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FLORIDA HOUSING
FINANCE CORPORATION

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October 29, 2025

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 2025-213, 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. 2026-030BS, Poinciana Terrace, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on October 24, 2025, concerning Request for Applications 2025-213, Live Local SAIL Financing for Mixed Income, Mixed-Use, and Urban Infill Developments.

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

Total Live Local SAIL Funding	100,000,000
Total Live Local SAIL Allocated	99,936,777
Total Live Local SAIL Remaining	63,223

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 in Live Local SAIL to Applications that do not qualify for any of the following: the Public Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly Mixed-Use Development Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 18,788,777.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Urban In-Fill Development	Mixed-Use Development	Elderly, Mixed-Use Development	Florida Keys Area Goal	Permit Ready Goal	Priority Level	Total Points	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund one Family Development that qualifies for the Public Lands Development Goal

2026-026S	Claude Pepper II	Miami-Dade	L	David Burstyn	Redwood CP Developer II, LLC	F	255	12,000,000	Y	Y	Y	N	N	N	N	1	10	1	A	Y	Y	10
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Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal

MET ABOVE

Goal to fund at least one Family Development that qualifes for the Urban Infill Development Goal, if not met above

MET ABOVE

Goal to fund one Application that qualifies for the Elderly, Mixed-Use Development Goal

2026-021BS	Pinnacle at Southland	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	100	6,117,000	N	N	N	Y	Y	N	N	1	10	1	C	Y	Y	34
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Goal to fund one Priority 1 Family Development that qualifies for the Florida Keys Area Goal

2026-018BS	Lofts at Trumbo	Monroe	S	James R. Hoover	TVC Development, Inc.	F	150	16,315,000	Y	N	Y	N	N	Y	N	1	10	1	C	Y	Y	6
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Goal to fund one Priority 1 Application that qualifies for the Permit Ready Development Goal

2026-017BS	Aura Living	Miami-Dade	L	Jose J Figueroa	Aura Developer, LLC	F	210	6,000,000	N	Y	Y	N	N	N	Y	1	10	1	A	Y	Y	43
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Goal to fund at least one Family Application that qualifes for the Mixed-Use Development Goal, if not met above

MET ABOVE

Remaining Funding

2026-001S	Hollywood Vista	Broward	L	Matthew A. Rieger	HTG Vista Developer, LLC	F	118	7,316,000	Y	Y	Y	Y	N	N	N	1	10	1	B	Y	Y	8
2026-013S	Skyway Flats	Pinellas	L	C. Hunter Nelson	ECG Pinellas Developer, LLC	F	174	8,300,000	N	Y	Y	N	N	N	N	1	10	1	B	Y	Y	32
2026-042S	Orange on 14th Street	Manatee	M	Brian K Swanton	Gorman & Company, LLC	F	174	10,788,000	N	N	Y	N	N	N	N	1	10	1	C	Y	Y	17
2026-033BS	RPV Parcel C	Hillsborough	L	Daniel Coakley	RPV Parcel C Developer, LLC	F	205	14,400,000	Y	Y	Y	N	N	N	N	1	10	2	A	Y	Y	19
2026-006S	Ekos at Bayonet Point III	Pasco	M	Christopher L. Shear	MHP Pasco III Developer, LLC	F	126	8,000,777	N	N	Y	N	N	N	N	1	10	2	A	Y	Y	20

RFA 2025-213 – Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Urban In-Fill Development	Mixed-Use Development	Elderly, Mixed-Use Development	Florida Keys Area Goal	Permit Ready Goal	Priority Level	Total Points	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2026-024BS	GHA Build First Site	Alachua	M	Renee Sandell	Paces Preservation Partners, LLC; GHA Development, LLC	F	72	4,100,000	N	Y	Y	N	N	N	N	1	10	2	A	Y	Y	26
2026-002BS	Twin Lakes Estates - Phase III	Polk	L	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	92	6,600,000	Y	Y	Y	Y	N	N	N	1	10	2	B	Y	Y	33

On October 24, 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 unsuccessful 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.

