

Michael G. Maida, P.A.

Attorney at Law

Post Office Box 12093, 32317-2093
1709 Hermitage Blvd., Suite 201
Tallahassee, FL 32308
www.maidalawpa.com

Michael G. Maida
Civil Circuit Mediator

TELEPHONE (850)425-8124
TELECOPIER (850)681-0879

February 5, 2018

Via Hand Delivery

Via Electronic Mail: CorporationClerk@floridahousing.org

Ana McGlamory
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

RE: RFA 2018-111 Housing Credit Financing for Affordable Housing
Developments Located in Miami-Dade County ("the RFA") - Notice of Protest

Dear Ms. McGlamory:

On behalf of Applicant Whaler's Cove Apartments, LLC, Application No. 2019-063C ("Whaler's Cove") and Developer Landmark Development Corp, ("Landmark"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110 and 67-60.009, Florida Administrative Code and the RFA. Whaler's Cove and Landmark protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the eligibility, scoring, ranking and selection of applications in the RFA, including but not limited to those applications selected for funding as identified in the notice of intended decision (See Board Approved Preliminary Awards attached as Exhibit "A").

This Notice is being filed within 72 hours (not including weekends) of the posting of the notice of intended decision on the Corporation's website on Friday, February 1, 2019 at 9:20 a.m. Whaler's Cove and Landmark reserve the right to file a formal written protest within (10) days of the filing of this Notice pursuant to section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Whaler's Cove's and Landmark's ability to initiate or intervene in proceedings that may impact that eligibility, scoring, ranking and funding determination.

Please acknowledge receipt of this filing by stamping the date and time on the enclosed copy of this letter.

Sincerely,

Michael G. Maida
Michael G. Maida

MGM/sem
Attachment

RECEIVED
19 FEB - 5 PM 4:08
FLORIDA HOUSING
FINANCE CORPORATION

**RFA 2018-111
Board Approved Preliminary Awards**

Total HC Available for RFA	6,881,821.00
Total HC Allocated	6,780,850.00
Total HC Remaining	100,971.00

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Qualifies as a Non-Profit Applicant?	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
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One Family Applications that qualifies for the Geographic Area of Opportunity/HUD-designated SADDAs Goal

2019-095C	Lucida	William Todd Fabbri	The Richman Group of Florida, Inc.	F	108	1,875,000.00	Y	Y	N	15	Y	Y	Y	A	Y	7
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One Elderly (ALF or Non-ALF) Application

2019-073C	Las Brisas Trace	Steve Protulis	EHDCC Development Services, LLC; Las Brisas Trace Developer, LLC	E, Non-ALF	119	2,635,850.00	Y	N	Y	15	Y	Y	Y	A	Y	1
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One Non-Profit Application

2019-058C	Cannery Row at Redlands Crossing	Steven C. Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	112	2,270,000.00	Y	N	Y	15	Y	Y	Y	A	Y	3
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On February 1, 2019, 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.