

STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION

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HELM'S BAY LANDING
WORKFORCE, LTD., and HELM'S BAY
LANDING WORKFORCE DEVELOPER, LLC,

FLORIDA HOUSING
FINANCE CORPORATION

Petitioner,

FHFC Case No.: 2025-007BP
RFA No.: 2024-213
Application No.: 2025-333S

vs.

FLORIDA HOUSING FINANCE CORPORATION

_____/

**FORMAL WRITTEN PROTEST AND
PETITION FOR FORMAL ADMINISTRATIVE HEARING**

Petitioners, Helm's Bay Landing Workforce, Ltd., and Helm's Bay Landing Workforce Developer, LLC, (collectively, Petitioners or Helm's Bay) by and through undersigned counsel, file this Formal Written Protest and Petition for Formal Administrative Hearing (Petition) pursuant to Sections 120.569 and 120.57(3), Florida Statutes (Fla. Stat.), Chapter 28-106, Florida Administrative Code (F.A.C.), and Request for Applications 2024-213 SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments (the RFA). This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation (Florida Housing), to award funding in response to the RFA. In support, Petitioners state:

Parties

1. Petitioner, Helm's Bay Landing Workforce, Ltd., is a Florida limited partnership and the applicant entity for Application No. 2025-333S (Application). For the purposes of this proceeding, Helm's Bay Workforce, Ltd.'s address is c/o Manson Bolves Donaldson Tanner, P.A., 109 N. Brush Street, Suite 300, Tampa, Florida 33602. The telephone number is 813-514-4700.

2. Petitioner, Helm’s Bay Workforce Developer, LLC, is a Florida limited liability company, and identified in the Application as the developer entity as defined by Florida Housing Rule 67-48.002, F.A.C. For the purposes of this proceeding, Helm’s Bay Workforce Developer, LLC’s address is c/o Manson Bolves Donaldson Tanner, P.A., 109 N. Brush Street, Suite 300, Tampa, Florida 33602. The telephone number is 813-514-4700.

3. Florida Housing is a public corporation created by Section 420.504, Fla. Stat., and the state agency affected by this Petition. Florida Housing’s address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301. The telephone number is 850-488-4197.

Background and the RFA

4. Florida Housing promotes the public welfare by administering the financing or refinancing of affordable housing and related facilities in the state of Florida. Florida Housing’s statutory authority and mandates are set forth in Part V of Chapter 420, Fla. Stat.

5. Florida Housing is designated as the housing credit agency for the state of Florida in accordance with Section 42(h)(7)(A) of the Internal Revenue Code. §420.5099, Fla. Stat. It has established a competitive solicitation process known as requests for applications to assess the relative merits of proposed affordable housing developments in accordance with Chapters 67-48 and 67-60, F.A.C.

6. On November 20, 2024, Florida Housing issued the RFA seeking applications proposing the development of affordable housing utilizing State Apartment Incentive Loan (SAIL) funding appropriated by the Live Local Act, Section 420.50871, Fla. Stat., and the Legislature. RFA at 2. The RFA is open to applicants that qualify as: a Mixed-Income Development and either an Urban Infill Development or Mixed-Use Development for Families or the Elderly. RFA at 2.

7. Florida Housing issued a first modification to the RFA on December 10, 2024.¹
RFA at 1.

8. Florida Housing anticipated the award of an estimated \$100,389,979.00 in Live Local SAIL funding to be made available through the RFA. RFA at 79. The RFA identifies that Florida Housing will award a maximum of \$62,000,000.00 to applications that do not qualify for any of the following: the Publicly Owned Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly, Mixed-Use Development Goal. RFA at 79.

9. The RFA sets forth the information required to be provided by an applicant and sets out a description of the types of proposed projects that will be eligible for funding. RFA at 1-3.

10. Applicants are required to meet certain mandatory eligibility requirements that must be satisfied in order to be selected for funding. Eligibility items include but are not limited to: selection of a demographic category, providing a complete and accurate Principal Disclosure Form, identification of the location of the proposed development, a unit characteristic chart, and a Development Cost Pro Forma showing sources that equal or exceed uses. RFA at 76-78. All eligibility items are listed within Section Five of the RFA.

11. Accordingly, applicants are required to identify all Principals of the Applicant, Developer, and all Affiliates of the proposed Development and submit an accurate and complete Principal Disclosure Form. To meet eligibility requirements, an applicant must identify:

[T]he Principals of the Applicant and Developer as of the Application Deadline. A Principal Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. Per subsection 67-48.002(94), F.A.C., any Principal other than a natural person must be a legally formed entity as of the Application Deadline.

¹ All references to “the RFA” and citations within the Petition are to the modified RFA that was issued by Florida Housing on December 10, 2024.

If the Applicant is requesting Housing Credits, the investor limited partner of an Applicant limited partnership or the investor member of an Applicant limited liability company (or a placeholder for the investor) must be identified on the Principals Disclosure Form.

RFA at 16; *see also*, Rules 67-48.0075(8) and (9) F.A.C. Additionally, an applicant will receive five points if the uploaded Principal Disclosure Form (Form Rev. 05-2019) is submitted to Florida Housing, stamped “Received” by Florida Housing at least 14 Calendar Days prior to the Application Deadline, and stamped “Approved” prior to the Application Deadline. RFA at 16.

12. Rule 67-48.002(94), F.A.C., further identifies what Principals (other than a natural person) must be identified in an applicant’s Principal Disclosure Form as of the Application Deadline. It states:

- (a) For a corporation, each officer, director, executive director, and shareholder of the corporation;
- (b) For a limited partnership, each general partner and each limited partner of the limited partnership;
- (c) For a limited liability company, each manager and each member of the limited liability company;
- (d) For a trust, each trustee of the trust and all beneficiaries of majority ages (ie.; 18 years of age) as of the Application deadline;
- (e) For a Public Housing Authority, each officer, director, commissioner, and executive director of the Authority.

13. Section Five of the RFA also sets forth the Selection Process which includes the Funding, County Award Tally, Goals, and Application Sorting Order, as well as the Funding Section Process. RFA at 79-82.

14. This RFA has the following Goals: (1) to fund one Publicly Owned Lands Development; (2) to fund one Family Development that qualifies for the Youth Aging out of Foster Care Goal; (3) to fund one Application that qualifies for Urban Infill Development; (4) to fund at

least one Application that qualifies for the Florida Keys Area Goal; (5) to fund one Elderly, Mixed-Use Development; and (6) to fund at least one Mixed-Use Development. RFA at 80.

15. In accordance with the Application Sorting Order, eligible applications are sorted and ranked in order from highest to lowest score, with any tie scores separated as follows:

First, by the Application's Tier status, with Applications that are deemed a Tier 1 receiving preference over Tier 2 Applications;

By the Application's Leveraging Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Levering Level of A receiving the highest preference);

By the Application's eligibility for Proximity Funding Preference, (which is outlined in Section Four, A.5.e of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;

By the Applications eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

By lottery number, resulting in the lowest lottery number receiving preference.

This will then be repeated for all eligible Priority 2 Applications.

RFA at 80.

16. Section Five of the RFA also outlines the Funding Selection Process for eligible applications:

a. Family, Publicly Owned Lands Development Goal

The first Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Family, Publicly Owned Lands Development Goal. If there is not an eligible Application that qualifies, the highest-ranking eligible Priority 2 Application that qualifies for the Family, Publicly Owned Lands Development Goal will be selected for funding.

b. Family, Youth Aging Out of Foster Care Goal

If not already met above, the next Application selected for funding will be the highest-ranking Priority 1 Application that qualifies for the Family, Youth Aging Out of Foster Care Goal, subject to County Award Tally and Funding Test.

If there is not an eligible Priority 1 Application that qualifies, the highest-ranking eligible Priority 2 Application that qualifies for the Family, Youth Aging Out of Foster Care Goal selected for funding, subject to County Award Tally and Funding Test.

c. Family, Urban Infill Development

If the goal to fund at least one Family, Urban Infill Development has not been met with the selection of the above Applications, the next Application selected for funding will be the highest-ranking Priority 1 Application that qualifies for the Family, Urban Infill Development Goal, subject to County Award Tally and Funding Test.

If there is not an eligible Priority 1 Application that qualifies, the highest-ranking eligible Priority 2 Application that qualifies for the Family, Urban Infill Development Goal, subject to County Award Tally and Funding Test.

d. Priority 1 Family Applications that qualify for the Florida Keys Area Goal

The next Applications selected for funding will be the highest-ranking eligible Priority 1 Family Application that qualifies for the Florida Keys Area Goal, subject to Funding Test.

e. Elderly, Mixed-Use Development Goal

The next Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Elderly, Mixed-Use Development Goal, subject to County Award Tally and Funding Test.

If there is not an eligible Application that qualifies, then the highest-ranking eligible Priority 2 Application that qualifies for the Elderly, Mixed-Use Development Goal will be selected for funding, subject to County Award Tally and Funding Test.

f. Family, Mixed-Use Development Goal

If the goal to fund at least one Mixed-Use Development has not been met with the selection of the above Applications, the next Application selected for funding will be the highest-ranking Priority 1 Family Application that qualifies for the Mixed-Use Development Goal, subject to County Award Tally and Funding Test.

If there is not an eligible Priority 1 Application that qualifies, the next Application selected for funding will be the highest-ranking eligible Priority 2 Application that qualifies for the Family, Mixed-Use Development Goal, subject to County Award Tally and Funding Test.

g. Allocation of Remaining Funding

If funding remains, the remaining eligible unfunded Priority 1 Applications that did not qualify for the Elderly Development, Mixed-Use Development Goal will be selected for funding, subject to the County Award Tally and Funding Tests².

If funding remains and there are no Applications that can be funded as described in (1) above, the remaining eligible unfunded Priority 2 Applications that did not qualify for the Elderly Development, Mixed-Use Development Goal will be selected for funding, subject to the County Award Tally and Funding Tests.

If funding remains, the remaining eligible unfunded Priority 1 Applications that qualify for the Elderly Development, Mixed-Use Development Goal will be selected for funding, subject to the County Award Tally and Funding Tests.

If funding remains and there are no Applications that can be funded as described in (3) above, the remaining eligible unfunded Priority 2 Applications that qualify for the Elderly Development, Mixed-Use Development Goal will be selected for funding, subject to the County Award Tally and Funding Tests.

h. Remaining Funding

If none of the eligible unfunded Applications can meet the Funding Test, or if there are no eligible unfunded Applications, then no further Applications will be selected for funding and the remaining

² Noted above, the Funding Test recognizes that Florida Housing will award a maximum of \$62,000,000.00 to Applications that do not qualify for the RFA's Goals. However, Applications will be selected for funding only if there is enough funding available to fully fund the Eligible total SAIL Request Amount (SAIL Based Loan plus ELI Amount) and if applicable, the Eligible 9% Housing Credit Request. RFA at 79.

funding will be distributed as approved by the Board. Any remaining funding will be used in a subsequent RFA pursuant to s. 420.50871.

Florida Housing anticipates reviewing the Applications that were selected for funding and determining how that aligns with s. 420.50871 (1) and (2). Additional RFAs are anticipated to use remaining funding and address outstanding aspects of the statutory language.

RFA at 80-82.

17. The RFA's Application Deadline was 3:00 PM on December 20, 2024. RFA at 4.

18. Florida Housing received 65 applications in response to the RFA, including Petitioners' Application for Helm's Bay Landing, a proposed new construction development of 98 Mid-Rise (5 to 6 story) apartments located in the City of Fort Myers, Lee County.

