

BEFORE THE FLORIDA HOUSING FINANCE CORPORATION

SP BP APARTMENTS LLC and
SOUTHPORT DEVELOPMENT, INC.
d/b/a SOUTHPORT DEVELOPMENT
SERVICES, INC.,

Petitioners,

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

RFA 2014-111
FHFC Case No. 2014-083BP

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FLORIDA HOUSING
FINANCE CORPORATION

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

Petitioners, SP BP Apartments LLC and Southport Development, Inc., a Washington corporation doing business in Florida as Southport Development Services, Inc. (collectively “Petitioners”), by and through undersigned counsel, file this Formal Written Protest and Petition for Formal Administrative Hearing (“Petition”) pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.003 and 67-60.009, Florida Administrative Code. This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation (“Florida Housing”) with respect to the applications submitted in response to the Request for Applications 2014-111 for SAIL Financing of Affordable Multifamily Housing Developments to be Used in Conjunction with Tax-Exempt Bond Financing and Non-Competitive Housing Credits (the “RFA”).

Parties

1. Petitioner SP BP Apartments LLC is a limited liability corporation. Petitioner Southport Development, Inc., is a Washington corporation doing business in Florida as Southport Development Services, Inc. Both have an address at 2430 Estancia Blvd., Suite 101,

Clearwater, Florida 33761, and are named in and submitted the application for the Lake Worth Commons development to be located in Palm Beach County (Application 2014-416S). For purposes of this proceeding, Petitioners' address and telephone number are those of its undersigned counsel.

2. Florida Housing is the agency affected by this Petition. Florida Housing's address is 227 N. Bronough Street, Suite 5000, Tallahassee, Florida 32301.

Statement of Ultimate Facts

Background

3. Florida Housing is authorized to underwrite state apartment incentive loans or loan guarantees to provide affordable housing to very low income persons. § 420.5087, Fla. Stat. (2013).

4. On August 25, 2014, Florida Housing issued the RFA seeking Applications from Applicants proposing the development of affordable multifamily housing using SAIL funding in conjunction with tax-exempt bond financing and non-competitive housing credits. [RFA § 1, p. 2].

5. The RFA indicates that Florida Housing expects to award \$64,408,000 of SAIL funding, consisting of: (a) an estimated \$17,578,800 of Elderly funding for proposed Developments with the Elderly Demographic Commitment (ALF and Non-ALF) and one (1) proposed Development with the Elderly Transformative Preservation Demographic Commitment, (b) an estimated \$46,830,000 of Family funding for proposed Developments with the Family Demographic Commitment, and (c) additional gap funding to cover the units that must be set aside for Extremely Low Income (ELI) Households

6. The RFA further provides that the SAIL funding will be distributed across large, medium and small geographic categories as follows: large counties - 53%, medium counties - 37%, and small counties - 10%.

7. Pursuant to the RFA, each Application is assigned a lottery number which may be relevant to funding determinations as described in more detail below.

8. The RFA describes the process by which Applications will be evaluated and points awarded by a Review Committee. [RFA § 5, pp. 36-38]. Each Application within the Family Demographic may receive a maximum of 23 points.

9. The Funding Selection process is set forth in Section 4.B. of the RFA. Developments eligible for funding are limited to those that meet certain eligibility requirements described throughout the RFA. All eligible Applications for proposed Developments located in counties other than Miami-Dade County will be ranked by sorting the Applications from the highest scoring Application to the lowest scoring Application, with any scores that are tied separated as follows:

(a) First by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.15.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

(b) Next by the Application's Eligible SAIL Request Amount per set-aside unit which is outlined in Item 1.f.(2) of Exhibit D (with Applications that have a lower amount of SAIL funds per set-aside unit listed above Applications that have a higher amount of SAIL funds per set-aside unit);

(c) Next by the Application's eligibility for the Florida Job Creation Preference which is outlined in Item 1.e. of Exhibit D (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

(d) Finally by lottery number, with Applications that have a lower lottery number listed above Applications with a higher lottery number.

[RFA § 4.B., p 49] A Funding Test and County Award Tally Test are also applied. [RFA at pp. 49-50]. In addition, the RFA sets certain Funding Goals. [RFA at pp. 50-51]

10. The RFA provides for the Applications to be evaluated and scored by a Review Committee. [RFA, § 5, pp. 54-56]. Applications for Family Demographic Commitment may receive a maximum of 23 points consisting of two different types of point items: (1) Proximity to Transit and Community Services, worth a maximum of 18 points; and (2) Local Government Contributions, worth a maximum of 5 points. [RFA § 5, p. 55]. These scores play a significant role in Florida Housing's funding decisions. The Funding Selection process as described in the RFA limits the developments eligible for funding to those that meet certain eligibility requirements described throughout the RFA, including a minimum Proximity Score and a minimum Transit Score that must be attained. [RFA § 4.B., p. 48].

11. The deadline for receipt of Applications was 11:00 a.m., Eastern Time, Thursday, September 18, 2014.

12. Florida Housing received 30 Applications in response to this RFA, including Petitioners' application for the Lake Worth Commons development (Application 2014-416S). These 30 applications included 16 with the Family Demographic, 12 with the Elderly Demographic, and 2 with the Elderly Transformative Preservation Demographic.

13. The Review Committee members, designated by the Executive Director, were Amy Garmon, Multifamily Programs Manager (Chair), Bill Cobb, Multifamily Programs Manager, Kevin Tatreau, Director of Development Finance, Elizabeth O'Neill, Multifamily Programs Manager, Bill Aldinger, Assistant Policy Director, Elaine Roberts, Senior Supportive

Housing Analyst, Heather Boyd, Multifamily Programs Manager, and Nancy Muller, Policy Director. Each member of the Review Committee independently evaluated and scored their assigned portions of the submitted Applications.

14. At its October 22, 2014, Review Committee meeting, the individual committee members presented their scores and the Committee developed its recommendation.

15. On October 30, 2014, Florida Housing's Board approved the recommendation of the Review Committee that the Board adopt the scoring results of the 30 Applications and authorize the tentative selection of the 16 Applications for funding and invitation to enter credit underwriting.

