

**Michael Donaldson**  
850 513-3613 Direct Dial  
mdonaldson@carltonfields.com

Atlanta  
Hartford  
Los Angeles  
Miami  
New York  
Orlando  
**Tallahassee**  
Tampa  
Washington, DC  
West Palm Beach

March 21, 2018

Florida Housing Finance Corporation  
Ana McGlamory, CP, FCP, FRP, Corporation Clerk  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329

VIA HAND DELIVERY AND  
ELECTRONIC TRANSMISSION

Re: RFA 2017-114 Housing Credit Financing for the Preservation of Existing  
Affordable Multifamily Housing Developments

Dear Ms. McGlamory:

On behalf of Cathedral Townhouse, Ltd. (2018-071C), this letter constitutes a Notice of Intent to Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code, and the RFA.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing's website on March 16, 2018, at 12:55 p.m. Cathedral Townhouse, Ltd. reserves the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes.

Sincerely,



Michael P. Donaldson

MPD/rb

cc: Shawn Wilson

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RFA 2017-114 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	Total Units	HC Request Amount	Eligible for Funding?	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC	F	35	317,000.00	Y	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	8
2018-069C	St. Andrew Tower I	Broward	L	Kenneth Naylor	St. Andrew Towers I Development, LLC	E, Non-ALF	219	1,660,000.00	Y	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	7
2018-070C	The Palms of Deerfield Apartments	Broward	L	Dr. Nadine Jarnon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	100	1,124,217.00	Y	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	3
2018-071C	Cathedral Townhouse	Duval	L	Teresa K Barton	Cathedral Townhouse Redevelopment Associates LLC	E, Non-ALF	177	1,660,000.00	Y	Y	N	10	Y	Y	Y	Y	Y	B	1	Y	2
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a MA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	126	1,360,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	1
2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Hymn	Hymn Development Corporation	F	30	214,841.00	Y	N	Y	10	Y	Y	Y	Y	Y	A	1	Y	6
2018-074C	Hogan Creek	Duval	L	Joseph I Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	183	1,660,000.00	Y	N	N	10	Y	Y	Y	Y	Y	A	1	Y	5
2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	CHA Real Estate, Inc.; SHAG Development, LLC	F	183	1,510,000.00	Y	Y	N	10	Y	Y	Y	Y	Y	A	1	Y	4

On March 16, 2018, 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 2017-114 - Board Approved Preliminary Awards**

Total HC Available for RFA	6,555,500.00
Total HC Allocated	6,186,058.00
Total HC Remaining	469,442.00

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Demo.	HC Request Amount	NP?	RD 515?	Total Points	Proximity Funding Preference	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Lottery Number
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**Non-Profit Goal**

2018-070C	The Pains of Deerfield Apartments	Broward	L	Dr. Nadine Jarmon	Deerfield Beach Family Empowerment, Inc.; SHAG Development, LLC	E, Non-ALF	1,124,217.00	Y	N	10	Y	Y	Y	Y	A	1	3
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**RD 515 Development in Medium or Small County Goal**

2018-073C	Colonial Pines Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	F	214,841.00	N	Y	10	Y	Y	Y	Y	A	1	6
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**Non-RD 515 Development Family Demographic Goal**

2018-075C	Cocoa Sunrise Terrace	Brevard	M	Herbert Hernandez	GHA Real Estate, Inc.; SHAG Development, LLC	F	1,510,000.00	Y	N	10	Y	Y	Y	Y	A	1	4
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**Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic**

2018-074C	Hogan Creek	Duval	L	Joseph J Chambers	Jacksonville Redevelopment Partners, LLC; Jax Urban Initiatives Development, LLC	E, Non-ALF	1,660,000.00	N	N	10	Y	Y	Y	Y	A	1	5
2018-072C	Pembroke Tower Apartments	Broward	L	Scott C Seckinger	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	1,360,000.00	N	N	10	Y	Y	Y	Y	A	1	1

**RD 515 Elderly or RD 515 Family Application**

2018-068C	Southern Villas of Perry Apartments	Taylor	S	Martin H. Petersen	Hallmark Development Partners, LLC	F	317,000.00	N	Y	10	Y	Y	Y	Y	A	1	8
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On March 16, 2018, 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 26-110, 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.