



Florida Housing Finance Corporation  
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DEVELOPMENT USA, L.P.

3629 Madaca Lane  
Tampa, Florida 33618  
Tel: (813) 933-0629

December 9, 2020

Florida Housing Finance Corporation  
Ana McGlamory, CP, FCP, FRP  
Corporation Clerk  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329

ELECTRONIC TRANSMISSION  
CorporationClerk@floridahousing.org

Re: RFA 2020-202

Dear Ms. McGlamory:

On behalf of Heritage Oaks, LLLP (2021-014C) this letter constitutes a Notice of Intent to Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code, and the RFA.

This Notice is being filed within 72 hours (not including weekends and holidays) of the posting of the RFA on the Florida Housing's website on December 4, 2020 at 2:33 p.m. Heritage Oaks, LLLP reserves 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.

Sincerely,

Brian Evjen

Enclosure  
Cc: Richard Higgins

RFA 2020-202 Review Committee Recommendations

Total HC Available for RFA	18,669,520.00
Total HC Allocated	18,077,900.00
Total HC Remaining	591,620.00

App Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Development is in Hillsborough County or Orange County and serves the Family Demographic Commitment, and qualifies for the Geographic Area of Opportunity Funding/SADDA Goal	Qualifies for the Local Government Area of Opportunity	Total Points	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Grocery Store Funding Preference	Transit Service Funding Preference	Community Service Preference	Florida Job Creation Preference	Lottery Number	
<b>Local Government Areas of Opportunity Funding Goal in Broward County</b>																					
2021-016C	Mount Hermon Apartments	Broward	Matthew A. Rieger	HTG Mount Hermon	E, Non-ALF	103	2,881,900	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	8	
<b>Local Government Areas of Opportunity Funding Goal in Duval County</b>																					
2021-022C	Parkview Commons	Duval	J. David Page	Southport Development	F	122	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	32	
<b>Local Government Areas of Opportunity Funding Goal in Palm Beach County</b>																					
2021-020C	Berkeley Landing	Palm Beach	Jonathan L. Wolf	Berkeley Landing	F	112	2,375,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	6	
<b>Local Government Areas of Opportunity Funding Goal in Pinellas County</b>																					
2021-010C	Blue Dolphin Tower	Pinellas	Shawn Wilson	Blue Sky Developer, LLC	F	81	1,868,000	Y	N	Y	25	Y	Y	A	Y	Y	Y	Y	Y	15	
<b>Family Application located in Hillsborough County that meets the Geographic Areas of Opportunity / SADDA funding goal</b>																					
2021-021C	Keisey Cove	Hillsborough	James R. Hoover	TVC Development	F	108	2,000,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	14	
<b>Family Application located in Orange County that meets the Geographic Areas of Opportunity / SADDA funding goal</b>																					
2021-013C	The Enclave at Lake Shadow	Orange	Christopher L. Shear	MHP FL II Developer, LLC	F	96	1,828,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	1	
<b>One Additional Application in Broward County</b>																					
2021-017C	Pinnacle 441	Broward	David O. Deutch	Pinnacle Communities, LLC	F	110	2,882,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	4	
<b>One Additional Application</b>																					
2021-025C	WRDG T4 Phase Two	Hillsborough	Leroy Moore	WRDG T4 Phase Two Developer, LLC	E, Non-ALF	120	2,375,000	Y	N	N	25	Y	Y	A	Y	Y	Y	Y	Y	2	