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**BEFORE THE STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

FLORIDA HOUSING
FINANCE CORPORATION

**MARLIN HOUSING
PARTNERS, LP**

Petitioner,

**FHFC Case No. 2023-093BP
RFA No. 2023-203
App. No. 2024-200C**

vs.

**FLORIDA HOUSING
FINANCE CORPORATION.**

Respondent.

_____ /

**FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING**

Petitioner, Marlin Housing Partners, LP (“Petitioner” or “Marlin Housing”), pursuant to sections 120.57(1) and (3), Florida Statutes and rules 28-110.004 and 67-60, Florida Administrative Code (“F.A.C.”) files this *Formal Written Protest and Petition for Administrative Hearing* (the “Petition”) regarding the scoring and eligibility decisions of the Respondent, Florida Housing Finance Corporation (“Florida Housing”) in awarding funding to Applicants pursuant to *RFA 2023-203 Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County*. (Hereinafter the “RFA”)

Introduction

1. This Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, F.A.C.

Parties

2. Petitioner is a Florida limited partnership in the business of providing affordable housing. The Petitioner's address is 800 N. Point Parkway, Suite 125, Alpharetta, Georgia 30005, (770)-552-8070, rhoskins@nurock.com. Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

3. The affected agency is Florida Housing Finance Corporation. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

Notice

4. On July 7, 2023, Florida Housing issued the RFA.

5. On August 15, 2023, and again on August 24, 2023, the RFA was modified by Florida Housing and corresponding Notices of Modification of RFA 2023-203 were issued.¹

6. Applications in response to the RFA were due by 3pm on September 14, 2023.

7. Florida Housing received 48 applications in response to the RFA. Petitioner, in response to the RFA, requested an allocation of \$3,458,400.00 in Housing Tax Credit funding for its proposed 130-unit affordable housing development in Miami-Dade County, Florida.

8. Petitioner received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, October 27, 2023, at 10:00 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding.

9. On Wednesday, November 1, 2023, at 8:25 am., Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

10. This Petition is timely filed in accordance with the provisions of section 120.57(3) (b), Florida Statutes and rules 28-110.004 and 67-60.009, F.A.C.

¹ The Notices of Modification of RFA 2023-203 was posted on the Corporations website and sent via electronic mail to persons registered on the Corporation's Multifamily Programs Registry.

Background

11. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. Florida Housing is designated as the Housing Credit agency for the State of Florida within the meaning of 42(h)(7)(A) of the IRC, and Chapters 67-48 and 67-60, Fla. Admin. Code.

12. Florida Housing administers a competitive solicitation process to implement the provisions by which developers apply for funding. See Chapter 67-60, F.A.C.

RFA 2023-203

13. This RFA was open to Applicants proposing to construct much needed affordable housing in Miami-Dade County, Florida. (RFA at 2)

14. Under the RFA Florida Housing expected to have \$9,481,390 of Housing Credits. available for award to proposed Developments. (RFA at 2)

15. Appointed Review Committee members independently evaluated and scored their assigned portions of the submitted applications based on various eligibility and scored items. (RFA at 74) The maximum point total that an applicant can receive is 20 points. (RFA at 72) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at 69).

16. The RFA provides that within each Tier, the highest scoring Applications will be determined by first sorting together all eligible Applications from highest score to lowest score, with any scores that are tied separated in the following order:

- a. First, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4.b. (4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);

- b. Next, by the Application's Leveraging Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- c. Next, by the Application's eligibility for the Proximity Funding Preference which is outlined in Section Four A.5.e of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- d. Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- e. And finally, by lottery number, resulting in the lowest lottery number receiving preference.

(RFA at 73)

- 17. The RFA has three funding goals,
 - a. The Corporation has a goal to fund one proposed Development that (a) selected the Demographic Commitment of Family at question 2.a. of Exhibit A and (b) qualifies for the Geographic Areas of Opportunity/SADDA Goal as outlined in Section Four A.10.a.(1)(d) of the RFA.
 - b. The Corporation has a goal to fund one proposed Development that selected the demographic Commitment of Elderly (Non-ALF) at question 2.a. of Exhibit A.
 - c. The Corporation has a goal to fund one proposed Development that qualifies for the Urban Center/MetroRail Station Designation. Preference will be given to Priority 1 Applications with a proposed Development that qualifies for the Tier 1 MetroRail Station Designation or Tier 1 Urban Center Designation.

(RFA at 72)

- 18. The RFA mandates the Selection Process (hereinafter "Selection Process"), as follows,
 - a. Goal to fund one Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal.

The first Application selected for funding will be the highest-ranking eligible Priority I Family Application that qualifies for the Geographic Area of Opportunity/ SADDA Goal.

If there are none, then the first Application selected for funding will be the highest-ranking eligible Priority 2 Family Application that qualifies for the Geographic Areas of Opportunity/SADDA.

b. Goal to fund one Elderly (Non-ALF) Development

The next Application selected for funding will be the highest-ranking eligible Priority I Application that qualifies as an Elderly (Non-ALF) Development.

If there are none, then the next Application selected for funding will be the highest ranking eligible priority 2 Application that qualifies as an Elderly (Non-ALF) Development.

c. Goal to fund one Application that qualifies for the Urban Center/MetroRail Designation

The next Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Tier 1 MetroRail Designation or Tier 1 Urban Center Designation.* If there are none, then the next Application selected for funding will be the highest-ranking eligible Priority 1 Application that qualifies for the Tier 2 MetroRail Designation or Tier 2 Urban Center Designation.* If there are none, then the next Application selected for funding will be the highest-ranking eligible Priority 2 Application that qualifies for the Tier 1 MetroRail Designation or Tier 2 Urban Center Designation. *

*If this Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance.

d. Remaining Funds

If funding remains after selecting the Applications as outlined above, or if funding remains because there are not three eligible Applications that can be funded as outlined above, then no further Applications will be considered for funding any any remaining will be distributed as approved by the Board.

RFA at 73 and 74

19. On October 10, 2023, members of the Review Committee met at a public meeting to announce their scores into the record and to recommend Applicants for funding. Those recommended for funding are,

One Proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal

-2024-181C -MHP Miami I, LLC (Name of Development- Ekos Kendall)

One Proposed Development that Selected the Demographic Commitment of Elderly (Non-ALF)

-2024-195C- Princeton Manor LLC (Name of Development-Princeton Manor)

One Proposed Development that Qualifies for the Urban Center/Metrorail Station Designation

-2024-198C- Quail Roost V Development, LLC (Name of Development-Quail Roost Transit Village V)

At the conclusion of the Review Committee meeting the members of the Committee voted to forward the scores and their recommendations for funding to the Florida Housing Board for approval. The Florida Housing Board approved the funding recommendations at the October 27th meeting.