16. At 9:58 a.m. on October 30, 2014, Florida Housing posted on its website its Notice of Intended Decision, consisting of two documents: (1) a document entitled "2014-111 SAIL RFA--All Applications" showing the scores awarded to the Applications, the preferences for which they qualify, the SAIL Request per Set Aside, and their lottery number, and (2) a document entitled "2014-111 SAIL RFA--Review Committee Recommendations" showing those Applications recommended for funding. A copy of the Intended Decision (consisting of both documents) is attached as Exhibit "A."

17. On November 3, 2014, Petitioners timely filed a notice of intent to protest Florida Housing's Intended Decision.

18. In accordance with Section 120.57(3), Florida Statutes, and Chapter 28-110, Florida Administrative Code, this Petition is being filed within 10 days of the date on which the notice of intent to protest was filed.

19. The list of applications received, entitled "2014-111 SAIL RFA--All Applications" (included in Exhibit "A"), indicates that Petitioners' Lake Worth Commons

Application received the maximum 23 points, and had a SAIL Request per Set Aside of \$38,889. Another application for development in a Large County in the Family Demographic -- Anderson Terrace Apartments (Application 2014-436S)-- also received the maximum score of 23 points, but had a slightly lower SAIL Request per Set Aside than Lake Worth Commons, and that application has been recommended for funding. However, Lake Worth Commons should be the application recommended for funding instead because Anderson Terrace Apartments is not eligible for funding under the terms of the RFA.

Anderson Terrace Apartments is Not Eligible for Funding Under the RFA

20. Anderson Terrace Apartments is not eligible for funding under the RFA because it does not meet the minimum Transit Services score required by the RFA.

21. In order to be eligible for funding, an Applicant's proximity score must include a minimum Transit Services score of at least 2 points. [RFA § 4.A.8.b.(2)(b)(iii), p. 21].¹

22. The RFA requires an Applicant to select one of five different types of Transit Services on which to base its Transit Services Score. [RFA § 4.A.8.c.(1), pp. 22-23].

23. The Anderson Terrace Apartments Application identifies a Public Bus Transfer Stop as the Transit Services on which to base its Transit Score. The Surveyor Certification Form included in Attachment 6 to the Application shows the latitude and longitude coordinates for this Public Bus Transfer Stop. A copy of this form is attached as Exhibit "B."

24. The RFA describes a Public Bus Transfer Stop as follows:

This service may be selected by all Applicants, regardless of whether the Demographic Commitment of Family or Elderly (ALF or Non-ALF) was selected at question 1 of Exhibit A of the RFA. For purposes of proximity points, a Public Bus Transfer Stop means a fixed location at which passengers may access ***at least three routes of public transportation via buses. Each qualifying route must have a scheduled stop at the Public Bus Transfer Stop***

¹ The Anderson Terrace Apartments Application indicates that it is not eligible for the PHA Proximity Point Boost.

at least hourly during the times of 7 am to 9 am and also during the times of 4 pm to 6 pm Monday through Friday, excluding holidays, on a year-round basis. This would include both bus stations (i.e. hubs) and bus stops with multiple routes. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

[RFA § 4.A.8.c.(1)(c), pp. 22-23 (emphasis added)].

25. There are a total of three bus routes that stop at the Public Bus Transfer Stop identified in the Anderson Terrace Apartments Application. See Exhibit "C" (which shows the bus stop for the indicated latitude and longitude coordinates expressed in decimal format as Bus Stop 2642 serving Routes 8, 107 and 441). One of the three routes is FastLink 441. However, there is no scheduled stop during the times of 7 a.m. and 9 a.m. on this route. See Exhibits "D" (Bus Service Schedule) and "E" (November 5, 2014 letter from Lynx). As such, FastLink 441 is not a qualifying route, and the stop identified in the Anderson Terrace Apartments Application is not a qualified Public Bus Transfer Stop because there are not three qualifying routes each that have scheduled stops hourly between the hours of 7 a.m. and 9 a.m. on weekdays. Accordingly, the Anderson Terrace Apartments Application should not have received any points for Transit Services, which means that it did not attain the minimum Transit Services Score required for funding pursuant to the terms of the RFA.²

² The Review Committee would not have been aware of this information regarding the Public Bus Transfer Stop, as this information is not included in the application. Instead, a representative of the applicant acknowledged the requirements of the RFA and certified that the information provided in the application is true and correct. Prior to the filing of this Petition, a representative of the Applicant for the Anderson Terrace Apartments Application (2014-436S) was advised that this Public Bus Transfer Stop does not comply with the requirements of the RFA; however, as of this date, the application not been withdrawn.

Issues of Material Fact and/or Law

26. The issues of material fact and/or law of which Petitioners are aware at this time include, but are not limited to:³

(a) Whether the Public Bus Transfer Stop as identified in the Anderson Terrace Apartments Application (Application 2014-436S) includes at least three routes that stop at least hourly during the times of 7 a.m. to 9 a.m.;⁴

(b) Whether Florida Housing erred in awarding any Transit Services points to the Anderson Terrace Apartments Application;

(c) Whether Florida Housing's Intended Decision is contrary to the RFA; and

(d) Whether Florida Housing's Intended Decision is clearly erroneous, contrary to competition, arbitrary or capricious.

Notice of Florida Housing's Proposed Action

27. The Notice of Intended Decision was posted on Florida Housing's website at 9:58 a.m. on October 30, 2014.

Substantial Interests Affected

Petitioners are adversely affected by Florida Housing's Intended Decision. Petitioners' application for the Lake Worth Commons development in Palm Beach County (Application 2014-416S) complies with all of the requirements of the RFA and received the maximum number of points available. But for the erroneous decision described above regarding the Anderson Terrace Apartments Application (Application 2014-436S), the Lake Worth Commons

³ Petitioners reserve the right to amend or supplement this Petition, including but not limited to, the disputed issues of material fact, to the extent that Petitioners learn of additional issues of material fact in the course of discovery or preparation for final hearing in this matter.

⁴ A similar issue was raised in RFA 2013-002 with respect to Application 2014-124C for the Whispering Palms development. See Paragraphs 30-33 of the petition filed in FHFC Case No. 2013-039BP and DOAH Case No. 14-240BID.

Application instead would be recommended for funding. Accordingly, Petitioners will be adversely affected if Florida Housing awards funding to the Anderson Terrace Apartments Application as proposed in the Notice of Intended Decision.

