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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 Brandon Preserve, Ltd.
Applicant for Application No. 2019-118C, Brandon Preserve

Dear Corporation Clerk:

Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Brandon Preserve, Ltd., Applicant for Application No. 2019-118C 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).

Brandon Preserve, Ltd. will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

M. Christopher Bryant
Counsel for Brandon Preserve, Ltd.
Applicant for Application No. 2019-118C

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 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 Fabbri	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	Lefts 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	WRDGI 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	1,601,264.00	Y	N	Y	10	Y	Y	Y	A	Y	2	
Broward County Application																		
2019-119C	Pinelchua Crossing	Broward	Kenneth Naylor	APC Pinelchua 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	Demo. Commitment	Total Units	HC Funding Amount	Eligible For Funding?	Development in Broward County or Pinellas County and across 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 Sq. Ft. Aids	Leveraging Classification	Florida Job Creation Preference	Lottery Number	
Eligible Applications																			
2019-100C	The Shores	Pinellas	William Todd Fabrizi	The Richman Group of Florida, Inc.	F	51	910,000.00	Y	Y	N	10	Y	Y	Y	130,984.85	A	Y	9	
2019-101C	Lexington Court Apartments - Phase II	Orange	Jay P. Brook	Atlantic Housing Partners, L.L.P.	E, Non-ALF	80	1,824,538.00	Y	N	N	10	Y	Y	Y	196,967.17	A	Y	15	
2019-106C	Aneida Court at Creative Village - Phase II	Orange	Jay P. Brook	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	155,656.60	A	Y	3	
2019-110C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley 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	Finn Village	Broward	Matthew A. Rieger	HTG Flor 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.	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	F	79	1,601,264.00	Y	N	Y	10	Y	Y	Y	146,794.09	A	Y	2	
2019-116C	WRDG T38	Hillsborough	Jerome Ryans	WRDG T38 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 Preserve	Hillsborough	James R. Hoover	TVC Development, Inc.	F	163	2,375,000.00	Y	N	Y	10	Y	Y	Y	123,519.85	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	141,043.33	A	Y	4	
2019-120C	Molly Crossing	Duval	James R. Hoover	TVC Development, Inc.	E, Non-ALF	100	1,685,000.00	Y	N	N	10	Y	Y	Y	142,612.27	A	Y	12	
2019-121C	Lofts at Brooklyn	Duval	James R. Hoover	TVC Development, Inc.	F	133	1,860,000.00	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	219,272.84	B	Y	7	
2019-103C	Camden Crossing	Hillsborough	W. Scott Culp	AHP Developers, Inc.	F	40	865,123.00	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	218,558.43	B	Y	5	
2019-105C	Lake Sherwood - Phase V	Orange	Jay P. Brook	Atlantic Housing Partners, L.L.P.	F	30	647,483.00	N	N	N	10	Y	Y	Y	196,049.47	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	196,938.86	B	Y	16	
2019-109C	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-Leipatz	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 Sq. Ft. Aids 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.

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.