20. Applicant, Marlin Housing Partners, LP, Application No. 2024-200C, with a proposed Family demographic that also qualifies for the Geographic Area of Opportunity/ SADDA Funding Goal, was deemed eligible but unfunded. The scoring Committee erroneously found the Applicant, MHP Miami I, LLC (“MHP Miami”), Application Number 2024-181C, (Proposed development name Ekos Kendall) eligible for the Proximity Funding Preference. Had MHP Miami been deemed ineligible for the Proximity Funding Preference then Marlin Housing’s application would have been selected for funding.²

MHP Miami I, LLC

Medical Facility

² Under this scenario, if the MHP Miami (Lottery number 6) was determined ineligible for the preference than Marlin Housing (Lottery number 16) would be selected as the next family demographic Application meeting the Geographic Area of Opportunity/SADDA goal that also qualifies for the proximity preference..

21. The RFA provides that an Applicant may earn proximity points based on the “... distance between the Development Location Point ³ and the Bus or Rail Transit Service.... or the Community Services...” (RFA at 24) The closer that the Community Service is to the proposed development and the residents the greater number of points for the Applicant. Eligible Community Services include Grocery Store, Public School, Medical Facility and Pharmacy. (RFA at 27) The Minimum Total Proximity Points that must be achieved to receive the Proximity Funding Preference is 12.5 points. (RFA at 24)⁴

22. The RFA required Applicants provide the location information and distances for three of four Community Services on which to base their Community Services Score. RFA at 27. MHP Miami selected a Medical Facility and a Pharmacy as two of its three (3) Community Services and estimated their combined Required Total Proximity Points at 14.5, which would make them eligible for the Proximity Funding Preference. Of the estimated 14.5 points, 3.5 were attributed to their selected Medical Facility.⁵

23. Medical Facility is defined within the RFA as follows,

A medically licensed facility that employs or *has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to provide general medical treatment to patients by walk-in or by appointment.* Facilities that only treat specific classes of medical conditions, including, but not limited to clinics/emergency rooms affiliated with specialty or Class II hospitals, or facilities that only treat specific classes of patients (e.g., age, gender) will not be accepted.

Additionally, it must have either been in existence and available for use by the general public as of the Application Deadline; or (ii) been in existence and available for use by the general public as of September 25, 2022, but not available as of the Application Deadline because of temporary closures or service suspensions due to Hurricane Ian or other emergency suspension based on an official emergency declaration

³ Development Location Point means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. Rule 67-48.002(34), Florida Administrative Code.

⁴ The Required Minimum Total Proximity Points that must be achieved to be eligible for funding is 10.5 points.

⁵ The relevant excerpt of MHP Miami’s application to Florida Housing is attached hereto as Exhibit C.

RFA at 76.

24. The Medical Facility identified in MHP Miami's application is *Country Walk Family Medicine*, 14261 SW 120th Street, Ste 110, Miami, Florida 33186. As of the Application Deadline, the Country Walk Family Medicine was no longer located at 14261 SW 120th Street, Ste 110, Miami, Florida 33186.

25. Moreover, the records of the Florida Secretary of State, Division of Corporations, establish that *Country Walk Family Medicine*, was a registered Fictitious Name owned by Rene N. Mayorga, MD, P.A. Copies of the of the fictitious name filing and the *Fictitious Name Detail* are attached hereto as Exhibit D.

26. As of the Application Deadline, the Medical License of Dr. Mayorga, License No. ME 54068 was Delinquent and had been since January 31, 2022. According to the *License Status Definitions*, provided by the Florida Board of Health, this means the practitioner failed to renew the license by the expiration date and is not authorized to practice or operate in the State of Florida.⁶ Copies of the *Florida Department of Health, License Verification* form and the *License Status Definitions* page are attached hereto as Exhibit E and F respectively.

27. Thus, MHP Miami should not have received any points for its Medical Facility. Losing the 3.5 points results in a Total Proximity Score of 11, which results in MHP Miami no longer being eligible for the Proximity Funding Preference.

Pharmacy

28. The RFA defines Pharmacy as follows,

⁶ Pursuant to section 456.036, F.S., A licensee may practice a profession only if the licensee has an active status license. A licensee who practices a profession with an inactive status license, a retired status license, or a delinquent license is in violation of this section and s. 456.072, and the board, or the department if there is no board, may impose discipline on the licensee.

A community pharmacy operating under a **valid permit issued** pursuant to s. 465.018, F.S., current and in force as of the dates outlined below and open to the general public at least five days per week without the requirement of a membership fee.

Additionally, it must have (i) been in existence and available for use by the general public continuously since a date that is 6 months prior to the Application Deadline; or (ii) been in existence and available for use by the general public as of the Application Deadline AND be one of the following: Albertson's, Costco Wholesale, CVS, Harvey's, Kmart, Navarro's, Piggly Wiggly, Publix, Sav – A – Lot, Target, Walgreens, Wal-Mart, Winn-Dixie; or (iii) been in existence and available for use by the general public as of September 25, 2022 but not available as of the Application Deadline because of temporary closures or service suspensions due to Hurricane Ian or other emergency suspension based on an official emergency declaration.

29. The Pharmacy identified in the MHP Miami application is *Lifesaver Pharmacy*, 11735 SW 147th Ave #5, Miami, Fl 33196. According to the records of the Florida Department of Health (hereinafter the “Department”) LifeSaver Pharmacy was operating under the Pharmacy License *PH24104*, however that license had been deemed null and void as of February 28, 2023. According to the *License Status Definitions* on the Departments website, this means, “the licensed practitioner failed to renew their licensure status for two renewal cycles, resulting in their license being expired. Copies of the *Florida Department of Health, License Verification* form and the *License Status Definitions* page are attached hereto as Exhibit G and H respectively. A visual inspection confirmed the LifeSaver Pharmacy is not in operation.

30. MHP Miami estimated their distance from the Pharmacy to the DLP to be 0.07 miles and estimated their points for this Community service to be 4.0.

31. MHP Miami should not have received any points for its pharmacy. Losing the 4 points results in a Total Proximity Score of 10.5, which results in MHP Miami no longer being eligible for the Proximity Funding Preference.

32. Lastly, If MHP Miami were to lose points for *both* their chosen Medical Facility and Pharmacy their Total Proximity Score would fall below 10.5 points, the Required Minimum Total Proximity Points an applicant must achieve to be eligible for funding.