19. Florida Housing's designated Review Committee met on January 16, 2025, to assess the submitted applications. At the meeting the Review Committee members read into the record the individual scores for each application and determined if each satisfied the RFA's eligibility requirements. Fifty-seven applications were deemed eligible for funding, including the Petitioners' Application. Eight applications were deemed ineligible for funding.

20. Overall, the Review Committee recommended that the Petitioners' Application was eligible for funding, but it did not receive a preliminary award for funding due to the determination that there was not enough funding to fully fund the project in accordance with the Funding Test. A copy of the Review Committee's Application Scores is attached and incorporated as Exhibit 1; *see also*, RFA at 79.

21. Among those applications selected by the Review Committee was a proposed Family development named The Tomlinson at Mirror Lake, located in the City of St. Petersburg, Pinellas County (the Project). Applicant, Tomlinson Community Partners, LLC, and Developers, Dantes Partners South, LLC, Cornerstone Strategic Partners, LLC, and ALGO FL, LLC, proposed

the Project. The Review Committee determined The Tomlinson at Mirror Lake was eligible and there was enough Remaining Funding to issue a preliminary award for funding. A copy of the Review Committee's preliminary award recommendation is attached and incorporated as Exhibit 2.

Notice

22. Helm's Bay received notice of Florida Housing's intended decision and preliminary funding award pursuant to the RFA on January 24, 2024, when Florida Housing's Board of Directors approved the preliminary recommendations and posted the Preliminary Awards/Notice of Intended Decision on the RFA website. A copy of the notices posted on the RFA website are attached and incorporated as Exhibit 3. Following that approval, Petitioners' Application was deemed eligible for funding but was not selected for a preliminary award. Helm's Bay contends that its Application should have been selected for funding based on the RFA's sorting and selection criteria.

23. Helm's Bay timely filed a Notice of Intent to Protest. A copy of the notice is attached and incorporated as Exhibit 4. No bond is required for this protest. Rule 67-60.009(5), F.A.C.

24. This Petition is also timely filed in accordance with Section 120.57(3)(b), Fla. Stat., Rules 28-110.004 and 67-60.009, F.A.C, and the RFA.

Substantial Interests

25. As an applicant seeking funding through the RFA, Helm's Bay is substantially affected by Florida Housing's review, scoring, ranking, eligibility, and preliminary funding determinations. Helm's Bay contends that The Tomlinson and Mirror Lake is ineligible for funding and should not receive five points in connection with its inaccurate Principal Disclosure Form.

Florida Housing's preliminary funding determinations affected Petitioners' ability to obtain funding. Once the improperly scored, ranked, and ineligible applications are removed and the RFA's Selection Process is recalibrated, Helm's Bay should be awarded funding.

26. Therefore, the result of this proceeding affects Helm's Bay, its substantial interests are affected, and it has standing to participate.

THE TOMLINSON AT MIRROR LAKE
Errors in the Preliminary Awards, Determinations of Eligibility, and Points

27. With this Petition, Helm's Bay challenges the eligibility and points of The Tomlinson at Mirror Lake (Tomlinson), Application No. 2025-334BS, for failing to meet RFA requirements. Tomlinson failed to accurately identify all of its Principals and submitted an inaccurate Principal Disclosure Form. Due to these failures, Helm's Bay contends that Tomlinson inappropriately received five points for an "Approved" Principal Disclosure Form and is ineligible for funding.

28. Tomlinson's Application No. 2025-334BS proposes a new construction, High-Rise Urban Infill development of 195 Family units located in the City of St. Petersburg, Pinellas County. But Application No. 2025-334BS failed to disclose all the Principals of Tomlinson's Applicant and Developer entities and included an inaccurate Principal Disclosure Form. Relevant pages from Application No. 2025-334BS are attached and incorporated as Exhibit 5.

29. Tomlinson's initial failure can be found within the second level of disclosure for the Applicant, Tomlinson Community Partners, LLC. On page 38, Tomlinson identified the Omabuwa Binitie Living Trust, LLC, and Omabuwa Binitie, a natural person, as the Principals of Dumas Collective, LLC, the Applicant's Investor and Non-Investor Member.³ Exhibit 5 at 5.

³ Upon information and belief, Dumas Collective, LLC, is a foreign limited liability company, that is not registered to do business with the state of Florida. As of the date of the filing of this Petition there is no record of Dumas Collective, LLC, ever filing documents with the Florida Department of State, Division of

However, the third level of the disclosure, identifies Omabuwa Binitie as the trustee and beneficiary of a completely different entity – Binitie Family Living Trust, LLC. *Id.* Based on the names alone, the Binitie Family Living Trust, LLC, is a completely separate entity from the Omabuwa Binitie Living Trust, LLC. Further, the Binitie Family Living Trust, LLC is not disclosed or discussed anywhere else in the Principal Disclosure Form or Application No. 2025-334BS.

30. There is further confusion regarding whether the Binitie Family Living Trust, LLC, or Omabuwa Binitie Living Trust, LLC, are actually trusts or limited liability companies. While “LLC” is reflected in both names, the selected organizational structure for the Omabuwa Binitie Living Trust, LLC at the second disclosure level is a trust.⁴ Exhibit 5 at 5. Additionally, publicly available documents from the Department of Licensing and Consumer Protection in Washington D.C. reveal The Omabuwa Binitie Living Trust, not the Omabuwa Binitie Living Trust, LLC, is a Governor of Dumas Collective, LLC. A copy of materials obtained from the Department of Licensing and Consumer Protection are attached as Exhibit 6.

31. Tomlinson’s disclosure of its Developer Principals is unresponsive and contains material inaccuracies. RFA at 9, 16. As reflected on page 41, Tomlinson’s third Developer Entity is a limited liability company named ALGO FL, LLC.⁵ No hyphen is included for the Developer

Corporations (Department of State). It appears that Dumas Collective, LLC, is a limited liability company that is registered in Washington D.C.

⁴ If Binitie Family Living Trust, LLC, or Omabuwa Binitie Family Trust, LLC, are limited liability companies, Tomlinson was required to identify each manager and member in its third disclosure level. *See* Rule 67-48.002(94)(c), F.A.C. (“For a limited liability company, each manager and each member of the limited liability company.”) Instead, Tomlinson identified a natural person, Omabuwa Binitie, as the Binitie Family Living Trust, LLC’s, trustee and beneficiary. Rule 67-48.002(94)(d), F.A.C.

⁵ Helm’s Bay further questions the overall accuracy and responsiveness of Tomlinson’s disclosure of its third Developer entity in Application No. 2025-335BS – is the entity hyphenated, hyphenated with spaces, or has no hyphenation? *Compare*, Exhibit 5 at 1 *with* 8 and 9. *See also*, Rule 67-60.006, F.A.C. (“The failure of an Applicant to supply required information in connection with any competitive solicitation pursuant to

Entity within the Principal Disclosure Form.⁶ In the first disclosure level, Tomlinson identifies Black Orchid Management Trust, a trust, as the sole member of the limited liability company. Exhibit 5 at 8.

32. But ALGO FL, LLC's⁷ most recent annual report filed on February 20, 2024, with the Department of State is signed by a natural person, James Hargrove. In that filing, Mr. Hargrove represents to be a manager of the limited liability company, however, Mr. Hargrove is not identified in Tomlinson's Principal Disclosure Form. Exhibit 5 at 8. A copy of the February 20, 2024, Annual Report is attached and incorporated as Exhibit 8.⁸ Failing to disclose the identity of a Principal is a material error and clear violation of both the RFA and Rule 67-48.0075(8), F.A.C.

this rule chapter shall be grounds for a determination of unresponsiveness.”); RFA at 9 (“If it is determined that ... the Applicant submitted materially incorrect information in the Application, the Corporation may take any or all of the following actions ... deem the Application ineligible, rescind the award, and consider all Principals of the Applicant to have made a materials misrepresentation subject to Section 420.518, F.S.”). For consistency with Tomlinson's Principal Disclosure Form, Helm's Bay will continue to refer to the entity as ALGO FL, LLC.

⁶ If Tomlinson's third Developer entity is truly not hyphenated, as represented within the Principal Disclosure Form, Helm's Bay contends that such an entity – ALGO FL, LLC – was not a legally formed entity as of the Application Deadline. RFA at 16. Stated differently, this identified version of the Principal does not appear to have been in lawful existence as of December 20, 2024. A review of the available public records reveal that ALGO FL, LLC, has not filed incorporation documents with the Department of State nor the Department of Licensing and Consumer Protection in Washington D.C. (where other Tomlinson Principals have connections or domiciles), Georgia (where a hyphenated version of the purported entity had connections or domiciles) or Delaware, where entities are frequently formed.

Additionally, if Tomlinson's third Developer entity is hyphenated without spaces, Helm's Bay contends that such an entity – ALGO-FL, LLC – was also not a legally formed entity as of the Application Deadline, December 20, 2024. Records filed with the Department of State reflect that ALGO-FL, LLC, filed paperwork as foreign limited liability company on September 7, 2021. However, on September 23, 2022, a Notice of Withdrawal was filed, and the Department of State's website currently reflects that the entity is “Inactive”. Copies of these filings are attached and incorporated as Exhibit 7.

⁷ The hyphenated with spaces version of the entity, ALGO – FL, LLC, seems to be an active entity in the state of Florida and can be found on the Department of State's website.

⁸ At the time of filing this Petition, the Department of State's website does not reflect a recent submittal or additional filings for ALGO – FL, LLC.

33. Tomlinson’s second and first Developer Entity disclosure forms also contain inaccuracies. As reflected on page 40, Tomlinson’s second Developer, Cornerstone Strategic Partners, LLC, claims to have four Principals, specifically, two managers – The Leonard R. Burke Family Trust and Lenoard Burke, and two members – the Dericka Y. Burke Family Trust and Dericka Burke. Exhibit 5 at 7. However, Cornerstone Strategic Partners, LLC’s Articles of Incorporation, on file with the Department of State, confirms that only Leonard R. Buke is a manager of the limited liability company. Additional annual filings show Dericka Y. Burke as a member. Neither of the named trusts are acknowledged or identified in Department of State filings. A copy of Cornerstone Strategic Partners, LLC’s listed filings with the Department of State is attached and incorporated as Exhibit 9.⁹ This inaccuracy causes confusion for Florida Housing and disregards the RFA’s clear direction that applicants “should not include ... any type of entity that is not specifically included in the Rule definition of Principals.” RFA at 16.

34. A similar inaccuracy exists for Tomlinson’s third Developer Entity, Dantes Partners South, LLC. On page 39, Tomlinson claims Dantes Partners South, LLC, has five Principals, three members – Dumas Collective, LLC, CMCA Group, LLC, and Brandon Cole, and two managers – Buwa Binitie and Corey Powell. Exhibit 5 at 6. Yet, Dantes Partners South, LLC’s Articles of Incorporation, filed with the Department of State on May 21, 2024, includes only three entities – Dumas Collective, LLC, CMCA Group, LLC, and Brandon Rex Cole c/o Dantes Partners South, LLC. Specifically, Dumas Collective, LLC, is the only manager of the limited liability company while CMCA Group, LLC, and Brandon Rex Cole are members. A copy of Dantes Partners South, LLC’s, Articles of Incorporation is attached and incorporated as Exhibit 10.¹⁰

⁹ At the time of filing this Petition, the Department of State’s website does not reflect a recent submittal or additional filings for Cornerstone Strategic Partners, LLC.

