



PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

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 9:09 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2022-205, 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. 2023-143SN, Heritage Village South, 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 2022-205, SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits.

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 2022-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	666,702
Family Demographic Funding Balance Available	615,982
Elderly Demographic Funding Balance Available	50,720
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	666,702

NHTF Funding will be 100% allocated in accordance with Exhibit H

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Priority Level?	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	-------------	---------------------------------	-----------------------	----------------------	-------------------------	-----------------	--------------	--	------------------	------------------------------	---------------------------------	----------------

Two Elderly Large County New Construction Applications

2023-125SN	Burlington Post II	Pinellas	L	Oscar Sol	Burlington Post 2 Dev, LLC	NC	E, Non-ALF	\$2,500,000	\$636,000	3,136,000	Y	Y	N	1	15	Y	A	Y	Y	26
2023-136SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	1	15	Y	A	Y	Y	3

Three Family Large County New Construction Applications

2023-142BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L Shear	MHP FL IX Developer, LLC	NC	F	\$7,488,000	\$750,000	8,238,000	Y	N/A	Y	1	19	Y	A	Y	Y	45
2023-119SN	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$4,000,000	\$750,000	4,750,000	Y	N/A	N	1	15	Y	A	Y	Y	34
2023-161SN	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	\$2,000,000	\$750,000	2,750,000	Y	N/A	N	1	15	Y	A	Y	Y	16

One Elderly Medium County New Construction Application

2023-151BSN	Bayside Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$6,850,000	\$750,000	7,600,000	Y	Y	N	1	15	Y	A	Y	Y	13
-------------	----------------	----------	---	---------------	--	----	------------	-------------	-----------	-----------	---	---	---	---	----	---	---	---	---	----

Two Family Medium County New Construction Applications

2023-158BS	Dominium Poinciana Family	Osceola	M	Devon Quist	Kissimmee Leased Housing Development III, LLC	NC	F	\$7,200,000	\$0	7,200,000	Y	N/A	Y	1	21	Y	A	Y	Y	9
2023-144BSN	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	NDA Developer, LLC; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	\$5,500,000	\$750,000	6,250,000	Y	N/A	N	1	15	Y	A	Y	Y	7

RFA 2022-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Priority Level?	Total Points	Per Unit Construction Funding Preference	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	-------------	---------------------------------	-----------------------	----------------------	-------------------------	-----------------	--------------	--	------------------	------------------------------	---------------------------------	----------------

Small County Application(s)

none

Medium County Application(s)

none

Large County Application(s)

2023-134SN	St. Joseph Manor II	Broward	L	Darren Smith	SHAG St. Joseph Developer, LLC; CHS St. Joseph Manor II Development, LLC	NC	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	Y	N	2	15	Y	A	Y	Y	15
2023-120SN	Calusa Pointe II	Palm Beach	L	J. David Page	☐ Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	1	15	Y	A	Y	Y	4

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 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	-------------	---------------------------------	-----------------------	----------------------	-------------------------	-----------------------	-----------------	--------------	--	--	------------------	------------------------------	---------------------------------	----------------

Eligible Applications

2023-116BSN	New Trail Plaza	Sarasota	M	Shawn Wilson	Blue NT Developer, LLC; CASL Developer, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	N	96	1	15	Y	\$79,350.00	B	Y	Y	5
2023-117BSN	Cedar Cove	Manatee	M	Shawn Wilson	Blue CC Developer, LLC	NC	E, Non-ALF	\$7,056,000	\$750,000	7,806,000	Y	Y	N	84	1	15	Y	\$77,318.64	B	Y	Y	40
2023-118SN	Skyway Lofts II	Pinellas	L	Shawn Wilson	Blue SWL2 Developer, LLC	NC	F	\$750,000	\$0	750,000	Y	N/A	N	66	1	10	Y	\$11,107.95	A	Y	Y	27
2023-119SN	Pinnacle 441, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$4,000,000	\$750,000	4,750,000	Y	N/A	N	100	1	15	Y	\$28,878.43	A	Y	Y	34
2023-120SN	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	168	1	15	Y	\$44,083.33	A	Y	Y	4
2023-121SN	Avery Place Apartments	Escambia	M	Renee Sandell	Paces Preservation Partners, LLC	NC	F	\$6,850,000	\$750,000	7,600,000	Y	N/A	N	112	1	15	Y	\$52,012.60	A	Y	Y	41
2023-122BSN	Valencia at Twin Lakes	Polk	M	Michael Ruane	CORE FL Developer I LLC	NC	E, Non-ALF	\$7,200,000	\$444,000	7,644,000	Y	Y	N	86	1	15	Y	\$81,837.21	B	Y	Y	14
2023-123BSN	The Apex	Hernando	M	Chris Dischinger	LDG Multifamily, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	Y	216	1	19	Y	\$35,266.67	B	Y	Y	33
2023-124BS	Palm Springs Villa	Miami-Dade	L	Matthew D. Rule	National Church Residences	A/R	E, Non-ALF	\$3,000,000	\$670,800	3,670,800	Y	N	N	52	1	15	Y	\$66,346.15	A	Y	Y	28
2023-125SN	Burlington Post II	Pinellas	L	Oscar Sol	Burlington Post 2 Dev, LLC	NC	E, Non-ALF	\$2,500,000	\$636,000	3,136,000	Y	Y	N	75	1	15	Y	\$28,347.50	A	Y	Y	26
2023-127SN	Old Cutler Village Phase 2	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	130	1	15	Y	\$45,792.12	A	Y	Y	11
2023-129BSN	The Residences at Martin Manor	Palm Beach	L	Kenneth Naylor	DM Redevelopment Developer, LLC	NC	F	\$4,940,000	\$750,000	5,690,000	Y	N/A	N	95	1	15	Y	\$44,513.45	A	Y	Y	18
2023-130BSN	Autumn Palms at Bayshore	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$6,000,000	\$677,200	6,677,200	Y	Y	N	72	1	15	Y	\$71,335.65	A	Y	Y	22
2023-131BSN	Tallman Pines - Phase I	Broward	L	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better Communities, Inc.	NC	F	\$2,900,000	\$750,000	3,650,000	Y	N/A	N	80	2	15	Y	\$27,307.29	A	Y	Y	46

