

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

RECEIVED

SEP 30 2026 8:44 AM

FLORIDA HOUSING
FINANCE CORPORATION

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 MHP Wekiva Springs, LLC, Applicant for Application No.
2027-032C

Dear Corporation Clerk:

Pursuant to sections 120.569 and 120.57(3), Florida Statutes, and Florida Administrative Code Rules 28-110.003 and 67-60.009(2), MHP Wekiva Springs, LLC, the applicant for Application No. 2027-032C 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) in RFA 2026-202, as approved by the Board of Florida Housing Finance Corporation on Friday, September 25, 2026. The spreadsheet was posted on the Corporation's website on Friday, September 25, 2026, at 10:15 a.m. This Notice of Protest is timely filed within 72 hours of said posting.

MHP Wekiva Springs, LLC will file its formal written protest within the time required by section 120.57(3), Florida Statutes.

Sincerely,



Christopher L. Shear
President of MHP Wekiva Springs Manager, LLC,
Manager of the Applicant

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