

CPAR LTD.  
Colonial Pines Apartments  
516 Lakeview Road, Suite 8  
Clearwater, Florida 33756  
(727) 449-1182

June 29, 2016

*VIA E-MAIL – [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)*

Florida Housing Finance Corporation  
**Attn: Kate Flemming, Corporation Clerk**  
227 N. Bronough Street, Suite 5000  
Tallahassee, Florida 32301

RE: Notice of Intent to Protest  
RFA-2015-111 - Proposed Funding Selections

Application: Colonial Pines, 2015-279C  
Applicant: CPAR LTD.

Dear Ms. Flemming,

Pursuant to Florida Statutes, Section 120.57(3), and Florida Administrative Code Rules 28-110.003 and 67-60.009, we hereby give our Notice of Intent to Protest the proposed scoring and ranking adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on June 24, 2016 concerning RFA 2015-111.

A copy of the Board’s proposed selections as posted on the FHFC website is attached to this Notice. A formal written protest petition will be filed within 10 days of this Notice, as required by law.

Sincerely,



Thomas F. Flynn  
Manager of General Partner

## RFA 2015-111 - Recommendations

Total HC Available for RFA	5,901,631.00
Total HC Allocated	5,874,751.00
Total HC Remaining	26,880.00

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
--------------------	---------------------	--------	-------------	------------------------	-------------------	-------	-------------------	---------	--------------	---------------------------------------	----------------------------------------	-----------------------------	------------------------------------------	---------------------------	----------	---------------------------------	----------------

RD 515 Development in Medium or Small County Goal  
None

### Non-RD 515 Development Family Demographic Goal

2016-293C	Pineda Village	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	Y	8
-----------	----------------	---------	---	-----------------	----------------------------------------------------	---	--------------	---	----	---	---	---	---	---	---	---	---

### Non RD 515 Development Applications with the Elderly or Persons with a Disability Demographic

2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Millo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-294C	Cathedral Towers	Duval	L	Shawn Willson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	9
2016-281C	Isles of Pahokee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahokee II Developer, LLC; Pahokee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	A	1	Y	18
2016-290C	Lummus Park Manor	Miami-Dade	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	Y	Y	Y	A	1	Y	12

On June 24, 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(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 2015-111 - All Applications

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 545?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
Eligible Applications																	
2016-280C	Isles of Pahoee Phase I	Palm Beach	L	Matthew Rieger	HTG Isles of Pahoee Developer, LLC; Pahoee Development Corporation	F	1,124,828.00	N	23	Y	Y	Y	Y	A	1	Y	11
2016-281C	Isles of Pahoee Phase II	Palm Beach	L	Matthew Rieger	HTG Isles of Pahoee II Developer, LLC; Pahoee Development Corporation	E	1,209,190.00	N	23	Y	Y	Y	Y	A	1	Y	18
2016-287C	Shull Manor Apartments	Brevard	M	Patti P Adams	Herrman & Kittle Properties, Inc.	F	651,500.00	N	23	Y	Y	Y	Y	B	1	Y	4
2016-288C	Moore Landing	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,043,000.00	N	23	Y	Y	Y	Y	A	1	Y	15
2016-289C	Cathedral Townhouse	Duval	L	Shawn Wilson	Cathedral Townhouse Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	B	1	Y	17
2016-290C	Lummus Park Manor	Miami-Dade	L	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	E	500,000.00	N	23	Y	Y	Y	Y	A	1	Y	12
2016-291C	Hickory Knoll	Marion	M	Brianne E Heffner	Southport Development, Inc. a Washington Corporation doing business in Florida as Southport Development Services, Inc.	F	940,000.00	N	23	Y	Y	Y	Y	A	1	Y	13
2016-293C	Pineda Village	Brevard	M	David O. Deutch	Pinnacle Housing Group, LLC; CHA Developer, LLC	F	1,350,000.00	N	23	Y	Y	Y	Y	A	1	Y	8
2016-294C	Cathedral Towers	Duval	L	Shawn Wilson	Cathedral Towers Redevelopment Associates, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	9
2016-295C	Hailey Sojge Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Hailey Sojge Phase One Developer, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y	A	1	Y	2
2016-296C	Lake Point Plaza Apartments	Miami-Dade	L	Lewis V Swezy	Lewis V. Swezy, RS Development Corp	E	760,605.00	N	23	Y	Y	Y	Y	A	1	Y	3
2016-297C	Three Round Tower A	Miami-Dade	L	Alberto Milo, Jr.	Three Round Tower A Developer, LLC	E	1,155,561.00	N	23	Y	Y	Y	Y	A	1	Y	1
2016-298C	Trinity Towers East	Brevard	M	Rodger L. Brown, Jr.	Preservation of Affordable Housing, LLC	E	1,050,661.00	N	23	Y	Y	Y	Y	A	1	Y	16
2016-299C	Smathers Preservation Phase One	Miami-Dade	L	Alberto Milo, Jr.	Smathers Phase One Developer, LLC	E	902,782.00	N	23	Y	Y	Y	Y	A	1	Y	20

**RFA 2015-111 - All Applications**

Application Number	Name of Development	County	County Size	Name of Contact Person	Name of Developer	Demo.	HC Request Amount	RD 515?	Total Points	Age of Development Funding Preference	RA Level 1, 2, or 3 Funding Preference	Concrete Funding Preference	Per Unit Construction Funding Preference	Leveraging Classification	RA Level	Florida Job Creation Preference	Lottery Number
<b>Ineligible Applications</b>																	
2016-282C	St. Johns River Apartments	Putnam	S	Thomas F Flynn	Flynn Development Corporation	E	340,520.00	N	23	Y	Y	Y	Y		1	Y	21
2016-284C	Marian Towers	Miami-Dade	L	Elizabeth Wong	Marian Towers Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	5
2016-285C	St. Andrew Tower I	Broward	L	Elizabeth Wong	St. Andrew Towers I Development, LLC	E	1,660,000.00	N	23	Y	Y	Y	Y		1	Y	23
2016-278C	Woodcliff Apartments	Lake	M	Thomas F Flynn	Flynn Development Corporation	E	266,560.00	N	23	Y	Y	Y	Y		1	Y	19
2016-279C	Colonial Pines	Lake	M	Thomas F Flynn	Flynn Development Corporation	F	244,579.00	N	11.5	Y	Y	Y	Y		1	Y	22
2016-283C	St. Elizabeth Gardens	Broward	L	Elizabeth Wong	St. Elizabeth Gardens Development, LLC	E	1,402,702.00	N	23	Y	Y	Y	Y		2	Y	6
2016-286C	Century Woods Apartments	Escambia	M	Kimberly Murphy	Royal American Development, Inc.	F	353,999.00	Y	23	Y	N	Y	Y		6	Y	10
2016-277C	Hilltop Apartments	Madison	S	Kimberly Murphy	Royal American Development, Inc.	F	719,073.00	N	5	Y	Y	Y	Y		1	Y	24
2016-276C	Orangeswood Apartments	Bradford	S	Kimberly Murphy	Royal American Development, Inc.	F	474,013.00	Y	23	Y	N	Y	Y		6	Y	7
2016-282C	Chipola Apartments	Jackson	S	David Schultz	Community Housing Partners Corporation	E	774,136.00	N	23	Y	Y	Y	Y		1	Y	14

On June 24, 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.