



J. Timothy Schulte, Esquire
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December 7, 2020

Via Electronic Mail: CorporationClerk@floridahousing.org
And Federal Express Tracking #772283754205
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

Florida Housing Finance Corporation
FILED 12/07/2020 2:03 P.M.

Re: RFA 2020-202 Housing Credit Financing for Affordable Housing
Developments in Large Counties ("the RFA")
Notice of Protest

Dear Corporation Clerk:

On behalf of Applicant Madison Landing II, LLC, Application No. 2021-012C ("Madison Landing II") and Developers ARC 2020, LLC, and New South Residential, LLC (collectively "ARC") 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. Madison Landing II and ARC protest Florida Housing Finance Corporation's ("Corporation") intended decision with respect to the 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, December 4, 2020. Madison Landing II and ARC 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 Madison Landing II's and ARC's ability to initiate or intervene in proceedings that may impact that scoring, ranking and funding determination.

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

Very truly yours,

A handwritten signature in blue ink that reads "J. Timothy Schulte".

J. Timothy Schulte

JTS/jle

Encls. (Including stamped, addressed return envelope)
cc: Madison Landing II, LLC (via email)
ARC 2020, LLC (via email)

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cc cont.:

New South Residential, LLC (via email)
D. Scott Baker, Esq. (via email)
Ava M. Sigman, Esq. (via email)

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
Local Government Areas of Opportunity Funding Goal in Broward County																				
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
Local Government Areas of Opportunity Funding Goal in Duval County																				
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
Local Government Areas of Opportunity Funding Goal in Palm Beach County																				
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
Local Government Areas of Opportunity Funding Goal in Pinellas County																				
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
Family Application located in Hillsborough County that meets the Geographic Areas of Opportunity / SADDA funding goal																				
2021-021C	Kelsey 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
Family Application located in Orange County that meets the Geographic Areas of Opportunity / SADDA funding goal																				
2021-013C	The Enclave at Lake Shadow	Orange	Christopher L. Shear	MHP FLII Developer, LLC	F	96	1,828,000	Y	Y	N	25	Y	Y	A	Y	Y	Y	Y	Y	1
One Additional Application in Broward County																				
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
One Additional Application																				
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

On December 4, 2020, 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.

