

RECEIVED

DEC 17 2025 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

MBDT

**Manson
Bolves
Donaldson
Tanner**
Attorneys at Law

December 16, 2025

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

VIA ELECTRONIC MAIL
corporation.clerk@floridahousing.org

Re: RFA 2025-205 SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and 4% Housing Credits

Dear Madame Clerk:

On behalf of Applicant, Benschley Manor, Ltd., Application No. 2026-076BSA ("Benschley") and Developer, Benschley Manor Developer, LLC, ("Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to Sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and Rule 67-60.009, Florida Administrative Code, and RFA 2025-205. Benschley and the Developer protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking, and selection of all applications submitted in response to RFA 2025-205.

This Notice is being filed within 72 hours (not including weekends) of the posting of the Preliminary Awards on Florida Housing's website on Friday, December 12, 2025 at 9:37 AM. A copy of Florida Housing's Preliminary Awards/Notice of Intended Decision is enclosed as part of this Notice. Benschley and the Developer reserve the right to file a formal written protest within (10) days of the filing of this Notice in accordance with Section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Benschley's and the Developer's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2025-205.

Sincerely,



Attorney
Manson Bolves Donaldson Tanner, P.A.

Enclosure: Florida Housing's December 12, 2025, Preliminary Awards/Notice of Intended Decision, RFA 2025-205

Tampa

Tallahassee

West Palm Beach

109 North Brush Street, Suite 300 • Tampa, FL 33602 • Tel: 813.514.4700 • Fax: 813.514.4701

www.MansonBolves.com

Integrity. Intelligence. Diligence

RFA 2025-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	4,049,000
Family Demographic Funding Balance Available	1,224,000
Elderly Demographic Funding Balance Available	2,825,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------------	--------------------	--------------	------------------	--------------	---------------------------------	----------------------	-------------------------	---------------	---------------------------	-------------------	---------------------	-----------------	--------------	--	------------------	------------------------------	---------------------------------	----------------

HUD Choice Neighborhoods Implementation Grant Goal

2026-152BSA	Culmer Gardens on 5th Street	Miami-Dade	L	Kenneth Naylor	Culmer Gardens on 5th St Development, LLC	NC	F	200	5,200,000	N	Y	Y	N	N	N	1	19	\$17,338.30	A	Y	Y	71
-------------	------------------------------	------------	---	----------------	---	----	---	-----	-----------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

Self-Sourced Application proposing a Development in Miami-Dade County or Broward County

2026-108S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	NC	F	279	12,000,000	N	Y	N	N	N	N	1	20	\$30,801.76	B	Y	Y	37
-----------	------------------------	---------	---	-------------------	---------------------------------------	----	---	-----	------------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County

2026-130BSA	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	120	8,400,000	Y	N	N	N	N	N	1	15	\$54,746.31	A	Y	Y	82
-------------	-------------------	------------	---	------------------	----------------------------------	----	------------	-----	-----------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

One Family Application that qualifies for the Preservation Development Goal

2026-099BS	Oak Park	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	A/R	F	101	7,500,000	N	N	N	Y	N	N	1	15	\$59,851.49	C	Y	Y	66
------------	----------	---------	---	-------------	--	-----	---	-----	-----------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

One Application that qualifies for the Permit Ready Development Goal

2026-133SA	Ardent at Gulf View Apartments	Pasco	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	280	10,500,000	N	N	N	N	Y	N	1	15	\$33,744.00	A	Y	Y	18
------------	--------------------------------	-------	---	---------------	---	----	---	-----	------------	---	---	---	---	---	---	---	----	-------------	---	---	---	----

One Application that qualifies for the Private Entity Application Goal

none

Small County Application(s)

None

Medium County Application(s)

RFA 2025-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Total Points	Total SAIL Request (SAIL + ELI)	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Permit Ready Goal	Private Entity Goal	Priority Level?	Total Points	Corporation SAIL Funding Per Set-Aside	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2026-097S	Dominium Kissimmee Family	Osceola	M	Devon M. Quist	Kissimmee Leased Housing Development V, LLC	NC	F	180	5,140,000	N	Y	N	N	N	N	1	21	\$22,977.00	A	Y	Y	9
2026-146BS	University Parkway	Manatee	M	Bryan R Wrigley	Lotus FL Development, LLC	NC	F	210	5,500,000	N	Y	N	N	N	N	1	21	\$20,931.43	A	N	Y	41
2026-085BS	Magnolia Gardens	Volusia	M	Mark Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	4,100,000	Y	N	N	N	N	N	1	15	\$39,963.64	A	Y	Y	17

Large County Application(s)

2026-090BSA	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC	NC	E, Non-ALF	148	10,200,000	Y	N	N	N	N	N	1	15	\$51,323.17	A	Y	Y	43
2026-071SA	Citrus Gardens	Orange	L	Louis A Knoble	TWG Development, LLC	NC	F	96	5,500,000	N	N	N	N	N	N	1	15	\$46,828.13	A	Y	Y	26
2026-150BSA	Heritage Grove	Pinellas	L	Oscar Sol	Heritage Grove Dev, LLC	NC	F	54	3,561,000	N	N	N	N	N	N	1	15	\$50,468.00	A	Y	Y	46
2026-112SA	Peace Village	Palm Beach	L	Oscar Sol	Peace Village Dev, LLC; GM Peace Village Dev, LLC	NC	E, Non-ALF	104	8,000,000	Y	N	N	N	N	N	1	15	\$61,143.92	B	Y	Y	91

On December 12, 2025, 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.