



Attorneys and Counselors at Law
ausley.com

mglazer@ausley.com
Direct Dial (850) 425-5474

September 30, 2026

VIA EMAIL ONLY

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

RE: RFA 2026-202 Housing Credit Financing For Affordable Housing Developments
Located In Broward, Duval, Hillsborough, Lee, Orange, Palm Beach, Pinellas and
Polk Counties
Notice of Protest by BDG Fern Grove Phase Three, LP Applicant for Application
No. 2027-042C

Dear Corporation Clerk:

This law firm represents BDG Fern Grove Phase Three, LP. Pursuant to sections 120.569 and 120.57(3), Florida Statutes, and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), BDG Fern Grove Phase Three, LP, the applicant for Application No. 2027-042C in RFA 2026-202, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheet reflecting the proposed awards of funding (Att. A) and determinations of ineligibility (Att. B) in RFA 2026-202 as approved by the Board of Florida Housing Finance Corporation on Friday, September 25, 2026. These spreadsheets were posted on the Corporation's website on Friday, September 25, 2026 at 10:15am. This Notice of Protest is timely filed within 72 hours of said posting.

BDG Fern Grove Phase Three, LP will file its formal written protest within the time required by section 120.57(3), Florida Statutes.

Sincerely,

Michael J. Glazer

cc: Ethan Katz (ethan.katz@floridahousing.org)

RFA 2026-202 Review Committee Recommendations

Total HC Available for RFA	33,633,880
Total HC Allocated	32,129,000
Total HC Remaining	1,504,880

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Application?	Permit Ready Tier Status	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	---	------------	------	-------------	-------------------	----------------	----------------------------------	---	--	------------------------------------	-----------------------------	--------------	---	---------------------------	------------------------------	---------------------------	--------------------------	---	---------------------------------	----------------

One Application proposing a Development located in Broward County that qualifies for the GAO / SADDA Goal, with preference that it also qualifies for the LGAO Designation

2027-019C	Altamira	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$3,800,000	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	6
-----------	----------	---------	---------------	---------------------------------	---	----	-------------	---	---	--	---	---	---	----	---	---	---	---	---	---	---	---

One Application proposing a Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal

2027-040C	Mills Creek	Pinellas	Joseph J. Chambers	HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc.	F	78	\$2,100,000	1	N		Y	N	N	15	Y	A	Y	Y	1	Y	Y	30
-----------	-------------	----------	--------------------	---	---	----	-------------	---	---	--	---	---	---	----	---	---	---	---	---	---	---	----

One Application proposing a Development located in Broward County that qualifies for the LGAO Goal

2027-013C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,800,000	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	7
-----------	---------------------	---------	----------------------	-------------------------------	---	-----	-------------	---	---	--	---	---	---	----	---	---	---	---	---	---	---	---

One Application proposing a Development located in Duval County that qualifies for the LGAO Goal

2027-021C	Astor Gardens	Duval	Kenneth Naylor	APC Development IV, LLC	F	96	\$3,200,000	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	37
-----------	---------------	-------	----------------	-------------------------	---	----	-------------	---	---	--	---	---	---	----	---	---	---	---	---	---	---	----

One Application proposing a Development located in Hillsborough County that qualifies for the LGAO Goal

2027-024C	Summerfield Landing	Hillsborough	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	130	\$3,500,000	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	19
-----------	---------------------	--------------	---------------	--	---	-----	-------------	---	---	--	---	---	---	----	---	---	---	---	---	---	---	----

One Application proposing a Development located in Orange County that qualifies for the LGAO Goal
none

One Application proposing a Development located in Palm Beach County that qualifies for the LGAO Goal

2027-005C	Pine Bay Landings	Palm Beach	J. David Heller	Pine Bay Landings Developer LLC; WCZ Development LLC	F	86	\$3,100,000	1	Y	N/A	N	Y	Y	15	Y	A	Y	Y	1	Y	Y	24
-----------	-------------------	------------	-----------------	--	---	----	-------------	---	---	-----	---	---	---	----	---	---	---	---	---	---	---	----

One Application proposing a Development located in Polk County that qualifies for the LGAO Goal
none

Additional Applications if necessary to ensure that all counties received a certain number of awards

2027-029C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	100	\$3,499,000	1	Y	Wendover	Y	N	N	15	Y	A	Y	N	2	Y	Y	3
2027-015C	Residences at Magnolia Place	Polk	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	75	\$3,000,000	1	N		N	Y	N	15	Y	B	Y	N	2	Y	Y	2