Statutes and Rules that Entitle Petitioners to Relief

28. Petitioners are entitled to relief pursuant to Sections 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, 67-48 and 67-60, Florida Administrative Code; and the established decisional law of Florida courts, the Division of Administrative Hearings, and Florida administrative agencies.

Demand for Relief

WHEREFORE, Petitioners respectfully request that Florida Housing:

- a. Provide an opportunity to resolve this Petition by mutual agreement within seven (7) business days, as provided in Section 120.57(3), Florida Statutes;
- b. Transfer this Petition to the Division of Administrative Hearings for a formal hearing conducted before an Administrative Law Judge pursuant to Sections 120.569 and 120.57, Florida Statutes, if this Petition cannot be resolved within seven (7) business days and if Florida Housing disputes any of the material facts set forth in this Petition; and
- c. Ultimately issue a Final Order withdrawing the Intended Decision to award funding to Anderson Terrace Apartments (Application 2014-436S) and instead awarding funding to Petitioners' Lake Worth Commons development (Application 2014-416S).

Respectfully submitted this 13th day of November, 2014.



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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing Formal Written Protest and Petition for Formal Administrative Hearing was filed by hand-delivery and electronic mail with Ashley Black, Agency Clerk, and that a true and correct copy was provided by electronic mail to Wellington Meffert, General Counsel, Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301 all on this 13th day of November, 2014.



Lawrence E. Sellers, Jr.

EXHIBIT A

2014-111 SAIL RFA – All Applications

SAIL Funding Balance	64,408,800.00
Family Demographic Funding Balance	46,830,000.00
Elderly Demographic Funding Balance	17,578,800.00
Total EI Funding	-

Small County Funding Balance	6,440,880.00
Medium County Funding Balance	23,831,256.00
Large County Funding Balance	34,136,664.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	EI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2014-4095	Garden Trail	Pinellas	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	76	\$4,100,000.00	\$185,700.00	Y	Y	Y	0	23.0	Y	\$53,947.37	\$0.00	Y	27
2014-4105	Oakridge at Palmetto	Manatee	M	Matthew Rieger	HTG Oakridge Developer, LLC	A/R	F	144	\$5,000,000.00	\$385,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	28
2014-4115	Orangeswood Village Apartments	St. Lucie	M	Brianne E. Heffner	a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	60	\$1,739,000.00	\$143,400.00	Y	Y	Y	0	23.0	Y	\$28,983.33	\$0.00	Y	30
2014-4125	Spring Manor	Marion	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	180	\$4,398,240.00	\$233,600.00	Y	Y	Y	0	23.0	Y	\$27,489.00	\$0.00	Y	2
2014-4155	Superior Manor Apartments	Miami-Dade	L	Elon J. McKay	New Urban Development, LLC, Brookstone Partners, LLC	NC	E	139	\$5,000,000.00	\$462,000.00	Y	Y	Y	0	23.0	NA	\$35,971.22	\$4,170,000.00	Y	7
2014-4155	Lake Worth Commons	Palm Beach	L	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	120	\$4,666,680.00	\$453,000.00	Y	Y	Y	0	23.0	Y	\$38,889.00	\$0.00	Y	8
2014-4175	Brookside Square	Pinellas	L	Shawn Wilson	Brookside Redevelopment Associates, LLC	A/R	F	142	\$4,400,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$30,985.92	\$0.00	Y	10
2014-4185	Caribbean Village	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC, South Miami Heights Community Development Corporation	NC	E	82	\$5,000,000.00	\$362,400.00	Y	Y	Y	0	23.0	NA	\$60,975.61	\$5,000,000.00	Y	12
2014-4195	Brookside Village	Lee	M	Brianne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	50	\$1,989,000.00	\$145,300.00	Y	Y	Y	0	23.0	Y	\$39,780.00	\$0.00	Y	13

2014-111 SAIL RFA – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
2014-4205	Stevens Duval	Duval	L	Brianne E. Herffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	E	52	\$1,800,000.00	\$183,600.00	Y	Y	Y	0	23.0	Y	\$34,615.38	\$0.00	Y	15
2014-4215	Oasis at Renaissance Preserve	Lee	M	Doreetha L. Garland	Integral Development LLC; Southwest Florida Affordable Housing Choice Foundation, Inc.	Redev.	E	100	\$2,489,000.00	\$207,500.00	Y	Y	Y	0	23.0	Y	\$24,890.00	\$0.00	Y	17
2014-4225	The Villages Apartments, Phase I	Miami-Dade	L	Elon J. Metzger	New Urban Development, LLC; CS6 Development Services II, LLC	NC	F	150	\$5,000,000.00	\$636,500.00	Y	Y	Y	0	23.0	N/A	\$33,333.33	\$5,427,258.76	Y	18
2014-4235	Mount Carmel Gardens	Duval	L	Steven C. Hyldinger	RRBC Development, LLC	A/ETP	ETP	207	\$4,010,087.00	\$1,968,900.00	Y	Y	Y	0	51.0	Y	\$19,372.40	\$0.00	Y	20
2014-4245	Laurel Hills	Orange	L	Thomas F. Flynn	Flynn Development Corporation	A/R	E	102	\$2,000,000.00	\$253,000.00	Y	Y	Y	0	23.0	Y	\$19,607.84	\$0.00	Y	22
2014-4255	Residences at Crystal Lake	Broward	L	Robert G. Hoskins	Nubock Development Partners, Inc.	NC	F	92	\$5,000,000.00	\$457,600.00	Y	Y	Y	0	23.0	Y	\$54,347.83	\$0.00	Y	23
2014-4265	Cathedral Terrace	Duval	L	Shaun Wilson	Cathedral Terrace Redevelopment Associates, LLC	A/R	E	240	\$3,200,000.00	\$734,400.00	Y	Y	Y	0	23.0	Y	\$13,333.33	\$0.00	Y	25
2014-4285	Cypress View Apartments	Hernando	M	Matthew Rieger	HQ14 Omaha Developer, LLC; HTG Omaha Developer, LLC	NC	E	92	\$2,750,000.00	\$219,700.00	Y	Y	Y	0	23.0	Y	\$29,891.30	\$0.00	Y	14
2014-4295	Royal Palm Place	Palm Beach	L	Francisco A. Rojas	Landmark Development Corp.; Bababab Development, Inc.	Redev.	F	125	\$4,750,000.00	\$495,900.00	Y	Y	Y	0	23.0	Y	\$38,000.00	\$0.00	Y	19
2014-4325*	Prospect Towers	Pinellas	L	Megan S. Carr	Prospect Towers of Cleanwater, Inc.; Sunshine Development Group, LLC	A/R	E	205	\$4,225,358.80	\$452,100.00	Y	Y	Y	0	23.0	N	\$20,611.51	\$0.00	Y	4
2014-4335	Valencia Grove	Lake	M	Matthew Rieger	HTG Valencia Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	21
2014-4365	Anderson Terrace Apartments	Orange	L	Matthew Rieger	HTG Anderson Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	0	23.0	Y	\$34,722.22	\$0.00	Y	6
2014-4375**	Orchid Estates	Miami-Dade	L	Lewis Swezy	Lewis Swezy, RS Development Corp.	NC	F	74	\$4,250,000.00	\$296,400.00	Y	Y	Y	0	23.0	N/A	\$57,432.43	\$0.00	Y	11
2014-4385**	La Joya Estates	Miami-Dade	L	Lewis Swezy	Lewis Swezy, RS Development Corp.	NC	F	100	\$5,000,000.00	\$385,000.00	Y	Y	Y	0	23.0	N/A	\$50,000.00	\$0.00	Y	16