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-132SN	Magnolia Trail	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	E, Non-ALF	\$6,888,000	\$671,800	7,559,800	Y	Y	N	82	2	15	Y	\$82,110.00	A	Y	Y	19
2023-133BSN	Ellen Estates	Hillsborough	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$7,000,000	\$750,000	7,750,000	Y	N/A	N	97	1	15	Y	\$70,541.24	A	Y	Y	29
2023-134SN	St. Joseph Manor II	Broward	L	Darren Smith	SHAG St. Joseph Developer, LLC; CHS St. Joseph Manor II Development, LLC	NC	E, Non-ALF	\$2,000,000	\$750,000	2,750,000	Y	Y	N	150	2	15	Y	\$9,978.32	A	Y	Y	15
2023-136SN	Perrine Village II	Miami-Dade	L	Kenneth Naylor	APC Perrine Development II, LLC	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	150	1	15	Y	\$44,290.13	A	Y	Y	3
2023-137BSN	Freedom Pointe (f.k.a. Little Havana Senior)	Miami-Dade	L	Kimberly Black King	Volunteers of America National Services	NC	E, Non-ALF	\$6,300,000	\$750,000	7,050,000	Y	Y	N	75	1	15	Y	\$68,914.44	A	Y	Y	36
2023-139BSN	Arbours at Merrillwood Family	Alachua	M	Sam Johnston	Arbour Valley Development, LLC; Alachua Housing Developer, LLC	NC	F	\$5,200,000	\$648,200	5,848,200	Y	N/A	N	70	1	15	Y	\$73,092.69	B	Y	Y	21
2023-140SN	Flats on 4th	Pinellas	L	Brett Green	Flats on 4th Developer, LLC	NC	F	\$5,376,000	\$611,300	5,987,300	Y	N/A	N	64	1	15	Y	\$77,318.64	B	Y	Y	37
2023-141BSN	Ekos on Evans	Lee	M	Christopher L. Shear	MHP FL XI Developer, LLC	NC	F	\$7,200,000	\$750,000	7,950,000	Y	N/A	N	120	1	15	Y	\$63,480.00	A	Y	Y	42
2023-142BS	Southpointe Vista (Phase II)	Miami-Dade	L	Christopher L. Shear	MHP FL IX Developer, LLC	NC	F	\$7,488,000	\$750,000	8,238,000	Y	N/A	Y	208	1	19	Y	\$29,534.76	A	Y	Y	45
2023-143SN	Heritage Village South	Miami-Dade	L	Kenneth Naylor	Heritage Village South Development, LLC	NC	F	\$6,228,000	\$750,000	6,978,000	Y	N/A	N	116	1	15	Y	\$45,959.84	A	Y	Y	1
2023-144BSN	St. Peter Claver Place Phase II	Lee	M	Eric C. Miller	NDA Developer, LLC; St. Peter Claver Developer, Inc.; LCHA Developer, LLC	NC	F	\$5,500,000	\$750,000	6,250,000	Y	N/A	N	72	1	15	Y	\$65,391.01	A	Y	Y	7
2023-145SN	Serenity Grove	Miami-Dade	L	Oliver L. Gross	Serenity Grove Developers, LLC	NC	E, Non-ALF	\$7,250,000	\$750,000	8,000,000	Y	N	N	150	1	15	Y	\$35,742.50	A	Y	Y	31
2023-146SN	Clearwater Gardens	Pinellas	L	Brett Green	Archway Clearwater Gardens Developer, LLC	NC	F	\$4,657,500	\$750,000	5,407,500	Y	N/A	N	81	1	15	Y	\$48,899.44	A	Y	Y	25

