

**BEFORE THE  
FLORIDA HOUSING FINANCE CORPORATION**

RE: RFA 2015-108, Housing Credit Financing of Affordable Housing Developments Located in Miami-Dade County  
Notice of Protest by The Villages Apts, Phase II, Application No. 2016-257C

**NOTICE OF PROTEST**

Pursuant to Section 120.57(3), Fla. Stat.; Rule 67-60.009(2), Fla. Admin. Code; and RFA 2015-108 at Section Six, THE VILLAGES APTS, PHASE II, Application No. 2016-257C, hereby gives notice of its intent to protest the proposed awards of funding and eligibility determinations contained on the RFA 2015-108 Review Committee Recommendations, copy attached as Exhibits A and B, respectively. Exhibits A and B were approved by the Florida Housing Finance Corporation Board of Directors on Friday, May 6, 2016, and were posted on the Corporation's website at 11:10 a.m. on that date.

**FILED** this 11<sup>th</sup> day of May, 2016.



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**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that the original and one copy of the foregoing has been filed via Hand Delivery with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329, this 11<sup>th</sup> day of May, 2016.



Attorney

**RFA 2015-108  
Recommendations**

Total HC Available for RFA 4,920,258.00

Application Number	Name of Development	Name of Contact Person	Name of Developers	Demographic	HC Request Amount	Eligible For Funding?	Qualifies for the Non-South Miami Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Application selected to meet the Non-South Miami Goal</b>													
2016-232C	The Jasmine	Nick A. Irandar	The Gatehouse Group LLC	E	2,397,397.00	Y	Y	28	Y	Y	A	Y	2

**Other Application selected for funding**

2016-238C*	Princeton Park	Matthew Rieger	HTG Princeton Park Developer, LLC	F	2,561,000.00	Y	N	28	Y	Y	A	Y	1
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\* This Application could not be fully funded. Per the RFA, the Applicant will receive a Binding Commitment for \$98,139.

On May 6, 2016, 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 Applicant to enter credit underwriting.

Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(9), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-50.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(9), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.

