



OERTEL,
FERNANDEZ,
BRYANT &
ATKINSON, P.A.

MAILING ADDRESS: POST OFFICE BOX 1110 | TALLAHASSEE, FLORIDA 32302-1110

OFFICES: 2060 DELTA WAY | TALLAHASSEE, FLORIDA 32303
PHONE: 850-521-0700 | FAX: 850-521-0720 | WWW.OHFC.COM

ATTORNEYS:
TIMOTHY P. ATKINSON
M. CHRISTOPHER BRYANT
SEGUNDO J. FERNANDEZ
DAVID A. MELITO
KENNETH G. OERTEL

OF COUNSEL:
C. ANTHONY CLEVELAND

June 18, 2025

Via email to CorporationClerk@floridahousing.org

RECEIVED

JUN 18 2025 3:34 PM

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

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest by Orlando Leased Housing Associates XIV, LLLP,
Application Number 2025-373BS
RFA 2025-216, Live Local SAIL Financing for the Construction of Large-Scale
Developments of Significant Regional Impact

Dear Corporation Clerk:

On behalf of Applicant Orlando Leased Housing Associates XIV, LLLP, Applicant for TUP Heights, Application Number 2025-373BS ("TUP Heights"), and pursuant to Section 120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2025-216, we hereby give notice of intent to protest the eligibility, scoring, and ranking decisions in RFA 2025-216 made by the Corporation's Board of Directors at its meeting on Friday, June 13, 2025. Notice of these decisions was posted to the Corporation's website at 5:10 p.m. on Friday, June 13, 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).

TUP Heights does not contest the eligibility, scoring, ranking, or preliminary selection for funding of its own application. TUP Heights 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.

Sincerely,

/s/ M. Christopher Bryant

M. Christopher Bryant
Attorney for Orlando Leased Housing Associates
XIV, LLLP

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

RFA 2025-216 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	EU Funding Amount	Total SAIL Request Amount (SAIL plus EU)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Corporation Funding PSAU	Leveraging	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-373BS	TUP Heights - Affordable New Construction	Orange	L	Katessa G Archer	Orlando Leased Housing Development XIV, LLC	NC	G	F	528	\$24,000,000	\$1,000,000	\$ 25,000,000	\$122,000,000	\$9,686,824	Y	1	\$45,409.09	A	Y	4
2025-376BS	Gallery at Wagner Creek	Miami-Dade	L	Alberto Milo,	Gallery at Wagner Creek Developer, LLC	NC	HR	F	460	\$22,000,000	\$0	\$ 22,000,000	\$122,750,000	\$7,280,025	Y	1	\$50,208.52	B	Y	1
2025-377BS	Culmer Station	Miami-Dade	L	Kenneth Naylor	APC Culmer Development II, LLC	NC	HR	F	300	\$25,000,000	\$0	\$ 25,000,000	\$67,233,000	\$5,808,568	Y	1	\$68,802.80	C	Y	8
2025-378BS	Rainbow Village II	Miami-Dade	L	Matthew A. Rieger	RGC Phase II Developer, LLC	NC	HR	F	300	\$25,000,000	\$0	\$ 25,000,000	\$72,000,000	\$6,382,623	Y	1	\$68,802.80	C	Y	3

Ineligible Applications

2025-374BS	City Terrace Phase 1	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North	NC	HR	F	440	\$19,500,000	\$0	\$ 19,500,000	\$140,000,000	\$9,415,586	N	1	\$39,344.71	A	Y	9
2025-375S	Liberty Square Phase Five	Miami-Dade	L	Alberto Milo, Jr.	Liberty Square Phase Five Developer, LLC	NC	HR	F	408	\$3,000,000	\$0	\$ 3,000,000		\$7,691,097	N	2	\$6,112.36	A	Y	2
2025-379BS	Claude Pepper II	Miami-Dade	L	David Burstyn	Redwood CP Developer II, LLC	NC	HR	F	300	\$23,500,000	\$0	\$ 23,500,000	\$57,000,000	\$3,574,144	N	1	\$62,651.00	B	Y	7
2025-380BS	De Hostos True Norte	Miami-Dade	L	Kristin M. Miller	TRG Community Development, LLC; De Hostos Neighborhood Trust Developer, LLC	NC	HR	F	366	\$25,000,000	\$0	\$ 25,000,000	\$102,200,000	\$5,165,951	N	1	\$66,650.00	B	Y	6
2025-381BS	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC; RPV Parcel E Developer, LLC	NC	HR	F	307	\$16,920,000	\$0	\$ 16,920,000	\$60,000,000	\$4,845,339	N	1	\$45,503.97	A	Y	5

On June 13, 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.

RFA 2025-216 – Board Approved Preliminary Awards

Total Live Local SAIL Funding	50,000,000
Total Live Local SAIL Allocated	47,000,000
Total Live Local SAIL Remaining	3,000,000

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	ELU Request Amount	Total Request Amount (SAIL plus ELU)	MIMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Corporation Funding PSAU	Leveraging	Florida Job Creation Preference	Lottery Number
2025-373BS	TUP Heights - Affordable New Construction	Orange	L	Katessa G Archer	Orlando Leased Housing Development XIV, LLC	NC	G	F	528	\$24,000,000	\$1,000,000	\$ 25,000,000	\$122,000,000	\$9,686,824	Y	1	\$45,409.09	A	Y	4
2025-376BS	Gallery at Wagner Creek	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Wagner Creek Developer, LLC	NC	HR	F	460	\$22,000,000	\$0	\$ 22,000,000	\$122,750,000	\$7,280,025	Y	1	\$50,208.52	B	Y	1

On June 13, 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.