Substantial Interests Affected

33. If MHP Miami had been deemed ineligible for failing to achieve the Required Minimum Total Proximity Score or alternatively met the Required Minimum Total Proximity Score but failed to qualify for the Proximity Funding Preference then Marlin Housing would have been selected for funding.

34. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioners ability to obtain funding through the RFA. Consequently, Petitioners have standing to initiate and participate in this and related proceedings.

35. The Petitioner is entitled to a Formal Administrative Hearing pursuant to Sections 120.57(1) and 120.57(3), Florida statutes, to resolve the issues set forth in this Petition.

Disputed Issues of Material Fact and Law

36. Disputed issues of material fact and law exist and entitle Petitioners to a Formal Administrative Hearing pursuant to Section 120.57(1), Florida Statutes. The disputed issues of material fact and law include, but are not limited to, the following:

a. Whether Florida Housing's proposed award to MHP Miami is consistent with the terms of the RFA;

b. Whether Florida Housing's proposed award of funding to MHP Miami is clearly erroneous;

c. Whether Florida Housing's determination that MHP Miami qualifies for the Proximity Funding Preference is arbitrary and capricious;

- d. Whether Florida Housing's determination that MHP Miami qualifies for the Proximity Funding Preference is clearly erroneous;
- e. Whether MHP Miami has achieved the Required Proximity Points to receive the Proximity Funding Preference.
- f. Whether *Country Walk Family Medicine* qualifies as a Medical Facility under the terms of the RFA;
- g. Whether *Lifesaver Pharmacy* qualifies as a Pharmacy under the terms of the RFA;
- h. Whether MHP Miami has achieved the Required Minimum Total Proximity Points to be eligible for funding.
- i. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

37. Petitioner is entitled to relief pursuant to Section 120.569 and 120.57, Florida Statutes, Chapters 28-106, 28-110, and 67-60, Florida Administrative Code.

**Concise Statement of Ultimate Fact and Law, Including the
Specific Facts Warranting Reversal of the Agency's Intended Award**

38. Petitioner participated in the RFA process to compete for an award of funds based upon the delineated scoring and ranking criteria in the RFA. MHP Miami is not entitled to the Proximity Funding Preference for failing to meet the Required Total of Proximity Points. Alternatively, MHP is ineligible for funding for failing to achieve the Required Minimum Total Proximity Points.

39. Unless the scoring determination is corrected, and the preliminary allocation revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

40. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner.

Right to Amend the Petition

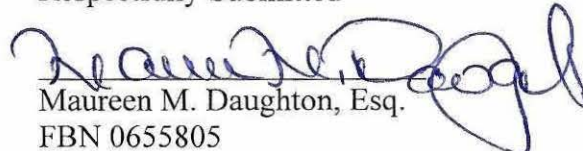
41. Petitioner reserves the right to amend this Amended Petition if additional disputed issues of material fact are identified during the discovery process in this case.

WHEREFORE, pursuant to section 120.57(3), Florida Statutes, and rule 28-110.004, Florida Administrative Code, Petitioner's request the following relief:

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the application of MHP Miami is not eligible for funding or not entitled to the Proximity Funding Preference.
- d) That the Corporation adopt the Recommended Order of the ALJ as a Final Order.

FILED AND SERVED this 13th day of November 2023.

Respectfully Submitted



Maureen M. Daughton, Esq.

FBN 0655805

Maureen McCarthy Daughton, LLC

1400 Village Square Blvd.

Ste 3-231

Tallahassee, Florida 32312

Counsel for Marlin Housing Partners, LP

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Amended Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail with the Corporation Clerk (CorporationClerk@floridahousing.org) and Ethan Katz, Deputy General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301 this 13th day of November 2023.

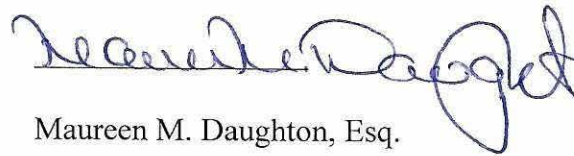

Maureen M. Daughton, Esq.

Exhibit A

RFA 2023-203 Board Approved Preliminary Awards

Total HC Available for RFA	9,481,390.00
Total HC Allocated	10,375,200.00
Total HC Remaining	(893,810.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADDA Goal

2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami I Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
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One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)

2024-195C	Princeton Manor	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
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One proposed Development that qualifies for the Urban Center/MetroRail Station Designation

2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2
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On October 27, 2023, 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 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-167C	4440 Apartments	Charles F Sims	Unified Development LLC; Calston, LLC	E, Non-ALF	88	\$2,802,600	Y	1	N	Y	2	20	Y	A	Y	Y	43
2024-168C	Broadway Rising	Amanda Bartle	Broadway Rising Dev, LLC; SFCLT Broadway Rising Dev, LLC	E, Non-ALF	90	\$2,950,000	Y	1	N	N	N	20	Y	A	Y	Y	40
2024-169C	Brownsville 54	Oliver L. Gross	Brownsville 54 Developers, LLC	F	75	\$2,750,000	Y	1	N	Y	2	20	Y	B	Y	Y	4
2024-170C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	32
2024-171C	Catalyst at Goulds	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	106	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	38
2024-172C	Catherine Flon Estates	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	F	100	\$3,350,000	Y	1	N	N	N	20	Y	B	Y	Y	47
2024-173C	Cauley Point	Shawn Wilson	Blue CP Developer, LLC	F	102	\$3,458,400	Y	1	Y	N	N	20	Y	B	Y	Y	17
2024-174C	Citrus Haven Residences	Jennifer Sanz	Next Development Group, LLC; Calston Developer, LLC; Aconagua Developers, LLC	E, Non-ALF	108	\$3,362,000	Y	1	N	Y	1	20	Y	A	Y	Y	28
2024-175C	CM Redevelopment II	Aaron Gornstein	Preservation of Affordable Housing LLC	F	113	\$1,950,000	Y	1	Y	N	N	20	Y	A	Y	Y	34
2024-176C	CM Redevelopment Senior	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$1,900,000	Y	1	N	N	N	20	Y	A	Y	Y	11
2024-177C	Coco Palm Place	Jacob Morrow	Coco Palm Place Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	9
2024-178C	Coral Breeze Estates	Jennifer Sanz	TEDC Affordable Communities Inc.; Next Development Group, LLC	E, Non-ALF	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	44
2024-179C	Culmer Apartments II	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	98	\$3,458,400	Y	1	N	Y	1	20	Y	B	Y	Y	49
2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami I Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
2024-182C	Everglades Vista	Jennifer Sanz	Next Development Group, LLC; Calston LLC	F	110	\$3,300,000	Y	1	Y	N	N	20	Y	A	Y	Y	33
2024-183C	Freedom Pointe (f.k.a. Little Havana Senior)	Kimberly Black King	Volunteers of America National Services Corporation	E, Non-ALF	75	\$2,324,124	Y	1	N	N	N	20	Y	A	Y	Y	31
2024-184C	Garden House II	Christopher L. Shear	MHP FL North Parcel Developer, LLC; MJHS FL North Parcel Developer, LLC	F	126	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	22

RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-185C	Heritage at Midtown Crossing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	10
2024-186C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	41
2024-187C	Metro Grande II	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$2,960,000	Y	1	N	Y	1	20	Y	A	Y	Y	48
2024-188C	Metro Vista	Darren Smith	Metro Vista Developer, LLC	E, Non-ALF	75	\$2,625,000	Y	1	N	Y	2	20	Y	B	Y	Y	7
2024-189C	Moody Village	Kenneth Naylor	Moody Village I Development, LLC	E, Non-ALF	100	\$3,458,400	Y	2	N	N	N	20	Y	A	Y	Y	13
2024-190C	North Bay Senior Apartments	Donald W Paxton	BCP Development 23 LLC	E, Non-ALF	114	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	35
2024-191C	Osprey Landing	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	5
2024-192C	Palm Grove	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	104	\$3,400,000	Y	1	N	Y	1	20	Y	A	Y	Y	39
2024-193C	Perrine Village IV	Kenneth Naylor	Perrine Development IV, LLC	E, Non-ALF	98	\$3,458,399	Y	1	N	Y	1	20	Y	A	Y	Y	15
2024-194C	Pinnacle at Tropical Crossings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	108	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	46
2024-195C	Princeton Manor	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
2024-196C	Promenade on Palm	Elena M. Adames	Ambar3, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	20
2024-197C	Quail Roost Transit Village III	Kenneth Naylor	Quail Roost III Development, LLC	F	106	\$3,458,400	Y	2	N	Y	1	20	Y	A	Y	Y	30
2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2
2024-199C	Residences at Goulds Park	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	110	\$3,178,400	Y	1	N	Y	1	20	Y	A	Y	Y	18
2024-200C	Residences at Westview Landing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	130	\$3,458,400	Y	1	Y	Y	2	20	Y	A	Y	Y	16
2024-201C	Sage Pointe	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,400,000	Y	1	N	Y	2	20	Y	B	Y	Y	24

RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-202C	Santa Cruz Isles	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	19
2024-203C	Serenity Grove	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	150	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	8
2024-204C	Silver Creek Phase 2	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,070,000	Y	1	N	Y	1	20	Y	B	Y	Y	23
2024-205C	Skyview Lofts	Matthew A. Rieger	HTG Skyview Developer, LLC	E, Non-ALF	106	\$3,450,000	Y	1	N	Y	1	20	Y	A	Y	Y	3
2024-206C	Southpointe Vista II	Christopher L. Shear	MHP FL IX Developer, LLC	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	27
2024-207C	The Arbors at Naranja	Michael Ruane	ACRUVA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	111	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	45
2024-208C	The Enclave at Rio	Joseph F Chapman, IV	Royal American Properties, LLC	E, Non-ALF	100	\$3,259,999	Y	1	N	N	N	20	Y	A	Y	Y	14
2024-209C	The Station Senior Apartments	Donald W Paxton	BCP Development 23 LLC	E, Non-ALF	102	\$3,250,000	Y	1	N	Y	1	20	Y	A	Y	Y	26
2024-210C	Tropical Terrace	Jacob Morrow	Tropical Terrace Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	N	N	20	Y	A	Y	Y	12
2024-211C	Villa Esperanza II	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	21
2024-212C	Villa Mallorca	Matthew A. Rieger	HTG Villa Mallorca Developer, LLC	F	92	\$3,075,000	Y	1	Y	Y	1	20	Y	B	Y	Y	42
2024-213C	Villa Valencia	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	25
2024-214C	Vineyard Villas	Marc S. Plonskier	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,000,000	Y	1	N	Y	1	20	Y	B	Y	Y	36
2024-215C	David M. Pemberton Senior Residences	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	145	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	29

Ineligible Application

2024-180C	Edison Towers II	Carol Gardner	TEDC Affordable Communities, Inc.	E, Non-ALF	96	\$3,100,000	N	1	N	N	N	20	Y	A	Y	Y	37
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On October 27, 2023, 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.

Exhibit B

Maureen McCarthy Daughton, LLC

MMD LAW

Maureen McCarthy Daughton, LLC
1400 Village Square Blvd., Ste 3-231
Tallahassee, Florida 32312

T: (850) 345-8251
Mdaughton@mmd-lawfirm.com
www.mmd-lawfirm.com

Via Email
November 1, 2023

RECEIVED

Corporation Clerk (CorporationClerk@floridahousing.org)
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

NOV 1 2023 8:26 AM

FLORIDA HOUSING
FINANCE CORPORATION

**RE: Notice of Intent to Protest Proposed Scoring, Ranking and Funding Selections
in RFA 2023-203 Housing Credit Financing For Affordable Housing Developments
Located in Miami-Dade County**

Dear Corporation Clerk:

On behalf of Applicant, Marlin Housing Partners, LP, Application No. 2024-200C, and pursuant to Section 120.57(3), Florida Statutes and rule 67-60.009, Florida Administrative Code, we hereby provide this Notice of Intent ("Notice") to protest the Award Notice, Scoring and Ranking posted by Florida Housing Finance Corporation on October 27, 2023, at 10:00 am concerning *RFA 2023-203 Housing Credit Financing For Affordable Housing Developments Located in Miami-Dade County*. (See Attached).

A formal written petition will be submitted within ten (10) days of this Notice as required by law.

