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FLORIDA HOUSING
FINANCE CORPORATION

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February 4, 2026

Via Electronic Filing

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

Re: Notice of Intent to Protest, RFA 2025-212, 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. 2026-167CN, Culmer Apartments IV, 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 30, 2026, concerning Request for Applications 2025-212, Housing Credit Financing To Provide Affordable Multifamily Rental Housing That Is A Part of Local Revitalization Initiatives.

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,

Christopher Lunny

RFA 2025-212 Review Committee
Recommendations

Total HC Available for RFA	4,128,000
Total HC Allocated	3,800,000
Total HC Remaining	328,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	QCT Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualified Financial Assistance Preference	Florida Job Creation Preference	Lottery Number
2026-160CN	Rainbow Village III	Miami-Dade	L	Matthew A. Rieger	RGC Phase III Developer, LLC	F	300	\$3,800,000	Y	1	Y	NC	\$221,162.14	A	Y	Y	Y	6

RFA 2025-212 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	QCT Preference	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Qualified Financial Assistance Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2026-160CN	Rainbow Village III	Miami-Dade	L	Matthew A. Rieger	RGC Phase III Developer, LLC	F	300	\$3,800,000	Y	1	Y	\$221,162.14	A	Y	Y	Y	6
2026-166CN	United Commons	Polk	L	Oscar Sol	United Commons Dev, LLC	F	100	\$2,900,000	Y	1	Y	\$239,105.00	C	Y	Y	Y	11
2026-167CN	Culmer Gardens on 4th	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	F	140	\$3,800,000	Y	1	Y	\$236,959.43	B	Y	Y	Y	4
2026-169CN	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Holdings III, LLC	F	166	\$3,800,000	Y	1	N	\$171,909.94	A	Y	N	Y	1

Ineligible Applications

2026-158CN	Magnolia Terrace	Marion	M	Timothy M. Morgan	JIC Florida Development, LLC	F	92	\$2,800,000	N	1	Y	\$233,369.35	B	Y	Y	Y	2
2026-159CN	Valencia at Twin Lakes	Polk	L	Michael Ruane	CORE Valencia at Twin Lakes Developer LLC	F	100	\$2,715,000	N	1	Y	\$214,620.75	A	Y	N	Y	10
2026-161CN	The Yards at 40th and Lake	Hillsborough	L	Darren Smith	SHAG Yards Developer, LLC; Corporation to Develop Communities of Tampa, Inc	F	92	\$3,500,000	N	1	Y	\$291,711.68	C	Y	N	Y	7
2026-162CN	Ashley East Tampa	Hillsborough	L	Kareem T Brantley	Integral Florida LLC	F	118	\$3,040,653	N	1	Y	\$197,587.04	A	Y	Y	Y	12
2026-163CN	Reserve at Franklin Park	Lee	L	Kathy Makino-Leipsitz	Reserve at Franklin Park Developer, LLC	F	96	\$3,000,000	N	1	Y	\$247,031.25	C	Y	Y	Y	8
2026-164CN	Talland Park	Seminole	M	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	F	72	\$1,675,000	N	1	Y	\$171,027.97	A	Y	Y	Y	5
2026-165CN	Cathedral Commons	Duval	L	Joseph J. Chambers	CDG Cathedral Developer, LLC; JWB Cathedral Developer, LLC	F	120	\$3,200,000	N	1	Y	\$226,666.67	B	Y	Y	Y	9
2026-168CN	RPV Parcel E1	Hillsborough	L	Daniel Coakley	RPV Parcel E1 Developer, LLC	F	102	\$3,285,000	N	1	Y	\$224,928.06	B	Y	Y	Y	3

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.