35. Overall, Tomlinson’s failure to properly disclose all Principals on the required Principal Disclosure Form is a material deviation from the requirements of the RFA. Because Tomlinson failed to accurately name all the Principals for its Applicant and Developer, ALGO FL, LLC, it disregarded a mandatory eligibility requirement of the RFA and should be found to be ineligible for funding. *HTG Village View, LLC, v. Fla. Housing Fin. Corp.*, No. 18-2156BID, ¶¶ 50, 53 (Fla. DOAH June 27, 2018) (Recommended Order) (Applicant was ineligible when the Principal “was not properly disclosed at the second level of disclosure”), No. 2018-017BP (FHFC Sept. 17, 2018); *MJHS FL South Parcel, Ltd. v. Fla. Housing Fin. Corp.*, No. 23-0903BID, ¶¶ 72-77, 82-83, 149 (Fla. DOAH May 31, 2023) (Recommended Order), No. 23-007BP (FHFC July 21, 2023).

36. Additionally, Tomlinson’s inaccurate identification of its Principals for its first and second Developer entities causes confusion, is unresponsive, and makes it more difficult for Florida Housing to properly assess an application. RFA at 9, 16; *see also*, Rule 67-60.006, F.A.C. Accurate identification of an applicant’s Applicant and Developer Principals allows Florida Housing to know who its doing business with, perform due diligence checks on each named Principal, and determine whether the natural person or entity is in financial arrears or potentially barred from participation in Florida Housing programs. *See generally, Quail Roost Transit Village I, Ltd. v. Fla. Housing Fin. Corp.*, No. 20-3094BID ¶¶ 32-33 (Fla. DOAH Sept. 23, 2020) (Recommended Order); No. 2020-040BP (FHFC Oct. 16, 2020) (Final Order). To ensure that Florida Housing’s assessment process remains effective, the requirements to not submit materially incorrect information and to correctly disclose all Principals should continue to be enforced. RFA at 9, 16.

¹⁰ At the time of filing this Petition, the Department of State’s website does not reflect a recent submittal or additional filings for Dantes Partners South Partners, LLC.

37. Overall, Tomlinson’s multiple failures and inaccuracies within its Principal Disclosure Form render it ineligible for funding for failing to comply with the RFA requirements. At a minimum, these failures and inaccuracies confirm that Tomlinson should not have received five points for submission of an “Approved” Principal Disclosure Form.

Disputed Issues of Material Fact and Law

38. Disputed issues of material fact and law include but are not limited to the following:
- a. Whether Florida Housing’s approved scoring results are contrary to the agency’s governing statutes, rules or policies, or the RFA specifications;
 - b. Whether Florida Housing’s approved scoring results are clearly erroneous, contrary to competition, arbitrary, or capricious;
 - c. Whether Florida Housing’s approved scoring results are consistent with fair and open competition for the allocation of funding;
 - d. Whether Tomlinson is ineligible for funding under the RFA for failing to accurately identify the Principals of its Applicant;
 - e. Whether Tomlinson is ineligible for funding under the RFA for failing to accurately identify the Principals of its Developers;
 - f. Whether Tomlinson was responsive and provided accurate information when identifying all Applicant and Developer entities in its Principal Disclosure Forms;
 - g. Whether Tomlinson’s Application No. 2025-334BS should lose five points for submitting an “Approved” Principal Disclosure Form;
 - h. Whether Florida Housing’s proposed award of funding to Tomlinson is clearly erroneous, arbitrary and capricious, or contrary to competition;

Statement of Ultimate Facts

39. As a matter of ultimate fact and law, Florida Housing failed to properly and/or consistently apply the RFA specifications, existing rules, or prior Florida Housing interpretation and precedents.

Right to Amend

40. Helm's Bay specifically reserves the right to amend this Petition as additional information is developed through discovery or review of the public records.¹¹

Applicable Statutes and Rules

41. The statutes and rules governing this proceeding and entitling Helm's Bay to relief are Chapter 420, F.S., Sections 120.569 and 120.57, Fla. Stat., as well as Chapters 67-48, 67-60, 67-53, 28-106, 28-110, F.A.C.

Relief Sought by Helm's Bay

Wherefore, Helm's Bay requests the following:

- a. Florida Housing schedule a meeting with Helm's Bay to discuss resolution of this protest within seven business days, as required by Section 120.57(3)(d)1, Fla. Stat.;
- b. If the matter cannot be resolved, that Florida Housing refers this petition to the Division of Administrative Hearings for assignment of an Administrative Law Judge (ALJ) and a formal administrative hearing;
- c. That the ALJ enter a Recommended Order and determine as a matter of fact and law that Tomlinson's application is ineligible for funding and revoke its funding award,

¹¹ Helm's Bay further reserves the right to add parties to this Petition, depending on the development of the protest that ultimately proceed. Noted above, Helm's Bay did not receive a preliminary funding award due to not enough funds being available in accordance with the RFA's Funding Test. In accordance with the RFA, other proposed projects were recommended for funding instead of Petitioners' Application. *See* Exhibit 3. In the event that Helm's Bay is successful or other projects who received preliminary funding awards are somehow determined to be ineligible, Helm's Bay, due to its Priority 1 Leverage A status, may be eligible for funding when those changes are accepted and recalibrated by Florida Housing. Accordingly, Helm's Bay reserves the right to add parties to this protest as the proceedings move forward.

and, recalibrate the proposed funding awards pursuant to the RFA, award funding to Helm's Bay, and invite it to participate in the credit underwriting process;

d. That Florida Housing adopt the ALJ's Recommended Order as a Final Order.

Respectfully submitted this 7th day of February 2025.

MANSON BOLVES DONALDSON TANNER, P.A.

/s/ Laura S. Olympio
Laura S. Olympio, FBN 117942
Douglas P. Manson, FBN 542687
109 N. Brush Street, Suite 300
Tampa, Florida 33602
(813) 514-4700 Telephone
(813) 514-4701 Facsimile
lolympio@mansonbolves.com
dmanson@mansonbolves.com
cdonaldson@mansonbolves.com
vdavis@mansonbolves.com
*Counsel for Helm's Bay Landing Workforce,
Ltd., and Helm's Bay Landing Workforce
Developer, LLC*

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail with Florida Housing Finance Corporation's Corporation Clerk (CorporationClerk@floridahousing.org) on this 7th day of February 2025.

/s/ Laura S. Olympio
Laura S. Olympio, FBN 117942
*Counsel for Helm's Bay Landing Workforce,
Ltd., and Helm's Bay Landing Workforce
Developer, LLC*

RFA 2024-213 – Review Committee Recommendations

Total Live Local SAIL Funding	100,389,979
Total Live Local SAIL Allocated	100,211,100
Total Live Local SAIL Remaining	178,879

Total 9% HC Available	1,629,260
Total 9% HC Allocated	1,629,260
Total 9% HC Remaining	-

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 in Live Local SAIL to Applications that do not qualify for any of the following: the Public Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly Mixed-Use Development Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 25,849,100.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (\$SAIL plus EI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund one Family Development that qualifies for the Public Lands Development Goal

2025-300BS	Gallery at Lummus Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Lummus Parc Developer, LLC	F	256	12,750,000	\$0	Y	1	10	Y	N	N	N	N	Y	1	A	Y	Y	14
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Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal

2025-319BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	96	5,952,000	\$0	Y	1	10	N	Y	N	N	N	Y	1	A	Y	Y	4
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Goal to fund at least one Family Development that qualifies for the Urban Infill Development Goal, if not met above
MET ABOVE

Goal to fund one Priority 1 Family Development that qualifies for the Florida Keys Area Goal

2025-304CS	Lofts at Tavernier	Monroe	S	James R. Hoover	TVC Development, Inc.	F	86	13,084,700	\$1,629,260	Y	1	10	N	N	Y	Y	N	N	2	C	Y	Y	56
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Goal to fund one Application that qualifies for the Elderly, Mixed-Use Development Goal

2025-317BS	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	E, Non-ALF	129	11,496,200	\$0	Y	1	10	N	N	N	Y	Y	N	2	B	Y	Y	15
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Goal to fund at least one Family Application that qualifies for the Mixed-Use Development Goal, if not met above
MET ABOVE

Remaining Funding

2025-355BS	Saratoga at College Road Apartment Homes	Marion	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	150	12,414,400	\$0	Y	1	10	N	N	N	Y	N	N	1	A	Y	Y	23
2025-299S	Drexel Senior Apartments	Palm Beach	L	Matthew A. Rieger	HTG Spectra Developer, LLC	F	188	11,656,000	\$0	Y	1	10	Y	Y	N	Y	N	N	1	A	Y	Y	36
2025-334BS	The Tomlinson at Mirror Lake	Pinellas	L	Omabuwa Binitie	Dantes Partners South LLC; Cornerstone Strategic Partners, LLC; ALGO - FL LLC	F	195	17,707,800	\$0	Y	1	10	Y	N	N	N	N	Y	1	C	Y	Y	47

RFA 2024-213 – Review Committee Recommendations

Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-313S	RPV Parcel D	Hillsborough	L	Daniel Coakley	RPV Parcel D Developer, LLC; Banc of America Community Development Company, LLC	F	220	13,300,000	\$0	Y	1	10	Y	Y	N	Y	N	Y	2	A	Y	Y	27
2025-353BS	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Lighthouse Development partners, LLC	F	168	350,000	\$0	Y	1	10	N	N	N	N	N	Y	2	A	Y	Y	60
2025-343S	Residences at Palm Court	Miami-Dade	L	Alberto Milo, Jr.	Residences at Palm Court Developer, LLC	F	316	1,500,000	\$0	Y	2	10	Y	N	N	Y	N	Y	2	A	Y	Y	34

RFA 2024-213 – Board Approved Preliminary Awards

Total Live Local SAIL Funding	100,389,979
Total Live Local SAIL Allocated	100,211,100
Total Live Local SAIL Remaining	178,879

Total 9% HC Available	1,629,260
Total 9% HC Allocated	1,629,260
Total 9% HC Remaining	-

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 in Live Local SAIL to Applications that do not qualify for any of the following: the Public Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly Mixed-Use Development Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 25,849,100.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund one Family Development that qualifies for the Public Lands Development Goal

2025-300BS	Gallery at Lummus Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Lummus Parc Developer, LLC	F	256	12,750,000	\$0	1	10	Y	N	N	N	N	Y	1	A	Y	Y	14
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Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal

2025-319BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	96	5,952,000	\$0	1	10	N	Y	N	N	N	Y	1	A	Y	Y	4
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Goal to fund at least one Family Development that qualifies for the Urban Infill Development Goal, if not met above

MET ABOVE

Goal to fund one Priority 1 Family Development that qualifies for the Florida Keys Area Goal

2025-304CS	Lofts at Tavernier	Monroe	S	James R. Hoover	TVC Development, Inc.	F	86	13,084,700	#####	1	10	N	N	Y	Y	N	N	2	C	Y	Y	56
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Goal to fund one Application that qualifies for the Elderly, Mixed-Use Development Goal

2025-317BS	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	E, Non-ALF	129	11,496,200	\$0	1	10	N	N	N	Y	Y	N	2	B	Y	Y	15
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Goal to fund at least one Family Application that qualifies for the Mixed-Use Development Goal, if not met above

MET ABOVE

Remaining Funding

2025-355BS	Saratoga at College Road Apartment Homes	Marion	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	150	12,414,400	\$0	1	10	N	N	N	Y	N	N	1	A	Y	Y	23
2025-299S	Drexel Senior Apartments	Palm Beach	L	Matthew A. Rieger	HTG Spectra Developer, LLC	F	188	11,656,000	\$0	1	10	Y	Y	N	Y	N	N	1	A	Y	Y	36

Exhibit 3

RFA 2024-213 – Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-334BS	The Tomlinson at Mirror Lake	Pinellas	L	Omabuwa Binitie	Dantes Partners South LLC; Cornerstone Strategic Partners, LLC; ALGO - FL LLC	F	195	17,707,800	\$0	1	10	Y	N	N	N	N	Y	1	C	Y	Y	47
2025-313S	RPV Parcel D	Hillsborough	L	Daniel Coakley	RPV Parcel D Developer, LLC; Banc of America Community Development Company, LLC	F	220	13,300,000	\$0	1	10	Y	Y	N	Y	N	Y	2	A	Y	Y	27
2025-353BS	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Lighthouse Development partners, LLC	F	168	350,000	\$0	1	10	N	N	N	N	N	Y	2	A	Y	Y	60
2025-343S	Residences at Palm Court	Miami-Dade	L	Alberto Milo, Jr.	Residences at Palm Court Developer, LLC	F	316	1,500,000	\$0	2	10	Y	N	N	Y	N	Y	2	A	Y	Y	34

On January 24, 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.