2014-111 SAIL RFA – All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number
2014-4135	Keys Crossing	Miami-Dade	L	Francisco A. Rojo	Landmark Development Corp.; Affordable Housing Solutions for Florida, Inc.	NC	F	104	\$5,000,000.00	\$483,400.00	N	Y	Y	0	16.5	NA	\$48,076.92	\$0.00	Y	3
2014-4145	Landings Port Richey Senior Housing	Pasco	M	Joe Hall	National Church Residences Corporation	A/ETP	ETP	187	\$7,000,000.00	\$1,431,800.00	N	Y	Y	0	57.0	Y	\$37,433.16	\$0.00	Y	5
2014-4275	Hacienda de Ybor	Hillborough	L	Brienne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	E	99	\$3,102,836.00	\$205,500.00	N	Y	Y	0	23.0	Y	\$31,341.78	\$0.00	Y	9
2014-4305	Crane Creek Apartments	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	A/R	E	162	\$4,040,280.00	\$490,500.00	N	Y	Y	0	23.0	Y	\$24,940.00	\$0.00	Y	24
2014-4315	Trinity Towers East	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	A/R	E	141	\$3,875,000.00	\$436,000.00	N	Y	Y	0	23.0	Y	\$27,482.27	\$0.00	Y	29
2014-4345	Martin Fine Villas	Miami-Dade	L	Alberto Milio, Jr.	Martin Fine Villas Developer, LLC	Redev.	E	100	\$5,000,000.00	\$330,000.00	N	Y	Y	0	23.0	NA	\$50,000.00	\$6,125,500.00	Y	26
2014-4355	Courtside Family Apartments	Miami-Dade	L	Matthew Rieger	AMC HTG 1 Developer, LLC	NC	F	84	\$3,000,000.00	\$385,000.00	N	Y	Y	0	23.0	NA	\$35,714.29	\$7,500,000.00	Y	1

**SAIL Request Amount was adjusted during scoring. This also affected the SAIL Request Per Set-Aside Unit tie-breaker calculation
 **ELI Request Amount was adjusted during scoring

On October 30, 2014, 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.

2014-111 SAIL RFA – Review Committee Recommendations

SAIL Funding Balance	583,473.00
Family Demographic Funding Balance	453,760.00
Elderly Demographic Funding Balance	129,713.00
Total EIJ Funding	7,327,300.00

Small County Funding Balance	-
Medium County Funding Balance	-
Large County Funding Balance	583,473.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	EIJ Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number	County Award Tally Applies?
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Elderly Transformative Preservation Goal

2014-4235	Mount Carmel Gardens	Duval	L	Steven C. Hydingier	BREC Development, LLC	A/ETP	ETP	207	\$4,010,087.00	\$1,968,900.00	Y	Y	Y	1	51.0	Y	\$19,372.40	\$0.00	Y	20	Y
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Elderly Large County New Construction Goal

2014-4185	Caribbean Village	Miami-Dade	L	David O. Deutch	Pinnacle Housing Group, LLC, South Miami Heights Community Development Corporation	NC	E	82	\$5,000,000.00	\$862,400.00	Y	Y	Y	0	23.0	NA	\$60,975.61	\$5,000,000.00	Y	12	N
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Small County Application(s) Recommended

none

Medium County Application(s) Recommended

2014-4215	Oasis at Renaissance Preserve	Lee	M	Dorethia L. Garland	Integral Development LLC, Southwest Florida Affordable Housing Choice Foundation, Inc.	ReDev.	E	100	\$2,489,000.00	\$207,500.00	Y	Y	Y	1	23.0	Y	\$24,890.00	\$0.00	Y	17	Y
2014-4285	Cypress View Apartments	Hernando	M	Matthew Rieger	HCHA Omaha Developer, LLC, HTG Omaha Developer, LLC	NC	E	92	\$2,750,000.00	\$219,700.00	Y	Y	Y	1	23.0	Y	\$29,891.30	\$0.00	Y	14	Y
2014-4335	Valencia Grove	Lake	M	Matthew Rieger	HTG Valencia Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	21	Y
2014-4125	Spring Manor	Marion	M	Brienne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	180	\$4,398,240.00	\$233,600.00	Y	Y	Y	1	23.0	Y	\$27,489.00	\$0.00	Y	2	Y
2014-4115	Orangewood Village Apartments	St. Lucie	M	Brienne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	60	\$1,739,000.00	\$143,400.00	Y	Y	Y	1	23.0	Y	\$28,983.33	\$0.00	Y	30	Y
2014-4105	Oakridge at Palmerto	Manatee	M	Matthew Rieger	HTG Oakridge Developer, LLC	A/R	F	144	\$5,000,000.00	\$385,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	28	Y
2014-4195	Brookside Village	Lee	M	Brienne E. Heffner	Southport Development, Inc., a Washington corporation, doing business in Florida as Southport Development Services, Inc.	A/R	F	50	\$1,989,000.00	\$145,300.00	Y	Y	Y	2	23.0	Y	\$39,780.00	\$0.00	Y	13	Y

