24	A	Y	Y	16
2023-089C	Heritage Village South	Kenneth Naylor	Heritage Village South Development, LLC	E, Non-ALF	113	\$3,258,400	Y	1	N	Y	1	15	Y	Y	\$178,480.01	A	Y	Y	22
2023-090C	Vineyard Villas	Marc S. Plonskier	Gatehouse Development Corp.; Magellan Housing LLC	E, Non-ALF	97	\$2,900,000	Y	1	N	N	N/A	15	Y	Y	\$210,466.31	A	Y	Y	6
2023-091C	Catherine Flon Estates	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	E, Non-ALF	120	\$3,458,400	Y	1	N	N	N/A	15	Y	Y	\$185,041.69	A	Y	Y	26
2023-092C	Old Cutler Village Phase 2	David O. Deutch	Pinnacle Communities, LLC	F	120	\$3,458,400	Y	1	Y	N	N/A	15	Y	Y	\$191,811.51	A	Y	Y	18
2023-093C	Pinnacle at Tropical Crossings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	112	\$3,410,000	Y	1	N	Y	1	15	Y	Y	\$195,484.34	A	Y	Y	9
2023-094C	Edison Towers II	Carol Gardner	TEDC Affordable Communities, Inc.	E, Non-ALF	96	\$3,200,000	Y	1	N	N	N/A	15	Y	Y	\$214,020.00	B	Y	Y	11
2023-095C	Sage Pointe	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	80	\$2,800,000	Y	1	N	Y	2	15	Y	Y	\$232,942.50	B	Y	Y	19
2023-098C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	112	\$3,405,000	Y	1	N	Y	1	15	Y	Y	\$195,197.71	A	Y	Y	15
2023-099C	Brownsville 54	Oliver L. Gross	Brownsville 54 Developers, LLC	F	75	\$2,750,000	Y	1	N	Y	2	15	Y	Y	\$280,500.00	B	Y	Y	28
2023-100C	Serenity Grove	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	150	\$3,450,000	Y	1	N	N	N/A	15	Y	Y	\$175,950.00	A	Y	Y	23

**Ineligible Applications**

2023-096C	Osprey Landing	Daniel F. Acosta	ACD-NCRF Developers, LLC	E, Non-ALF	110	\$3,458,400	N	1	N	N	N/A	15	Y	Y	\$201,863.66	A	Y	Y	25
2023-097C	The Arbors at Naranja	Daniel F. Acosta	ACD-NCRF Developers, LLC	E, Non-ALF	110	\$3,458,400	N	1	N	Y	1	15	Y	Y	\$201,863.66	A	Y	Y	13

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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.