Additional awards in Hillsborough, Orange, and Palm Beach County

2027-039C	ANR 01	Hillsborough	Daniel Coakley	ANR 01 Developer, LLC	F	90	\$3,500,000	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	12
2027-037C	HP Apt	Orange	Daniel Coakley	HP Apt Developer, LLC	F	94	\$2,630,000	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	20

RFA 2026-202 All Applications Received

Exhibit D, 1 of 3

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																							
2027-001C	Pinnacle Vista	Broward	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$3,750,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	41
2027-002C	Pinnacle at Audubon Place	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	116	\$3,800,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	42
2027-003C	Gateway Lofts	Broward	Oscar Sol	Gateway Lofts Dev, LLC	E, Non-ALF	90	\$3,750,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	22
2027-005C	Pine Bay Landings	Palm Beach	J. David Heller	Pine Bay Landings Developer LLC; WCZ	F	86	\$3,100,000	Y	1	Y	N/A	N	Y	Y	15	Y	A	Y	Y	1	Y	Y	24
2027-006C	Tamarac Terrace	Broward	Matthew A. Rieger	HTG Tamarac Terrace Developer, LLC	F	90	\$3,799,412	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	26
2027-007C	Pinellas Pointe	Pinellas	J. David Page	Southport Development, Inc., a WA corporation	F	120	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	17
2027-008C	Roma Heights	Pinellas	Scott Macdonald	Blue RH Developer, LLC	F	76	\$2,975,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	34
2027-010C	1600 Building	Broward	Matthew A. Rieger	HTG Meridian Developer, LLC	F	80	\$3,590,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	36
2027-011C	Residences at Hollywood	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	94	\$3,800,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	13
2027-012C	Residences at Park View	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	95	\$3,800,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	15
2027-013C	Ekos Melrose Manors	Broward	Christopher L. Shear	MHP Broward II Developer, LLC	F	120	\$3,800,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	7
2027-014C	Ekos Suncoast View	Pinellas	Christopher L. Shear	MHP Suncoast View Developer, LLC	F	110	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	33
2027-015C	Residences at Magnolia Place	Polk	Robert Hoskins	NuRock Development Partners Inc.; R Howell	F	75	\$3,000,000	Y	1	N		N	Y	N	15	Y	B	Y	N	2	Y	Y	2
2027-016C	Blue Tarpon	Pinellas	Scott Macdonald	Blue Tarpon Developer, LLC	F	82	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	25
2027-017C	Residences at Harris Park	Pinellas	Brian Swanton	Gorman & Company, LLC	F	70	\$2,747,500	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	43
2027-018C	Village at Oakland Park	Broward	Mara S. Mades	Cornerstone Group Partners, LLC; Urban	F	90	\$3,800,000	Y	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	38
2027-019C	Altamira	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	90	\$3,800,000	Y	1	N		Y	Y	Y	15	Y	A	Y	N	2	Y	Y	6
2027-020C	Mobbly Shores	Hillsborough	Kenneth Naylor	Mobbly Shores Development, LLC	F	159	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	39
2027-021C	Astor Gardens	Duval	Kenneth Naylor	APC Development IV, LLC	F	96	\$3,200,000	Y	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	37
2027-022C	Egret on Union	Pinellas	Kenneth Naylor	Egret on Union Development, LLC; HOP-	F	88	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	4