2014-111 SAIL RFA – Review Committee Recommendations

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	Dev Category	Demo. Commitment	Total Set Aside Units	SAIL Request	ELI Request	Eligible For Funding?	Meets the Geographic Funding Test	Meets the Demographic Funding Test	County Award Tally	Total Points	Per Unit Construction Funding Preference	SAIL Request per Set-Aside	If Miami-Dade County, Local Gov't Contribution amount	Florida Job Creation Preference	Lottery Number	County Award Tally Applies?
2014-4225	The Villages Apartments, Phase I	Miami-Dade	L	Eton J. Meyer	New Urban Development, LLC; CSG Development Services II, LLC	NC	F	150	\$5,000,000.00	\$636,500.00	Y	Y	Y	0	23.0	NA	\$33,333.33	\$5,427,258.76	Y	18	N

2 Miami-Dade New Construction Applications Recommended
Elderly met above

Large County Application(s) Recommended																					
2014-4255	Residences at Crystal Lake	Broward	L	Robert G. Hoskins	NURock Development Partners, Inc.	NC	F	92	\$5,000,000.00	\$457,600.00	Y	Y	Y	0	23.0	Y	\$54,347.83	\$0.00	Y	23	N
2014-4365	Anderson Terrace Apartments	Orange	L	Matthew Rieger	HTG Anderson Developer, LLC	NC	F	144	\$5,000,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$34,722.22	\$0.00	Y	6	Y
2014-4175	Brookside Square	Pinellas	L	Shawn Wilson	Brookside Redevelopment Associates, LLC	A/R	F	142	\$4,400,000.00	\$383,600.00	Y	Y	Y	1	23.0	Y	\$30,985.92	\$0.00	Y	10	Y
2014-4295	Royal Palm Place	Palm Beach	L	Francisco A. Rojo	Landmark Development Corp.; Bobab Development, Inc.	Redev.	F	125	\$4,750,000.00	\$495,900.00	Y	Y	Y	1	23.0	Y	\$38,000.00	\$0.00	Y	19	Y
2014-4265	Cathedral Terrace	Duval	L	Shawn Wilson	Cathedral Terrace Redevelopment Associates, LLC	A/R	E	240	\$3,200,000.00	\$734,400.00	Y	Y	Y	2	23.0	Y	\$13,333.33	\$0.00	Y	25	Y
2014-4095	Garden Trail	Pinellas	L	Brianne E. Heffner	Southport Development, Inc. a Washington corporation, doing business in Florida as Southport Development Services, Inc.	NC	F	76	\$4,100,000.00	\$185,700.00	Y	Y	Y	2	23.0	Y	\$53,947.37	\$0.00	Y	27	Y

On October 30, 2014, 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 B

SURVEYOR CERTIFICATION FORM

Name of Development: Anderson Terrace Apartments

Development Location: Lemon Tree Lane, S Texas Avenue and Lemon Tree Lane, Orange County

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). If the Development consists of Scattered Sites, the Development Location stated above must reflect the Scattered Site¹ where the Development Location Point is located.)

The undersigned Florida licensed surveyor confirms that the method used to determine the following latitude and longitude coordinates conforms to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C.:

**All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).*

State the Development Location Point: ²	N <u>28</u> Degrees	<u>29</u> Minutes	<u>58.250</u> Seconds (represented to 3 decimal places)	w <u>81</u> Degrees	<u>24</u> Minutes	<u>32.210</u> Seconds (represented to 3 decimal places)
--	------------------------	----------------------	--	------------------------	----------------------	--

To be eligible for proximity points, Degrees and Minutes must be stated as whole numbers and Seconds must be represented to 3 decimal places.

Transit Service – State the latitude and longitude coordinates for one (1) Transit Service on the chart below.³

	Latitude			Longitude		
	N Degrees	Minutes	Seconds (represented to 3 decimal places)	W Degrees	Minutes	Seconds (represented to 3 decimal places)
Public Bus Stop						
Public Bus Transfer Stop	N <u>28</u> Degrees	<u>29</u> Minutes	<u>50.724</u> Seconds (represented to 3 decimal places)	w <u>81</u> Degrees	<u>23</u> Minutes	<u>48.011</u> Seconds (represented to 3 decimal places)
Public Bus Rapid Transit Stop	N Degrees	Minutes	Seconds (represented to 3 decimal places)	W Degrees	Minutes	Seconds (represented to 3 decimal places)
SunRail Station, MetroRail Station, or TriRail Station	N Degrees	Minutes	Seconds (represented to 3 decimal places)	W Degrees	Minutes	Seconds (represented to 3 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Transit Service is:						<u>0.76</u> Miles

Community Services - State the Name, Address and latitude and longitude coordinates of the closest service(s) on the chart below.³

Grocery Store:	Latitude			Longitude		
	N Degrees	Minutes	Seconds (represented to 3 decimal places)	W Degrees	Minutes	Seconds (represented to 3 decimal places)
Name - <u>Save-A-Lot</u> Address <u>4624 S Orange Blossom Trl</u> <u>Orlando, FL 32839</u>	N <u>28</u> Degrees	<u>29</u> Minutes	<u>47.438</u> Seconds (represented to 3 decimal places)	w <u>81</u> Degrees	<u>23</u> Minutes	<u>56.752</u> Seconds (represented to 3 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Grocery Store is:						<u>0.63</u> Miles

Initials of Surveyor JP

SURVEYOR CERTIFICATION FORM

Medical Facility:	Latitude			Longitude		
Name - <u>Primary Care of Orlando</u> Address - <u>5308 S John Young Pkwy</u> <u>Orlando, FL 32839</u>	N <u>28</u> Degrees	<u>29</u> Minutes	<u>11.206</u> Seconds (represented to 3 decimal places)	W <u>81</u> Degrees	<u>25</u> Minutes	<u>7.986</u> Seconds (represented to 3 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Medical Facility is:					<u>1.08</u> Miles	
Pharmacy:	Latitude			Longitude		
Name - <u>Walgreens</u> Address - <u>4502 S Orange Blossom Trl</u> <u>Orlando, FL 32839</u>	N <u>28</u> Degrees	<u>29</u> Minutes	<u>51.003</u> Seconds (represented to 3 decimal places)	W <u>81</u> Degrees	<u>23</u> Minutes	<u>50.074</u> Seconds (represented to 3 decimal places)
Using the method described above*, the distance (rounded up to the nearest hundredth of a mile) between the coordinates of the Development Location Point and the coordinates of the Pharmacy is:					<u>0.73</u> Miles	

If the Corporation discovers that there are any false statements made in this certification, the Corporation will forward a copy to the State of Florida Department of Business and Professional Regulation for investigation.

