

RECEIVED

OCT 25, 2024 8:45am



FLORIDA HOUSING  
FINANCE CORPORATION

PHONE (850) 425-6654 FAX (850) 425-6694 WEB WWW.RADEYLAW.COM  
MAIL POST OFFICE BOX 10967 | TALLAHASSEE, FL 32302 OFFICE 301 SOUTH BRONOUGH ST. | STE. 200 | TALLAHASSEE, FL 32301

October 25, 2024

**Via Electronic Filing**

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

Re: Notice of Intent to Protest, RFA 2024-205, 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. 2025-274BSA, Egret on 41, Ltd., files this Notice of Intent to Protest the proposed funding selections adopted by the Florida Housing Finance Corporation ("FHFC") Board of Directors on October 22, 2024, concerning Request for Applications 2024-205, SAIL Financing Of Affordable Multifamily Housing Developments To Be Used In Conjunction With Tax-Exempt Bond Financing And Non-Competitive Housing Credits.

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", written over a horizontal line.

Christopher Lunny

## RFA 2024-205 Board Approved Preliminary Awards

SAIL Funding Balance Available	1,608,700
Family Demographic Funding Balance Available	1,501,700
Elderly Demographic Funding Balance Available	107,000
Self-Sourced Applicant Funding Balance	MERGED
Non-Self-Sourced Applicant Funding Balance	MERGED

Small County Funding Balance Available	-
Medium County Funding Balance Available	-
Large County Funding Balance Available	1,608,700

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Demo for Funding Test	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	County Award Tally	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**HUD Choice Neighborhoods Implementation Grant Goal**

2025-222BSA	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	F	132	6,750,000	Y	1	N/A	N	Y	Y	N	N	1	15	A	Y	Y	15
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**New Construction Family Application proposing a Development in Miami-Dade County or Broward County**

2025-231BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	NC	F	SS	297	8,500,000	Y	2	N/A	Y	SS	N	N	N	1	21	A	Y	Y	9
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**New Construction Elderly Application proposing a Development in Miami-Dade County or Broward County**

2025-210SA	Pinnacle at Cypress	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	E	100	10,500,000	Y	1	Y	N	N/A	N	N	N	1	15	A	Y	Y	17
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**One Family Application that qualifies for the Preservation Development Goal**

none

**One New Construction Application that qualifies for the Hurricane Idalia-Impacted County Goal**

2025-275BSA	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Pasco II Developer, LLC	NC	E, Non-ALF	E	120	10,320,800	Y	1	Y	N	N/A	N	N	Y	1	15	A	Y	Y	71
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**Small County Application(s)**

2025-273BSA	Cross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	F	F	94	8,430,200	Y	1	N/A	N	Y	N	N	N	1	15	A	Y	Y	11
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# Exhibit A

## RFA 2024-205 Board Approved Preliminary Awards

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Demo for Funding Test	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	County Award Tally	Veterans Preference?	Self-Sourced Applicant?	Non-Self-Sourced Family Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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### Medium County Application(s)

2025-271BSA	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	NC	E, Non-ALF	E	80	8,147,200	Y	1	Y	N	N/A	N	N	N	1	15	A	Y	Y	1
2025-234SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; Amaryllis 4 Fortis Developer, LLC	NC	F	F	100	9,891,500	Y	1	N/A	N	Y	N	N	N	1	15	A	Y	Y	4
2025-228SA	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GHA Development, LLC	NC	F	F	144	750,000	Y	1	N/A	N	Y	N	N	N	1	10	A	Y	Y	13