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-292S	Pinellas Heights II	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	MR 5-6	E, Non-ALF	132	12,540,000	\$0	Y	1	10	N	N	N	Y	Y	N	2	B	Y	Y	39
2025-293BS	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	NC	MR 4	F	86	7,353,000	\$0	Y	1	10	Y	Y	N	N	N	Y	2	B	Y	Y	10
2025-294S	Grand Oaks	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	G	F	226	17,000,000	\$0	Y	1	10	Y	N	N	Y	N	N	2	A	Y	Y	26
2025-295BS	Grace Village	Miami-Dade	L	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	NC	HR	E, Non-ALF	120	10,000,000	\$0	Y	1	5	N	N	N	Y	Y	N	2	B	Y	Y	62
2025-297S	City View	Palm Beach	L	Linda Odum	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	MR 5-6	E, Non-ALF	90	8,744,600	\$0	Y	1	10	N	N	N	Y	Y	N	2	B	Y	Y	24
2025-298S	Metro Grande I	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	HR	F	108	7,452,000	\$0	Y	1	10	Y	Y	N	N	N	Y	2	A	Y	Y	31
2025-299S	Drexel Senior Apartments	Palm Beach	L	Matthew A. Rieger	HTG Spectra Developer, LLC	NC	MR 4	F	188	11,656,000	\$0	Y	1	10	Y	Y	N	Y	N	N	1	A	Y	Y	36
2025-300BS	Gallery at Lummus Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Lummus Parc Developer, LLC	NC	HR	F	256	12,750,000	\$0	Y	1	10	Y	N	N	N	N	Y	1	A	Y	Y	14
2025-301S	TML Homestead Residences	Miami-Dade	L	Mario Procida	DBC Procida TMWL Homestead LLC	NC	MR 5-6	F	100	3,545,000	\$0	Y	1	10	N	Y	N	N	N	Y	2	A	Y	Y	35
2025-302S	350 Overtown	Miami-Dade	L	Mario Procida	TBP 350 Overtown LLC; SFCLT 350 Dev MM LLC	NC	HR	F	173	7,919,000	\$0	Y	2	10	N	Y	N	N	N	Y	2	A	Y	Y	9

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-303BS	5300-5360 Summerlin	Lee	M	Mario Procida	TBP Summerlin LLC	NC	MR 4	F	230	6,676,000	\$0	Y	1	10	Y	N	N	N	N	Y	2	A	Y	Y	37
2025-304CS	Lofts at Tavernier	Monroe	S	James R. Hoover	TVC Development, Inc.	NC	G	F	86	13,084,700	\$1,629,260	Y	1	10	N	N	Y	Y	N	N	2	C	Y	Y	56
2025-305S	Gallery at Cross Creek	Broward	L	Alberto Milo, Jr.	Gallery at Cross Creek Developer, LLC	NC	HR	F	279	17,000,000	\$0	Y	1	10	Y	N	N	Y	N	Y	2	A	Y	Y	30
2025-306BS	Mission Flats	Orange	L	C. Hunter Nelson	ECG Florida 2023 IV Developer, LLC	NC	G	F	99	6,930,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	38
2025-307BS	WRDG T5	Hillsborough	L	Leroy Moore	WRDG T5 Developer, LLC	NC	HR	F	148	12,750,000	\$0	Y	1	10	Y	Y	N	N	N	Y	2	A	Y	Y	43
2025-308BS	Hollywood Vista	Broward	L	Matthew A. Rieger	HTG Vista Developer, LLC	NC	HR	F	118	9,000,000	\$0	Y	1	10	Y	Y	N	Y	N	Y	2	A	Y	Y	1
2025-309S	Isaiah Clark Apartments	Palm Beach	L	Matthew A. Rieger	HTG Union Baptist Developer, LLC; The Spectra Organization, Inc.; The Union Missionary Baptist Church, Inc.	NC	MR 5-6	E, Non-ALF	125	1,000,000	\$0	Y	2	10	N	N	N	Y	Y	N	2	A	Y	Y	51
2025-310BS	Arise Oneco	Manatee	M	Mario A. Sariol	Legacy Landing Developer, LLC	NC	HR	F	125	10,669,250	\$0	Y	1	10	N	Y	N	N	N	Y	2	B	Y	Y	65
2025-311BS	RPV Parcel E	Hillsborough	L	Daniel Coakley	RPV Parcel E Developer, LLC; Banc of America Community Development Company, LLC	NC	MR 5-6	E, Non-ALF	160	15,200,000	\$0	Y	1	10	N	N	N	Y	Y	N	2	C	Y	Y	2
2025-312BS	FBC Affordable P1B	Brevard	M	Daniel Coakley	FBC Affordable P1B Developer, LLC; Banc of America Community Development Company, LLC	NC	MR 5-6	F	171	16,245,000	\$0	Y	1	10	N	Y	N	Y	N	Y	2	C	Y	Y	11

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus EI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-313S	RPV Parcel D	Hillsborough	L	Daniel Coakley	RPV Parcel D Developer, LLC; Banc of America Community Development Company, LLC	NC	HR	F	220	13,300,000	\$0	Y	1	10	Y	Y	N	Y	N	Y	2	A	Y	Y	27
2025-316BS	Arbors at Manatee Cove	Manatee	M	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	MR 4	F	102	11,915,000	\$0	Y	1	10	N	Y	N	Y	N	N	2	C	Y	Y	57
2025-317BS	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	NC	MR 5-6	E, Non-ALF	129	11,496,200	\$0	Y	1	10	N	N	N	Y	Y	N	2	B	Y	Y	15
2025-319BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	NC	MR 5-6	F	96	5,952,000	\$0	Y	1	10	N	Y	N	N	N	Y	1	A	Y	Y	4
2025-320BS	Arbors at The Ridge	Lee	M	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	MR 4	E, Non-ALF	124	11,430,000	\$0	Y	1	10	N	N	N	Y	Y	N	2	C	Y	Y	28
2025-321BS	Wynwood West Apartments	Miami-Dade	L	Lewis V Swezy	RS Development Corp	NC	HR	F	184	18,000,000	\$0	Y	1	10	N	N	N	N	N	Y	1	B	Y	Y	63
2025-322BS	Claude Pepper I	Miami-Dade	L	David Burstyn	Redwood CP Developer I, LLC	NC	HR	E, Non-ALF	200	17,000,000	\$0	Y	2	10	Y	N	N	Y	Y	N	2	C	Y	Y	44
2025-323BS	Village Oaks Apartments	Escambia	M	C. Hunter Nelson	ECG Florida 2023 II Developer, LLC	NC	G	F	185	14,430,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	42
2025-324BS	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Developer III, LLC	NC	HR	F	300	17,000,000	\$0	Y	2	10	Y	Y	N	N	N	Y	2	B	Y	Y	6
2025-325BS	De Hostos True Norte	Miami-Dade	L	Kristin M. Miller	TRG Community Development, LLC; De Hostos Neighborhood Trust Developer, LLC	NC	HR	F	148	17,520,000	\$0	Y	2	10	Y	N	N	N	N	Y	2	B	Y	Y	32
2025-326BS	Aveline Apartments	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	HR	F	120	8,800,000	\$0	Y	1	10	N	Y	N	N	N	Y	2	A	Y	Y	29

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus EI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-327BS	Ekos at Bayonet Point III	Pasco	M	Christopher L. Shear	MHP Pasco III Developer, LLC	NC	MR 5-6	F	126	8,820,000	\$0	Y	1	10	N	N	N	N	N	Y	2	A	Y	Y	54
2025-328BS	Pinnacle at Cypress, Phase 2	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	HR	F	120	11,400,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	7
2025-329BS	Pinnacle on Sixth	Palm Beach	L	David O. Deutch	Pinnacle Communities II, LLC	NC	MR 4	F	90	8,550,000	\$0	Y	1	10	N	Y	N	N	N	Y	2	C	Y	Y	33
2025-330S	Pinnacle at Southland	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	HR	F	178	11,036,000	\$0	Y	1	10	N	N	N	Y	N	Y	1	B	Y	Y	61
2025-333S*	Helm's Bay Landing	Lee	M	Jonathan L. Wolf	Helm's Bay Landing Workforce Developer, LLC	NC	MR 5-6	F	98	15,938,984	\$0	Y	1	10	N	N	N	N	N	Y	2	A	Y	Y	22
2025-334BS	The Tomlinson at Mirror Lake	Pinellas	L	Omabuwa Binitie	Dantes Partners South LLC; Cornerstone Strategic Partners, LLC; ALGO - FL LLC	NC	HR	F	195	17,707,800	\$0	Y	1	10	Y	N	N	N	N	Y	1	C	Y	Y	47
2025-335BS	Ekos Coconut	Sarasota	M	Christopher L. Shear	MHP Coconut Developer, LLC; Sara De Soto, LLC	NC	HR	F	158	14,220,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	40
2025-337BS	Arbors at Naranja	Miami-Dade	L	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	HR	F	120	15,700,000	\$0	Y	1	10	N	Y	N	Y	N	N	2	C	Y	Y	13
2025-338BS	Ekos at the Springs	Seminole	M	Christopher L. Shear	MHP Seminole I Developer, LLC	NC	MR 5-6	F	100	8,500,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	21
2025-339BS	Foxwood Preserve Apartment Homes	Marion	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	G	F	186	15,936,108	\$0	Y	1	10	N	N	N	Y	N	N	2	A	Y	Y	53
2025-340S	Dulce Vida Apartments	Miami-Dade	L	Michael D Wohl	Dulce Vida Development, LLC	NC	HR	F	227	8,000,000	\$0	Y	1	10	Y	N	N	Y	N	Y	1	A	Y	Y	19
2025-341BS	Harmony Creek Residences	Orange	L	Kenneth Naylor	Harmony Creek Residences Development, LLC	NC	G	F	114	7,970,000	\$0	Y	1	10	N	Y	N	N	N	Y	2	B	Y	Y	17
2025-342BS	Lofts at Carver Theater	Miami-Dade	L	Kenneth Naylor	Carver Theater Development, LLC	NC	HR	F	71	5,000,000	\$0	Y	1	10	Y	Y	N	N	N	Y	2	A	Y	Y	25
2025-343S	Residences at Palm Court	Miami-Dade	L	Alberto Milo, Jr.	Residences at Palm Court Developer, LLC	NC	HR	F	316	1,500,000	\$0	Y	2	10	Y	N	N	Y	N	Y	2	A	Y	Y	34

