



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

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ATTORNEYS:
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OF COUNSEL:
C. ANTHONY CLEVELAND

February 4, 2026

Via email to CorporationClerk@floridahousing.org

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

Re: Notice of Intent to Protest by Tori Meadows, Ltd.,
Application Number 2026-263C
RFA 2025-202, Housing Credit Financing for Affordable Housing Developments
Located in Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas, and
Polk Counties

Dear Corporation Clerk:

On behalf of Applicant Tori Meadows, Ltd., Applicant for Application Number 2026-263C, and pursuant to Section 120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2025-202, we hereby give notice of intent to protest the eligibility, scoring, ranking, and funding selection decisions in RFA 2025-202 made by the Corporation's Board of Directors at its meeting on Friday, January 30, 2026. Notice of these decisions was posted to the Corporation's website at 9:04 a.m. on Friday, January 30, 2026, and copies of the notices are attached to this Notice of Intent to Protest as Exhibits A (scoring and eligibility) and B (funding selection).

Petitioner will file its formal written protest within 10 days of this notice as required by Section 120.57(3).

Please return a date and time stamped copy of this Notice of Intent to Protest letter to me at: cbryant@ohfc.com, with copy to bpetty@ohfc.com

Sincerely,

M. Christopher Bryant

M. Christopher Bryant

RECEIVED

FEB 04 2026 8:32 AM

FLORIDA HOUSING
FINANCE CORPORATION

RFA 2025-202 - Board Approved Scoring Results

1 of 2

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 Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Permit Ready Application ?	Permit Ready Tier Status	Florida Job Creation Preference	Lottery Number
2026-242C	Pinnacle on Sixth	Palm Beach	David O. Deutch	Pinnacle Communities II, LLC	F	92	\$2,999,000	Y	1	N	Y	15	Y	NC	\$250,459.41	A	Y	N	2	Y	32
2026-243C	Peace Village	Palm Beach	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	E, Non-ALF	104	\$3,500,000	Y	1	N	Y	15	Y	NC	\$258,052.64	A	Y	N	2	Y	33
2026-244C	Grand Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	120	\$3,200,000	Y	1	N	Y	15	Y	NC	\$196,044.00	A	Y	N	2	Y	36
2026-245C	Hillcrest Village	Broward	Matthew A. Rieger	HTG Hillcrest Village Developer, LLC	F	110	\$3,799,999	Y	1	Y	Y	15	Y	NC	\$228,296.34	A	Y	N	2	Y	6
2026-246C	New Life Seniors	Orange	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	E, Non-ALF	85	\$3,499,031	Y	1	N	N	15	Y	NC	\$339,406.01	B	Y	N	2	Y	35
2026-247C	Isaiah Clark Apartments	Palm Beach	Matthew A. Rieger	HTG Union Baptist Developer, LLC	E, Non-ALF	90	\$3,450,000	Y	1	N	Y	15	Y	NC	\$287,873.75	A	Y	N	2	Y	37
2026-248C	Pinnacle at Cypress, Phase 2	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	96	\$3,480,000	Y	1	N	Y	15	Y	NC	\$239,561.03	A	Y	N	2	Y	5
2026-249C	Hillcrest Reserve	Polk	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	F	86	\$3,000,000	Y	1	N	Y	15	Y	NC	\$275,755.81	A	Y	N	2	Y	4
2026-250C	Residences at Buchanan	Broward	William T Fabbri	The Richman Group of Florida, Inc.	F	80	\$3,700,000	Y	1	N	N	15	Y	NC	\$305,646.83	B	Y	N	2	Y	23
2026-251C	Pinnacle at Audubon Place	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	116	\$3,800,000	Y	1	N	Y	15	Y	NC	\$217,273.77	A	Y	N	2	Y	19
2026-252C	Residences at Washington	Broward	William T Fabbri	The Richman Group of Florida, Inc.	F	80	\$3,650,000	Y	1	Y	N	15	Y	NC	\$301,516.46	A	Y	N	2	Y	34
2026-253C	Mobbly Shores	Hillsborough	Kenneth Naylor	Mobbly Shores Development, LLC	F	138	\$3,209,230	Y	1	Y	N	10	Y	NC	\$178,318.07	A	Y	N	2	Y	27
2026-254C	Destiny Place	Polk	Scott Macdonald	Blue DP Developer, LLC ; Trinity Developer, LLC	F	88	\$3,000,000	Y	1	N	Y	15	Y	NC	\$269,488.64	A	Y	N	2	Y	7
2026-255C	Blue Fort Harrison	Pinellas	Scott Macdonald	Blue FH Developer, LLC	F	82	\$3,200,000	Y	2	N	Y	15	Y	NC	\$314,578.46	A	Y	N	2	Y	1
2026-256C	Grove Manor Phase III	Polk	Darren Smith	SHAG Grove Manor Phase III Developer, LLC; LWHHA	F	86	\$3,000,000	Y	1	N	Y	15	Y	NC	\$275,755.81	A	Y	N	2	Y	3
2026-257C	Duval 212	Duval	Matthew A. Rieger	Duval 212 Developer, LLC	F	85	\$2,900,000	Y	2	Y	N	10	Y	NC	\$290,377.00	A	Y	N	2	Y	11
2026-258C	The View at Central City	Broward	J. David Heller	View at Central City Developer LLC; WCZ Development, LLC	F	100	\$3,800,000	Y	1	Y	N	15	Y	NC	\$251,126.04	A	Y	N	2	Y	14
2026-259C	Warfield Heights	Broward	J. David Heller	Warfield Heights Developer LLC; WCZ Development, LLC	F	110	\$3,800,000	Y	1	Y	N	15	Y	NC	\$228,296.40	A	Y	N	2	Y	31
2026-260C	PHX Apartments	Duval	Scott Macdonald	Blue PHX Developer, LLC ; FOC Developer, LLC	F	80	\$3,200,000	Y	1	N	Y	15	Y	NC	\$306,714.00	B	Y	N	2	Y	12
2026-261C	351 Pompano	Broward	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	110	\$3,800,000	Y	1	Y	N	15	Y	NC	\$272,779.69	A	Y	N	2	Y	26
2026-262C	Bradley Gardens	Lee	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC	F	84	\$2,982,500	Y	1	Y	N	15	Y	NC	\$272,254.32	A	Y	N	2	Y	29
2026-263C	Tori Meadows	Duval	James R. Hoover	TVC Development, Inc.	F	180	\$3,200,000	Y	1	N	N	15	Y	NC	\$201,481.48	A	Y	N	2	Y	9
2026-264C	Autumn Palms Fort Myers	Lee	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC	F	75	\$2,900,000	Y	1	Y	N	15	Y	NC	\$296,490.20	A	Y	N	2	Y	8
2026-265C	Lois Lofts	Hillsborough	Scott Macdonald	Blue LL Developer, LLC	F	92	\$3,450,000	Y	1	Y	N	15	Y	NC	\$287,544.38	A	Y	N	2	Y	13
2026-266C	Ekos at Wekiva Springs	Orange	Christopher L. Shear	MHP Orange I Developer, LLC	F	87	\$2,650,000	Y	1	Y	N	15	Y	NC	\$251,140.80	A	Y	N	2	Y	20
2026-267C	The Pointe at Meadow Crossings	Polk	Joseph Chapman	Royal American Properties, LLC; RACB Developer, LLC	F	94	\$2,897,000	Y	1	Y	N	15	Y	NC	\$254,103.88	A	Y	N	2	Y	2
2026-268C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	110	\$3,800,000	Y	1	Y	N	15	Y	NC	\$228,296.40	A	Y	N	2	Y	16
2026-269C	Wimbish Court	Pinellas	Brett Green	Archway Wimbish Court Developer, LLC	F	82	\$2,990,000	Y	1	N	Y	15	Y	NC	\$279,595.99	A	N	N	2	Y	38