### Large County Application(s)

2025-284BS	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners, L.L.P.	NC	F	SS	30	1,319,400	Y	1	N/A	Y	SS	N	N	N	1	21	A	Y	Y	36
2025-230BS	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 4 Developer, LLC	NC	F	SS	222	6,000,000	Y	1	N/A	Y	SS	N	N	N	1	19	A	Y	Y	75
2025-280SA	Village of Valor	Palm Beach	L	Kathy S. Makino	Development Partners, Inc.; Delray Housing Group, Inc.	NC	F	SS	54	2,776,100	Y	1	N/A	Y	SS	N	N	N	1	19	B	Y	Y	25
2025-232BS	Residences at Claude Pepper	Miami-Dade	L	Alberto Milo, Jr.	Residences at Claude Pepper Developer, LLC	NC	F	SS	396	3,000,000	Y	3	N/A	Y	SS	N	N	N	1	21	A	Y	Y	49
2025-229BSA	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	E	94	4,000,000	Y	4	Y	N	N/A	N	N	N	1	15	A	Y	Y	78
2025-279BSA	40th Street Lofts	Hillsborough	L	Renee Sandell	Paces Preservation Partners, LLC	NC	F	F	65	5,581,100	Y	2	N/A	N	Y	N	N	N	1	15	A	Y	Y	27
2025-211SA	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	F	168	250,000	Y	2	N/A	N	Y	N	N	N	1	15	A	N	Y	54

On October 22, 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.

# RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Eligible Applications**

2025-207BSA	Grace Village	Miami-Dade	L	Jacques F. Saint-Louis	Stone Soup Development, Inc.; Grace Evangelical Baptist Church, Inc.	NC	E, Non-ALF	90	9,100,000	Y	Y	N	N	N	N	90	1	15	A	Y	Y	7
2025-208BSA	Skyline Square South	Alachua	M	Michael Ruane	CORE Skyline Square South Developer LLC	NC	E, Non-ALF	72	7,398,900	Y	Y	N	N	N	N	72	1	15	B	Y	Y	40
2025-209BSA	Skyline Square North	Alachua	M	Michael Ruane	CORE Skyline Square North Developer LLC	NC	F	96	9,464,500	Y	N/A	N	N	N	N	96	1	15	A	Y	Y	65
2025-210SA	Pinnacle at Cypress	Broward	L	David O. Deutch	Pinnacle Communities II, LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	17
2025-211SA	Calusa Pointe II	Palm Beach	L	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	168	250,000	Y	N/A	N	N	N	N	168	1	15	A	N	Y	54
2025-212BSA	Orange on 14th Street	Manatee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	150	9,000,000	Y	N/A	N	N	N	N	150	1	15	A	Y	Y	63
2025-213SA	Grand Oaks	Pinellas	L	Brian Evjen	Newstar Development, LLC; PCHA Development, LLC	NC	F	120	11,936,600	Y	N/A	N	N	N	Y	120	1	15	A	Y	Y	70
2025-214BSA	Hartford Apartments	Pinellas	L	Michael Lundy	Blue Hartford Developer, LLC ; Housing Authority of the City of St. Petersburg	NC	F	100	8,287,900	Y	N/A	N	N	N	Y	100	1	15	A	Y	Y	41
2025-215BSA	Highland Creek	Polk	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	NC	F	120	10,311,400	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	43
2025-216BSA	Pinnacle on Sixth	Palm Beach	L	David O. Deutch	Pinnacle Communities II, LLC	NC	F	90	9,187,600	Y	N/A	N	N	N	N	90	1	15	A	Y	Y	74
2025-217BSA	Pinnacle at Southland	Miami-Dade	L	David O. Deutch	Pinnacle Communities, LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	23
2025-218SA	Morris Manor Phase II	Duval	L	Darren Smith	SHAG Morris Manor II Developer, LLC	NC	E, Non-ALF	94	9,802,000	Y	Y	N	N	N	N	94	1	15	B	Y	Y	18
2025-219BSA	Cabana Club Senior	Miami-Dade	L	Thom Amdur	Cabana Club Senior Developer LLC	NC	E, Non-ALF	100	10,500,000	Y	Y	N	N	N	N	100	1	15	B	Y	Y	10
2025-220BSA	Autumn Breeze	Leon	M	Michael Ruane	CORE Autumn Breeze Developer LLC	NC	E, Non-ALF	100	9,536,740	Y	Y	N	N	N	N	100	1	15	A	Y	Y	76
2025-221BSA	CM Redevelopment Senior	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	E, Non-ALF	80	4,977,600	Y	Y	N	Y	N	N	80	1	15	A	Y	Y	24
2025-222BSA	CM Redevelopment II	Miami-Dade	L	Aaron Gornstein	Preservation of Affordable Housing LLC	NC	F	132	6,750,000	Y	N/A	N	Y	N	N	132	1	15	A	Y	Y	15
2025-223SA	Magnolia Point	Miami-Dade	L	Jose L. Guillen	GTM Developers, LLC	NC	F	409	12,000,000	Y	N/A	N	N	N	N	409	1	15	A	Y	Y	64