Respectfully Submitted,


Maureen M. Daughton

Cc Ethan Katz, Deputy General Counsel

RFA 2023-203 Board Approved Preliminary Awards

Total HC Available for RFA	9,481,390.00
Total HC Allocated	10,375,200.00
Total HC Remaining	(893,810.00)

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADD Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
One proposed Family Development that qualifies for the Geographic Areas of Opportunity/SADD Goal																	
2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
One proposed Development that selected the Demographic Commitment of Elderly (Non-ALF)																	
2024-195C	Princeton Manor	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
One proposed Development that qualifies for the Urban Center/MetroRail Station Designation																	
2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2

On October 27, 2023, 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 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/MetroRail Station Designation?	Tier of Urban Center/MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2024-167C	4440 Apartments	Charles F Sims	Unified Development LLC; Calston, LLC	E, Non-ALF	88	\$2,802,600	Y	1	N	Y	2	20	Y	A	Y	Y	43
2024-168C	Broadway Rising	Amanda Bartle	Broadway Rising Dev, LLC; SFCLT Broadway Rising Dev, LLC	E, Non-ALF	90	\$2,950,000	Y	1	N	N	N	20	Y	A	Y	Y	40
2024-169C	Brownsville 54	Oliver L. Gross	Brownsville 54 Developers, LLC	F	75	\$2,750,000	Y	1	N	Y	2	20	Y	B	Y	Y	4
2024-170C	Cannery Row at Redlands Crossing Phase II	David O. Deutch	Pinnacle Communities, LLC; Rural Neighborhoods, Incorporated	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	32
2024-171C	Catalyst at Goulds	Oscar Sol	Catalyst at Goulds Dev, LLC	E, Non-ALF	106	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	38
2024-172C	Catherine Flon Estates	Nikul A. Inamdar	Catherine Flon Estates Developer, LLC	F	100	\$3,350,000	Y	1	N	N	N	20	Y	B	Y	Y	47
2024-173C	Cauley Point	Shawn Wilson	Blue CP Developer, LLC	F	102	\$3,458,400	Y	1	Y	N	N	20	Y	B	Y	Y	17
2024-174C	Citrus Haven Residences	Jennifer Sanz	Next Development Group, LLC; Calston Developer, LLC; Aconcagua Developers, LLC	E, Non-ALF	108	\$3,362,000	Y	1	N	Y	1	20	Y	A	Y	Y	28
2024-175C	CM Redevelopment II	Aaron Gornstein	Preservation of Affordable Housing LLC	F	113	\$1,950,000	Y	1	Y	N	N	20	Y	A	Y	Y	34
2024-176C	CM Redevelopment Senior	Aaron Gornstein	Preservation of Affordable Housing LLC	E, Non-ALF	80	\$1,900,000	Y	1	N	N	N	20	Y	A	Y	Y	11
2024-177C	Coco Palm Place	Jacob Morrow	Coco Palm Place Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	Y	1	20	Y	A	Y	Y	9
2024-178C	Coral Breeze Estates	Jennifer Sanz	TEDC Affordable Communities Inc.; Next Development Group, LLC	E, Non-ALF	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	44
2024-179C	Culmer Apartments II	Kenneth Naylor	APC Culmer Development II, LLC	E, Non-ALF	98	\$3,458,400	Y	1	N	Y	1	20	Y	B	Y	Y	49
2024-181C	Ekos Kendall	Christopher L. Shear	MHP Miami I Developer, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	6
2024-182C	Everglades Vista	Jennifer Sanz	Next Development Group, LLC; Calston LLC	F	110	\$3,300,000	Y	1	Y	N	N	20	Y	A	Y	Y	33
2024-183C	Freedom Pointe (f.k.a. Little Havana Senior)	Kimberly Black King	Volunteers of America National Services Corporation	E, Non-ALF	75	\$2,324,124	Y	1	N	N	N	20	Y	A	Y	Y	31
2024-184C	Garden House II	Christopher L. Shear	MHP FL North Parcel Developer, LLC; MJHS FL North Parcel Developer, LLC	F	126	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	22

RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2024-183C	Heritage at Midtown Crossing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	E, Non-ALF	130	\$3,458,400	Y	1	N	Y	2	20	Y	A	Y	Y	10
2024-186C	Metro Grande I	Mara S. Mades	Cornerstone Group Partners, LLC	F	108	\$3,360,000	Y	1	N	Y	1	20	Y	A	Y	Y	41
2024-187C	Metro Grande II	Mara S. Mades	Cornerstone Group Partners, LLC	E, Non-ALF	94	\$2,960,000	Y	1	N	Y	1	20	Y	A	Y	Y	48
2024-188C	Metro Vista	Darren Smith	Metro Vista Developer, LLC	E, Non-ALF	75	\$2,625,000	Y	1	N	Y	2	20	Y	B	Y	Y	7
2024-189C	Moody Village	Kenneth Naylor	Moody Village I Development, LLC	E, Non-ALF	100	\$3,458,400	Y	2	N	N	N	20	Y	A	Y	Y	13
2024-190C	North Bay Senior Apartments	Donald W Paxton	BCP Development 23 LLC	E, Non-ALF	114	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	35
2024-191C	Osprey Landing	Michael Ruane	ACRUVA Community Developers, LLC; CORE Osprey Landing Developer, LLC	E, Non-ALF	110	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	5
2024-192C	Palm Grove	Matthew A. Rieger	HTG Palm Grove Developer, LLC	E, Non-ALF	104	\$3,400,000	Y	1	N	Y	1	20	Y	A	Y	Y	39
2024-193C	Perrine Village IV	Kenneth Naylor	Perrine Development IV, LLC	E, Non-ALF	98	\$3,458,399	Y	1	N	Y	1	20	Y	A	Y	Y	15
2024-194C	Pinnacle at Tropical Crossings	David O. Deutch	Pinnacle Communities, LLC	E, Non-ALF	108	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	46
2024-195C	Princeton Manor	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	1
2024-196C	Promenade on Palm	Elena M. Adames	Ambar3, LLC	F	120	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	20
2024-197C	Quail Roost Transit Village III	Kenneth Naylor	Quail Roost III Development, LLC	F	106	\$3,458,400	Y	2	N	Y	1	20	Y	A	Y	Y	30
2024-198C	Quail Roost Transit Village V	Kenneth Naylor	Quail Roost V Development, LLC	E, Non-ALF	106	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	2
2024-199C	Residences at Goulds Park	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	110	\$3,178,400	Y	1	N	Y	1	20	Y	A	Y	Y	18
2024-200C	Residences at Westview Landing	Robert Hoskins	NuRock Development Partners Inc.; R Howell Development, LLC; R Block Development, LLC	F	130	\$3,458,400	Y	1	Y	Y	2	20	Y	A	Y	Y	16
2024-201C	Sage Pointe	Nikul A. Inamdar	Sage Pointe Developer, LLC	E, Non-ALF	100	\$3,400,000	Y	1	N	Y	2	20	Y	B	Y	Y	24