RFA 2015-108 All Applications

Application Number	Name of Development	Name of Contact Person	Name of Developers	HC Funding Amount	Eligible for Funding?	Qualifies for the Non-South Miami Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Development Category	Total Corp Funding Per-Sq-Ft Aide	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Eligible Applicants</b>														
2016-221C	Silver Palm Apartments	Elizabeth Wong	APC Silver Palm Development, LLC	2,169,000.00	Y	Y	28	Y	Y	NC	114,829.41	B	Y	3
2016-222C	The Vineyard	Nick A Inandar	The Gatehouse Group LLC	2,566,536.00	Y	Y	28	Y	Y	NC	113,694.12	B	Y	23
2016-223C	The Gardens at the Pearl	Nick A Inandar	The Gatehouse Group LLC	1,841,597.00	Y	Y	28	Y	Y	NC	113,694.15	B	Y	44
2016-224C	Virginia Place	Kimberly M. Murphy	Royal American Development, Inc.	2,175,000.00	Y	Y	28	Y	Y	NC	107,554.95	A	Y	14
2016-225C	Highland Park Senior Apartments	Donald W Paxton	WCB Beneficial Development 16, LLC	2,481,315.00	Y	Y	28	Y	Y	NC	111,686.18	A	Y	35
2016-226C	Vista Alibartan	Kimberly M. Murphy	Royal American Development, Inc.	2,561,000.00	Y	Y	28	Y	Y	NC	100,213.04	A	Y	5
2016-227C	Armstrong Gardens	Matthew Rieger	HTG Armstrong Developer, LLC	1,851,477.00	Y	Y	28	Y	Y	NC	110,874.99	A	Y	26
2016-228C	Northside Transit Village III	Elizabeth Wong	APC Northside Property III Development, LLC	2,561,000.00	Y	Y	28	Y	Y	NC	96,844.54	A	Y	46
2016-229C	Bella Vida	Nick A Inandar	The Gatehouse Group LLC	2,088,409.00	Y	N	28	Y	Y	NC	113,694.15	B	Y	17
2016-230C	Tequesta Point	Matthew Rieger	HTG Tequesta Point Developer, LLC	1,550,523.68	Y	Y	28	Y	Y	NC	110,874.99	A	Y	37
2016-232C	Rosemary Cove	Matthew Rieger	HTG Rosemary Cove Developer, LLC	2,499,494.00	Y	N	28	Y	Y	NC	100,620.66	A	Y	28
2016-233C	City Place Apartments	Francisco A. Rolfe	Landmark Development Corp.	2,561,000.00	Y	Y	28	Y	Y	NC	115,245.00	B	Y	49
2016-235C	Northside Urban View	David O. Deutch	Pinacle Housing Group, LLC	1,940,000.00	Y	Y	28	Y	Y	NC	111,707.84	A	Y	40
2016-236C	No. 31 Flagler	Kimberly M. Murphy	Royal American Development, Inc.	1,895,000.00	Y	Y	28	Y	Y	NC	108,500.00	A	Y	10
2016-237C	Serenity Tower	David O. Deutch	Pinacle Housing Group, LLC	2,240,000.00	Y	Y	28	Y	Y	NC	112,000.00	A	Y	30
2016-238C	Princeton Park	Matthew Rieger	HTG Princeton Park Developer, LLC	2,561,000.00	Y	N	28	Y	Y	NC	108,546.07	A	Y	1
2016-239C	Naranja Lakes	Alberto Miliu, Jr.	Naranja Lakes Apartments Developer, LLC	2,073,980.00	Y	N	28	Y	Y	NC	102,465.21	A	Y	21
2016-240C	Club Mariner Apartments	Alberto Miliu, Jr.	Club Mariner Apartments Developer, LLC	1,593,666.00	Y	Y	28	Y	Y	NC	113,960.02	B	Y	42
2016-241C	Casalina	Matthew Rieger	HTG Casalina Developer, LLC	1,946,472.00	Y	Y	28	Y	Y	NC	110,874.99	A	Y	12
2016-242C	Regatta Place	Mara S. Mades	Corrystone Group Partners, LLC	2,100,000.00	Y	Y	28	Y	Y	NC	116,442.31	B	Y	33
2016-245C	Mandarin Village Seniors	Matthew Rieger	HTG Mandarin Village Seniors Developer, LLC	2,221,772.38	Y	N	28	Y	Y	NC	110,874.99	A	Y	6
2016-246C	Courtdale Apartments, Phase III	Matthew Rieger	AMC HTG 3 Developer, LLC	1,971,111.00	Y	Y	28	Y	Y	NC	110,874.99	A	Y	47
2016-247C	Urban Points Senior Residences	David O. Deutch	Pinacle Housing Group, LLC	2,421,000.00	Y	Y	28	Y	Y	NC	108,945.00	A	Y	38
2016-248C	Little River Apartments	Alberto Miliu, Jr.	Little River Apartments 1 Developer, LLC	2,561,000.00	Y	Y	28	Y	Y	NC	88,650.00	A	Y	29