CERTIFICATION – Under penalties of perjury, I declare that the foregoing statement is true and correct.

Jared Phillips
Signature of Florida Licensed Surveyor

LS6894
Florida License Number of Signatory

Jared Phillips
Print or Type Name of Signatory

Please note: This form may be modified by Florida Housing Finance Corporation per Section 67-60.005, F.A.C.

This certification consists of 3 pages. This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. If the certification is inappropriately signed, the Application will not be eligible to receive proximity points. If this certification contains corrections or 'white-out', or if it is altered or retyped, the form will not be considered. The certification may be photocopied. To be considered for scoring purposes, at least pages 1 and 2 of this 3 page certification form must be provided by the Applicant.

¹"Scattered Sites," as applied to a single Development, means a Development site that, when taken as a whole, is comprised of real property that is not contiguous (each such non-contiguous site within a Scattered Site Development, a "Scattered Site"). For purposes of this definition "contiguous" means touching at a point or along a boundary. Real property is contiguous if the only intervening real property interest is an easement provided the easement is not a roadway or street.

²"Development Location Point" means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development.

³The latitude and longitude coordinates for all Proximity Services must represent a point as outlined on the Coordinates Location Chart set out below. The coordinates for each service must be stated in degrees, minutes and seconds, with the degrees and minutes stated as whole numbers and the seconds represented to 3 decimal places. If the degrees and minutes are not stated as whole numbers and the seconds are not represented to 3 decimal places, the Applicant will not be eligible for proximity points for that service.

SURVEYOR CERTIFICATION FORM

Coordinates Location Chart	
Service	Location where latitude and longitude coordinates must be obtained
Community Services	Coordinates must represent a point that is on the doorway threshold of an exterior entrance that provides direct public access to the building where the service is located.
Transit Services	<p>For Public Bus Stop, Public Bus Rapid Transit Stop, Public Bus Transfer Stop, TriRail Rail Stations and MetroRail Rail Stations, coordinates must represent the location where passengers may embark and disembark the bus or train.</p> <p>For the following SunRail Rail Stations, coordinates must represent either the location where passengers may embark and disembark the train:</p> <p>Station Name Altamonte Springs Station Church Street Station DeBary Station Florida Hospital Station Lake Mary Station LYNX Central Station Longwood Station Mainland Station Orlando Amtrak/ORMC Station Sand Lake Road Station Sanford/SR46 Station Winter Park/Park Ave Station</p>

If there is no exterior public entrance to the Community Service, then a point should be used that is at the exterior entrance doorway threshold that is the closest walking distance to the doorway threshold of the interior public entrance to the service. For example, for a Pharmacy located within an enclosed shopping mall structure that does not have a direct public exterior entrance, the latitude and longitude coordinates at the doorway threshold of the exterior public entrance to the enclosed shopping mall that provide the shortest walking distance to the doorway threshold of the interior entrance to the Pharmacy would be used.

Applicants may use the same latitude and longitude coordinates for the Grocery Store, Medical Facility and/or Pharmacy if the Grocery Store, Medical Facility and/or Pharmacy is housed at the same location.

EXHIBIT C

HOME LYNX Routes Schedules and Bus Stop Locations

Details | Basemap

Share

Print

Measure

28 29 50.724 81 23 4

Legend

Bus Stops

All Bus Stops



Bus Routes and Time Points

Time Points



Bus Routes

Bus Routes



Bus Routes Label



NeighborLink

NeighborLink Label



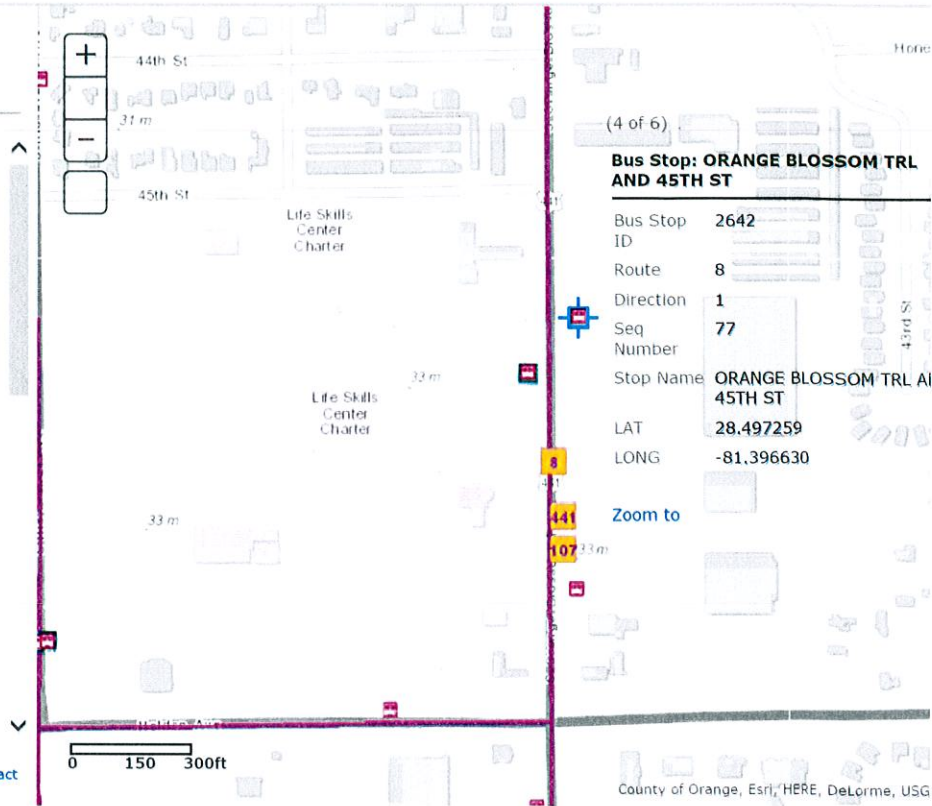
Route 621 BithloNL



Stops 621 BithloNL



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Esri . Report Abuse



(4 of 6)
Bus Stop: ORANGE BLOSSOM TRL AND 45TH ST

Bus Stop ID	2642
Route	8
Direction	1
Seq Number	77
Stop Name	ORANGE BLOSSOM TRL AND 45TH ST
LAT	28.497259
LONG	-81.396630