RFA 2023-203 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	HC Request Amount	Eligible For Funding?	Priority Level	Family Demo and qualifies for the Geographic Area of Opportunity / HUD-designated SADDA Funding Goal?	Urban Center/ MetroRail Station Designation?	Tier of Urban Center/ MetroRail Station?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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2024-203C	Serenity Grove	Oliver L. Gross	Serenity Grove Developers, LLC	E, Non-ALF	150	\$3,458,400	Y	1	N	N	N	20	Y	A	Y	Y	8
2024-204C	Silver Creek Phase 2	Oscar Sol	Silver Creek 2 Dev, LLC	E, Non-ALF	90	\$3,070,000	Y	1	N	Y	1	20	Y	B	Y	Y	23
2024-205C	Skyview Lofts	Matthew A. Rieger	HTG Skyview Developer, LLC	E, Non-ALF	106	\$3,450,000	Y	1	N	Y	1	20	Y	A	Y	Y	3
2024-206C	Southpointe Vista II	Christopher L. Shear	MHP FL IX Developer, LLC	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	27
2024-207C	The Arbors at Naranja	Michael Ruane	ACRUVA Community Developers, LLC; CORE Miami Dade Developer, LLC	E, Non-ALF	111	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	45
2024-208C	The Enclave at Rio	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	100	\$3,259,999	Y	1	N	N	N	20	Y	A	Y	Y	14
2024-209C	The Station Senior Apartments	Donald W. Paxton	BCP Development 23 LLC	E, Non-ALF	102	\$3,250,000	Y	1	N	Y	1	20	Y	A	Y	Y	26
2024-210C	Tropical Terrace	Jacob Morrow	Tropical Terrace Developer, LLC	E, Non-ALF	120	\$3,458,000	Y	1	N	N	N	20	Y	A	Y	Y	12
2024-211C	Villa Esperanza II	Mara S. Mades	Cornerstone Group Partners, LLC	F	112	\$3,458,400	Y	1	Y	N	N	20	Y	A	Y	Y	21
2024-212C	Villa Mallorca	Matthew A. Rieger	HTG Villa Mallorca Developer, LLC	F	92	\$3,075,000	Y	1	Y	Y	1	20	Y	B	Y	Y	42
2024-213C	Villa Valencia	Lewis V Swezy	RS Development Corp	E, Non-ALF	132	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	25
2024-214C	Vineyard Villas	Marc S. Plonskier	The Gatehouse Group, LLC; Magellan Housing, LLC	E, Non-ALF	97	\$3,000,000	Y	1	N	Y	1	20	Y	B	Y	Y	36
2024-215C	David M. Pemberton Senior Residences	Willie Logan	Opa-locka Community Development Corporation, Inc. d/b/a Ten North Group	E, Non-ALF	145	\$3,458,400	Y	1	N	Y	1	20	Y	A	Y	Y	29

Ineligible Application

2024-180C	Edison Towers II	Carol Gardner	TEDC Affordable Communities, Inc.	E, Non-ALF	96	\$3,100,000	N	1	N	N	N	20	Y	A	Y	Y	37
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On October 27, 2023, 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.

Exhibit C

Exhibit A to RFA 2023-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County

**Section 4.A.5
Proximity, Mandatory Distance, and RECAP**

e. Proximity

(1) PHA or RD 515 Proximity Point Boost

(a) Does the proposed Development qualify for the PHA Proximity Point Boost?

No

If "Yes", provide the required letter as Attachment 5

(b) Does the proposed Development qualify for the RD 515 Proximity Point Boost?

No

If "Yes", provide the required letter as Attachment 9

Points awarded for Proximity Point Boost*
0.0

**Subject to verification of other RFA requirements*

(2) Transit Services

Applicants may select Private Transportation or provide the location information and distance for one of the remaining four Transit Services on which to base the Application's Transit Score.

(a) If the proposed Development will serve the Family (All or Non-All) Demographic Commitment, does the Applicant commit to provide Private Transportation?

(The proposed Development does not qualify to select this option with a Demographic Commitment of Family.)

Points awarded for Transit Type
0.0

(b) Other Transit Services

Service	Latitude Coordinates	Longitude Coordinates	Distance*	Points awarded for Transit Type
Public Bus Stop 1	25.670167	-80.431739	0.77	4.5
Public Bus Stop 2	25.670483	-80.430000	0.79	
Public Bus Stop 3	25.656474	-80.415959	0.96	
Public Bus Transfer Stop				
Public Bus Rapid Transit Stop				
Public Rail Station				

This area intentionally left blank.

Community Services

Up to **three** Community Services may be selected, for a maximum 4 points for each service.

Service	Service Name	Service Address	Distance*	Points awarded for Community Services
Grocery Store	Aldi	13801 SW 120th St, Miami, FL 33186	0.88	2.5
Medical Facility	Country Walk Family Medicine	14261 SW 120th St., Ste 110, Miami, FL 33186	0.40	3.5

Exhibit A to RFA 2023-203 Housing Credit Financing For Affordable Housing Developments Located In Miami-Dade County

Pharmacy	Lifesaver Pharmacy	11735 SW 147th Ave #5, Miami, FL 33196	0.07	4.0
Public School				

*Rounded up to the nearest hundredth of a mile. Distance between the coordinates of the Development Location Point and the coordinates of the service. The method used to determine the latitude and longitude coordinates must conform to Rule 5J-17, F.A.C., formerly 61G17-6, F.A.C. All calculations shall be based on "WGS 84" and be grid distances. The horizontal positions shall be collected to meet sub-meter accuracy (no autonomous hand-held GPS units shall be used).

f. Racially and Ethnically Concentrated Areas of Poverty (RECAP)

Is any part of the proposed Development located in a RECAP designated area?

No

g. Urban Center Designation Qualifications

(1) Does the Application qualify for the Urban Center Designation?

(2) What is the name of the Urban Center in which the entire proposed Development, including all Scattered Sites, if applicable, is located? The entire proposed Development, including all Scattered Sites, if applicable, must be located within the Urban Center zoning designation.

(The Tier level for Naranja is dependent upon the selected Demographic Commitment)

No	
<select one>	Tier

MetroRail Station Designation Qualifications

(3) Does the Application qualify for the MetroRail Station Designation?

(4) What is the name of the MetroRail Station that qualifies for the designation?

No	
<select one>	Tier

Transit Service Points calculated based on the information entered above:

4.5

Community Service Points calculated based on the information entered above:

10

PHA or RD Proximity Boost points achieved?

0

Total Proximity Points calculated based on information entered above:

14.5

Does the Application qualify for either the Urban Center Designation or MetroRail Station Designation?

