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September 30, 2026

RECEIVED

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FLORIDA HOUSING
FINANCE CORPORATION

Via Electronic Filing

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

Re: Notice of Intent to Protest, RFA 2026-203, 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. 2027-061C, Twenty-Seven North, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on September 25, 2026, concerning Request for Applications 2026-203, Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County.

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

RFA 2026-203 Board Approved Preliminary Awards

Total HC Available for RFA	10,935,850
Total HC Allocated	11,298,412.00
Total HC Remaining	(362,562)

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-Designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding	Florida Job Creation Preference	Lottery Number
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One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal

2027-049C	Legacy Park Family	Miami-Dade	Mario A. Sariol	Legacy Park Family Developer, LLC	F	115	\$3,799,000	1	N		Y	Y	1	Y	15	Y	A	Y	1	Y	Y	12
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One proposed Development that qualifies for the Urban Center/MetroRail Station Designation

Met above

One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

2027-052C	Pinnacle at Southland Phase II	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	100	\$3,700,000	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	2
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Additional Applications if less than three Applications selected

2027-050C	Artisan Pointe Phase II	Miami-Dade	Matthew A. Rieger	HTG Artisan II Developer, LLC	E, Non-ALF	103	\$3,799,412	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	16
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On September 25, 2026, 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.

RFA 2026-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of P1 Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
Eligible Applications																						
2027-044C	Heritage at Gratigny Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	100	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	22
2027-045C	Heritage at Palmetto Ridge	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	86	\$3,800,000	1	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	31
2027-046C	Residences at Metro Park	Miami-Dade	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	90	\$3,800,000	1	N		N	Y	1	N	15	Y	B	Y	2	Y	Y	15
2027-047C	David M. Pemberton Senior Residences	Miami-Dade	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	133	\$3,700,000	1	Y	N/A	N	Y	1	N	15	Y	A	Y	2	Y	Y	18
2027-048C	Axis at Aventura	Miami-Dade	Matthew A. Rieger	HTG Axis Developer, LLC	F	106	\$3,799,412	1	N		Y	Y	1	N	15	Y	A	Y	2	Y	Y	8
2027-049C	Legacy Park Family	Miami-Dade	Mario A. Sariol	Legacy Park Family Developer, LLC	F	115	\$3,799,000	1	N		Y	Y	1	Y	15	Y	A	Y	1	Y	Y	12
2027-050C	Artisan Pointe Phase II	Miami-Dade	Matthew A. Rieger	HTG Artisan II Developer, LLC	E, Non-ALF	103	\$3,799,412	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	16
2027-051C	Coconut Palm	Miami-Dade	Matthew A. Rieger	HTG Coconut Palm Developer, LLC	F	106	\$3,799,412	1	N		Y	Y	1	N	15	Y	A	Y	2	Y	Y	25
2027-052C	Pinnacle at Southland Phase II	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	100	\$3,700,000	1	N		N	Y	1	Y	15	Y	A	Y	1	Y	Y	2
2027-053C	Cannery Row at Redlands Crossing Phase II	Miami-Dade	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	100	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	9
2027-054C	Pinnacle Central	Miami-Dade	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	98	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	5