# Exhibit B

## RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-224BSA	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	NC	E, Non-ALF	100	6,647,800	Y	Y	N	N	N	N	100	1	15	A	Y	Y	21
2025-225BSA	David M. Pemberton Apartments	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	E, Non-ALF	131	12,000,000	Y	Y	N	N	N	N	131	1	15	A	Y	Y	31
2025-226BSA	The Residences at 13100 NW 27th Ave	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	F	117	12,000,000	Y	N/A	N	N	N	N	117	1	15	A	Y	Y	62
2025-227SA	City View	Palm Beach	L	Linda Odum	Landmark Developers, Inc.; Magnolia Affordable Development, Inc.	NC	E, Non-ALF	90	8,237,600	Y	Y	N	N	N	N	90	1	15	A	Y	Y	16
2025-228SA	Woodland Park II	Alachua	M	Brian Evjen	Newstar Development, LLC; GH Development, LLC	NC	F	144	750,000	Y	N/A	N	N	N	N	144	1	10	A	Y	Y	13
2025-229BSA	Metro Grande II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	94	4,000,000	Y	Y	N	N	N	N	94	1	15	A	Y	Y	78
2025-230BS	Gallery at Rome Yards Phase 4	Hillsborough	L	Alberto Milo, Jr.	Rome Yards Phase 4 Developer, LLC	NC	F	222	6,000,000	Y	N/A	Y	N	N	N	222	1	19	A	Y	Y	75
2025-231BS	Gallery at SoMi Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at SoMi Parc Developer, LLC	NC	F	297	8,500,000	Y	N/A	Y	N	N	N	297	1	21	A	Y	Y	9
2025-232BS	Residences at Claude Pepper	Miami-Dade	L	Alberto Milo, Jr.	Residences at Claude Pepper Developer, LLC	NC	F	396	3,000,000	Y	N/A	Y	N	N	N	396	1	21	A	Y	Y	49
2025-234SA	Amaryllis Park Place 4	Sarasota	M	Darren Smith	SHA Affordable Development, LLC; Amaryllis 4 Fortis Developer, LLC	NC	F	100	9,891,500	Y	N/A	N	N	N	N	100	1	15	A	Y	Y	4
2025-235BSA	Villa Esperanza II	Miami-Dade	L	Mara S. Mades	Cornerstone Group Partners, LLC	NC	E, Non-ALF	112	10,744,000	Y	Y	N	N	N	N	112	1	15	A	Y	Y	72
2025-236BSA	Renaissance Hall Senior Living	Collier	M	Steven C Kirk	Rural Neighborhoods, Incorporated	NC	E, Non-ALF	100	10,162,500	Y	Y	N	N	N	N	100	1	15	A	Y	Y	30
2025-237BSA	Magnolia Gardens	Volusia	M	Mark J. Kemp	Mansermar Development, LLC; Rebuild America of Florida, Inc.; Collaborative Housing Solutions, Inc.	A/R	E, Non-ALF	88	5,000,000	Y	Y	N	N	N	N	88	1	15	A	Y	Y	37
2025-238BSA	Emerald Pointe	Collier	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	F	72	6,675,300	Y	N/A	N	N	N	N	72	1	15	A	Y	Y	56
2025-239BSA	Virginia Avenue Apartments	St. Lucie	M	C. Hunter Nelson	ECG St. Lucie I Developer, LLC	NC	F	96	9,817,900	Y	N/A	N	N	N	N	96	1	15	B	Y	Y	53
2025-240SA	Claude Pepper I	Miami-Dade	L	David Burstyn	Redwood CP Developer I, LLC	NC	E, Non-ALF	200	12,000,000	Y	Y	N	N	N	N	200	1	15	A	Y	Y	55
2025-241BSA	Claude Pepper III	Miami-Dade	L	David Burstyn	Redwood CP Developer III, LLC	NC	F	300	12,000,000	Y	N/A	Y	N	N	N	300	1	19	A	Y	Y	26
2025-242SA	Desoto Apartments	Manatee	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	NC	F	140	10,500,000	Y	N/A	N	N	N	N	140	1	15	A	Y	Y	57

## RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-243BSA	FBC Affordable P1B	Brevard	M	Daniel E. Coakley	FBC Affordable P1B Developer, LLC; Banc of America Community Development Company, LLC	NC	F	171	10,500,000	Y	N/A	N	N	N	N	171	1	15	A	Y	Y	73
2025-244BSA	Rockledge Apartments	Brevard	M	C. Hunter Nelson	ECG Florida 2023 V Developer, LLC	NC	F	84	7,635,900	Y	N/A	N	N	N	N	84	1	15	A	Y	Y	67
2025-245BSA	The Residences at 201 Sharazad	Miami-Dade	L	Willie Logan	Opa-locka Community Development Corporation, Inc d/b/a Ten North Group	NC	F	133	12,000,000	Y	N/A	N	N	N	N	133	1	15	A	Y	Y	59
2025-246BSA	Ardent at West Melbourne	Brevard	M	Doak D. Brown	Brownstone Affordable Housing, Ltd.; Mears Development & Construction, Inc.	NC	F	120	8,683,516	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	52
2025-247BSA	Culmer Place IV	Miami-Dade	L	Kenneth Naylor	APC Culmer Development IV, LLC	NC	F	145	12,000,000	Y	N/A	N	Y	N	N	145	1	15	A	Y	Y	48
2025-249BSA	The Adderley 2	Hillsborough	L	Shawn Wilson	Blue TA2 Developer, LLC	NC	E, Non-ALF	100	9,243,500	Y	Y	N	N	N	N	100	1	15	A	Y	Y	12
2025-250BSA	Harmony Creek Residences	Osceola	M	Kenneth Naylor	Harmony Creek Residences Development, LLC	NC	E, Non-ALF	108	10,320,200	Y	Y	N	N	N	N	108	1	15	B	Y	Y	20
2025-251BSA	Lake Lawne Apartments	Orange	L	C. Hunter Nelson	ECG Florida 2023 II Developer, LLC	NC	E, Non-ALF	140	11,992,400	Y	Y	N	N	N	N	140	1	15	A	Y	Y	61
2025-252BSA	Residences at Lake Isles	Osceola	M	Kenneth Naylor	Residences at Lake Isles Development, LLC	NC	E, Non-ALF	110	10,320,200	Y	Y	N	N	N	N	110	1	15	B	Y	Y	51
2025-253SA	Catherine Flon Estates	Miami-Dade	L	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	NC	E, Non-ALF	100	4,500,000	Y	Y	N	N	N	N	100	1	15	A	Y	Y	19
2025-254SA	Arbours at Cervantes	Escambia	M	Sam Johnston	Arbour Valley Development, LLC	NC	F	80	7,782,400	Y	N/A	N	N	N	N	80	1	15	B	Y	Y	35
2025-255SA	TML Homestead Residences	Miami-Dade	L	Mario Procida	TMWL LIHTC LLC	NC	F	100	4,300,000	Y	N/A	N	N	N	N	100	1	15	A	Y	Y	22
2025-256SA	View 29	Miami-Dade	L	Oliver L. Gross	2901 Builders, LLC	NC	F	116	12,000,000	Y	N/A	N	N	N	N	116	1	10	A	Y	Y	2
2025-257BSA	FBC Affordable P1A	Brevard	M	Daniel E. Coakley	FBC Affordable P1A Developer, LLC; Banc of America Community Development Company, LLC	NC	E, Non-ALF	156	10,500,000	Y	Y	N	N	N	N	156	1	15	A	Y	Y	39
2025-258BSA	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Sisler Brothers Development, LLC	NC	F	144	10,500,000	Y	N/A	N	N	N	N	144	1	15	A	Y	Y	28
2025-260BSA	The Pointe at Boynton Beach	Palm Beach	L	Joseph F Chapman	Royal American Properties, LLC	NC	F	110	11,450,000	Y	N/A	N	N	N	N	110	1	15	A	Y	Y	50
2025-261BSA	Arbors at Fruitland Park	Lake	M	Daniel F. Acosta	Acruva Community Developers, LLC	NC	E, Non-ALF	72	6,303,600	Y	Y	N	N	N	N	72	1	15	A	Y	Y	68
2025-264BSA	Ekos at Malibu Groves	Orange	L	Christopher L. Shear	MHP Orange I Developer, LLC	NC	F	90	8,458,200	Y	N/A	N	N	N	N	90	1	15	B	Y	Y	47
2025-265BSA	Highland Camp	Lake	M	Michael N. Nguyen	AHFFL Highland Developer, LLC	NC	F	240	10,500,000	Y	N/A	N	N	N	N	240	1	10	A	Y	Y	3

## RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-267BSA	Ava Square	Lee	M	Michael Allan	ReVital Development Group, LLC	NC	E, Non-ALF	121	4,190,000	Y	Y	N	N	N	N	121	1	15	A	Y	Y	77
2025-268BSA	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	F	96	8,832,700	Y	N/A	N	N	N	N	96	1	15	A	Y	Y	29
2025-270BSA	Royal Park Seniors	Alachua	M	Brooke Sammons	BDG Royal Park Seniors Developer, LLC	NC	E, Non-ALF	104	10,287,500	Y	Y	N	N	N	N	104	1	15	A	Y	Y	66
2025-271BSA	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	NC	E, Non-ALF	80	8,147,200	Y	Y	N	N	N	N	80	1	15	A	Y	Y	1
2025-272SA	Edison Towers II	Miami-Dade	L	Carol Gardner	TEDC Affordable Communities Inc.	NC	E, Non-ALF	96	10,120,000	Y	Y	N	N	N	N	96	1	15	A	Y	Y	58
2025-273BSA	Cross Creek Gardens at Quincy II	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	F	94	8,430,200	Y	N/A	N	N	N	N	94	1	15	A	Y	Y	11
2025-274BSA	Egret on 41	Lee	M	Kenneth Naylor	Egret on 41 Development, LLC	NC	F	98	1,717,000	Y	N/A	N	N	N	N	98	2	15	A	Y	Y	34
2025-275BSA	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Pasco II Developer, LLC	NC	E, Non-ALF	120	10,320,800	Y	Y	N	N	N	Y	120	1	15	A	Y	Y	71
2025-276BSA	Cross Creek Gardens at Quincy III	Gadsden	S	Daniel F. Acosta	ACRUVA Community Developers, LLC	NC	E, Non-ALF	70	6,345,900	Y	Y	N	N	N	N	70	1	15	A	Y	Y	14
2025-277BSA	Fern Grove Phase Two	Orange	L	Brooke Sammons	BDG Fern Grove Phase Two Developer, LLC	NC	E, Non-ALF	129	11,911,400	Y	Y	N	N	N	N	129	1	15	A	Y	Y	32
2025-278SA	CDS Roosevelt Apartments	Hillsborough	L	Andrew Sewnauth	CDS Monarch, Inc.	NC	F	160	12,000,000	Y	N/A	N	N	N	N	160	1	15	A	Y	Y	44
2025-279BSA	40th Street Lofts	Hillsborough	L	Renee Sandell	Paces Preservation Partners, LLC	NC	F	65	5,581,100	Y	N/A	N	N	N	N	65	1	15	A	Y	Y	27
2025-280SA	Village of Valor	Palm Beach	L	Kathy S. Makino	Development Partners, Inc.; Delray Housing Group, Inc.	NC	F	54	2,776,100	Y	N/A	Y	N	N	N	54	1	19	B	Y	Y	25
2025-281BSA	St. Raphael Apartments	Lee	M	Eric C Miller	NDA Developer, LLC; St. Raphael Housing Developer, LLC	NC	F	120	10,439,300	Y	N/A	N	N	N	N	120	1	15	A	Y	Y	6
2025-282BSA	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	NC	E, Non-ALF	84	8,441,200	Y	Y	N	N	N	N	84	1	15	B	Y	Y	42
2025-283BSA	RPV Parcel E	Hillsborough	L	Daniel E. Coakley	RPV Parcel E Developer, LLC; Banc of America Community Development Company, LLC	NC	E, Non-ALF	160	12,000,000	Y	Y	N	N	N	N	160	1	15	A	Y	Y	46
2025-284BS	The Beacon at Creative Village - Phase II	Orange	L	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	NC	F	30	1,319,400	Y	N/A	Y	N	N	N	30	1	21	A	Y	Y	36