No

Using the information entered above, does the Application meet the minimum Transit Point Requirement?

Yes

Using the information entered above, does the Application meet the minimum Proximity Point Requirement?

Yes

Using the information entered above, does the Application meet the Proximity Funding Preference?

Yes

Total Proximity Points calculated based on information entered above, without the benefit of either a PHA or RD Boost:

14.5

Exhibit D

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

REGISTRATION# G11000112467

Fictitious Name to be Registered: COUNTRY WALK FAMILY MEDICINE

Mailing Address of Business: 14261 SW 120 ST UNIT 110
MIAMI, FL 33186

Florida County of Principal Place of Business: MIAMI-DADE

FEI Number: 65-0885163

FILED
Nov 18, 2011
Secretary of State

Owner(s) of Fictitious Name:

RENE N. MAYORGA M.D., P.A.
14261 SW 120 ST UNIT 110
MIAMI, FL 33186
Florida Document Number: P99000001413
FEI Number: 65-0885163

I the undersigned, being an owner in the above fictitious name, certify that the information indicated on this form is true and accurate. I further certify that the fictitious name to be registered has been advertised at least once in a newspaper as defined in Chapter 50, Florida Statutes, in the county where the principal place of business is located. I understand that the electronic signature below shall have the same legal effect as if made under oath and I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

RENE MAYORGA

11/18/2011

Electronic Signature(s)

Date

Certificate of Status Requested ()

Certified Copy Requested ()



[Previous on List](#) [Next on List](#) [Return to List](#)

Fictitious Name Search

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Fictitious Name

COUNTRY WALK FAMILY MEDICINE

Filing Information

Registration Number G11000112467
Status EXPIRED
Filed Date 11/18/2011
Expiration Date 12/31/2016
Current Owners 1
County MIAMI-DADE
Total Pages 1
Events Filed NONE
FEI/EIN Number 65-0885163

Mailing Address

14261 SW 120 ST UNIT 110
MIAMI, FL 33186

Owner Information

RENE N. MAYORGA M.D., P.A.
14261 SW 120 ST UNIT 110
MIAMI, FL 33186
FEI/EIN Number: 65-0885163
Document Number: P99000001413

Document Images

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Fictitious Name Search

No Filing History

Exhibit E



RENE MAYORGA BARANELLO

License Number: ME54068

Data As Of 11/13/2023

Profession	Medical Doctor	
License	ME54068	
License Status	DELINQUENT/	
Qualifications	NICA Default	Dispensing
	Judgement	Practitioner
License Expiration Date	1/31/2022	
License Original Issue Date	08/15/1988	
Address of Record	4956 NW 97 PL	
	DORAL, FL 33178	
Controlled Substance Prescriber (for the Treatment of Chronic Non-malignant Pain)	Yes	
Discipline on File	Yes	
Public Complaint	Yes	

The information on this page is a secure, primary source for license verification provided by the Florida Department of Health, Division of Medical Quality Assurance. This website is maintained by Division staff and is updated immediately upon a change to our licensing and enforcement database.

Exhibit F

License Status Definitions

ACCREDITED - An "accredited" nursing education program, as defined by s. 464.003, Florida Statutes, is a program for the prelicensure education of professional or practical nurses that is conducted in the United States at an educational institution, whether in Florida, another state, or the District of Columbia, and that is accredited by a specialized nursing accrediting agency that is nationally recognized by the United States Secretary of Education to accredit nursing education programs Accreditation Commission for Education in Nursing (ACEN) or Commission on Collegiate Nursing Education (CCNE).

ADMINISTRATIVE REVOCATION - Administrative Revocation is a non-disciplinary action issued pursuant to subsections 458.3265(1) and 459.0137(1), Florida Statutes. This action nullifies the registration of pain-management clinics when the department finds that the clinic fails to meet certain criteria. A clinic may not operate with a revoked registration.

ADMINISTRATIVE SUSPENSION - An Administrative Suspension is a non-disciplinary action relating to support orders under section 409.2598(5)(b), Florida Statutes, according to which the Florida Department of Health suspends the license upon notice by the Florida Department of Revenue or the circuit court. A licensee may not operate or practice on a suspended license.

APPROVED - a program for the pre-licensure education of professional or practical nurses that is conducted in the state at an educational institution and that is approved under s. 464.019, Florida Statutes. The term includes such a program placed on probationary status.

AUTHORITY VOID - the licensing board or department voided practitioner's license. Practitioner can not practice in the state of Florida and is not obligated to update his/her profile data.

CLEAR- the facility, establishment or education program may provide regulated services in the state of Florida.

CLEAR ACTIVE- the licensed practitioner is clear to practice his/her profession in the state of Florida. The practitioner is obligated to update his/her profile data.

CLEAR INACTIVE- the licensed practitioner is not authorized to practice in the state of Florida, but maintains a license. The practitioner is obligated to update his/her profile data.

CLOSED - the status of a facility, establishment or education program that is no longer operating.

CONDITIONAL ACTIVE - the licensing board or department imposed conditions on the practitioner's license as specified in the final order. The licensed practitioner may practice his/her profession in the state of Florida under conditions specified by the licensing board or department. The practitioner is obligated to update his/her profile data.

CONDITIONAL INACTIVE - the licensing board or department imposed conditions on the practitioner's license as specified in the final order. The licensed practitioner is not authorized to practice in the state of Florida, but maintains a license. The practitioner is obligated to update his/her profile data.

DEACTIVATED - Licensed practitioner holds a Multistate License in another Nurse Licensure Compact (NLC) jurisdiction. A deactivated license cannot be renewed and licensee is not required to obtain continuing education hours for it.

DECEASED – the department has received reliable notification that the licensee has died and has updated the license record.

DELINQUENT - Chapter 456 F.S. - the licensed practitioner who held a CLEAR ACTIVE or CLEAR INACTIVE license, but failed to renew the license by the expiration date. The licensed practitioner is not authorized to practice in the state of Florida. The practitioner is obligated to update his/her profile data.

DENIED RENEWAL - The licensed practitioner or entity was denied the ability to renew the license because of ineligibility for renewal under section 456.0635, Florida Statutes. The practitioner or entity is not authorized to practice or operate in the State of Florida.

DISCIPLINARY RELINQUISH - the licensing board or department disciplined licensed practitioner, and the licensee offers to give up his/her license to practice in the state of Florida to avoid further prosecution in a disciplinary case. The practitioner is no longer obligated to update his/her profile data.

EMERGENCY RESTRICTION INACTIVE - the licensed practitioner is restricted by emergency order of the department. The licensed practitioner is not authorized to practice in the state of Florida, but maintains a license. The practitioner is obligated to update his/her profile data.

