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December 17, 2025

Via email to CorporationClerk@floridahousing.org

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

RECEIVED

DEC 17 2025 8:37 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest by Pinnacle Commons, LLC, Application Number 2026-048BS
RFA 2025-215, Live Local SAIL Financing Developments Near Military Installations

Dear Corporation Clerk:

On behalf of Applicant Pinnacle Commons LLC, Application Number 2026-048BS, and pursuant to Section 120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2025-215, we hereby give notice of intent to protest the eligibility, scoring, and ranking decisions in RFA 2025-215 made by the Corporation's Board of Directors at its meeting on Friday, December 12, 2025. Notice of these decisions was posted to the Corporation's website at 9:40 a.m. on Friday, December 12, 2025, 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 does not contest the eligibility, scoring, and preliminary selection of its own application for funding.

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, and please copy my assistant Brenda Petty at bpetty@ohfc.com.

Sincerely,

/s/ M. Christopher Bryant

M. Christopher Bryant
Attorney for Pinnacle Commons, LLC

cc: Ethan Katz, Office of General Counsel, Florida Housing Finance Corporation

RFA 2025-215 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus EU)	Eligible For Funding?	Total Points	Military Installation	Military Region	A/B Leveraging	Proximity Funding Preference	Tier Distance Level	Florida Job Creation Preference	Lottery Number
2026-048BS	Pinnacle Commons	Miami-Dade	L	David O. Deutch	Pinnacle Communities II, LLC	1	NC	HR	F	100	9,000,000	Y	10	Homestead Air Reserve Base	South Region	A	Y	1	Y	8
2026-049BS	The Landing	Brevard	M	Matthew A. Rieger	HTG Landing Developer, LLC	1	NC	MR 4	F	75	8,550,000	Y	10	Patrick Space Force Base	East Central Region	B	Y	1	Y	15
2026-050BS	Southern Sky	Hillsborough	L	Scott Macdonald	Blue Lois Developer, LLC	1	NC	MR 4	F	80	8,880,200	Y	10	MacDill AFB	Tampa Bay Region	A	Y	1	Y	12
2026-051S	Garrison Flats	Hillsborough	L	J. David Heller	Garrison Flats Developer LLC ; WCZ Development, LLC	1	NC	HR	F	100	11,000,000	Y	10	MacDill AFB	Tampa Bay Region	A	Y	1	Y	7
2026-052S	Normandy Cove Phase II	Duval	L	Matthew A. Rieger	HTG Gateway II Developer, LLC	2	NC	TH	F	99	9,200,000	Y	10	NAS Jacksonville	Northeast Region	A	Y	2	Y	1
2026-053BS	Arbours at Cervantes	Escambia	M	Sam Johnston	Arbour Valley Development, LLC	1	NC	MR 5/6	F	82	8,803,800	Y	10	NAS Pensacola	Northwest Region	A	Y	1	Y	10
2026-054BS	Merlin Crossing	Duval	L	Jeffrey J. Woda	The Woda Group, Inc.	1	NC	MR 5/6	F	112	10,406,200	Y	10	NAS Jacksonville	Northeast Region	A	Y	2	Y	11
2026-055BS	Freedom Point Apartments	Brevard	M	Douglas R. Mayer	Stone Soup Development, Inc.; Sailed Homes, LLC	1	NC	MR 4	F	90	9,500,000	Y	10	Patrick Space Force Base	East Central Region	A	Y	1	Y	4
2026-056BS	FBC Affordable P1B	Brevard	M	Daniel Coakley	FBC Affordable P1B Developer, LLC	1	NC	MR 5/6	F	141	9,500,000	Y	10	Patrick Space Force Base	East Central Region	A	Y	2	Y	9
2026-057BS	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Rockledge Developer, LLC	1	NC	G	F	90	8,000,000	Y	10	Patrick Space Force Base	East Central Region	A	Y	3	Y	2
2026-058BS	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	1	NC	HR	F	110	9,240,000	Y	10	Homestead Air Reserve Base	South Region	A	Y	1	Y	14
2026-059BS	Suntree Commons	Brevard	M	Janet M Stringfellow	L&E Community, LLC; VOAF Ortus Developer, LLC	1	NC	G	F	90	9,795,300	Y	10	Patrick Space Force Base	East Central Region	A	Y	1	Y	6
2026-060BS	Poinciana Terrace	Hillsborough	L	Kenneth Naylor	Poinciana Terrace Development, LLC	1	NC	MR 5/6	F	120	7,746,558	Y	10	MacDill AFB	Tampa Bay Region	A	Y	2	Y	5
2026-061BS	Liberty Landing	Hillsborough	L	Michael Ruane	CORE Liberty Landing Developer LLC	1	NC	MR 5/6	F	80	9,246,300	Y	10	MacDill AFB	Tampa Bay Region	A	Y	2	Y	13
2026-062BS	Ekos Paseo Al Mar	Hillsborough	L	Christopher L. Shear	MHP Hillsborough I Developer, LLC	1	NC	MR 5/6	F	120	11,500,000	Y	10	MacDill AFB	Tampa Bay Region	A	Y	2	Y	3

On December 12, 2025, 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.

RFA 2025-215 – Board Approved Preliminary Awards

Total SAIL Funding	29,746,558
Total SAIL Allocated	29,500,000
Total SAIL Remaining	246,558

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Priority Level	Dev Category	Development Type	Demo	Units	Total SAIL Request Amount (SAIL plus ELI)	Eligible For Funding?	Total Points	Military Installation	Military Region	Military Installation Award Tally	A/B Leveraging	Proximity Funding Preference	Tier Distance Level	Florida Job Creation Preference	Lottery Number
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East Central Florida Region

2026-055BS	Freedom Point Apartments	Brevard	M	Douglas R. Mayer	Stone Soup Development, Inc.; Sailed Homes, LLC	1	NC	MR 4	F	90	9,500,000	Y	10	Patrick Space Force Base	East Central Region	1	A	Y	1	Y	4
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Tampa Bay Region

2026-051S	Garrison Flats	Hillsborough	L	J. David Heller	Garrison Flats Developer LLC ; WCZ Development, LLC	1	NC	HR	F	100	11,000,000	Y	10	MacDill AFB	Tampa Bay Region	1	A	Y	1	Y	7
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Remaining Funding

2026-048BS	Pinnacle Commons	Miami-Dade	L	David O. Deutch	Pinnacle Communities II, LLC	1	NC	HR	F	100	9,000,000	Y	10	Homestead Air Reserve Base	South Region	1	A	Y	1	Y	8
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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.