RFA 2025-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Development Type	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Urban In-Fill Development	Mixed-Use Development	Elderly, Mixed-Use Development	Florida Keys Area Goal	Permit Ready Goal	Priority Level	Total Points	Tier Level	A/B/C	Leveraging Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																								
2026-001S	Hollywood Vista	Broward	L	Matthew A. Rieger	HTG Vista Developer, LLC	HR	F	118	7,316,000	Y	Y	Y	Y	Y	N	N	N	1	10	1	B	Y	Y	8
2026-002BS	Twin Lakes Estates - Phase III	Polk	L	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	G	F	92	6,600,000	Y	Y	Y	Y	Y	N	N	N	1	10	2	B	Y	Y	33
2026-004S	Gallery at SoMi Parc Phase Two	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Phase Two Developer, LLC	HR	F	323	12,750,000	Y	Y	N	Y	N	N	N	N	1	10	1	A	Y	Y	47
2026-005BS	Culmer Place on 10th	Miami-Dade	L	Kenneth Naylor	APC Culmer Development III, LLC	HR	F	276	15,250,000	Y	Y	Y	Y	N	N	N	N	1	10	1	B	Y	Y	2
2026-006S	Ekos at Bayonet Point III	Pasco	M	Christopher L. Shear	MHP Pasco III Developer, LLC	MR 5/6	F	126	8,000,777	Y	N	N	Y	N	N	N	N	1	10	2	A	Y	Y	20
2026-007S	Residences at the Carver	Miami-Dade	L	Kenneth Naylor	Carver Theater Development, LLC	HR	F	71	3,000,000	Y	Y	N	Y	N	N	N	N	1	10	2	A	Y	Y	3
2026-008S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	HR	F	279	18,000,000	Y	Y	N	Y	N	N	N	N	1	10	2	A	Y	Y	29
2026-009S	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	HR	F	280	17,000,000	Y	Y	Y	Y	Y	N	N	N	1	10	2	A	Y	Y	31
2026-010S	Pinellas Heights II	Pinellas	L	Neil Brickfield	Newstar Development, LLC; PCHA Development, LLC	MR 5/6	E, Non-ALF	132	12,540,000	Y	N	N	N	Y	Y	N	N	1	10	2	C	Y	Y	14
2026-011BS	350 Overtown	Miami-Dade	L	Sydne Garchik	MRK Partners Inc.; SFCLT 350 Dev MM LLC	HR	F	173	8,000,000	Y	N	Y	Y	N	N	N	N	1	5	1	B	Y	Y	45
2026-012BS	Village Oaks Apartments	Escambia	M	C. Hunter Nelson	ECG Village Oaks Developer, LLC	G	F	186	13,500,000	Y	N	N	Y	N	N	N	N	1	10	2	B	Y	Y	15
2026-013S	Skyway Flats	Pinellas	L	C. Hunter Nelson	ECG Pinellas Developer, LLC	MR 5/6	F	174	8,300,000	Y	N	Y	Y	N	N	N	N	1	10	1	B	Y	Y	32
2026-014S	DeSoto Apartments II	Manatee	M	J. David Heller	DeSoto Apartments II Developer LLC; WCZ Development LLC	MR 4	F	200	13,500,000	Y	N	N	Y	N	N	N	N	1	10	2	B	Y	Y	11
2026-015BS	Merlin Crossing	Duval	L	Jeffrey J. Woda	The Woda Group, Inc.	MR 5/6	F	112	12,439,477	Y	N	Y	Y	N	N	N	N	1	10	2	C	Y	Y	4
2026-016BS	FBC Affordable P1B	Brevard	M	Daniel Coakley	FBC Affordable P1B Developer, LLC	MR 5/6	F	167	12,200,000	Y	N	Y	Y	N	N	N	N	1	10	2	B	Y	Y	24
2026-017BS	Aura Living	Miami-Dade	L	Jose J. Figueroa	Aura Developer, LLC	HR	F	210	6,000,000	Y	N	Y	Y	N	N	N	Y	1	10	1	A	Y	Y	43
2026-018BS	Lofts at Trumbo	Monroe	S	James R. Hoover	TVC Development, Inc.	MR 4	F	150	16,315,000	Y	Y	N	Y	N	N	Y	N	1	10	1	C	Y	Y	6
2026-019S	Liberty Square Phase Six	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Six Developer, LLC	HR	F	288	3,000,000	Y	Y	N	Y	N	N	N	N	1	10	2	A	Y	Y	9
2026-020BS	Santa Cruz Isles	Miami-Dade	L	Lewis V Swezy	RS Development Corp	HR	F	270	13,350,000	Y	N	N	Y	N	N	N	N	1	10	1	B	Y	Y	38

