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December 17, 2025

Via Electronic Filing

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

RECEIVED

DEC 17 2025 8:36 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2025-215, 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. 2026-060BS, 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 December 12, 2025, concerning Request for Applications 2025-215, Live Local SAIL Financing for Developments Near Military Installations.

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 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.

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	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.