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus EI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Preference	Florida Job Creation Preference	Lottery Number
2025-344S	Desoto Apartments II	Manatee	M	J. David Heller	Desoto Apartments II Developer LLC; WCZ Development LLC	NC	MR 4	F	200	15,500,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	8
2025-345S*	Catchlight Crossings Live Local Workforce	Orange	L	Jonathan L. Wolf	WHFT LL Workforce Developer, LLC	NC	MR 5-6	F	84	12,185,521	\$0	Y	1	10	N	N	N	N	N	Y	1	B	Y	Y	58
2025-346S	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	NC	HR	E, Non-ALF	96	9,120,000	\$0	Y	1	10	N	N	N	Y	Y	N	2	C	Y	Y	55
2025-347BS	Cedars Edge Apartment Homes	Duval	L	Jared M Houser	Pedcor Development Associates, LLC	NC	G	F	144	13,680,000	\$0	Y	1	10	N	N	N	N	N	Y	2	C	Y	Y	3
2025-348BS	Hoagland Flats	Osceola	M	C. Hunter Nelson	ECG Florida 2023 VII Developer, LLC	NC	MR 4	F	181	12,670,000	\$0	Y	1	10	N	N	N	N	N	Y	2	A	Y	Y	64
2025-349S	Valor Village	Escambia	M	Darren Smith	SHAG Valor Village Developer, LLC	NC	MR 4	F	90	8,550,000	\$0	Y	1	10	Y	Y	N	N	N	Y	2	C	Y	Y	52
2025-350BS	3 McCown Tower	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; McCown Redevelopment II Fortis Developer, LLC	NC	HR	E, Non-ALF	96	9,120,000	\$0	Y	1	10	N	N	N	Y	Y	N	2	B	Y	Y	18
2025-352BS	Waldin Lakes	Miami-Dade	L	Michael N. Nguyen	AHFFL Waldin Lakes Developer, LLC	NC	HR	F	180	11,000,000	\$0	Y	1	10	N	Y	N	N	N	Y	1	B	Y	Y	50
2025-353BS	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Lighthouse Development partners, LLC	NC	MR 4	F	168	350,000	\$0	Y	1	10	N	N	N	N	N	Y	2	A	Y	Y	60
2025-354BS	Notre Communauté	Miami-Dade	L	Stephanie Berman	Carrfour Supportive Housing, Inc.	NC	HR	F	112	16,965,000	\$0	Y	1	10	N	Y	N	Y	N	Y	2	C	Y	Y	20
2025-355BS	Saratoga at College Road Apartment Homes	Marion	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	G	F	150	12,414,400	\$0	Y	1	10	N	N	N	Y	N	N	1	A	Y	Y	23

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-356BS	Arbours at Seven Hills	Leon	M	Sam Johnston	Arbour Valley Development, LLC	NC	G	F	168	12,700,000	\$0	Y	1	10	N	N	N	N	N	Y	2	B	Y	Y	59

Ineligible Applications

2025-296BS	Dr. Marvin Dunn Manor	Miami-Dade	L	Douglas R. Mayer	Stone Soup Development, Inc.; Sailed Homes LLC	NC	HR	F	200	17,000,000	\$0	N	1	5	N	Y	N	N	N	Y	2	A	Y	Y	41
2025-314BS	David M. Pemberton Senior Residences	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	NC	HR	E, Non-ALF	131	12,445,000	\$0	N	1	10	N	N	N	Y	Y	N	2	C	Y	Y	5
2025-315BS	Meadow Oaks	Orange	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	MR 4	F	240	17,000,000	\$0	N	1	10	N	Y	N	N	N	Y	2	B	Y	Y	45
2025-318BS	Magnolia Terrace	Marion	M	Timothy M. Morgan	JIC Florida Development, LLC; Orlando Neighborhood Development Corporation, Inc.	NC	G	E, Non-ALF	78	7,635,000	\$0	N	1	10	N	N	N	Y	Y	N	2	C	Y	Y	46
2025-331BS	BLVD 365	Lee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	120	11,200,000	\$0	N	1	10	N	Y	N	N	N	Y	2	C	Y	Y	16

Exhibit 3

RFA 2024-213 - 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	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Eligible For Funding?	Priority Level	Total Points	Publicly Owned Lands Development Goal	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-332BS	The Residenz	Osceola	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	G	F	144	12,880,000	\$0	N	1	10	N	Y	N	N	N	Y	2	C	Y	Y	48
2025-336BS	Uptown Center, LLC	Miami-Dade	L	Kareem T Brantley	Integral Florida LLC	NC	HR	F	214	14,698,000	\$0	N	1	10	N	Y	N	Y	N	Y	1	C	Y	Y	12
2025-351S	Orange on 14th	Manatee	M	Brian E Swanton	Gorman & Company, LLC	NC	MR 4	F	174	10,788,000	\$0	N	1	10	N	N	N	N	N	Y	1	C	Y	Y	49

*Corporation Funding Per Set-Aside was adjusted during scoring.

On January 24, 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.



**Manson
Bolves
Donaldson
Tanner**
Attorneys at Law

RECEIVED

JAN 28 2025 8:00 AM

FLORIDA HOUSING
FINANCE CORPORATION

January 27, 2025

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

VIA ELECTRONIC MAIL
corporation.clerk@floridahousing.org

Re: RFA 2024-213 Live Local SAIL Financing For Mixed Income, Mixed-Use, And Urban Infill Developments

Dear Madame Clerk:

On behalf of Applicant, Helm's Bay Landing Workforce, Ltd., Application No. 2025-333S ("Helm's Bay") and Developer, Helm's Bay Landing Workforce Developer, LLC ("Developer"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to Sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and Rule 67-60.009, Florida Administrative Code, and RFA 2024-213. Helm's Bay and the Developer protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking, and selection of all applications submitted in response to RFA 2024-213.

This Notice is being filed within 72 hours (not including weekends) of the posting of the Preliminary Awards/Notice of Intended Decision on Florida Housing's website on Friday, January 24, 2025, at 9:51 AM. A copy of Florida Housing's Preliminary Awards is enclosed as part of this Notice. Helm's Bay and the Developer reserve the right to file a formal written protest within ten (10) days of the filing of this Notice in accordance with Section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Helm's Bay's and the Developer's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2024-213.

Sincerely,

Attorney
Manson Bolves Donaldson Tanner, P.A.

Enclosure: Florida Housing's January 24, 2025, Preliminary Awards, RFA 2024-213

Tampa

Tallahassee

West Palm Beach

109 North Brush Street, Suite 300 • Tampa, FL 33602 • Tel: 813.514.4700 • Fax: 813.514.4701

www.MansonBolves.com

Integrity. Intelligence. Diligence

Exhibit 4

RFA 2024-213 – Board Approved Preliminary Awards

Total Live Local SAIL Funding	100,389,979
Total Live Local SAIL Allocated	100,211,100
Total Live Local SAIL Remaining	178,879

Total 9% HC Available	1,629,260
Total 9% HC Allocated	1,629,260
Total 9% HC Remaining	-

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 in Live Local SAIL to Applications that do not qualify for any of the following: the Public Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly Mixed-Use Development Goal.

Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:	\$ 25,849,100.00
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Goal to fund one Family Development that qualifies for the Public Lands Development Goal

2025-300BS	Gallery at Lummus Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Lummus Parc Developer, LLC	F	256	12,750,000	\$0	1	10	Y	N	N	N	N	Y	1	A	Y	Y	14
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Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal

2025-319BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	96	5,952,000	\$0	1	10	N	Y	N	N	N	Y	1	A	Y	Y	4
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Goal to fund at least one Family Development that qualifies for the Urban Infill Development Goal, if not met above

MET ABOVE

Goal to fund one Priority 1 Family Development that qualifies for the Florida Keys Area Goal

2025-304CS	Lofts at Tavernier	Monroe	S	James R. Hoover	TVC Development, Inc.	F	86	13,084,700	#####	1	10	N	N	Y	Y	N	N	2	C	Y	Y	56
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Goal to fund one Application that qualifies for the Elderly, Mixed-Use Development Goal

2025-317BS	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	E, Non-ALF	129	11,496,200	\$0	1	10	N	N	N	Y	Y	N	2	B	Y	Y	15
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Goal to fund at least one Family Application that qualifies for the Mixed-Use Development Goal, if not met above

MET ABOVE

Remaining Funding

2025-355BS	Saratoga at College Road Apartment Homes	Marion	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	150	12,414,400	\$0	1	10	N	N	N	Y	N	N	1	A	Y	Y	23
2025-299S	Drexel Senior Apartments	Palm Beach	L	Matthew A. Rieger	HTG Spectra Developer, LLC	F	188	11,656,000	\$0	1	10	Y	Y	N	Y	N	N	1	A	Y	Y	36

RFA 2024-213 – Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-334BS	The Tomlinson at Mirror Lake	Pinellas	L	Omabuwa Binitie	Dantes Partners South LLC; Cornerstone Strategic Partners, LLC; ALGO - FL LLC	F	195	17,707,800	\$0	1	10	Y	N	N	N	N	Y	1	C	Y	Y	47
2025-313S	RPV Parcel D	Hillsborough	L	Daniel Coakley	RPV Parcel D Developer, LLC; Banc of America Community Development Company, LLC	F	220	13,300,000	\$0	1	10	Y	Y	N	Y	N	Y	2	A	Y	Y	27
2025-353BS	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Lighthouse Development partners, LLC	F	168	350,000	\$0	1	10	N	N	N	N	N	Y	2	A	Y	Y	60
2025-343S	Residences at Palm Court	Miami-Dade	L	Alberto Milo, Jr.	Residences at Palm Court Developer, LLC	F	316	1,500,000	\$0	2	10	Y	N	N	Y	N	Y	2	A	Y	Y	34

On January 24, 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.

RFA 2024-213 SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments

Unless stated otherwise, all information requested pertains to the Development proposed in this Application upon completion. The effective date of this Exhibit A is 12/10/2024.

Section 4.A.1. Review of Attachments

Provide all attachments as required pursuant to the RFA. If it is determined that the Attachments do not meet the RFA requirements or the Applicant submitted materially incorrect information in the Application, the Corporation may take any or all of the following actions, even if the Application was not selected for funding, was deemed ineligible, or was withdrawn: deem the Application ineligible, rescind the award, and consider all Principals of the Applicant to have made a material misrepresentation subject to Section 420.518, F.S.

Section 4.A.2 Demographic Commitment

a. Demographic Commitment

State the Demographic Commitment.

Family

a. Youth Aging Out of Foster Care Goal

Does the Application meet the eligibility described in Section Four A.2.c to qualify for the Youth Aging Out of Foster Care Goal?

No

Section 4.A.3 Applicant, Developer, Management Company and Contact Person

a. Applicant

(1) (a) Name of Applicant: Tomlinson Community Partners, LLC

(2) Provide the required documentation to demonstrate that the Applicant is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline as **Attachment 1**.

(3) Non-Profit Applicant Qualifications

Does the Applicant or the General Partner or managing member of the Applicant meet the definition of Non-Profit as set forth in Rule Chapter 67-48, F.A.C. and wish to apply as a Non-Profit Application?

