



**MBDT**

**Manson  
Bolves  
Donaldson  
Tanner**

Attorneys at Law

January 27, 2025

RECEIVED

JAN 28 2025 8:00 AM

FLORIDA HOUSING  
FINANCE CORPORATION

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 2024-213 Live Local SAIL Financing For Mixed Income, Mixed-Use, And Urban Infill Developments**

Dear Madame Clerk:

On behalf of Applicant, Helm's Bay Landing Workforce, Ltd., Application No. 2025-333S ("Helm's Bay") and Developer, Helm's Bay Landing Workforce Developer, LLC ("Developer"), 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 2024-213. Helm's Bay and the Developer 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 2024-213.

This Notice is being filed within 72 hours (not including weekends) of the posting of the Preliminary Awards/Notice of Intended Decision on Florida Housing's website on Friday, January 24, 2025, at 9:51 AM. A copy of Florida Housing's Preliminary Awards is enclosed as part of this Notice. Helm's Bay and the Developer reserve the right to file a formal written protest within ten (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 Helm's Bay's and the Developer's ability to initiate or intervene in proceedings that may impact the scoring, ranking, and funding determinations for RFA 2024-213.

Sincerely,



Attorney  
Manson Bolves Donaldson Tanner, P.A.

**Enclosure:** Florida Housing's January 24, 2025, Preliminary Awards, RFA 2024-213

**Tampa**

**Tallahassee**

**West Palm Beach**

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## RFA 2024-213 – Board Approved Preliminary Awards

<b>Total Live Local SAIL Funding</b>	<b>100,389,979</b>
<b>Total Live Local SAIL Allocated</b>	<b>100,211,100</b>
<b>Total Live Local SAIL Remaining</b>	<b>178,879</b>

<b>Total 9% HC Available</b>	<b>1,629,260</b>
<b>Total 9% HC Allocated</b>	<b>1,629,260</b>
<b>Total 9% HC Remaining</b>	<b>-</b>

To ensure an appropriate amount of funding is available for future RFAs that will fund additional projects meeting the criteria outlined in s. 420.50871(1)(a)-(d), the Corporation will award a maximum of \$62,000,000 in Live Local SAIL to Applications that do not qualify for any of the following: the Public Lands Development Goal; the Youth Aging Out of Foster Care Goal; or the Elderly Mixed-Use Development Goal.

<b>Total Live Local SAIL Funding allocated to Developments that do not qualify for these goals:</b>	<b>\$ 25,849,100.00</b>
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Application Number	Name of Development	County	County Size	Authorized Principal Representative	Name of Developer	Demo	Units	Total Live Local SAIL Request Amount (SAIL plus ELI)	9% HC Request Amount	Priority Level	Total Points	Publicly Owned Lands Development	Youth Aging Out of Foster Care Goal	Florida Keys Area Goal	Mixed-Use Development	Elderly, Mixed-Use Development	Urban In-Fill Development	Tier Level	A/B/C Leveraging	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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**Goal to fund one Family Development that qualifies for the Public Lands Development Goal**

2025-300BS	Gallery at Lummus Parc	Miami-Dade	L	Alberto Milo, Jr.	Gallery at Lummus Parc Developer, LLC	F	256	12,750,000	\$0	1	10	Y	N	N	N	N	Y	1	A	Y	Y	14
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**Goal to fund one Family Development that qualifies for the Youth Aging Out of Foster Care Goal**

2025-319BS	Vista at Springtree	Broward	L	Kenneth Naylor	APC Springtree Development, LLC; Dania Beach Quality Housing Solutions, Inc.	F	96	5,952,000	\$0	1	10	N	Y	N	N	N	Y	1	A	Y	Y	4
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**Goal to fund at least one Family Development that qualifies for the Urban Infill Development Goal, if not met above**

MET ABOVE

**Goal to fund one Priority 1 Family Development that qualifies for the Florida Keys Area Goal**

2025-304CS	Lofts at Tavernier	Monroe	S	James R. Hoover	TVC Development, Inc.	F	86	13,084,700	#####	1	10	N	N	Y	Y	N	N	2	C	Y	Y	56
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**Goal to fund one Application that qualifies for the Elderly, Mixed-Use Development Goal**

2025-317BS	Fern Grove Phase Two	Orange	L	Scott Zimmerman	BDG Fern Grove Phase Two Developer, LLC	E, Non-ALF	129	11,496,200	\$0	1	10	N	N	N	Y	Y	N	2	B	Y	Y	15
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**Goal to fund at least one Family Application that qualifies for the Mixed-Use Development Goal, if not met above**

MET ABOVE

**Remaining Funding**

2025-355BS	Saratoga at College Road Apartment Homes	Marion	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	150	12,414,400	\$0	1	10	N	N	N	Y	N	N	1	A	Y	Y	23
2025-299S	Drexel Senior Apartments	Palm Beach	L	Matthew A. Rieger	HTG Spectra Developer, LLC	F	188	11,656,000	\$0	1	10	Y	Y	N	Y	N	N	1	A	Y	Y	36

RFA 2024-213 – Board Approved Preliminary Awards

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2025-334BS	The Tomlinson at Mirror Lake	Pinellas	L	Omabuwa Binitie	Dantes Partners South LLC; Cornerstone Strategic Partners, LLC; ALGO - FL LLC	F	195	17,707,800	\$0	1	10	Y	N	N	N	N	Y	1	C	Y	Y	47
2025-313S	RPV Parcel D	Hillsborough	L	Daniel Coakley	RPV Parcel D Developer, LLC; Banc of America Community Development Company, LLC	F	220	13,300,000	\$0	1	10	Y	Y	N	Y	N	Y	2	A	Y	Y	27
2025-353BS	Reserve at Eastwood I	Lee	M	Kathy S. Makino	Development Partners, Inc.; Lighthouse Development partners, LLC	F	168	350,000	\$0	1	10	N	N	N	N	N	Y	2	A	Y	Y	60
2025-343S	Residences at Palm Court	Miami-Dade	L	Alberto Milo, Jr.	Residences at Palm Court Developer, LLC	F	316	1,500,000	\$0	2	10	Y	N	N	Y	N	Y	2	A	Y	Y	34

On January 24, 2025, 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.