Zoom to

County of Orange, Esri, HERE, DeLorme, USG

EXHIBIT D

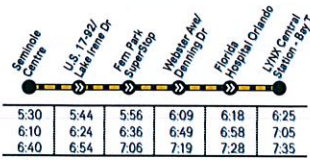
BUS SERVICE SCHEDULES

To plan your trip or view full bus schedule visit golynx.com

EFFECTIVE AUGUST 2014 - ALL BUS SERVICE SCHEDULES ARE APPROXIMATE AND SUBJECT TO CHANGE
Diagrams show major points on each Link - buses make additional local stops along the way

17-92 INBOUND FASTLINK to LYNX Central Station

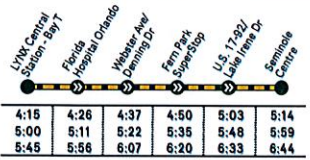
MONDAY - FRIDAY ONLY



NO SATURDAY, SUNDAY/HOLIDAY SERVICE

17-92 OUTBOUND FASTLINK to Seminole Centre

MONDAY - FRIDAY ONLY

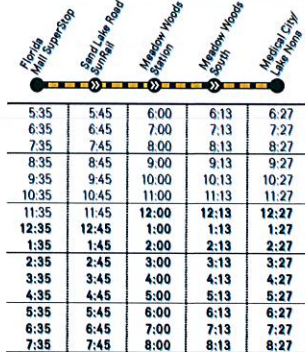


NO SATURDAY, SUNDAY/HOLIDAY SERVICE

Light numbers are AM Times
Bold numbers are PM Times

418 EASTBOUND FASTLINK to Medical City/Lake Nona

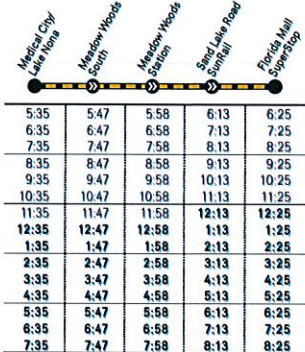
MONDAY - SATURDAY



NO SUNDAY/HOLIDAY SERVICE

418 WESTBOUND FASTLINK to Florida Mall SuperStop

MONDAY - SATURDAY

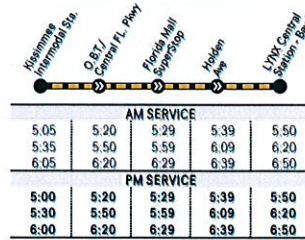


NO SUNDAY/HOLIDAY SERVICE

Light numbers are AM Times
Bold numbers are PM Times

441 INBOUND FASTLINK to LYNX Central Station

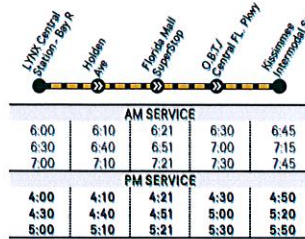
MONDAY - FRIDAY



NO SATURDAY, SUNDAY/HOLIDAY SERVICE

441 OUTBOUND FASTLINK to Kissimmee

MONDAY - FRIDAY



NO SATURDAY, SUNDAY/HOLIDAY SERVICE

Light numbers are AM Times
Bold numbers are PM Times

CAN'T FIND YOUR LINK?

LYNX has 22 brochures, listed below, to help you find your bus. Each one shows the Links serving a certain area, like Fern Park, or a particular service, like LYMMO. You can also use the table to the right, which shows each Link and the brochure it appears on. Note that some Links are shown on more than one brochure.

LYNX BUS SERVICE BROCHURES

- (A) Apopka SuperStop
- (B) Colonial Plaza SuperStop
- (C) Colonial Dr East/West
- (D) Colonial Dr West/West Oaks Mall
- (E) Destination Parkway
- (F) Dixie Belle Dr & Gatlin Ave
- (G) FastLink Services
- (H) Fern Park SuperStop
- (I) Florida Mall SuperStop
- (J) Haines City
- (K) Kissimmee Intermodal Station
- (L) LYNX Central Station
- (M) LYMMO
- (N) Orlando International Airport
- (O) Poinciana Walmart Center
- (P) Rosemont SuperStop
- (Q) Sanford Seminole Centre
- (R) SunRail Connections
- (S) UCF Area
- (T) Disney Area
- (U) Washington Shores SuperStop
- (V) Winter Park Village Area

QUESTIONS?

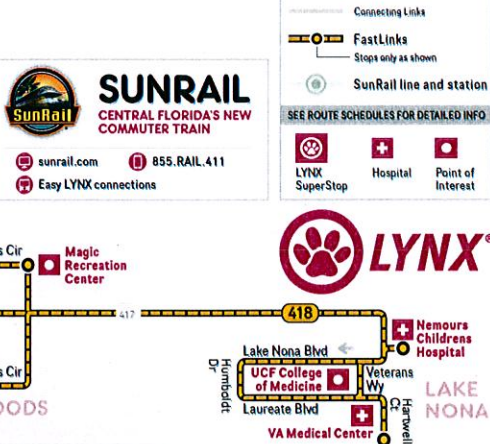
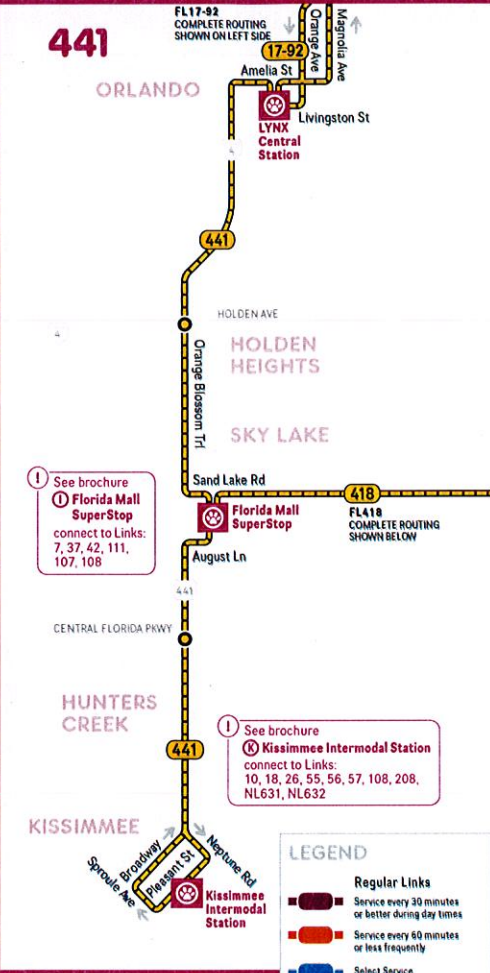
- Visit us online
golynx.com
- Give us a call
407.841.LYNX