ATTACHMENT B

RFA 2026-202 All Applications Received

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
2027-023C	Pinnacle Manor	Pinellas	David O. Deutch	Pinnacle Communities II, LLC	F	76	\$3,200,000	Y	1	N		Y	N	N	15	Y	B	Y	N	2	Y	Y	11
2027-024C	Summerfield Landing	Hillsborough	J. David Page	Southport Development, Inc., a WA corporation	F	130	\$3,500,000	Y	1	N		Y	Y	Y	15	Y	A	N	N	2	Y	Y	19
2027-025C	Washington Commons	Pinellas	Brett Green	Archway Washington Commons Developer, LLC	F	84	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	10
2027-026C	Palm Bluff Commons	Pinellas	Brett Green	Archway Palm Bluff Developer, LLC	F	92	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	27
2027-027C	Skyway Palms	Pinellas	Brett Green	Archway Skyway Palms Developer, LLC	F	80	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	18
2027-029C	Berkshire Square	Orange	Jonathan L. Wolf	Berkshire Square Developer, LLC	F	100	\$3,499,000	Y	1	Y	Wendover	Y	N	N	15	Y	A	Y	N	2	Y	Y	3
2027-030C	Madison Trails	Pinellas	Patrick E. Law	ARD Madison Trails, LLC; New South Residential, LLC	F	90	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	31
2027-031C	Madison Pines	Orange	Patrick E. Law	ARD Madison Pines, LLC; New South Residential, LLC	F	112	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	21
2027-032C	Ekos at Wekiva Springs	Orange	Christopher L. Shear	MHP Wekiva Springs Developer, LLC	F	80	\$2,400,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	28
2027-033C	Benschley Manor	Orange	N. Dwayne Gray	Benschley Manor Developer, LLC	E, Non-ALF	100	\$3,499,000	Y	1	Y	Wendover	N	N	N	15	Y	A	Y	N	2	Y	Y	16
2027-034C	District Lofts	Orange	Matthew A. Rieger	HTG Harmony Developer, LLC	F	88	\$3,499,412	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	32
2027-035C	Trailside Estates I	Pinellas	Nikul A. Inamdar	Sage Pointe Developer, LLC	F	94	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	29
2027-036C	New Life Seniors	Orange	Saki S. Middleton	John Stanley Florida Inc.; New Life Ministries of Orlando, Inc.	E, Non-ALF	85	\$2,970,074	Y	1	Y	N/A	N	N	N	15	Y	A	Y	N	2	N	Y	9
2027-037C	HP Apt	Orange	Daniel Coakley	HP Apt Developer, LLC	F	94	\$2,630,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	20
2027-039C	ANR 01	Hillsborough	Daniel Coakley	ANR 01 Developer, LLC	F	90	\$3,500,000	Y	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	12
2027-040C	Mills Creek	Pinellas	Joseph J. Chambers	HP Capital Mills Development, LLC; Calston Mills Developer, LLC; HOP - Targeted Opportunities in Time, Inc.	F	78	\$2,100,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	1	Y	Y	30

RFA 2026-202 All Applications Received

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Limited to one Priority 1	Nickname of group of P1 Apps if limit applies	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Designation	Qualifies for the LGAO Goal	Total Points	Dev Cat Funding Preference	Leveraging Classification	Proximity Funding	Permit Ready Application?	Permit Ready Tier Status	Dev Exp Funding Preference	Florida Job Creation Preference	Lottery Number
2027-041C	Monroe Crossings	Pinellas	Joseph J. Chambers	HP Capital Monroe Development, LLC; Calston Monroe Developer, LLC; HOP-Targeted Opportunities in Time, LLC	F	128	\$3,200,000	Y	1	N		Y	N	N	15	Y	A	Y	Y	2	Y	Y	1
2027-043C	RPV Parcel E1	Hillsborough	Daniel Coakley	RPV Parcel E1 Developer, LLC	E, Non-ALF	100	\$3,500,000	Y	1	N		N	N	N	15	Y	A	Y	N	2	Y	Y	44

Ineligible Applications

2027-004C	Roseland Gardens Phase II	Palm Beach	Darren Smith	SHAG Roseland Gardens Phase II Developer, LLC; Magnolia Affordable Development, Inc.	F	100	\$3,500,000	N	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	35
2027-009C	Grove Manor Phase III	Polk	Darren Smith	SHAG Grove Manor Phase III Developer, LLC; LWHA Development, LLC	F	82	\$3,000,000	N	1	N		N	Y	Y	15	Y	A	Y	N	2	Y	Y	5
2027-028C	Liberty Landing	Hillsborough	Michael Ruane	Heartland Development Group LLC; CORE Liberty Landing Developer LLC	F	80	\$2,950,000	N	1	N		Y	N	N	15	Y	A	Y	N	2	Y	Y	40
2027-038C	Destiny Place	Polk	Scott Macdonald	Blue DP Developer, LLC ; Trinity Developer, LLC	F	96	\$3,000,000	N	1	N		N	N	N	10	Y	A	N	Y	1	Y	Y	23
2027-042C	Fern Grove Phase Three	Orange	Scott Zimmerman	BDG Fern Grove Phase Three Developer, LLC	E, Non-ALF	129	\$3,500,000	N	1	N		N	N	N	15	Y	A	Y	Y	1	Y	Y	14
2027-075C*	Villas of Clear Lake	Orange	Eddy Moratin	New Affordable Housing Partners, LLC; Lift Orlando Community Development, LLC	E, Non-ALF	100	\$3,500,000	N	1	N		N	Y	Y	15	Y	A	N	N	2	Y	Y	8

*Due to an internal numbering issue, this Application was not assigned a sequential number and was instead assigned #2027-075C.