

# Maureen McCarthy Daughton, LLC

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**Via Hand Delivery and Email  
February 6, 2019**

Ms. Ana McGlamory  
([Ana.McGlamory@floridahousing.org](mailto:Ana.McGlamory@floridahousing.org))  
Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough, Suite 5000  
Tallahassee, Florida 32301

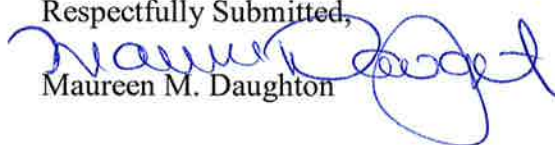
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FINANCE CORPORATION

**RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-112 Proposed Funding Selections and Rankings**

Dear Corporation Clerk:

On behalf of Applicant, HTG Banyan, LLC, Application No. 2019-117C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-112 posted by Florida Housing Finance Corporation on Feb. 1, 2019 at 10:33 a.m., concerning Housing Credit Financing for Affordable Housing Developments located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,  
  
Maureen M. Daughton

cc: Hugh Brown, General Counsel

**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	
<b>Pinellas County that serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding Goal</b>																		
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	
<b>Broward County that serves the Family Demographic Commitment and qualifies for the Geographic Area of Opportunity Funding Goal</b>																		
2019-111C	Fort Village	Broward	Matthew A. Rieger	HTG Fort Developer, LLC	F	96	2,779,771.00	Y	Y	N	10	Y	Y	Y	A	Y	21	
<b>Duval County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
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	
<b>Hillsborough County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2019-116C	WINDG 138	Hillsborough	Jerome Reavis	WRDG 138 Developer, LLC	F	130	2,375,000.00	Y	N	Y	10	Y	Y	Y	A	Y	10	
<b>Orange County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
2019-123C	Hawthorne Park	Orange	Jonathan L. Wolf	Hawthorne Park Developer, LLC	E, Non-AUF	120	2,300,000.00	Y	N	Y	10	Y	Y	Y	A	Y	1	
<b>Palm Beach County Application (with a preference for Application that qualifies as a Local Government Area of Opportunity)</b>																		
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	
<b>Broward County Application</b>																		
2019-119C	Peninsula Crossing	Broward	Kenneth Naylor	APC Peninsula Crossing	F	113	2,982,000.00	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 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 Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Total Gap Funding Per Set-Aside	Leveraging Classification	Florida Job Creation Preference	Priority Number	
2019-100C	The Shores	Pinellas	William Todd Rabbin	The Eckman Group of Florida, Inc.	F	51	910,000.00	Y	Y	N	10	Y	Y	Y	130,984.85	A	Y	9	
2019-101C	Levingson Court Apartments - Phase II	Orange	Jay P. Brock	Robotic Housing Partners, LLC	E-Non-ALF	80	1,824,538.00	Y	N	N	10	Y	Y	Y	196,967.17	A	Y	15	
2019-106C	Amelia Court at Creative Village - Phase II	Orange	Jay P. Brock	Robotic Housing Partners, LLC	F	105	2,375,000.00	Y	N	Y	10	Y	Y	Y	155,346.32	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	Fort Village	Broward	Matthew A. Rieger	HTG Fort 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	2,690,000.00	Y	N	N	10	Y	Y	Y	133,051.03	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	146,153.65	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	148,794.09	A	Y	2	
2019-116C	WRDQ T38	Hillsborough	Herome Ryans	WRDQ T38 Developer, LLC	F	130	2,375,000.00	Y	N	Y	10	Y	Y	Y	138,057.26	A	Y	10	
2019-117C	Banpan Station	Palm Beach	Matthew A. Rieger	HTG Banpan 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	123,319.85	A	Y	18	
2019-119C	Poinciana Crossing	Broward	Kenneth Naylor	JRC Poinciana Crossing Development, LLC-HB	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	1,868,000.00	Y	N	Y	10	Y	Y	Y	161,337.27	A	Y	14	
2019-122C	Capa Sant'Angelo Apartments	Broward	Kenneth Naylor	Capa Sant'Angelo Developer, LLC	E-Non-ALF	113	2,482,000.00	Y	N	N	10	Y	Y	Y	148,790.53	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	
<b>Eligible Applications</b>																			
2019-102C	Waterline Landings Senior Living	Orange	W. Scott Culp	APP Developers, Inc.	E-Non-ALF	30	651,575.00	N	N	N	10	N	Y	Y	219,277.84	B	Y	7	
2019-103C	Camden Crossing	Hillsborough	W. Scott Culp	APP Developers, Inc.	F	40	866,123.00	N	N	N	10	N	Y	Y	198,691.57	B	Y	6	
2019-104C	Waterline Landings	Orange	W. Scott Culp	APP 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. Brock	Atlantic Housing Partners, L.L.P.	F	30	647,493.00	N	N	N	10	Y	Y	Y	158,049.47	A	Y	20	
2019-107C	Camden Crossing Senior Living	Hillsborough	W. Scott Culp	APP Developers, Inc.	E-Non-ALF	30	650,404.00	N	N	N	10	N	Y	Y	158,939.86	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 Malinco-Sepulveda	KSM Holdings Florida, LLC	F	157	2,212,193.00	N	N	N	10	Y	Y	Y	129,965.71	A	Y	17	
<b>Corporation Funding Per Set-Aside amounts were adjusted during scoring. This did not affect the TVB Leveraging Classification.</b>																			

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(9), 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(9), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.