No

If "Yes", provide the required information for the Non-Profit entity, as detailed in the RFA, during credit underwriting.

b. Developer Information

(1) Name of each Developer (including all co-Developers, one per line)

Dantes Partners South LLC

Cornerstone Strategic Partners, LLC

ALGO - FL LLC

(2) For each Developer entity listed in question (1) above (that is not a natural person, Local Government, or Public Housing Authority), provide, as **Attachment 3**, the required documentation demonstrating that the Developer is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline.

(3) Developer Experience

(a) Required Developer Experience on separate tab

c. Principals Disclosure for the Applicant and for each Developer (5 points)

(1) Eligibility Requirements

RFA 2024-213 SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments

Section 4.A.4
General Proposed Development Information

a. Name of the proposed Development: The Tomlinson at Mirror Lake

b. Development Category

(1) Select the Development Category: New Construction

Does the Unit Characteristics Chart below demonstrate that at least 50 percent of the total units consist of new construction? Yes

This area intentionally left blank.

Does the proposed Development's criteria qualify it for the Development Category selected above? Yes

This area intentionally left blank.

c. Characteristics of Development

(1) Select the Development Type: High-Rise (Your selection for Development Type is confirmed by the Unit Characteristics table below)

Based on the input in the Unit Characteristics Table below, there is 1 predominant unit type and it is New Construction High-Rise ESS Construction.

(2) Enhanced Structural Systems ("ESS") Construction Qualifications are outlined in Section Four, A.4.c.(2) of RFA.

d. Unit Characteristic Chart

Complete the chart below reflecting the number of units for each of the Development Categories, Development Types, or ESS/non-ESS Construction, for purposes of the Total Development Cost Per Unit Limitation calculation and the Leveraging Calculation. The last row of the far right column is the Leveraging Factor.

Unit Characteristics			Enter the applicable number of units	Leveraging Classification Development Type Multipliers
Construction	Garden	ESS Construction		0.8370
	Garden	Non-ESS Construction		0.9000
	Mid-Rise	ESS Construction		0.8184
	Mid-Rise	Non-ESS Construction		0.8800

RFA 2024-213 SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments

Section 4.A.4
General Proposed Development Information

New Ct	High-Rise	ESS Construction	150	0.7998
	Other Dev Type*	ESS Construction		0.9300
	Other Dev Type*	Non-ESS Construction		1.0000
Rehab w/ Acq.	Garden	ESS Construction		1.0000
	Garden	Non-ESS Construction		1.0000
	Mid-Rise	ESS Construction		1.0000
	Mid-Rise	Non-ESS Construction		1.0000
	High-Rise	ESS Construction		1.0000
	Other Dev Type*	ESS Construction		1.0000
	Other Dev Type*	Non-ESS Construction		1.0000
Rehab w/o Acq.	Garden	ESS Construction		1.0000
	Garden	Non-ESS Construction		1.0000
	Mid-Rise	ESS Construction		1.0000
	Mid-Rise	Non-ESS Construction		1.0000
	High-Rise	ESS Construction		1.0000
	Other Dev Type*	ESS Construction	45	1.0000
	Other Dev Type*	Non-ESS Construction		1.0000
Total Units:			195	0.8460**

The number of units calculated here matches the 195 units in stated at 6.a.

* Other Dev(elopment) Type means any Development Type that is not specifically identified in the chart but could be selected in drop-down menu in A.4.A.c.

** Not all decimal places of the actual number for the overall Leveraging Classification Development Type Multiplier may be displaying. Nonetheless, the full actual number will be used to calculate the Applicant's overall Corporation's funding amount in the 'Funding' tab. The final Leveraging Multiplier is calculated by summing together the products of multiplying the number of units for each applicable Development Type by their Leveraging Classification Development Type Multiplier and dividing the results by the amount of Total Units.

RFA 2024-213 SAIL Funding for Live Local Mixed Income, Mixed-Use, and Urban Infill Developments

Section 4.A.5
Location of Proposed Development

a. County: Pinellas County Size: Large

(1) If Monroe County, is the proposed Development located in the North Florida Keys Area or the South Florida Keys Area for TDC PU Limitation purposes (TDC criteria to be scored in Credit Underwriting and Final Cost Cert.)? [Redacted]

(2) Does the Application qualify for the Florida Keys Area Goal? [Redacted]

b. Address of Development Site

Street Address or closest designated intersection:

Southeast corner of Third Avenue North and Eighth Street North
St. Petersburg, FL

City of Development Site*: St. Petersburg, FL

**If the proposed Development is located in the unincorporated area of a county, provide that information.*

c. State whether the Development consists of Scattered Sites

(1) Does the proposed Development consist of Scattered Sites? No

d. Latitude and Longitude Coordinates

(1) Development Location Point

Latitude in decimal degrees, rounded to at least the sixth decimal place: 27.774514

Longitude in decimal degrees, rounded to at least the sixth decimal place: -82.644673

(2) If the proposed Development consists of Scattered Sites, for each Scattered Site that is in addition to the Development Location Point information provided in (1) above, identify the latitude and longitude coordinate, rounded to at least the sixth decimal place:

[Redacted]

Principal Disclosures for the Applicant

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.5.2024; Approved 12.6.2024

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Liability Company

Provide the name of the Applicant Limited Liability Company:

Tomlinson Community Partners, LLC

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Applicant</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Non-Investor Member</u>	<u>Dumas Collective, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Manager</u>	<u>Omabuwa Binitie</u>	<u>Natural Person</u>
3.	<u>Investor Member</u>	<u>Dumas Collective, LLC</u>	<u>Limited Liability Company</u>

Second Principal Disclosure Level:

Tomlinson Community Partners, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
<u>1. (Dumas Collective, LLC)</u>	<u>1.A. Sole Member</u>	<u>Omabuwa Binitie Living Trust, LLC</u>	<u>Trust</u>
<u>1. (Dumas Collective, LLC)</u>	<u>1.B. Manager</u>	<u>Omabuwa Binitie</u>	<u>Natural Person</u>

Third Principal Disclosure Level:

Tomlinson Community Partners, LLC

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

<u>Third Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding Second Level Principal Entity</u>	<u>Enter Name of Third Level Principal who must be either a Natural Person or a Trust</u>	<u>The organizational structure of Third Level Principal identified. Must be either a Natural Person or a Trust</u>
<u>1.A. (Binitie Family Living Trust, LLC)</u>	<u>1.A.(1) Trustee</u>	<u>Omabuwa Binitie</u>	<u>Natural Person</u>
<u>1.A. (Binitie Family Living Trust, LLC)</u>	<u>1.A.(2) Beneficiary</u>	<u>Omabuwa Binitie</u>	<u>Natural Person</u>

Principal Disclosures for the three Developers

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.5.2024; Approved 12.6.2024

How many Developers are part of this Application structure? (Please complete the Principal Disclosures for each of the three Co-Developers below.)

3

Select the organizational structure for the first Co-Developer entity:

The first Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

Dantes Partners South, LLC

First Principal Disclosure Level:

Dantes Partners South, LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Member</u>	<u>Dumas Collective, LLC</u>	<u>Limited Liability Company</u>
2.	<u>Manager</u>	<u>Buwa Binitie</u>	<u>Natural Person</u>
3.	<u>Member</u>	<u>CMCA Group, LLC</u>	<u>Limited Liability Company</u>
4.	<u>Manager</u>	<u>Corey Powell</u>	<u>Natural Person</u>
5.	<u>Member</u>	<u>Brandon Cole</u>	<u>Natural Person</u>

Second Principal Disclosure Level:

Dantes Partners South, LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Select the type of Principal being associated with the corresponding First Level Principal Entity

Select organizational structure of Second Level Principal identified

<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
<u>1. (Dumas Collective, LLC)</u>	<u>1.A. Sole Member</u>	<u>Omabuwa Binitie Living Trust, LLC</u>	<u>Trust</u>
<u>1. (Dumas Collective, LLC)</u>	<u>1.B. Manager</u>	<u>Omabuwa Binitie</u>	<u>Natural Person</u>
<u>3. (CMCA Group, LLC)</u>	<u>3.A. Managing Member</u>	<u>Corey Powell</u>	<u>Natural Person</u>
<u>3. (CMCA Group, LLC)</u>	<u>3.B. Member</u>	<u>Marquisha Powell</u>	<u>Natural Person</u>

Principal Disclosures for the three Developers

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.5.2024; Approved 12.6.2024

Select the organizational structure for the second Co-Developer entity:

The second Co-Developer is a: [Limited Liability Company](#)

Provide the name of the Developer Limited Liability Company:

[Cornerstone Strategic Partners LLC](#)

First Principal Disclosure Level:

Cornerstone Strategic Partners LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	Manager	The Leonard R. Burke Family Trust	Trust
2.	Manager	Leonard Burke	Natural Person
3.	Member	The Dericka Y. Burke Family Trust	Trust
4.	Member	Dericka Burke	Natural Person

Second Principal Disclosure Level:

Cornerstone Strategic Partners LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

<u>Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being</u>	<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
1. (The Leonard R. Burke Family Tru	1.A.	Trustee	Leonard Burke	Natural Person
1. (The Leonard R. Burke Family Tru	1.B.	Beneficiary	Leonard Burke	Natural Person
3. (The Dericka Y. Burke Family Tru:	3.A.	Trustee	Dericka Burke	Natural Person
3. (The Dericka Y. Burke Family Tru:	3.B.	Beneficiary	Dericka Burke	Natural Person

Principal Disclosures for the three Developers

APPROVED for HOUSING CREDITS
FHFC Advance Review
Received 12.5.2024; Approved 12.6.2024

Select the organizational structure for the third Co-Developer entity:

The third Co-Developer is a: Limited Liability Company

Provide the name of the Developer Limited Liability Company:

ALGO FL LLC

First Principal Disclosure Level:

ALGO FL LLC

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

<u>First Level Entity #</u>	<u>Select Type of Principal of Developer</u>	<u>Enter Name of First Level Principal</u>	<u>Select organizational structure of First Level Principal identified</u>
1.	<u>Sole Member</u>	<u>Black Orchid Management Trust</u>	<u>Trust</u>

Second Principal Disclosure Level:

ALGO FL LLC

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for a Developer](#)

<u>Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being</u>	<u>Second Level Entity #</u>	<u>Select the type of Principal being associated with the corresponding First Level Principal Entity</u>	<u>Enter Name of Second Level Principal</u>	<u>Select organizational structure of Second Level Principal identified</u>
<u>1. (Black Orchid Management Trust</u>	1.A.	<u>Trustee</u>	<u>Miles Alexander Raynor III</u>	<u>Natural Person</u>
<u>1. (Black Orchid Management Trust</u>	1.B.	<u>Beneficiary</u>	<u>Miles Alexander Raynor III</u>	<u>Natural Person</u>

State of Florida

Department of State


I certify from the records of this office that ALGO - FL LLC is a limited liability company organized under the laws of the State of Florida, filed on October 10, 2022, effective October 10, 2022.

