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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 2024-216, 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. 2025-156BS, Atlantic Pacific Communities III, 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 2024-216, Live Local SAIL Financing For The Construction Of Large-Scale Developments Of Significant Regional Impact.

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 light blue horizontal line.

Christopher Lunny

**RFA 2024-216 – Board Approved Preliminary Awards**

<b>Total Live Local SAIL Funding</b>	<b>50,000,000</b>
<b>Total Live Local SAIL Allocated</b>	<b>50,000,000</b>
<b>Total Live Local SAIL Remaining</b>	<b>-</b>

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	ELI Request Amount	Total Request Amount (SAIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Corporation Funding PSAU	A/B Leveraging	Florida Job Creation Preference	Lottery Number
2025-1575	Catchlight Crossings	Orange	L	Jonathan L. Wolf	WHFT Affordable II Developer, LLC	NC	MR 4	F	300	\$25,000,000	\$0	\$ 25,000,000			Y	1	\$78,320.98	A	Y	1
2025-156BS	Culmer Place V	Miami-Dade	L	Kenneth Naylor	APC Development III, LLC	NC	HR	F	375	\$25,000,000	\$0	\$ 25,000,000	\$91,000,000	\$6,518,571	Y	1	\$68,802.80	A	Y	3

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.

## RFA 2024-216 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developer	Dev Category	Development Type	Demo	Units	SAIL Request Amount	ELI Funding Amount	Total SAIL Request Amount (SAIL plus ELI)	MMRB Request Amount	Non Competitive HC Request Amount	Eligible For Funding?	Priority Level	Corporation Funding PSAU	A/B Leveraging	Florida Job Creation Preference	Lottery Number
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### Eligible Applications

2025-156BS	Culmer Place V	Miami-Dade	L	Kenneth Naylor	APC Development III, LLC	NC	HR	F	375	\$25,000,000	\$0	\$ 25,000,000	\$91,000,000	\$6,518,571	Y	1	\$68,802.80	A	Y	3
2025-157S	Catchlight Crossings	Orange	L	Jonathan L. Wolf	WHFT Affordable II Developer, LLC	NC	MR 4	F	300	\$25,000,000	\$0	\$ 25,000,000			Y	1	\$78,320.98	A	Y	1

### Ineligible Applications

2025-155S	Liberty Square Phase Five	Miami-Dade	L	Alberto Millo, Jr.	Liberty Square Phase Five Developer, LLC	NC	HR	F	424	\$15,000,000	\$0	\$ 15,000,000		\$8,098,815	N	1	\$29,400.98	A	Y	2
2025-158S	Claude Pepper II	Miami-Dade	L	David Burstyn	Redwood CP Developer II, LLC	NC	HR	F	300	\$18,000,000	\$0	\$ 18,000,000		\$4,230,283	N	1	\$47,988.00	A	Y	4

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.