RFA 2025-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Development Type	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Urban In-Fill Development	Mixed-Use Development	Elderly, Mixed-Use Development	Florida Keys Area Goal	Permit Ready Goal	Priority Level	Total Points	Tier Level	A/B/C	Leveraging Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2026-021BS	Pinnacle at Southland	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	HR	E, Non-ALF	100	6,117,000	Y	N	N	N	Y	Y	N	N	1	10	1	C	Y	Y	34
2026-022BS	CGPA Parcel A	Orange	L	Daniel Coakley	CGPA Parcel A Developer, LLC	HR	F	236	15,500,000	Y	Y	Y	Y	N	N	N	N	1	10	2	A	Y	Y	37
2026-023BS	Pinnacle at Audubon Place	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	HR	E, Non-ALF	116	10,838,900	Y	N	N	N	Y	Y	N	N	1	10	2	B	Y	Y	36
2026-024BS	GHA Build First Site	Alachua	M	Renee Sandell	Paces Preservation Partners, LLC; GHA Development, LLC	MR 4	F	72	4,100,000	Y	N	Y	Y	N	N	N	N	1	10	2	A	Y	Y	26
2026-025BS	The View at Central City	Broward	L	J. David Heller	View at Central City Developer LLC ; WCZ Development LLC	HR	E, Non-ALF	120	10,500,000	Y	N	N	N	Y	Y	N	N	1	10	2	B	Y	Y	25
2026-026S	Claude Pepper II	Miami-Dade	L	David Burstyn	Redwood CP Developer II, LLC	HR	F	255	12,000,000	Y	Y	Y	Y	N	N	N	N	1	10	1	A	Y	Y	10
2026-027BS	Annie Coleman 14	Miami-Dade	L	David Burstyn	Magasi Redwood AC Developer I, LLC	HR	F	181	3,000,000	Y	Y	Y	Y	N	N	N	N	1	10	2	A	Y	Y	27
2026-028BS	Pinnacle on Sixth	Palm Beach	L	David O. Deutch	Pinnacle Communities II, LLC	MR 5/6	F	92	8,400,000	Y	N	Y	Y	N	N	N	N	1	10	2	C	Y	Y	39
2026-029BS	Notre Communaute	Miami-Dade	L	Stephanie Berman	C4Dev Notre Communaute, LLC	HR	F	144	10,500,000	Y	N	Y	Y	Y	N	N	N	1	10	2	B	Y	Y	41
2026-030BS	Poinciana Terrace	Hillsborough	L	Kenneth Naylor	Poinciana Terrace Development, LLC	MR 5/6	F	120	10,135,000	Y	N	N	Y	N	N	N	N	1	10	2	B	Y	Y	18
2026-031S	Metro Grande I	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	HR	F	108	3,000,000	Y	Y	Y	Y	N	N	N	N	1	10	2	A	Y	Y	30
2026-032S	Mama Hattie's House	Miami-Dade	L	Matthew A. Rieger	HTG Girl Power Developer, LLC	HR	F	88	3,000,000	Y	Y	Y	Y	Y	N	N	N	2	10	2	A	Y	Y	40
2026-033BS	RPV Parcel C	Hillsborough	L	Daniel Coakley	RPV Parcel C Developer, LLC	HR	F	205	14,400,000	Y	Y	Y	Y	N	N	N	N	1	10	2	A	Y	Y	19
2026-034S	Divers Cove	Monroe	S	Brian K Swanton	Gorman & Company, LLC	G	F	79	14,860,000	Y	N	N	Y	N	N	Y	N	1	10	2	C	Y	Y	35
2026-035BS	Bromley Square	Duval	L	Jonathan L. Wolf	Bromley Square Developer, LLC	G	F	120	11,400,000	Y	N	N	Y	N	N	N	N	1	10	2	C	Y	Y	46
2026-036S	JR Tower	Pinellas	L	Scott Macdonald	Blue JRT Developer, LLC	HR	F	150	13,500,000	Y	N	Y	Y	N	N	N	N	1	10	2	B	Y	Y	21
2026-037BS	Jones on Hogan	Duval	L	Salvatore G. Leone	AGLL Development, LLC	MR 4	F	132	11,000,000	Y	N	N	Y	N	N	N	N	1	10	2	C	Y	Y	23
2026-038S	Homestead Gardens Phase II	Miami-Dade	L	Mario Procida	DBC PROCIDA II LLC	G	F	88	8,360,000	Y	Y	Y	Y	N	N	N	N	1	5	2	C	Y	Y	1
2026-041BS	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	HR	E, Non-ALF	120	9,250,000	Y	N	N	N	Y	Y	N	N	1	10	2	B	Y	Y	13
2026-042S	Orange on 14th Street	Manatee	M	Brian K Swanton	Gorman & Company, LLC	MR 4	F	174	10,788,000	Y	N	N	Y	N	N	N	N	1	10	1	C	Y	Y	17
2026-043S	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	HR	E, Non-ALF	96	9,120,000	Y	N	N	N	Y	Y	N	N	1	10	2	C	Y	Y	22