The document number of this limited liability company is L22000436780.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on February 20, 2024, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixteenth day of December,
2024*




Secretary of State

Tracking Number: 9127661539CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



(/Home.aspx/index)

Mayor Muriel Bowser

[311 Online \(https://311.dc.gov\)](https://311.dc.gov)

[Agency Directory \(https://dc.gov/directory\)](https://dc.gov/directory)

[Online Services \(https://dc.gov/online-services\)](https://dc.gov/online-services)

[Accessibility](https://dc.gov/page/dcgov-accessibility-policy)

(<https://dc.gov/page/dcgov-accessibility-policy>)

[Home \(/Home.aspx\)](/Home.aspx)

[Edit Account \(/Account.aspx/AccountManagement\)](/Account.aspx/AccountManagement)

[Sign Out \(/Account.aspx/LogOff?signoutFromCropLogin=true\)](/Account.aspx/LogOff?signoutFromCropLogin=true)

Dumas Collective LLC - Initial File Number: L00007832706

[Main](#)

[Reports](#)

[Trade Names](#)

[Beneficial Owners](#)

Entity Info

Business Name

Dumas Collective

Suffix

LLC

Registration / Effective Date

11/02/2023

Commencement Date

11/02/2023

Entity Status

Active

Foreign Name

Date of Organization

State

Country

Business Address

Line1

7409 16th Street, NW

Line2

City	State	Zip
Washington	District of Columbia	20012

Agent

Is non-commercial Registered Agent?

Yes

Name

Omabuwa Binitie

Address

Line1

7409 16th Street, NW

Line2

City	State	Zip
Washington	District of Columbia	20012

Email

buwa@dantespartners.com

Return to Home

District News

- Mayor's Public Schedule (<https://mayor.dc.gov/newsroom>)
- Citywide News (<https://newsroom.dc.gov>)
- Citywide Calendar (<https://calendar.dc.gov/events>)
- Subscribe to Receive Emails (<https://service.govdelivery.com/accounts/DCWASH/subscriber/new>)
- Subscribe to Text Alerts (<https://hsema.dc.gov/page/alertdc>)
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District Initiatives

- Green DC (<https://green.dc.gov>)
- Grade DC (<https://grade.dc.gov>)
- Age-Friendly DC (<https://agefriendly.dc.gov>)
- Sustainable DC (<https://sustainable.dc.gov>)
- Connect DC (<https://connect.dc.gov>)
- Great Streets (<https://greatstreets.dc.gov>)



Mayor Muriel Bowser

[311 Online \(https://311.dc.gov\)](https://311.dc.gov)

[Agency Directory \(https://dc.gov/directory\)](https://dc.gov/directory)

[Online Services \(https://dc.gov/online-services\)](https://dc.gov/online-services)

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[Edit Account \(/Account.aspx/AccountManagement\)](/Account.aspx/AccountManagement)

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Dumas Collective LLC - Initial File Number: L00007832706

[Main](#)

[Reports](#)

[Trade Names](#)

[Beneficial Owners](#)

Beneficial Owners

Business Contact Type	Name	Address	Executing Officer	File Number
Organizer	Computershare Governance Services Inc. d/b/a Corporate Creations	801 US Highway 1 North Palm Beach, FL 33408	Is Executing Officer?: No	L00007832706
Governor	The Omabuwa Binitie Living Trust	7409 16th Street, NW Washington, DC 20012	Is Executing Officer?: No	000008019153

Navigation controls: back, forward, search, and a dropdown menu showing '4'.

[Return to Home](#)



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Detail by Entity Name

Foreign Limited Liability Company
ALGO-FL LLC

Cross Reference Name

ALGO LLC

Filing Information

Document Number	M21000011713
FEI/EIN Number	NONE
Date Filed	09/07/2021
State	GA
Status	INACTIVE
Last Event	LC WITHDRAWAL
Event Date Filed	09/23/2022
Event Effective Date	NONE

Principal Address

515 E. LAS OLAS BLVD., STE. 120
FORT LAUDERDALE, FL 33301

Mailing Address

515 E. LAS OLAS BLVD., STE. 120
FORT LAUDERDALE, FL 33301

Registered Agent Name & Address

NONE
Registered Agent Revoked: 09/23/2022

Authorized Person(s) Detail

Name & Address

Title MGR

BLACK ORHID TRUST
5660 STRAND CT.
NAPLES, FL 34110

Annual Reports

No Annual Reports Filed

Document Images

09/23/2022 -- LC Withdrawal	View image in PDF format
09/07/2021 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

Exhibit 7

MA21000011713

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

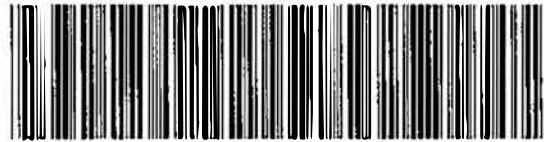
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



700395017407

09/23/22--01028--009 **50.00

Withdrawal

Exhibit 7

SEP 23 2022
DOCUMENT

NOTICE OF WITHDRAWAL OF CERTIFICATE OF AUTHORITY

ALGO-FL LLC

(Name of limited liability company)

FLORIDA

(Jurisdiction of its organization)

09/07/2021

(Date registered with Florida Department of State)

M21000011713

(Florida Document Number)

This limited liability company is withdrawing its certificate of authority in this state.

Effective Date, if other than the date of filing: 9-19-22022 (optional)
(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.



(Signature of authorized representative)

RYAN FAZI

(Typed or printed name of signee)

Filing Fee: \$25.00

Exhibit 7

M21000011713

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

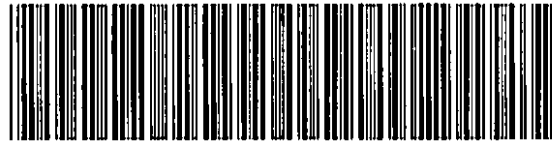
(Business Entity Name)

(Document Number)

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900370839059

2021 SEP -7 AM 10:41

FILED

594011
110465

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: ALGO LLC
Name of Limited Liability Company

The enclosed "Application by Foreign Limited Liability Company for Authorization to Transact Business in Florida," Certificate of Existence, and check are submitted to register the above referenced foreign limited liability company to transact business in Florida.

Please return all correspondence concerning this matter to the following:

Name of Person

~~ALGO LLC~~ Alexander Goshen

Firm/Company

515 E Las Olas Blvd Suite 120

Address

Fort Lauderdale, FL 33301

City/State and Zip Code

algolc@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Ryan Fazi	954	869-2330
_____	at (_____)	_____
Name of Contact Person	Area Code	Daytime Telephone Number

Mailing Address:
Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:
Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

Enclosed is a check for the following amount:

Please make check payable to: **FLORIDA DEPARTMENT OF STATE**

- \$125.00 Filing Fee
 \$130.00 Filing Fee & Certificate of Status
 \$155.00 Filing Fee & Certified Copy
 \$160.00 Filing Fee, Certificate of Status & Certified Copy

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. ALGO LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

ALGO-FL LLC
(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC.")

2. GEORGIA
(Jurisdiction under the law of which foreign limited liability company is organized)
3. (FEI number, if applicable)

4. (Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 515 E Las Olas Blvd Suite 120
(Street Address of Principal Office)

6. 515 E Las Olas Blvd Suite 120
(Mailing Address)

Fort Lauderdale, FL 33301

Fort Lauderdale, FL 33301

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Ryan Fazi

Office Address: 515 E Las Olas Blvd Suite 120

Fort Lauderdale, Florida 33301
(City) (Zip code)

2021 SEP -7 AM 10:41

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Ryan Fazi
(Registered agent's signature)

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: <u>BLACK ORCHID TRUST</u>	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: <u>5660 Strand Court</u>	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	<u>Naples, FL 34110</u>	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized Person	_____	<input type="checkbox"/> Authorized Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Ryan Fazi
 Signature of an authorized person

Exhibit 7
 Ryan Fazi
 Typed or printed name of signee

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

ALGO I.LC

a Domestic Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 21822453
Date Inc/Auth/Filed: 03/06/2006
Jurisdiction : Georgia
Print Date : 09/05/2021
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000436780

Entity Name: ALGO - FL LLC

Current Principal Place of Business:

1519 16TH ST SOUTH
ST. PETERSBURG, FL 33705

Current Mailing Address:

515 E LAS OLAS BLVD SUITE 120,
FORT LAUDERDALE, FL 33301 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

FAZI, RYAN
515 E LAS OLAS BLVD SUITE 120,
FORT LAUDERDALE, FL 33301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title AUTHORIZED REPRESENTATIVE
Name HARGROVE, JAMES
Address 1519 16TH ST SOUTH
City-State-Zip: ST. PETERSBURG FL 33705

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JAMES HARGROVE

MANAGER

02/20/2024

_____ Electronic Signature of Signing Authorized Person(s) Detail

_____ Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 CORNERSTONE STRATEGIC PARTNERS, LLC

Filing Information

Document Number L20000365658
FEI/EIN Number 85-4077787
Date Filed 12/01/2020
Effective Date 11/30/2020
State FL
Status ACTIVE
Last Event LC STMNT OF RA/RO CHG
Event Date Filed 11/12/2024
Event Effective Date NONE

Principal Address

18801 N DALE MABRY HIGHWAY
 SUITE 1010
 LUTZ, FL 33548

Changed: 09/25/2021

Mailing Address

18801 N DALE MABRY HIGHWAY
 SUITE 1010
 LUTZ, FL 33548

Changed: 09/25/2021

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
 1201 HAYS ST
 TALLAHASSEE, FL 32301

Name Changed: 11/12/2024

Address Changed: 11/12/2024

Authorized Person(s) Detail

Name & Address

Title MGR

Exhibit 9

BURKE, LEONARD R
18801 N Dale Mabry Highway
Suite 1010
Lutz, FL 33548

Title Member

Burke, Dericka
18801 N Dale Mabry Highway
Suite 1010
Lutz, FL 33548

Annual Reports

Report Year	Filed Date
2022	02/17/2022
2023	01/30/2023
2024	02/14/2024

Document Images

11/12/2024 -- CORLCRACHG	View image in PDF format
02/14/2024 -- ANNUAL REPORT	View image in PDF format
11/29/2023 -- CORLCRACHG	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
02/17/2022 -- ANNUAL REPORT	View image in PDF format
01/31/2021 -- ANNUAL REPORT	View image in PDF format
12/01/2020 -- Florida Limited Liability	View image in PDF format

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L20000365658
FILED 8:00 AM
December 01, 2020
Sec. Of State
jafason

Article I

The name of the Limited Liability Company is:
CORNERSTONE STRATEGIC PARTNERS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
3206 ALAMAR ST
LUTZ, FL. US 33558

The mailing address of the Limited Liability Company is:
3206 ALAMAR ST
LUTZ, FL. US 33558

Article III

The name and Florida street address of the registered agent is:
LEONARD R BURKE
3206 ALAMAR ST
LUTZ, FL. 33558

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: LEONARD R BURKE

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
LEONARD R BURKE
3206 ALAMAR ST
LUTZ, FL. 33558 US

L20000365658
FILED 8:00 AM
December 01, 2020
Sec. Of State
jafason

Article V

The effective date for this Limited Liability Company shall be:

11/30/2020

Signature of member or an authorized representative

Electronic Signature: LEONARD BURKE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000365658

Entity Name: CORNERSTONE STRATEGIC PARTNERS, LLC

Current Principal Place of Business:

3206 ALAMAR ST
LUTZ, FL 33558

Current Mailing Address:

3206 ALAMAR ST
LUTZ, FL 33558 US

FEI Number: 85-4077787

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BURKE, LEONARD R
3206 ALAMAR ST
LUTZ, FL 33558 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Authorized Person(s) Detail :

Title MGR
Name BURKE, LEONARD R
Address 3206 ALAMAR ST
City-State-Zip: LUTZ FL 33558

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LEONARD BURKE

MANAGING PARTNER

01/31/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

Exhibit 9

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000365658

Entity Name: CORNERSTONE STRATEGIC PARTNERS, LLC

Current Principal Place of Business:

18801 N DALE MABRY HIGHWAY
SUITE 1010
LUTZ, FL 33548

Current Mailing Address:

