

**CARLTON FIELDS  
JORDEN BURT**

**ATTORNEYS AT LAW**

215 S. Monroe Street | Suite 500  
Tallahassee, Florida 32301-1866  
P.O. Drawer 190 | Tallahassee, Florida 32302-0190  
850.224.1585 | fax 850.222.0398  
www.CFJBLaw.com

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

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

March 24, 2015

Kate A. Flemming  
Legal Analyst/Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329

VIA HAND DELIVERY AND EMAIL  
[Kate.flemming@floridahousing.org](mailto:Kate.flemming@floridahousing.org)

**NOTICE OF INTENT**

Re: RFA 2014-114

Dear Ms. Flemming:

On behalf of Gateway Manor, LP (2015-095C), we hereby give notice of our intent to protest the Award Notice and scoring and ranking of RFA 2014-114 issued by Florida Housing on March 20, 2015, concerning Housing Credit Financing for Affordable Housing Developments Located in Medium and Small Counties. (See Attached)

Sincerely,



Michael P. Donaldson

MPD/rb

Enclosure  
cc: Renee Sandall

**RFA 2014-114  
Review Committee Recommendations**

**Exhibit B  
Page 1 of 1**

3/20/15

Total HC Available for RFA	14,427,900.00
Total HC Allocated	14,332,928.00
Total HC Remaining	94,972.00

Small County Funding Available for RFA	1,513,170.00
HC Allocated to Small Counties	1,513,170.00
Total Small County Funding Remaining	-
Medium County Funding Available for RFA	12,914,730.00
HC Allocated to Medium Counties	12,819,758.00
Total Medium County Funding Remaining	94,972.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developers	HC Funding Amount	Total Points	SAIL Unfunded Preference	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------	--------------------	-------------------	--------------	--------------------------	---	--	---------------------------	---------------------------------	----------------

**Application selected to meet the Florida Keys Area Goal**

2015-053C	73 Ocean	Monroe	S	Shane P. Sarver	Tri-Star Affordable Development, LLC;	1,464,217.00	23	Y	Y	Y	B	Y	45
-----------	----------	--------	---	-----------------	---------------------------------------	--------------	----	---	---	---	---	---	----

**Application selected to meet goal to fund a second small county Application in a county other than Monroe**

2015-088C**	Denton Cove	Franklin	S	Jonathan L. Wolf	Denton Cove Developer, Inc.;	48,953.00	23	Y	Y	Y	A	Y	18
-------------	-------------	----------	---	------------------	------------------------------	-----------	----	---	---	---	---	---	----

**Medium County Applications selected**

2015-106C	Villages at Halifax II	Volusia	M	Todd M. Wind	Picerne Affordable Development, LLC;	1,259,100.00	23	Y	Y	Y	A	Y	1
2015-067C	The San Juan	Osceola	M	Kim Murphy	Royal American Development, Inc.;	1,510,000.00	23	Y	Y	Y	A	Y	2
2015-073C	Clearlake Isles	Brevard	M	Kim Murphy	RAD-DFP Developer, LLC.;	1,475,000.00	23	Y	Y	Y	A	Y	6
2015-039C	Freedom Gardens	Hernando	M	Matthew Rieger	HTG Freedom Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	7
2015-101C	Park at Wellington Apartments	Pasco	M	Matthew Rieger	HTG Wellington Family Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	9
2015-091C	Kenwood Place	Leon	M	Jonathan L. Wolf	Kenwood Place Developer, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	20
2015-063C	City Park at Merritt Street	Seminole	M	Todd M. Wind	Picerne Affordable Development, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	26
2015-029C	The Verandas of Punta Gorda II	Charlotte	M	Paula M. Rhodes	Norstar Development USA, LP; Punta Gorda Developers, L.L.C.	1,025,658.00	23	Y	Y	Y	A	Y	27
2015-066C	Aida Palms	Polk	M	Oscar A. Sol	Aida Palms Dev, LLC;	1,510,000.00	23	Y	Y	Y	A	Y	28

\*\*2015-088C is entitled to a Binding Commitment of \$890,417.