



**Manson  
Bolves  
Donaldson  
Tanner**  
Attorneys at Law

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AUG 28 2024 8:00 AM

FLORIDA HOUSING  
FINANCE CORPORATION

August 27, 2024

Clerk of Corporation  
Florida Housing Finance Corporation  
227 North Bronough Street  
Suite 5000  
Tallahassee, Florida, 32301

**VIA ELECTRONIC MAIL**  
[corporation.clerk@floridahousing.org](mailto:corporation.clerk@floridahousing.org)

**Re: RFA 2024-202 Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach and Pinellas Counties**

Dear Madame Clerk:

On behalf of Applicant, Garden Place, Ltd., Application No. 2025-140C ("Boulevard Gardens") and Developer, Landmark Developers, Inc. ("Landmark"), this letter constitutes a Notice of Protest ("Notice") filed pursuant to Sections 120.569 and 120.57(3), Florida Statutes, Chapter 28-110 and Rule 67-60.009, Florida Administrative Code, and RFA 2024-202. Boulevard Gardens and Landmark protest Florida Housing Finance Corporation's ("Florida Housing") intended decision with respect to the scoring, ranking and selection of all applications submitted in response to RFA 2024-202.

This Notice is being filed within 72 hours (not including weekends) of the posting of the Preliminary Awards on Florida Housing's website on Friday, August 23, 2024, at 9:59 A.M. A copy of Florida Housing's Preliminary Awards is enclosed as part of this Notice. Boulevard Gardens and Landmark reserve the right to file a formal written protest within (10) days of the filing of this Notice in accordance with Section 120.57(3), Florida Statutes. This Notice is being filed to, among other matters, preserve Boulevard Gardens' and Landmark's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2024-202.

Sincerely,

Attorney  
Manson, Bolves, Donaldson, Tanner, P.A.

**Enclosure:** Florida Housing's August 23, 2024 Preliminary Awards, RFA 2024-202

**Tampa**

**Tallahassee**

**West Palm Beach**

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Integrity. Intelligence. Diligence

RFA 2024-202 Board Approved Preliminary Awards

Total 2024 HC Available for RFA	1,819,292
Total 2024 HC Allocated	1,819,292
Total 2024 HC Remaining	-

Total 2025 HC Available for RFA	25,058,610
Total 2025 HC Allocated	25,210,508
Total 2025 HC Remaining	(151,898)

Application Number	Name of Development	County	Name of Authorized Principal Representative	Developers	Demo	Total Units	HC Funding Amount	Eligible For Funding?	Priority Level	Qualifies for the Revitalization Goal	Qualifies for the Geographic Areas of Opportunity / SADDA Goal	Qualifies for the LGAO Goal	Goal Selection	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**One Application proposing a Development that qualifies as a Broward County Local Government Revitalization Plan Application**

2025-130C	Paramount Place	Broward	Matthew A. Rieger	HTG Paramount Developer, LLC	E, Non-ALF	96	\$3,799,800	Y	1	Y	N	N	Revitalization	15	Y	A	Y	Y	14
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**One Application proposing a Development that qualifies as a Broward, Duval, Hillsborough, Orange or Palm Beach County Local Government Revitalization Plan Application**

2025-148C	Madison Terrace II	Palm Beach	Patrick E Law	ARD Madison Terrace II, LLC; New South Residential, LLC	E, Non-ALF	85	\$3,030,000	Y	1	Y	N	N	Revitalization	15	Y	A	Y	Y	5
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**One Family Application proposing a Development located in Duval County that qualifies for the Geographic Areas of Opportunity / SADDA Goal**

2025-137C	Lofts at Southbank	Duval	James R. Hoover	TVC Development, Inc.	F	100	\$3,200,000	Y	1	N	Y	N	GAO/SADDA	15	Y	B	Y	Y	23
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**One Family Application proposing a Development located in Palm Beach County that qualifies for the Geographic Areas of Opportunity / SADDA Goal**

2025-144C	The Residences at Martin Manor II	Palm Beach	Kenneth Naylor	DM Redevelopment Developer II, LLC	F	105	\$3,250,000	Y	1	N	Y	N	GAO/SADDA	15	Y	A	Y	Y	1
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**One Application proposing a Development located in Hillsborough County that qualifies for the Local Government Areas of Opportunity Designation**

2025-143C	Rio Palma	Hillsborough	Shawn Wilson	Blue RP Developer, LLC	F	90	\$3,500,000	Y	1	N	N	Y	LGAO	15	Y	A	N	Y	2
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**One Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation**

2025-140C	Boulevard Gardens	Broward	Francisco Rojo	Landmark Developers, Inc.	E, Non-ALF	92	\$3,750,000	Y	1	N	N	Y	LGAO	15	Y	A	Y	Y	6
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**One Application proposing a Development located in Orange County that qualifies for the Local Government Areas of Opportunity Designation**

2025-141C	Thornton Place	Orange	Julie von Weller	Thornton Place Developer, LLC	E, Non-ALF	100	\$3,500,000	Y	1	N	N	Y	LGAO	15	Y	A	Y	Y	3
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**One Application proposing a Development located in Pinellas County that qualifies for the Local Government Areas of Opportunity Designation**

2025-147C	The Flats on Main Street	Pinellas	Brett Green	The Flats on Main Street Developer, LLC; Pinellas County Housing and Economic Development Corporation	F	78	\$3,000,000	Y	1	N	N	Y	LGAO	15	Y	A	Y	Y	4
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On August 23, 2024, 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.