

MANSON BOLVES

ATTORNEYS AT LAW

December 18, 2013

Ms. Della Harrell
Corporation Clerk
Florida Housing Finance Corporation
227 N. Bronough St., Ste. 5000
Tallahassee, FL 32301

VIA HAND DELIVERY

RE: RFA 2013-002 4 Large County Geographic RFA
Notice of Protest

Dear Ms. Harrell:

Please accept this letter as a Notice of Protest filed pursuant to sections 120.569 and 120.57(3), Florida Statutes on behalf of applicant Pointe at Stillwater, LLC ("Pointe at Stillwater") and developer DLTB Development, LLC ("DLTB Development"). Pointe at Stillwater and DLTB Development protest Florida Housing Finance Corporation's decision to select the applications for funding as identified in the Corporation's Notice of applications selected for funding, attached as Attachment "A," including, but not limited to, the proposed awards to Eagle Ridge, Application No. 2014-101C, and Urban Landings, Application No. 2014-105C.

Pointe at Stillwater and DLTB Development reserve the right to file a formal written protest within ten (10) days of the filing of this Notice of Protest pursuant to section 120.57(3), Florida Statutes.

MANSON BOLVES, P.A.



Craig D. Varn

cc: Mike Maida
Deion Lowery

Attachment

Tampa Office
1101 W. Swann Avenue, Tampa, Florida 33606
Phone 813.514.4700 | Fax 813.514.4701

Tallahassee Office
201 East Park Ave., 2ND Floor, Tallahassee,
Florida 32301 | Phone 850.583.0007

Orlando Office
7479 Conroy Windmere Rd., Ste. B, Orlando
Florida 32835 | Phone 408.392.2207

www.MansonBolves.com

RFA 2013-002 4 Large County Geographic RFA Recommendations

| | |
|----------------------------|-----------|
| Total HC Available for RFA | 7,898,649 |
| Total HC Allocated | 7,731,197 |
| Total HC Remaining | 167,452 |

| Application Number | Name of Development | County | Name of Contact Person | Name of Developers | Demo. Commitment | Total Set Aside Units | HC Funding Amount | Eligible for Funding? | Eligible for SunRail TOD Goal? | Total Points | Development Category Preference | Per Unit Construction Preference | NC or R List for Leveraging? | Total Corp Funding Per Set-Aside | Leveraging Classification | Florida Job Creation Preference | Lottery Number |
|--------------------|-----------------------------|--------------|--------------------------------|--|------------------|-----------------------|-------------------|-----------------------|--------------------------------|--------------|---------------------------------|----------------------------------|------------------------------|----------------------------------|---------------------------|---------------------------------|----------------|
| 2014-109C | Lexington Court Apartments | Orange | Jay P. . Brock | Atlantic Housing Partners, L.L.L.P. | F | 97 | \$2,110,000.00 | Y | Y | 27 | Y | Y | NC | \$118,216.89 | A | Y | 29 |
| 2014-129C | Senior Citizen Village | Duval | Joseph Chambers J. Chambers | The Michaels Development Company I, LP | E | 101 | \$850,000.00 | Y | N | 27 | Y | Y | R | \$58,263.52 | A | Y | 3 |
| 2014-101C | Eagle Ridge | Pinellas | David O. Deutch | Developers Tarpon, LLC; Tarpon Springs Development, LLC | F | 94 | \$1,660,000.00 | Y | N | 27 | Y | Y | NC | \$105,753.68 | A | Y | 4 |
| 2014-111C | Flamingo West | Hillsborough | Shawn Wilson | Blue Sky Communities, LLC | F | 72 | \$680,000.00 | Y | N | 27 | Y | Y | R | \$65,384.62 | A | Y | 10 |
| 2014-107C | The Fountains at Lingo Cove | Orange | Jay P. . Brock | Atlantic Housing Partners, L.L.L.P. | F | 110 | \$1,815,156.00 | Y | N | 27 | Y | Y | NC | \$114,240.59 | A | Y | 5 |
| 2014-105C | Urban Landings | Pinellas | Jay P. . Brock | Atlantic Housing Partners, L.L.L.P. | F | 32 | \$616,041.00 | Y | N | 27 | Y | Y | NC | \$104,623.31 | A | Y | 19 |

On December 13, 2013, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion 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.