REFA 2015-108 All Applications

Application Number	Name of Development	Name of Contact Person	Name of Developers	HC Funding Amount	Eligible For Funding?	Qualifies for the Non-South Miami Goal?	Total Points	Development Category Funding Preference	Per Unit Construction Funding Preference	Development Category	Total Corp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2015-249C	City Terrace	Stephanie Williams	Dea-icda Community Development Corporation, Inc.	1,852,806.00	Y	Y	28	Y	Y	NC	106,892.65	A	Y	20
2015-250C	Courtdale Apartments, Phase II	Matthew Rieger	AMC HTG 2 Developer, LLC	2,561,000.00	Y	Y	28	Y	Y	NC	96,037.50	A	Y	11
2015-251C	Pinade at Urban Pointe	David O. Deutch	Pinade Housing Group, LLC	2,430,000.00	Y	Y	28	Y	Y	NC	108,900.00	A	Y	31
2015-252C	The Jasmine	Nick A Hamdar	The Gatehouse Group LLC	2,397,397.00	Y	Y	28	Y	Y	NC	112,377.98	A	Y	2
2015-253C	Coral Bay Cove	Francisco A Rojas	Landmark Development Corp.	2,010,000.00	Y	N	28	Y	Y	NC	109,425.52	A	Y	22
2015-254C	Bifas del Este	Alberto Mfo, Jr.	Bifas del Este Apartments Developer, LLC	2,546,428.00	Y	Y	28	Y	Y	NC	86,810.05	A	Y	43
2015-256C	Harmony Tower	David O. Deutch	Pinade Housing Group, LLC	2,515,000.00	Y	Y	28	Y	Y	NC	110,955.88	A	Y	34
2015-257C	The Villages Apartments, Phase II	Eron J Meyer	New Urban Development, LLC, Cornerstone Group Partners, LLC	2,561,000.00	Y	Y	28	Y	Y	NC	96,037.50	A	Y	4
2015-258C	Mandarin Village Family	Matthew Rieger	HTG Mandarin Village Family Developer, LLC	2,332,861.00	Y	N	28	Y	Y	NC	110,874.99	A	Y	25
2015-259C	The Mosaic	Nick A Hamdar	The Gatehouse Group LLC	2,021,229.00	Y	Y	28	Y	Y	NC	113,694.13	B	Y	45
2015-260C	Citrus Point	Matthew Rieger	HTG Citrus Point Developer, LLC	2,221,772.88	Y	N	28	Y	Y	NC	110,874.99	A	Y	16
2015-261C	Windmill Farms	Francisco A Rojas	Landmark Development Corp.	2,005,000.00	Y	N	28	Y	Y	NC	109,153.32	A	Y	36
2015-262C	Los Molinos	David O. Deutch	Pinade Housing Group, LLC	2,490,000.00	Y	Y	28	Y	Y	NC	107,740.38	A	Y	7
2015-264C	Puerta del Sol	David O. Deutch	Pinade Housing Group, LLC	2,490,000.00	Y	Y	28	Y	Y	NC	109,852.94	A	Y	48
2015-265C	Sana Cruz Isles	Lewis V. Swezy	Lewis V. Swezy, RS Development Corp.	2,164,566.00	Y	N	28	Y	Y	NC	108,020.17	A	Y	18
2015-269C	Metro Spring Garden Apartments	Donald W. Paxton	WOB Beneficial Development 15, LLC	2,066,173.00	Y	Y	28	Y	Y	NC	113,387.54	A	Y	41
2015-270C	Northside Transit Village II	Elizabeth Wong	APC Northside Property II Development, LLC	2,561,000.00	Y	Y	28	Y	Y	NC	105,729.36	A	Y	32

RFA 2015-108 All Applications

Application Number	Name of Development	Name of Contact Person	Name of Developers	HC Funding Amount	Eligible For Funding?	Qualifies for the Non-South Miami Golf?	Total Points	Development Category/Funding Preference	Per Unit Construction Funding Preference	Development Category	Total Carp Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>														
2016-231C	Avallian	William T. Fabri	The Richman Group of Florida, Inc.	1,700,000.00	N	Y	28	Y	Y	NC	107,161.94		Y	8
2016-234C	Old Town Floridian Village	Kimberly M. Murphy	Royal American Development, Inc.; Green Mills Holdings, LLC	2,275,000.00	N	N	28	Y	Y	NC	109,404.59		Y	19
2016-243C	Centerra	Mara S. Madas	Cornerstone Group Partners, LLC	2,050,000.00	N	N	10	Y	Y	NC	118,617.60		Y	24
2016-244C	Susak Pointe	Mara S. Madas	Cornerstone Group Partners, LLC	1,600,000.00	N	N	10	Y	Y	NC	115,848.09		Y	15
2016-255C	The Villages Apartments, Phase III	Elon J Metzger	New Urban Development, LLC; Cornerstone Group Partners, LLC	2,561,000.00	N	Y	28	Y	Y	NC	109,757.14		Y	13
2016-263C	Mallorca Isles	Lewis V. Swezy	Lewis V. Swezy; NS Development, Corp.	2,164,566.00	N	N	28	Y	Y	NC	108,020.17		Y	27
2016-265C	Pincheon Crossings	Lewis V. Swezy	Lewis V. Swezy; NS Development Corp.	2,560,297.00	N	N	28	Y	Y	NC	95,876.50		Y	39
2016-287C	Crystal Villas	Lewis V. Swezy	Lewis V. Swezy; NS Development Corp.	2,560,297.00	N	N	28	Y	Y	NC	95,876.50		Y	9
2016-288C	Stadium Tower Apartments	Lewis V. Swezy	Lewis V. Swezy; NS Development Corp.	2,079,206.00	N	Y	28	Y	Y	NC	117,705.05		Y	50

On May 6, 2016, 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.