RFA 2025-213 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Development Type	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Urban In-Fill Development	Mixed-Use Development	Elderly, Mixed-Use Development	Florida Keys Area Goal	Permit Ready Goal	Priority Level	Total Points	Tier Level	A/B/C	Leveraging Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2026-047BS	David M. Pemberton Senior Residences	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	HR	E, Non-ALF	133	9,000,000	Y	N	N	N	Y	Y	N	N	1	10	2	A	Y	Y	44

Ineligible Applications

2026-003S	Ekos Melrose Manors	Broward	L	Christopher L. Shear	MHP Melrose Developer, LLC	HR	E, Non-ALF	120	11,169,600	N	N	N	N	Y	Y	N	N	1	10	2	B	Y	Y	5
2026-039S	Ekos Paseo Al Mar	Hillsborough	L	Christopher L. Shear	MHP Hillsborough I Developer, LLC	MR 5/6	F	230	17,000,000	N	N	N	N	N	N	N	N	1	10	2	B	Y	Y	16
2026-040BS	Bellevue Manor	Pinellas	L	Patrick E Law	ARD Bellevue Manor, LLC; New South Residential, LLC	MR 5/6	F	84	4,422,000	N	N	Y	Y	N	N	N	N	1	10	1	A	Y	Y	12
2026-044S	West Grove Phase Two	Miami-Dade	L	Kareem Brantley	Integral Florida LLC	HR	F	149	4,500,000	N	Y	N	Y	N	N	N	N	1	10	1	A	Y	Y	28
2026-045S	Uptown Center	Miami-Dade	L	Kareem T Brantley	Integral Florida LLC	HR	F	179	12,000,000	N	N	N	Y	Y	N	N	N	1	10	2	A	Y	Y	7
2026-046BS	Ashley East Tampa	Hillsborough	L	Kareem T Brantley	Integral Florida LLC	MR 5/6	F	118	7,800,000	N	Y	N	Y	N	N	N	N	1	10	2	B	N	Y	42

On October 24, 2025, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee’s motion to adopt the scoring results above.

Any unsuccessful 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.