18801 N DALE MABRY HIGHWAY
SUITE 1010
LUTZ, FL 33548 US

FEI Number: 85-4077787

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CREMER, TERIN BARBAS ESQ.
209 S PACKWOOD AVE
TAMPA, FL 33606 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: TERIN BARBAS CREMER

02/17/2022

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MEMBER
Name	BURKE, LEONARD R	Name	BURKE, DERICKA
Address	18801 N DALE MABRY HIGHWAY SUITE 1010	Address	18801 N DALE MABRY HIGHWAY SUITE 1010
City-State-Zip:	LUTZ FL 33548	City-State-Zip:	LUTZ FL 33548

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LEONARD R. BURKE

MANAGER

02/17/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000365658

Entity Name: CORNERSTONE STRATEGIC PARTNERS, LLC

Current Principal Place of Business:

18801 N DALE MABRY HIGHWAY
SUITE 1010
LUTZ, FL 33548

Current Mailing Address:

18801 N DALE MABRY HIGHWAY
SUITE 1010
LUTZ, FL 33548 US

FEI Number: 85-4077787

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CREMER, TERIN BARBAS ESQ.
209 S PACKWOOD AVE
TAMPA, FL 33606 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: TERIN BARBAS CREMER

01/30/2023

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MEMBER
Name	BURKE, LEONARD R	Name	BURKE, DERICKA
Address	18801 N DALE MABRY HIGHWAY SUITE 1010	Address	18801 N DALE MABRY HIGHWAY SUITE 1010
City-State-Zip:	LUTZ FL 33548	City-State-Zip:	LUTZ FL 33548

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LEONARD R. BURKE

MANAGER

01/30/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet
L20000265658

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000408077 3)))



H230004080773ABC+

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To: Division of Corporations
Fax Number : (850)617-6383

From: Account Name : COMPUTERSHARE
Account Number : 110432003053
Phone : (561)694-8107
Fax Number : (561)214-8442

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**LLC REGISTERED AGENT CHANGE
CORNERSTONE STRATEGIC PARTNERS, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	02
Estimated Charge	\$25.00

APPROVAL
AND
FILED

2023 NOV 29 PM 1:13

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR LIMITED LIABILITY COMPANY

Pursuant to the provisions of sections 605.0114 or 605.0116, Florida Statutes, the undersigned limited liability company submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. Name of the limited liability company: CORNERSTONE STRATEGIC PARTNERS, LLC

2. (a) <u>18801 N DALE MABRY HIGHWAY</u> Principal office address of limited liability company: <i>(Note: MUST BE STREET ADDRESS)</i> <u>SUITE 1010</u> <u>LUTZ, FL 33548</u>	(b) <u>18801 N DALE MABRY HIGHWAY</u> Mailing address of limited liability company: <i>(Note: MAY BE POST OFFICE BOX)</i> <u>SUITE 1010</u> <u>LUTZ, FL 33548</u>
---	---

3. <u>12/01/2020</u> Date of filing/registration in Florida	4. <u>L20000365658</u> Document number
--	---

5. (a) Terin Barbas Cremer, Esq.
 Registered Agent and Registered Office shown on the records of the Florida Dept. of State:
209 S. Packwood Ave
 Registered Office Address *(MUST BE FLORIDA STREET ADDRESS)*
Tampa, FL 33606

(b) RIKIYA N. THOMAS
 Enter name of **NEW Registered Agent** and/or **NEW Registered Office address**:
101 E. KENNEDY BLVD.
NEW Registered Office Address:
SUITE 3700
TAMPA, FL 33602

2023 NOV 29 PM 1:13
 APPLICABLE AND FILED

If the limited liability company is not organized under the laws of the State of Florida, it is hereby confirmed that after the change or changes are made, the Florida street address of the registered office and the business office of the registered agent will be identical. Or, in the case of a Florida limited liability company, it is hereby confirmed that the change(s) was/were authorized by an affirmative vote of the members of the limited liability company or as otherwise provided in the articles of organization or the operating agreement of the limited liability company.

Leonard Burke

Signature of a member or authorized representative of a member

Printed or typed name of signee

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

Signature of Registered Agent

Exhibit 9

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000365658

Entity Name: CORNERSTONE STRATEGIC PARTNERS, LLC

Current Principal Place of Business:

18801 N DALE MABRY HIGHWAY
SUITE 1010
LUTZ, FL 33548

Current Mailing Address:

18801 N DALE MABRY HIGHWAY
SUITE 1010
LUTZ, FL 33548 US

FEI Number: 85-4077787

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

THOMAS, RIKIYA N.
101 E. KENNEDY BLVD.
SUITE 3700
TAMPA, FL 33602 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: RIKIYA N. THOMAS

02/14/2024

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MEMBER
Name	BURKE, LEONARD R	Name	BURKE, DERICKA
Address	18801 N DALE MABRY HIGHWAY SUITE 1010	Address	18801 N DALE MABRY HIGHWAY SUITE 1010
City-State-Zip:	LUTZ FL 33548	City-State-Zip:	LUTZ FL 33548

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: LEONARD BURKE

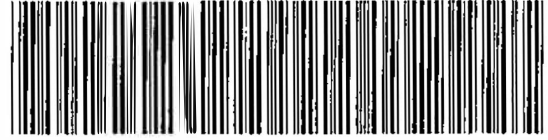
MANAGER

02/14/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

L20 000 365 658



200434831532

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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Office Use Only

RECEIVED
2024 NOV 12 PM 4:09
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Exhibit 9 T. Greene
11-11-24



CSC - Tallahassee
1201 Hays Street
Tallahassee, FL 32301-2607
850-558-1500, Ext: x62969

To: Department Of State, Division Of Corporations
From: Amanda Miller - Amanda.Miller@cscglobal.com
Ext: x62969
Date: 11/12/24
Order #: 1677545-1
Re: Cornerstone Strategic Partners, LLC
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Change of Registered Agent and Office

Check in the amount of: \$25.00 - FL State Account Number: I20000000195

A handwritten signature in black ink, appearing to read 'Amanda Miller'.

Please take the following action:

File on a routine basis

Issue proof of filing

Return evidence to the following:

ATTN: Amanda Miller

c/o Corporation Service Company

251 Little Falls Drive

Wilmington, DE 19808

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

STATEMENT OF CHANGE OF REGISTERED OFFICE OR REGISTERED AGENT OR BOTH FOR LIMITED LIABILITY COMPANY

Pursuant to the provisions of sections 605.0114 or 605.0116, Florida Statutes, the undersigned limited liability company submits the following statement in order to change its registered office or registered agent, or both, in the State of Florida.

1. Name of the limited liability company: CORNERSTONE STRATEGIC PARTNERS, LLC

2. (a) _____ Principal office address of limited liability company: (Note: MUST BE STREET ADDRESS) <u>18801 N DALE MABRY HIGHWAY SUITE 1010</u> <u>LUTZ, FL 33548</u>	(b) _____ Mailing address of limited liability company: (Note: MAY BE POST OFFICE BOX) <u>18801 N DALE MABRY HIGHWAY SUITE 1010</u> <u>LUTZ, FL 33548</u>
---	---

3. _____ Date of filing/registration in Florida	4. _____ Document number
--	-----------------------------

5. (a) _____
 Registered Agent and Registered Office shown on the records of the Florida Dept. of State:
Thomas, Rikiya N.

Registered Office Address **(MUST BE FLORIDA STREET ADDRESS)**
101 E. Kennedy Blvd. Suite 3700
TAMPA, FL 33602

(b) _____
 Enter name of **NEW Registered Agent** and/or **NEW Registered Office address**:
Corporation Service Company
NEW Registered Office Address:
1201 Hays Street
Tallahassee, FL 32301

If the limited liability company is not organized under the laws of the State of Florida, it is hereby confirmed that after the change or changes are made, the Florida street address of the registered office and the business office of the registered agent will be identical. Or, in the case of a Florida limited liability company, it is hereby confirmed that the change(s) was/were authorized by an affirmative vote of the members of the limited liability company or as otherwise provided in the articles of organization or the operating agreement of the limited liability company.

/s/ Leonard Burke _____ Signature of a member or authorized representative of a member	Leonard Burke, Manager _____ Printed or typed name of signee
--	--

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.

Grace E. Kirby
 Signature of Registered Agent
 Grace E. Kirby, Asst. Vice President, on behalf of Corporation Service Company

Division of Corporations • P.O. Box 6327 • Tallahassee, FL 32314

FILING FEE: \$25.00

Exhibit 9



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
DANTES PARTNERS SOUTH LLC.

Filing Information

Document Number L24000225379
FEI/EIN Number NONE
Date Filed 05/21/2024
State FL
Status ACTIVE

Principal Address

1121 12TH STREET NW, WASHINGTON
DISTRICT OF COLUMBIA 20005, FL

Mailing Address

1121 12TH STREET NW, WASHINGTON
DISTRICT OF COLUMBIA 20005, FL

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

DUMAS COLLECTIVE LLC
1121 12TH STREET NW, WASHINGTON
DISTRICT OF COLUMBIA 20005

Title MGR

CMCA GROUP LLC
1121 12TH STREET NW, WASHINGTON
DISTRICT OF COLUMBIA 20005

Title MGR

REX COLE, BRANDON
1121 12TH STREET NW, WASHINGTON
DISTRICT OF COLUMBIA 20005

Annual Reports

No Annual Reports Filed

Document Images

[05/21/2024 -- Florida Limited Liability](#)

L24000225379

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer.

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400429194784

2024 MAY 21 AM 9:47
TALLAHASSEE, FL
STATE OF FLORIDA
TALLAHASSEE, FL

FILED

2024 MAY 21 PM 3:56
TALLAHASSEE, FL
STATE OF FLORIDA
TALLAHASSEE, FL

FILED



CSC - Tallahassee
1201 Hays Street
Tallahassee, FL 32301-2607
850-558-1500, Ext:

To: Department Of State, Division Of Corporations
From: Shauna Godbolt
Ext:
Date: 05/21/24
Order #: 1516027-1
Re: Dantes Partners South LLC.
Processing Method: Routine

TO WHOM IT MAY CONCERN:

Enclosed please find:

Certificate of Formation/Incorporation

Amount to be deducted from our State Account: \$125.0 - FL State Account Number:

I20000000195

AUTH

Please take the following action:

File in your office on basis

Issue Proof of Filing

Special Instructions:

Thank you for your assistance in this matter. If there are any problems or questions with this filing, please call our office.

FILED
2024 MAY 21 AM 9:17
TALLAHASSEE, FL

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Dantes Partners South LLC.
Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Omabuwa Binitie
Name of Person
c/o Dantes Partners, LLC
Firm/Company
1121 12th Street NW
Address
Washington, District of Columbia 20005
City/State and Zip Code
Buwa@dantespartners.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Omabuwa Binitie at (202) 588-0622
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee & Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
New Filing Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
New Filing Section Division
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

2024 MAY 21 AM 9:47
FILED
TALLAHASSEE, FL
DIVISION OF STATE

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Dantes Partners South LLC.

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:

Mailing Address:

1121 12th Street NW, Washington
District of Columbia 20005

1121 12th Street NW, Washington
District of Columbia 20005

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Corporation Service Company
Name

1201 Hays Street
Florida street address (P.O. Box **NOT** acceptable)

Tallahassee FL 32301
City State Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S., and I

Corporation Service Company

By Shauna Godbolt

(CONTINUED)

2024 MAY 21 AM 9:17
STATE
TALLAHASSEE, FL
FILED

