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FLORIDA HOUSING
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February 4, 2026

VIA EMAIL TO:

CorporationClerk@floridahousing.org

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

RE: RFA 2025-201 Housing Credit Financing for Affordable Housing Developments
Located in Small and Medium Counties
Notice of Protest by CORE Warrington Senior LLLP, Applicant for Application
No. 2026-221C

Dear Corporation Clerk:

This law firm represents CORE Warrington Senior, LLLP. Pursuant to sections 120.569 and 120.57(3), Florida Statutes and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), CORE Warrington Senior, LLLP, the applicant for Application No. 2026-221C in RFA 2025-201, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheet reflecting the proposed awards of funding (Att. A) in RFA 2025-201 as approved by the Board of Florida Housing Finance Corporation on Friday, January 30, 2026. This spreadsheet was posted on the Corporation's website on Friday, January 30, 2026 at 9:04 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

CORE Warrington Senior, LLLP. will file its formal written protest within the time required by Section 120.57(3), Florida Statutes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. J. Glazer', with a long horizontal flourish extending to the right.

Michael J. Glazer

cc: Ethan Katz (ethan.katz@floridahousing.org)

Total HC for Medium Counties in RFA		21,310,020	Total HC for Small Counties in RFA		1,939,330
Total HC Allocated to Medium Counties		20,406,536	Total HC Allocated to Small Counties		1,770,000
Plus Unallocated Small County funding		169,330.00			
Total HC for Medium Counties Remaining		1,072,814	Total HC for Small Counties Remaining		-

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	Qualifies for LGAO Goal?	LGAO/ continuous support since 2023?	LGAO/ continuous support since 2024?	Qualifies for the Sunbelt Goal?	Level of Sunbelt Station	Qualifies for Ready Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category	Development Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier status	Florida Job Creation Preference	Lottery Number
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Goal to fund three Applications that qualify for the Local Government Area of Opportunity Goal

2026-219C	Kelli Grove	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	\$2,600,000	Y	1	N	Y	Y	Y	Y	N/A	N	Y	N	10	Y	NC	A	N	1	Y	53
2026-206C	Madison Oaks East	Marion	M	Patrick E. Law	ARD Madison Oaks East, LLC; New South Residential, LLC	E, Non-ALF	102	\$2,800,000	Y	1	N	Y	Y	Y	Y	N/A	N	Y	N	10	Y	NC	A	N	1	Y	69
2026-196C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-ALF	96	\$2,800,000	Y	1	N	Y	Y	Y	Y	N/A	N	Y	N	10	Y	NC	A	Y	1	Y	70

Goal to fund one Application that qualifies for the Sunbelt Goal

2026-203C	Survey Station	Volusia	M	Matthew A. Bieger	HTG Survey Developer, LLC	F	86	\$2,714,279	Y	1	N	N	N	N	Y	1	N	Y	Y	10	Y	NC	A	Y	2	Y	5
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Small County Applications

2026-192C	Vista Pointe at St. Joe	Gulf	S	Renee Sandell	Paces Preservation Partners, LLC	F	50	\$1,770,000	Y	1	N	N	N	N	N/A	N	N	Y	N	10	Y	NC	A	Y	2	Y	7
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Goal to fund one Medium County Family Demographic Application that qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal

2026-179C	Spring Meadows	Sarasota	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,800,000	Y	1	N	N	N	N	N/A	N	N	Y	Y	10	Y	NC	A	Y	2	Y	1
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Goal to fund one Application that qualifies for the Permit Ready Application Goal
MET ABOVE

If funding remains, goal to fund up to two additional Applications that qualify for the LGAO Designation or Medium County Family Applications that qualify for the GAO/SADDA Goal

2026-205C	Vista at Polisciana	Manatee	M	Kenneth Taylor	Vista at Polisciana Development, LLC	F	108	\$2,790,000	Y	1	N	N	N	N	N	N/A	N	N	Y	10	Y	NC	A	Y	2	Y	2
2026-237C	FBC Affordable P1C	Brevard	M	Daniel Coakley	FBC Affordable P1C Developer, LLC	E, Non-ALF	100	\$2,800,000	Y	1	N	Y	N	N	N	N/A	N	N	N	10	Y	NC	A	Y	2	Y	4

Remaining Medium County Applications

2026-190C	Zephyrhills	Pasco	M	Saki S. Middleton	John Stanley Florida Inc.	F	76	\$1,102,257	Y	1	N	N	N	N	N/A	N	N	N	N	10	Y	A/R	A	Y	2	Y	46
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On January 30, 2026, 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 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.