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FLORIDA HOUSING  
FINANCE CORPORATION

February 4, 2026

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

**VIA ELECTRONIC MAIL**  
[corporation.clerk@floridahousing.org](mailto:corporation.clerk@floridahousing.org)

**Re: RFA 2025-212 Housing Credit Financing to Provide Affordable Multifamily Rental Housing That is a Part of Local Revitalization Initiatives**

Dear Madame Clerk:

On behalf of Applicant, Talland Park, Ltd., Application No. 2026-164CN ("Talland") and Developers, Talland Park Developer, LLC, and SHA Development, LLC, ("Developers"), 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 2025-212. Talland and the Developers protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking, eligibility, and selection of all applications submitted in response to RFA 2025-212.

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, January 30, 2026 at 9:04 AM. A copy of Florida Housing's Preliminary Awards/Notice of Intended Decision is enclosed as part of this Notice. Talland 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 Talland's and the Developers' ability to initiate or intervene in proceedings that may impact the scoring, ranking, eligibility, and funding determinations for RFA 2025-212.

Sincerely,



Douglas Manson, P.A.

**Enclosure:** Florida Housing's January 30, 2026 Preliminary Awards/Notice of Intended Decision, RFA 2025-212

**Tampa**

**West Palm Beach**

**DOUGLAS MANSON, PA**

109 North Brush Street, Suite 300 • Tampa, FL 33602 • Tel: 561.310.4965 • Fax: 813.514.4701  
<https://flwaterlaw.com/>

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 |
|--------------------|---------------------|--------|-------------|---------------------------------------------|--------------------|------|-------------|-------------------|-----------------------|----------------|----------------|----------------------------------|---------------------------|------------------------------|-------------------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|---------------------------------------------|--------------------|------|-------------|-------------------|-----------------------|----------------|----------------|----------------------------------|---------------------------|------------------------------|-------------------------------------------|---------------------------------|----------------|

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.