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-147SN	Oakhurst Trace	Pinellas	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	\$8,400,000	\$750,000	9,150,000	Y	N/A	N	224	1	15	Y	\$36,656.25	A	Y	Y	12
2023-148BSN	Caribbean Isles	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC; South Miami Heights Community Development Corporation	NC	E, Non-ALF	\$5,625,000	\$750,000	6,375,000	Y	N	N	104	1	15	Y	\$45,996.54	A	Y	Y	23
2023-150SN	Corry Family Housing	Escambia	M	Scott L. Barkan	NHPF Florida Developer, LLC; AHC Development, LLC	NC	F	\$6,300,000	\$679,800	6,979,800	Y	N/A	N	75	1	15	Y	\$82,650.96	B	Y	Y	44
2023-151BSN	Bayside Breeze	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	\$6,850,000	\$750,000	7,600,000	Y	Y	N	100	1	15	Y	\$67,399.89	A	Y	Y	13
2023-152BSN	Lucy Landing	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	E, Non-ALF	\$8,400,000	\$750,000	9,150,000	Y	Y	N	110	1	15	Y	\$64,941.55	A	Y	Y	30
2023-153BSN	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities, Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	\$6,250,000	\$750,000	7,000,000	Y	N/A	N	96	1	15	Y	\$64,058.59	A	Y	Y	2
2023-154SN	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities, Inc.	NC	E, Non-ALF	\$7,700,000	\$750,000	8,450,000	Y	Y	N	96	1	15	Y	\$65,803.72	A	Y	Y	8
2023-155BSN	Casa San Juan Diego	Collier	M	Eric C. Miller	NDA Developer, LLC; CSJD Developer, Inc.; CCHA Developer, LLC	NC	F	\$5,700,000	\$750,000	6,450,000	Y	N/A	N	80	1	15	Y	\$60,991.98	A	Y	Y	10
2023-156SN	Homestead Gardens Phase 1	Miami-Dade	L	Mario Procida	DBC Procida LLC	NC	F	\$8,400,000	\$750,000	9,150,000	Y	N/A	N	162	1	15	Y	\$41,905.81	A	Y	Y	6
2023-157BS	Garden House	Miami-Dade	L	Christopher L. Shear	MHP FL South Parcel Developer, LLC; MJHS South Parcel Developer, LLC	NC	F	\$6,912,000	\$750,000	7,662,000	Y	N/A	Y	192	1	17	Y	\$29,534.76	A	Y	Y	32
2023-158BS	Dominium Poinciana Family	Osceola	M	Devon Quist	Kissimmee Leased Housing Development III, LLC	NC	F	\$7,200,000	\$0	7,200,000	Y	N/A	Y	300	1	21	Y	\$25,392.00	A	Y	Y	9

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2023-159BSN	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	F	\$7,000,000	\$523,200	7,523,200	Y	N/A	N	86	2	15	Y	\$73,994.48	A	Y	Y	20
2023-160BSN	The Enclave at Canopy Park	Orange	L	Brett Green	The Enclave at Canopy Park Developer, LLC	NC	F	\$7,900,000	\$750,000	8,650,000	Y	N/A	N	104	1	15	Y	\$69,919.56	A	Y	Y	43
2023-161SN	WRDG T4 Phase Two	Hillsborough	L	Leroy Moore	WRDG T4 Phase Two Developer, LLC	NC	F	\$2,000,000	\$750,000	2,750,000	Y	N/A	N	181	1	15	Y	\$8,858.46	A	Y	Y	16

RFA 2022-205 – Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	SAIL Request	ELI Request	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	Total Number of Units	Priority Level?	Total Points	Per Unit Construction Funding Preference	Corporation SAIL Funding Per Set-Aside	Leveraging Level	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	-------------	---------------------------------	-----------------------	----------------------	-------------------------	-----------------------	-----------------	--------------	--	--	------------------	------------------------------	---------------------------------	----------------

Ineligible Applications

2023-126BS	Ambar Station	Miami-Dade	L	Elena M. Adames	Ambar3, LLC	NC	F	\$8,208,000	\$0	8,208,000	N	N/A	Y	228	1	17	Y	\$30,615.30	A	Y	Y	38
2023-128SN	Hermosa North Fort Myers II	Lee	M	Michael R. Allan	Revital Development Group, LLC; LCHA Developer, LLC	NC	E, Non-ALF	\$6,675,000	\$663,900	7,338,900	N	Y	N	80	1	15	Y	\$71,424.82	A	Y	Y	17
2023-135BSN	Southward Village CNI Phase 2	Lee	M	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	NC	F	\$6,700,000	\$750,000	7,450,000	N	N/A	N	151	1	15	Y	\$48,355.25	A	Y	Y	39
2023-138BSN*	Arbours at Emerald Springs	Walton	S	Sam Johnston	Arbour Valley Development, LLC	NC	F	\$5,454,670	\$569,400	6,024,070	N	N/A	N	70	1	15	Y	\$82,443.44	B	Y	Y	24
2023-149BS	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	\$6,000,000	\$471,600	6,471,600	N	Y	N	88	1	15	Y	\$78,409.09	A	Y	Y	35

*The SAIL Request Amount was reduced during scoring which also affected the Corporation Funding Per Set-Aside Amount

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.