



PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM  
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

June 20, 2018

**Via Hand Delivery**

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

RECEIVED  
18 JUN 20 AM 8:35  
FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2018-102 Proposed Funding Selections

Dear Ms. McGlamory:

Pursuant to section 120.57(3), Florida Statutes, rule chapter 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2018-325C, Quail Roost Transit Village II, Ltd. files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on June 15, 2018, concerning Request for Applications (“RFA”) 2018-102. A copy of the Board’s preliminary awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the scoring results approved by the Board of Directors, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

Donna E. Blanton

**RFA 2018-102  
Board Approved Preliminary Awards**

Total HC Available for RFA	2,465,000
Total HC Allocated	2,465,000
Total HC Remaining	-

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Total Units	Demo	HC Funding Amount	Total Points	QCT Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
2018-318C	Midtown Lofts	Polk	Oscar A Sol	Diana M Mansur	Midtown Lofts Dev, LLC	80	F	1,510,000	100	Y	Y	Y	A	0.00	Y	12
2018-320C	Father Marquess- Barry Apartments	Miami-Dade	Matthew A Rieger	Scott A Osman	HTG Rainbow Developer, LLC	50	Non-	955,000	88	Y	Y	Y	A	0.00	Y	7

On June 15, 2018, 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 67-600.009, 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 2018-102 Board Approved Scoring Results**

Application Number	Name of Development	County	Authorized Principal Representative	Operational Contact Person	Name of Developers	Total Units	Demo	HC Funding Amount	Eligible for Funding?	Total Points	QCR Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Qualifying Financial Assistance Funding Preference	Florida Job Creation Preference	Lottery Number
<b>Eligible Applications</b>																	
2018-312C	Renaissance Pointe	Miami-Dade	Nikol A. Inardar		Renaissance Pointe Developer, LLC	60	F	1,632,887	Y	99	Y	Y	Y	B	0.00	Y	2
2018-313C	Wisdom Village in Sun Garden Isles	Broward	William Schneider	Michael A Hartman	Turnstone Development Corporation	66	F	1,474,625	Y	87	Y	Y	Y	A	0.00	Y	9
2018-314C	Carisbrooke Terrace	Seminole	Jonathan L. Wolf	Jennie D. Lagmay	Carisbrooke Terrace Developer, LLC; SH4 Development, LLC	80	F	1,464,800	Y	88	Y	Y	Y	A	0.00	Y	13
2018-315C	Liberty Square Phase Three	Miami-Dade	Alberto Milio, Jr.		Liberty Square Phase Three Developer, LLC	132	F	2,465,000	Y	76	Y	Y	Y	A	0.00	Y	14
2018-316C	WRBG138	Hillsborough	Jerome D Ryans	Alberto Milio, Jr.	WRBG 138 Developer LLC	118	F	2,110,000	Y	93	Y	Y	Y	A	0.00	Y	6
2018-317C	Courtside Apartments, Phase II	Miami-Dade	Matthew A. Rieger	Scott A. Osman	AMC-HTG 2 Developer, LLC	160	F	2,465,000	Y	96	Y	Y	Y	A	0.00	Y	15
2018-318C	Midtown Lofts	Polk	Oscar A. Sol	Diana M Manzur	Midtown Lofts Dev. LLC	80	F	1,310,000	Y	100	Y	Y	Y	A	0.00	Y	12
2018-319C	Grand Oaks	Pinellas	Richard Higgins	Brian Eylon	Norstar Development USA, LP, PCHA Development, LLC	86	F	1,660,000	Y	91	N	Y	Y	A	0.00	Y	4
2018-320C	Father Marquess-Sarry Apartments	Miami-Dade	Matthew A. Rieger	Scott A. Osman	HTG Rainbow Developer, LLC	50	E-Non-ALF	955,000	Y	88	Y	Y	Y	A	0.00	Y	7
2018-321C	Carrington Park	Volusia	Timothy M. Morgan		JIC Florida Development LLC	72	F	1,377,330	Y	77	Y	Y	Y	A	0.00	Y	5
2018-322C	Amaryllis Park Phase II	Sarasota	Joseph Chambers		Gardner Capital Development Florida, LLC; DB Development Florida, LLC; SH4 Affordable Development, LLC	70	F	1,510,000	Y	83	Y	Y	Y	A	0.00	Y	8
2018-323C	Parramore Oaks Phase Two	Orange	Paula McDonald Rhodes		InVictus Development, LLC; Royal American Properties, LLC; ADC Communities, LLC and Kiss & Comandy, Inc.	91	F	2,000,262	Y	85	Y	Y	Y	B	6,825.00	Y	3
2018-324C	Quail Roost Transit Village I	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost I Development, LLC	100	F	2,465,000	Y	94	Y	Y	Y	A	0.00	Y	11
2018-325C	Quail Roost Transit Village II	Miami-Dade	Kenneth Naylor	Elizabeth Wong	Quail Roost II Development, LLC	70	E-Non-ALF	955,000	Y	88	Y	Y	Y	A	0.00	Y	10
2018-326C	Lincoln Village	Manatee	Richard Higgins	Brian Eylon	Norstar Development USA, LP	50	F	1,146,946	Y	94	Y	Y	Y	B	0.00	Y	16
<b>Ineligible Application</b>																	
2018-327C	Platform 3750 at Frankie Shannon Rolle Center	Miami-Dade	Leon J. Wolfe	Mara S. Mades	Cornerstone Group Partners, LLC	96	F	1,900,000	N	56	Y	Y	Y		0.00	Y	1

On June 15, 2018, 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.