EMERGENCY RESTRICTION ACTIVE - the licensed practitioner is restricted by emergency order of the department. The licensed practitioner may practice in Florida, but has restrictions specified by emergency order. The practitioner is obligated to update his/her profile data.

EMERGENCY SUSPENSION - the licensed practitioner is suspended by emergency order of the department. Licensee may not practice in Florida while license is suspended under emergency order. The practitioner is obligated to update his/her profile data.

EXECUTIVE ORDER ACTIVE - the practitioner is clear to temporarily practice nursing in the State of Florida in accordance with and for the duration of Office of The Governor Executive Order 10-06.

EXECUTIVE ORDER EXPIRED - the practitioner is not authorized to practice because temporary authorization to practice nursing in the State of Florida under Office of The Governor Executive Order 10-06 has expired.

EXPIRED (for Radiologic Technologists) - the licensed practitioner failed to renew their license by the expiration date. The practitioner is not authorized to practice in the state of Florida. A license that has been expired for less than 10 years may be reactivated. A license that is expired for more than 10 years automatically becomes null and void.

EXPIRED (for Registration for Resident/HSE Physician) - the registered practitioner failed to renew their license by the expiration date. The practitioner is not authorized to practice in the state of Florida under this registration.

MILITARY ACTIVE - the licensed practitioner, serving in the Armed Forces of the United States, is only authorized to practice in a military facility. Spouses of members of the Armed Forces are exempt from licensure renewal provisions in cases of absence from the state because of their spouses' duties with the Armed Forces. Practitioners with profiles are obligated to update profile data.

TEMPORARY MILITARY ACTIVE - the licensed practitioner has a spouse serving in the Armed Forces of the United States and is authorized to practice his/her profession in the state of Florida for a period of 12 months.

NULL AND VOID - the licensed practitioner failed to renew their licensure status for two renewal cycles, resulting in their license expiring. Practitioner no longer obligated to update his/her profile data.

OBLIGATIONS ACTIVE - the licensing board or department has disciplined the licensed practitioner and a penalty, which may include restrictions and/or additional requirements, was placed on the licensed practitioner.

The licensed practitioner may practice his/her profession in the state of Florida under the conditions specified by the licensing board or department. Practitioner is obligated to update his/her profile data.

OBLIGATIONS INACTIVE - the licensing board or department has disciplined the licensed practitioner and imposed restrictions and/or additional requirements. The licensed practitioner is not authorized to practice in the state of Florida, but maintains a license. Practitioner is obligated to update his/her profile data.

PROBATION - the status of an approved nursing program that is placed on such status pursuant to s. 464.019, F.S.

PROBATION ACTIVE - the licensing board or department imposed probation on the practitioner's license as specified in the board order or has disciplined the licensed practitioner and placed his/her license in a probationary status. The licensed practitioner may practice his/her profession in the state of Florida under terms specified by Final Order. Practitioner is obligated to update his/her profile data.

PROBATION INACTIVE - the licensing board or department has disciplined the licensed practitioner and placed his/her license in a probationary status as specified by Final Order. The licensed practitioner is not authorized to practice in the state of Florida, but maintains a license. Practitioner is obligated to update his/her profile data.

PROFESSION DEREGULATED JULY 1, 2020 – the profession Registered Chiropractic Assistant, s. 460.4166, Florida Statutes, was repealed on July 1, 2020.

PUBLIC HEALTH EMERGENCY ACTIVE - in response to a public health emergency the Department of Health reactivated the license as specified in s. 381.00315(1)(c)3., Florida Statutes. The licensed practitioner is clear to practice his/her profession in the state of Florida in response to the public health emergency.

REVOKED - the licensing board or department disciplined the licensed practitioner and his/her license was removed. The practitioner is not authorized to practice in the state of Florida. The practitioner is not obligated to update his/her profile data.

RETIRED - the licensed practitioner is not practicing in the state of Florida, but maintains a retired license status. The licensed practitioner is not authorized to practice in the state of Florida. The practitioner is not obligated to update his/her profile data.

SUSPENDED - the licensing board or department disciplined the licensed practitioner, prohibiting practitioner from practicing in the state of Florida for a specified period of time outlined in the final disciplinary order. The practitioner is obligated to update his/her profile data.

VOLUNTARY INACTIVE [for EMT/Paramedics] - the practitioner had a CLEAR ACTIVE certification and made a written request to place the certification on INACTIVE status. The practitioner may remain inactive for a period of up to six years. The practitioner is not authorized to practice in the state of Florida.

INVOLUNTARY INACTIVE [for EMT/Paramedics] - the practitioner failed to renew at the end of the two year certification period. The practitioner may remain INACTIVE for a period not to exceed two renewal periods, but after that loses the certification. The practitioner is not authorized to practice in the state of Florida.

TEMPORARY ACTIVE - the licensing board or department issued a temporary permit to the applicant. The practitioner may practice his/her profession in the state of Florida under conditions specified by the licensing board or department.

TERMINATED - The status of a nursing education program that is subject to s. 464.019(6), Florida Statutes, no longer offering a program.

VOLUNTARILY RELINQUISH - licensed practitioner elected to give up their license to practice in the state of Florida. This relinquishment does not constitute discipline. The practitioner is no longer obligated to update

his/her profile data.

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VOLUNTARY RESTRICTION ACTIVE - the licensed practitioner agreed to restrictions on license to practice in lieu of emergency action by the department. Licensee may practice in Florida, but has restrictions specified in a voluntary agreement with the department. Practitioner is obligated to update his/her profile data.

VOLUNTARY RESTRICTION INACTIVE - the licensed practitioner agreed to restrictions on license to practice in lieu of emergency action by the department. Licensee may not practice in Florida, but has restrictions specified in a voluntary agreement with the department. Practitioner is obligated to update his/her profile data.

VOLUNTARY WITHDRAWAL - the licensed practitioner agreed to withdraw from practice. Licensee may not practice in Florida while the licensee is under a voluntary withdrawal agreement with the department.

Exhibit G



Department of Health

LIFE SAVER PHARMACY, INC

License Number: PH24104

Data As Of 11/3/2023

Profession	Pharmacy
License	PH24104
License Status	NULL AND VOID/

Qualifications	Community Pharmacy
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Schedule II & III

License Expiration Date 2/28/2023

License Original Issue Date 06/02/2009

Address of Record If further information is needed, please contact the Department of Health at (850) 488-0595.

Discipline on File No

Public Complaint No

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