RFA 2025-202 - 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 Geographic Areas of Opportunity / SADDa Goal	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Permit Ready Application ?	Permit Ready Tier Status	Florida Job Creation Preference	Lottery Number
2026-270C	Bungalows at Norton Farms	Polk	Scott Zimmerman	BDG Bungalows at Norton Farms Developer, LLC	F	92	\$3,000,000	Y	1	Y	N	15	Y	NC	\$277,173.91	A	Y	Y	1	Y	25
2026-271C	Residences at Lake Barton	Orange	Kenneth Naylor	Residences at Lake Barton Development, LLC	F	120	\$3,209,230	Y	1	Y	N	15	Y	NC	\$211,408.03	A	Y	N	2	Y	10
2026-272C	Aveline	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	100	\$3,800,000	Y	1	Y	N	15	Y	NC	\$256,412.90	A	Y	N	2	Y	17
2026-273C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	90	\$3,500,000	Y	1	Y	N	15	Y	NC	\$307,416.67	B	Y	N	2	Y	18
2026-274C	Gateway Lofts	Broward	Oscar Sol	Gateway Lofts Dev, LLC	E, Non-ALF	90	\$3,700,000	Y	1	N	Y	15	Y	NC	\$271,686.07	A	Y	N	2	Y	21
2026-275C	Residences at Hollywood Gardens	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	110	\$3,800,000	Y	1	Y	N	15	Y	NC	\$228,296.40	A	Y	N	2	Y	28
2026-276C	Residences at Maitland Oaks	Orange	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	107	\$3,500,000	Y	1	Y	N	15	Y	NC	\$250,817.52	A	Y	N	2	Y	24
2026-277C	Residences at Cross Creek	Broward	Alberto Milo, Jr.	Residences at Cross Creek Developer, LLC	F	161	\$3,800,000	Y	1	Y	Y	15	Y	NC	\$184,651.50	A	Y	N	2	Y	22
2026-278C	Southward Village CNI Phase 3	Lee	Vincent R Bennett	Fort Myers Developer, LLC; Southwest Florida Affordable Development, LLC	E, Non-ALF	82	\$2,750,000	Y	1	N	Y	15	Y	NC	\$249,593.06	A	Y	N	2	Y	15
2026-279C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	96	\$2,900,000	Y	1	Y	Y	15	Y	NC	\$238,796.88	A	Y	Y	1	Y	30

