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February 6, 2019

Via E-mail and Hand Delivery

Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329
CorporationClerk@floridahousing.org

RECEIVED
19 FEB -6 AM 8:51
FLORIDA HOUSING
FINANCE CORPORATION

Re: RFA 2018-112 Housing Credit Financing for Affordable Housing Developments in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties

Notice of Protest by Amelia Court at Creative Village – Phase II Partners, Ltd.
Applicant for Application No. 2019-106C, Amelia Court at Creative Village – Phase II

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Amelia Court at Creative Village – Phase II Partners, Ltd. (“Amelia Court II Partners”), Applicant for Application No. 2019-106C in RFA 2018-112, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2018-112, as approved by the Corporation’s Board of Directors on Friday, February 1, 2019. These spreadsheets were posted on the Corporation’s website on Friday, February 1, 2019, at 10:33 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Amelia Court II Partners will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Counsel for Amelia Court at Creative Village – Phase II Partners, Ltd.
Applicant for Application No. 2019-106C

cc: Hugh Brown, General Counsel (by e-mail only - Hugh.Brown@floridahousing.org)

RFA 2018-112 Board Approved Preliminary Awards

Total HC Available for RFA	17,314,387.00
Total HC Allocated	14,716,035.00
Total HC Remaining	2,598,352.00

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	HC Funding Amount	Eligible For Funding?	Development is in Broward County or Pinellas County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding Goal	Qualifies as a Local Government Area of Opportunity	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number	
Pinellas County that serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding Goal																		
2019-100C	The Shores	Pinellas	William Todd Fabbrini	The Richman Group of Florida, Inc.	F	51	910,000.00	Y	Y	N	10	Y	Y	Y	A	Y	9	
Broward County that serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding Goal																		
2019-111C	Flori Village	Broward	Matthew A. Rieger	HTG Flori Developer, LLC	F	96	2,779,771.00	Y	Y	N	10	Y	Y	Y	A	Y	21	
Duval County Application with a preference for Application that qualifies as a Local Government Area of Opportunity																		
2019-121C	Lofts at Brooklyn	Duval	James R. Hoover	TVC Development, Inc.	F	133	1,868,000.00	Y	N	Y	10	Y	Y	Y	A	Y	14	
Hillsborough County Application with a preference for Application that qualifies as a Local Government Area of Opportunity																		
2019-116C	WRDG T3B	Hillsborough	Jerome Ryans	WRDG T3B Developer, LLC	F	130	2,375,000.00	Y	N	Y	10	Y	Y	Y	A	Y	10	
Orange County Application with a preference for Application that qualifies as a Local Government Area of Opportunity																		
2019-123C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E, Non-ALF	120	2,300,000.00	Y	N	Y	10	Y	Y	Y	A	Y	1	
Palm Beach County Application with a preference for Application that qualifies as a Local Government Area of Opportunity																		
2019-115C	Heron Estates Family	Palm Beach	Matthew A. Rieger	HTG Heron Estates Family Developer	F	79	1,801,264.00	Y	N	Y	10	Y	Y	Y	A	Y	2	
Broward County Application																		
2019-119C	Pulcinna Crossing	Broward	Kenneth Naylor	APC Pulcinna Crossing	F	113	2,882,000.00	Y	N	N	10	Y	Y	Y	A	Y	4	

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.