- Like us on Facebook
facebook.com/golynx
- Follow us on Twitter
@lynxbusorlando

Link	Brochure	Link	Brochure	Link	Brochure	Link	Brochure
1	(V)	38	(E, L)	111	(E, I, M, O)	17-92	(F, L)
3	(F, L)	40	(L, R)	125	(O, L, R)	418	(O, I, R)
6	(B, F)	42	(E, I, H, R)	204	(L)	441	(O, I, R, L)
7	(I, L, R)	44	(A)	208	(K, R)		
8	(E, L)	45	(O, R)	300	(L, T)		
9	(P, R, V)	46E	(O, R)	301	(T)	210, 211, 212	(S)
10	(H)	46W	(O, R)	302	(P, T)		
11	(L, H, E)	48	(C, L)	303	(T, U)		
13	(B, L, S)	49	(C, L)	304	(L, T)		
14	(R, V)	50	(L, T)	305	(T)		
15	(L)	51	(B, L, H)	306	(O, T)		
18	(M, L, R)	54	(O, L)	313	(B, L)		
20	(L, U)	55	(M)	319	(L, U)		
21	(L, U)	56	(M, T)	405	(A)		
23	(P, R, V)	57	(K, U)	416	(J, O)		
24	(U)	58	(E)	426	(O)		
25	(L)	102	(H, L, R, V)	427	(J)		
26	(M, O)	103	(H, Q)	434	(R, S)		
28	(C, L)	104	(C, L, S)	436N	(A, H, E)		
29	(C, L)	105	(C, O, L)	436S	(F, H, H)		
34	(O, R)	106	(A, L, P)	443	(P, R, V)		
36	(L)	107	(I, L)	445	(A, O)		
37	(I)	108	(I, K)	505	(R)		

FASTLINK SERVICES

Schematic Map
Not to Scale



LEGEND

- Regular Links: Service every 30 minutes or better during day times; Service every 60 minutes or less frequently
- Select Service
- Connecting Links
- FastLinks: Stops only as shown
- SunRail line and station

SEE ROUTE SCHEDULES FOR DETAILED INFO

- LYNX SuperStop
- Hospital
- Point of Interest

SUNRAIL
CENTRAL FLORIDA'S NEW COMMUTER TRAIN

sunrail.com | 855.RAIL.411
Easy LYNX connections

LYNX

LAKE NONA
VA Medical Center
UCF College of Medicine
Veterans Wy
Nemours Childrens Hospital

FASTLINK SERVICES

FastLink 17-92
FastLink 418
FastLink 441

Effective: AUGUST 2014

Other accessible formats available upon request

LYNX

THANK YOU FOR RIDING LYNX!

407-841-5969 phone
407-423-0787 tdd
golynx.com web

CONTACT US for information on fares, bus stops, schedules and trip planning.

LYNX is the public transit provider for Orange, Osceola and Seminole counties. Additional connectivity with Lake and Folk counties.

WELCOME ABOARD!

LYNX operates 85 Links to great places throughout Central Florida. If you don't see your destination here, CONTACT US and we can connect you to the right Link for your trip.

Riding LYNX is also easy on your wallet. You can pay for your trip as you board the bus.

Ready to roll? Look inside for more info...

ONE RIDE	\$2.00
ALL-DAY	\$4.50
Regular	\$2.25
with LYNX discount fare ID	\$1.00
EXACT FARE REQUIRED	

More on the LYNX website: lynx.com

EXHIBIT E



November 5, 2014

Mr. Gavin Guinan
Southport Financial Services, Inc.
2430 Estancia Boulevard Suite 101
Clearwater, FL 33761

Dear Mr. Guinan:

In telephone conversations you had with our Service Planning staff, you requested route and bus frequency information for bus stop 2642. This bus stop is located at 4600 South Orange Blossom Trail. The stop is on the east side of Orange Blossom Trail just north of Holden Avenue. The bus stop services Links 8, 107, and FastLink 441 in the northbound or inbound direction.

Link 8 provides Monday through Sunday service to the bus stop every fifteen minutes throughout the day. The first weekday bus departs the stop at 5:12 a.m. and the stop receives service until 2:43 a.m. for this Link.

Link 107 provides Monday through Sunday service to the bus stop every thirty minutes throughout the day. The first weekday bus departs the stop at 4:35 a.m. and the stop receives service until 1:45 a.m. for this Link.

FastLink 441 provides Monday through Friday service to the bus stop six times a day. The bus departure times from this stop are at 5:39 a.m., 6:09 a.m., and 6:39 a.m. in the morning and 5:39 p.m., 6:09 p.m., and 6:39 p.m. in the evening.

The bus stop departure times listed for the Link 8, Link 107, and FastLink 441 have been in place since August 24, 2014 or before.

I hope providing the information you requested suits your needs. If you require any other information, please contact Tony Rodriguez, Manager of Service Planning, at (407) 254-6042.

Respectfully,

John M. Lewis, Jr.
Chief Executive Officer

cc: Tony Rodriguez, LYNX' Manager of Service Planning

407-841-2279

www.golynx.com

455 North Garland Avenue
Orlando, FL 32801-1518