On January 30, 2026, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

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.

Total HC Available for RFA	33,313,230
Total HC Allocated	33,038,229
Total HC Remaining	275,001

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 Geographic Areas of Opportunity / SADDa Goal	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Permit Ready Application?	Permit Ready Tier Status	Florida Job Creation Preference	Lottery Number
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One Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation

2026-248C	Pinnacle at Cypress, Phase 2	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	96	\$3,480,000	Y	1	N	Y	15	Y	NC	\$239,561.03	A	Y	N	2	Y	5
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One Application proposing a Development located in Duval County that qualifies for the Local Government Areas of Opportunity Designation

2026-260C	PHX Apartments	Duval	Scott Macdonald	Blue PHX Developer, LLC ; FOC Developer, LLC	F	80	\$3,200,000	Y	1	N	Y	15	Y	NC	\$306,714.00	B	Y	N	2	Y	12
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One Application proposing a Development located in Palm Beach County that qualifies for the Local Government Areas of Opportunity Designation

2026-242C	Pinnacle on Sixth	Palm Beach	David O. Deutch	Pinnacle Communities II, LLC	F	92	\$2,999,000	Y	1	N	Y	15	Y	NC	\$250,459.41	A	Y	N	2	Y	32
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One Application proposing a Development located in Pinellas County that qualifies for the Local Government Areas of Opportunity Designation

2026-244C	Grand Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	120	\$3,200,000	Y	1	N	Y	15	Y	NC	\$196,044.00	A	Y	N	2	Y	36
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One Application proposing a Development in Broward County that qualifies for the Geographic Area of Opportunity / SADDa Goal

2026-245C	Hillcrest Village	Broward	Matthew A. Rieger	HTG Hillcrest Village Developer, LLC	F	110	\$3,799,999	Y	1	Y	Y	15	Y	NC	\$228,296.34	A	Y	N	2	Y	6
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One Application proposing a Development in Hillsborough County that qualifies for the Geographic Area of Opportunity / SADDa Goal

2026-265C	Lois Lofts	Hillsborough	Scott Macdonald	Blue LL Developer, LLC	F	92	\$3,450,000	Y	1	Y	N	15	Y	NC	\$287,544.38	A	Y	N	2	Y	13
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One Application proposing a Development in Orange County that qualifies for the Geographic Area of Opportunity / SADDa Goal

2026-271C	Residences at Lake Barton	Orange	Kenneth Naylor	Residences at Lake Barton Development, LLC	F	120	\$3,209,230	Y	1	Y	N	15	Y	NC	\$211,408.03	A	Y	N	2	Y	10
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Additional Applications if necessary to ensure that all counties received a certain number of awards
N/A

One Application proposing a Development in Polk County that qualifies for either the LGAO Designation or GAO / SADDa Goal

2026-270C	Bungalows at Norton Farms	Polk	Scott Zimmerman	BDG Bungalows at Norton Farms Developer, LLC	F	92	\$3,000,000	Y	1	Y	N	15	Y	NC	\$277,173.91	A	Y	Y	1	Y	25
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One Application proposing a Development in Lee County that qualifies for either the LGAO Designation or GAO / SADDa Goal

2026-264C	Autumn Palms Fort Myers	Lee	Michael Allan	ReVital Development Group, LLC; DDER Development, LLC	F	75	\$2,900,000	Y	1	Y	N	15	Y	NC	\$296,490.20	A	Y	N	2	Y	8
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One Application proposing a Development in Broward, Duval, Hillsborough, Orange, Palm Beach, or Pinellas County that qualifies for either the LGAO Designation or GAO / SADDa Goal

2026-258C	The View at Central City	Broward	J. David Heller	View at Central City Developer LLC; WCZ Development, LLC	F	100	\$3,800,000	Y	1	Y	N	15	Y	NC	\$251,126.04	A	Y	N	2	Y	14
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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.