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August 28, 2024

**Via Electronic Filing**

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

RECEIVED

AUG 28 2024 9:00 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest, RFA 2024-202, Proposed Funding Selections

Dear Corporation Clerk:

Pursuant to section 120.57(3), Florida Statutes, rule chapters 28-106 and 28-110, and rule 67-60.009, Florida Administrative Code, Applicant No. 2025-146C, Vista at Springtree, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation (“FHFC”) Board of Directors on August 23, 2024, concerning Request for Applications 2024-202, Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties.

A copy of the Board’s Approved Preliminary Awards, as posted on the FHFC website, is attached to this notice as **Exhibit A**. A copy of the Board’s Approved Scoring Results, also posted on the FHFC website, is attached as **Exhibit B**. A formal written protest petition will be filed within 10 days of this notice, as required by law.

Sincerely,

A handwritten signature in black ink, appearing to read 'CLunny'.

Christopher Lunny

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.

# Exhibit A

RFA 2024-202 Board Approved Scoring Results

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	Total Corp Funding Per Set-Aside	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-129C	Pinnacle at Cypress	Broward	David O. Deutch	Pinnacle Communities II, LLC	E, Non-ALF	101	\$3,800,000	Y	1	N	N	Y	LGAO	15	Y	\$248,639.64	A	Y	Y	11
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	\$261,575.86	A	Y	Y	14
2025-131C	Tallman Pines - Phase I	Broward	Matthew A. Rieger	HTG Tallman Villas Developer, LLC; Building Better	F	80	\$3,150,000	Y	1	N	N	Y	LGAO	15	Y	\$254,734.67	A	Y	Y	9
2025-132C	Arbors at Cypress Point	Duval	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	75	\$2,680,000	Y	1	N	Y	N	GAO/SADDA	10	Y	\$273,997.84	A	Y	Y	20
2025-133C	Grand Oaks	Pinellas	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	F	120	\$3,200,000	Y	1	N	N	Y	LGAO	15	Y	\$196,044.00	A	Y	Y	24
2025-134C	N. Andrews Apartments	Broward	William T Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	80	\$3,380,000	Y	1	Y	N	N	Revitalization	15	Y	\$279,212.51	A	Y	Y	26
2025-135C	Roseland Gardens Phase II	Palm Beach	Darren Smith	SHAG Roseland Gardens Phase II Developer, LLC; Magnolia	F	100	\$3,500,000	Y	1	N	Y	N	GAO/SADDA	15	Y	\$257,307.75	A	Y	Y	15
2025-136C	Cathedral Apartments	Duval	Darren Smith	SHAG Cathedral Developer, LLC	E, Non-ALF	90	\$3,200,000	Y	1	Y	N	N	Revitalization	15	Y	\$272,634.67	A	Y	Y	16
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	\$320,416.00	B	Y	Y	23
2025-138C	The Adderley 2	Hillsborough	Shawn Wilson	Blue TA2 Developer, LLC	E, Non-ALF	100	\$3,500,000	Y	1	N	N	N		15	Y	\$268,374.75	A	Y	Y	13
2025-139C	Marquis Phase II	Broward	Mara S. Mades	Cornerstone Group Partners, LLC	F	98	\$3,800,000	Y	1	Y	N	N	Revitalization	15	Y	\$256,251.06	A	Y	Y	21
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	\$276,706.75	A	Y	Y	6
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	\$268,374.75	A	Y	Y	3
2025-142C	Pinnacle on Sixth	Palm Beach	David O. Deutch	Pinnacle Communities II, LLC	F	90	\$3,425,000	Y	1	Y	N	N	Revitalization	15	Y	\$292,405.95	A	Y	Y	19
2025-143C	Rio Palma	Hillsborough	Shawn Wilson	Blue RP Developer, LLC	F	90	\$3,500,000	Y	1	N	N	Y	LGAO	15	Y	\$298,194.17	A	N	Y	2
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	\$227,551.07	A	Y	Y	1
2025-145C	City View	Palm Beach	Linda Odum	Landmark Developers, Inc.; Magnolia Affordable	E, Non-ALF	90	\$3,500,000	Y	1	Y	N	N	Revitalization	15	Y	\$277,320.58	A	Y	Y	10
2025-146C	Vista at Springtree	Broward	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing	F	96	\$3,800,000	Y	1	N	N	Y	LGAO	15	Y	\$248,400.00	A	Y	Y	25
2025-147C	The Flats on Main Street	Pinellas	Brett Green	The Flats on Main Street Developer, LLC; Pinellas County	F	78	\$3,000,000	Y	1	N	N	Y	LGAO	15	Y	\$282,755.77	A	Y	Y	4
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	\$273,336.30	A	Y	Y	5
2025-149C	The Pointe at Boynton Beach	Palm Beach	Joseph F Chapman	Royal American Properties, LLC	F	100	\$3,299,000	Y	1	N	Y	N	GAO/SADDA	15	Y	\$252,962.37	A	Y	Y	7
2025-150C	Hartford Apartments	Pinellas	Michael Lundy	Blue Hartford Developer, LLC ; Housing Authority of the City of	F	100	\$3,200,000	Y	1	N	N	Y	LGAO	15	Y	\$228,195.22	A	Y	Y	17
2025-151C	Residences at City View	Broward	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC;	F	90	\$3,800,000	Y	1	Y	N	N	Revitalization	10	Y	\$279,028.93	A	Y	Y	8
2025-152C	Miraflor Bay	Palm Beach	Matthew A. Rieger	HTG Miraflor Developer, LLC	F	78	\$3,000,000	Y	2	N	Y	N	GAO/SADDA	10	Y	\$304,038.46	A	Y	Y	12
2025-153C	Hollywood Vista	Broward	Matthew A. Rieger	HTG Vista Developer, LLC	E, Non-ALF	86	\$3,799,400	Y	1	Y	N	N	Revitalization	15	Y	\$271,523.65	A	Y	Y	18
2025-154C	Union on Broadway	Palm Beach	Matthew A. Rieger	HTG Union Baptist Developer, LLC; The Spectra Organization, Inc.; The Union Missionary Baptist Church, Inc.	E, Non-ALF	125	\$3,458,400	Y	2	Y	N	N	Revitalization	15	Y	\$197,297.58	A	Y	Y	22

On August 23, 2024, 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.

# Exhibit B