## RFA 2024-205 Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal	Name of Developers	Dev Category	Demo. Commitment	Units	Total SAIL Request (SAIL + ELI)	Eligible For Funding?	Veterans Preference?	Self-Sourced Applicant?	HUD CNI Goal?	Family, Preservation Goal	Hurricane Idalia Goal	Total Number of Units	Priority Level?	Total Points	A/B Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Ineligible Applications**

2025-233SA	Simpson Crossings	Osceola	M	Francisco Rojo	Landmark Developers, Inc.	NC	F	118	10,447,100	N	N/A	N	N	N	N	118	1	15	A	Y	Y	45
2025-248BSA	Sunset Palms	Brevard	M	Jeffery L. Kittle	Kittle Property Group, Inc.	NC	F	252	5,725,509	N	N/A	N	N	N	N	252	1	10	A	Y	Y	38
2025-259BSA	Starke Family Apartments	Bradford	S	Brian E Swanton	Gorman & Company, LLC	NC	F	82	8,338,400	N	N/A	N	N	N	N	82	1	10	B	Y	Y	60
2025-262BSA	B'nai B'rith Apartments, IV	Broward	L	William E. Welden Jr.	BREC Development LLC	NC	E, Non-ALF	62	5,000,000	N	Y	N	N	N	N	62	1	15	A	Y	Y	5
2025-263SA	Legacy Station	Miami-Dade	L	Mario A. Sariol	Legacy Station I Developer, LLC	NC	E, Non-ALF	100	10,500,000	N	N/A	N	N	N	N	100	1	15	A	Y	Y	8
2025-266BSA	Morning Pointe Apartments	Polk	M	Benjamin Stevenson	Polk County Housing Developers, Inc.	A/R	F	226	9,000,000	N	N/A	N	N	Y	N	226	1	10	A	Y	Y	33
2025-269SA	Legacy Landing	Miami-Dade	L	Mario A. Sariol	Legacy Landing Developer, LLC	NC	F	106	11,070,000	N	N/A	N	N	N	N	106	1	15	A	Y	Y	69

On October 22, 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.