RFA 2026-203 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Priority Level	Limited to one Priority 1 award?	Nickname of group of PJ Apps if limit applies	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center/ MetroRail Station Designation?	Level of Urban Center/ MetroRail Station?	Permit Ready Application?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Permit Ready Tier Level?	Developer Experience Funding Preference	Florida Job Creation Preference	Lottery Number
2027-055C	Legacy Park Senior	Miami-Dade	Mario A. Sariol	Legacy Park Senior Developers, LLC	E, Non-ALF	115	\$3,800,000	1	N		N	Y	1	Y	15	Y	A	Y	2	Y	Y	14
2027-056C	Harvest Point Senior Phase III	Miami-Dade	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$2,750,000	1	Y	N/A	N	N	N/A	N	15	Y	A	Y	2	Y	Y	30
2027-057C	Villa Esperanza II	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,800,000	1	N		Y	N	N/A	N	15	Y	A	Y	2	Y	Y	1
2027-058C	Metro Grande I	Miami-Dade	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	7
2027-059C	Culmer Place on 8th	Miami-Dade	Kenneth Naylor	Culmer Place on 8th Development, LLC	E, Non-ALF	100	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	17
2027-060C	Perrine Village IV	Miami-Dade	Kenneth Naylor	Perrine Development IV, LLC	F	92	\$3,800,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	11
2027-061C	Twenty-Seven North	Miami-Dade	Kenneth Naylor	Twenty-Seven North Development, LLC	F	94	\$3,800,000	1	N		Y	Y	2	N	15	Y	A	Y	2	Y	Y	10
2027-062C	Gwen Cherry Phase I	Miami-Dade	David Burstyn	Magasi Redwood GC Developer I, LLC	E, Non-ALF	100	\$2,820,000	1	Y	Magasi	N	N	N/A	N	15	Y	A	Y	2	Y	Y	4
2027-063C	Gwen Cherry Phase II	Miami-Dade	David Burstyn	Magasi Redwood GC Developer II, LLC	F	75	\$1,750,000	1	Y	Magasi	N	N	N/A	N	15	Y	A	Y	2	Y	Y	20
2027-064C	Quail Roost Station IV	Miami-Dade	Kenneth Naylor	Quail Roost IV Development, LLC	F	100	\$3,800,000	2	N		N	Y	1	N	10	Y	A	Y	2	Y	Y	27
2027-065C	Quail Roost Station III	Miami-Dade	Kenneth Naylor	Quail Roost III Development, LLC	E, Non-ALF	100	\$3,800,000	2	N		N	Y	1	N	10	Y	A	Y	2	Y	Y	21
2027-066C	Moody Village South	Miami-Dade	Kenneth Naylor	Moody Village I Development, LLC	E, Non-ALF	100	\$3,800,000	2	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	3
2027-067C	Heritage Village North	Miami-Dade	Kenneth Naylor	Heritage Village North Development, LLC	F	100	\$3,800,000	2	N		N	Y	2	N	10	Y	A	Y	2	Y	Y	6
2027-068C	Culmer Gardens on 4th	Miami-Dade	Kenneth Naylor	APC Culmer Development IV, LLC	F	100	\$3,800,000	2	N		N	Y	1	N	10	Y	A	Y	2	Y	Y	28
2027-069C	Annie Coleman Phase I	Miami-Dade	David Burstyn	Magasi Redwood AC Developer I, LLC	F	180	\$3,800,000	1	Y	Magasi	N	Y	1	N	15	Y	A	Y	2	Y	Y	29
2027-070C	Cabana Club Senior	Miami-Dade	Thom Amdur	Cabana Club Senior Developer LLC	E, Non-ALF	100	\$3,400,000	1	N		N	Y	1	N	15	Y	A	Y	2	Y	Y	19

RFA 2026-203 Board Approved Scoring Results

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2027-071C	Ekos Little Havana	Miami-Dade	Christopher L. Shear	MHP Little Havana Developer, LLC; HEARTLAND HOUSING PARTNERS LLC	E, Non-ALF	106	\$3,800,000	1	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	23
2027-072C	Ekos Cauley Point	Miami-Dade	Christopher L. Shear	MHP Miami-Dade I Developer, LLC	F	99	\$3,500,000	1	N		Y	N	N/A	N	15	Y	A	Y	2	Y	Y	26
2027-073C	Flagler Villas Phase Two	Miami-Dade	Alberto Milo, Jr.	5350 Flagler Street Developer, LLC	E, Non-ALF	98	\$3,000,000	1	N		N	N	N/A	N	15	Y	A	Y	2	Y	Y	24
2027-074C	The Grove House	Miami-Dade	Kareem Brantley	Integral Florida LLC	F	145	\$3,800,000	1	Y	N/A	Y	Y	1	N	15	Y	A	Y	2	Y	Y	13

On September 25, 2026, 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.