

# 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 Seminole Park Senior, LLC (“Seminole Park”) and developer DLTB Development, LLC (“DLTB Development”). Seminole Park 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.

Seminole Park 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., 2<sup>ND</sup> 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](http://www.MansonBolves.com)

**RFA 2013-002 4 Large County Geographic RFA  
Recommendations**

<b>Total HC Available for RFA</b>	<b>7,898,649</b>
<b>Total HC Allocated</b>	<b>7,731,197</b>
<b>Total HC Remaining</b>	<b>167,452</b>

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.