RFA 2018-112 Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Dem. Commitment	Total Units	HC Funding Amount	Eligible For Funding?	Development is in Broward County or Pinellas County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding Goal	Qualifies as a Local Government Area of Opportunity	Total Points	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Corp Funding Per-Stat-Aide	Leveraging Classification	Florida Job Creation Preference	Lottery Number	
Eligible Applications																			
2019-100C	The Shores	Pinellas	William Todd Fabbri	The Richman Group of Florida, Inc.	F	51	910,000.00	Y	Y	N	10	Y	Y	Y	130,984.65	A	Y	9	
2019-101C	Lexington Court Apartments - Phase II	Orange	Jay P. Brock	Atlantic Housing Partners, L.L.P.	E, Non-ALF	80	1,834,538.00	Y	N	N	10	Y	Y	Y	196,957.17	A	Y	15	
2019-106C	Amelia Court at Creative Village - Phase II	Orange	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	105	2,375,000.00	Y	N	Y	10	Y	Y	Y	195,346.32	A	Y	24	
2019-108C	Durham Place	Orange	Jonathan L. Wolf	Durham Place Developer, LLC	E, Non-ALF	112	2,375,000.00	Y	N	N	10	Y	Y	Y	155,666.60	A	Y	3	
2019-110C	Berkley Landing	Palm Beach	Jonathan L. Wolf	Berkley Landing Developer, LLC	E, Non-ALF	120	2,280,000.00	Y	N	Y	10	Y	Y	Y	139,477.27	A	Y	23	
2019-111C	Fiori Village	Broward	Matthew A. Rieger	HTG Fiori Developer, LLC	F	96	2,779,771.00	Y	Y	N	10	Y	Y	Y	148,794.09	A	Y	21	
2019-112C	Federal Apartments Phase I	Broward	Edward S. Taylor	SHAG Development, LLC; Fairfield Federal Developer, LLC	F	106	2,600,000.00	Y	N	N	10	Y	Y	Y	153,051.03	A	Y	19	
2019-114C	Avery Commons	Pinellas	Shawn Wilson	Blue Sky Communities LLC	F	65	1,375,000.00	Y	Y	N	10	Y	Y	Y	146,153.85	A	Y	11	
2019-115C	Heron Estates Family	Palm Beach	Matthew A. Rieger	HTG Heron Estates Family Developer, LLC; Heron Estates WRDG T3B Developer, LLC	F	79	1,601,264.00	Y	N	Y	10	Y	Y	Y	146,794.09	A	Y	2	
2019-116C	WRDG T3B	Hillsborough	Jerome Ryans	WRDG T3B Developer, LLC	F	130	2,375,000.00	Y	N	Y	10	Y	Y	Y	138,057.26	A	Y	10	
2019-117C	Banyan Station	Palm Beach	Matthew A. Rieger	HTG Banyan Developer, LLC	F	94	2,374,993.00	Y	N	N	10	Y	Y	Y	152,743.75	A	Y	8	
2019-118C	Brandon Presene	Hillsborough	James R. Hoover	TYC Development, Inc.	F	163	2,375,000.00	Y	N	Y	10	Y	Y	Y	123,248.85	A	Y	18	
2019-119C	Poinciana Crossing	Broward	Kenneth Naylor	APC Poinciana Crossing Development, LLC; HEF	F	113	2,882,000.00	Y	N	N	10	Y	Y	Y	141,048.38	A	Y	4	
2019-120C	Molly Crossing	Duval	James R. Hoover	TYC Development, Inc.	E, Non-ALF	100	1,685,000.00	Y	N	N	10	Y	Y	Y	145,612.27	A	Y	12	
2019-121C	Lofts at Brooklyn	Duval	James R. Hoover	TYC Development, Inc.	F	133	1,868,000.00	Y	N	Y	10	Y	Y	Y	161,327.27	A	Y	14	
2019-122C	Casa Sant'Angelo Apartments	Broward	Kenneth Naylor	Casa Sant'Angelo Development, LLC	E, Non-ALF	113	2,882,000.00	Y	N	N	10	Y	Y	Y	149,780.53	A	Y	22	
2019-123C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E, Non-ALF	120	2,300,000.00	Y	N	Y	10	Y	Y	Y	140,700.76	A	Y	1	
Ineligible Applications																			
2019-102C*	Wetherbee Landings-Senior Living	Orange	W. Scott Culp	AHP Developers, Inc.	E, Non-ALF	30	651,575.00	N	N	N	10	N	Y	Y	219,227.84	B	Y	7	
2019-103C	Camden Crossing	Hillsborough	W. Scott Culp	AHP Developers, Inc.	F	40	866,123.00	N	N	N	10	N	Y	Y	198,691.57	B	Y	6	
2019-104C*	Wetherbee Landings	Orange	W. Scott Culp	AHP Developers, Inc.	F	42	920,246.00	N	N	N	10	N	Y	Y	218,558.49	B	Y	5	
2019-105C	Lake Sherwood - Phase V	Orange	Jay P. Brock	SHANE Housing Partners, L.L.P.	F	30	647,489.00	N	N	N	10	Y	Y	Y	198,049.47	A	Y	20	
2019-107C	Camden Crossing Senior Living	Hillsborough	W. Scott Culp	AHP Developers, Inc.	E, Non-ALF	30	650,404.00	N	N	N	10	N	Y	Y	196,999.86	B	Y	16	
2019-108C	Springfield Plaza	Hillsborough	Matthew A. Rieger	HTG Springfield Developer, LLC	E, Non-ALF	96	1,997,491.00	N	N	N	10	Y	Y	Y	152,743.75	A	Y	13	
2019-113C	Village of Valor	Palm Beach	Kathy Makino-Leipold	KSM Holdings-Florida, LLC	F	157	2,212,193.00	N	N	N	10	Y	Y	Y	123,965.71	A	Y	17	

*Corporation Funding Per-Stat-Aide amounts were adjusted during scoring. This did not affect the A/B Leveraging Classification.

On February 1, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

An unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 285.10, F.A.C., and Rule 6740.009, 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.