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**STATE OF FLORIDA
FLORIDA HOUSING FINANCE CORPORATION**

FLORIDA HOUSING
FINANCE CORPORATION

MHP BROWARD II, LLC,

Petitioner,

FHFC Case No. 2023-095BP

RFA No. 2023-202

v.

App. Nos. 2024-143C, 2024-155C

FLORIDA HOUSING FINANCE
CORPORATION,

Respondent.

**MHP BROWARD II, LLC'S WRITTEN PROTEST AND
PETITION FOR FORMAL ADMINISTRATIVE PROCEEDINGS**

MHP Broward II, LLC ("MHP Broward"), petitions to protest a procurement decision made by the Florida Housing Finance Corporation ("FHFC" or "Florida Housing") in connection with Request for Application No. 2023-202 "Housing Credit Financing For Affordable Housing Developments Located In Broward, Duval, Hillsborough, Orange, Palm Beach, And Pinellas Counties." (the "RFA").

MHP Broward submitted Application No. 2024-143C in response to the RFA. MHP Broward's Application was deemed eligible, but was not selected for funding. Arbor Ridge Housing Partners, LP ("Arbor Ridge"), filed Application No. 2024-155C and was selected for funding. However, Arbor Ridge's application was ineligible because it failed to demonstrate control over its proposed development site through documentation required by the RFA, and because the Arbor Ridge Application failed to identify a principal as required in the RFA's Principal Disclosure Form. If Arbor Ridge is deemed ineligible as a result of administrative proceedings, then MHP Broward would be selected for funding pursuant to the RFA's selection process. MHP

Broward seeks formal administrative proceedings determining that Arbor Ridge’s Application is ineligible for funding and identifying MHP Broward for funding pursuant to the RFA’s terms.

Support for this Petition follows:

The Parties and the RFA

1. The agency affected by this protest is the Florida Housing Finance Corporation. Florida Housing’s address is 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301-1329.

2. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing. Florida Housing’s statutory authority and mandates are found in Part V, Chapter 420, Florida Statutes. *See* §§ 420.501–420.55, Fla. Stat.

3. Florida Housing administers competitive solicitations to make and service mortgage loans for new construction or rehabilitation of affordable housing through several programs. *See* ch. 67-60, Fla. Admin. Code.

4. Florida Housing published Request for Applications No. 2023-202 (the “RFA”) to solicit proposals for the development of “Housing Credit Financing For Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties.”

5. Through the RFA, Florida Housing announced that it expected to offer an estimated \$24,011,240 of Housing Credits available for award to proposed Developments.

6. MHP Broward II, LLC, is a Florida limited liability company in the business of providing affordable housing. MHP Broward maintains offices located at 777 Brickell Avenue,

Suite 1300, Miami, FL 33131. For purposes of this proceeding, MHP Broward's address, telephone number and email address are those of its undersigned counsel.

7. MHP Broward submitted a proposal in response to the RFA, assigned Application No. 2024-143C. Other applicants also submitted competing proposals.

8. MHP Broward's Application was fully responsive to the requirements of the RFA but was not selected for funding.

9. The Application filed by Arbor Ridge Housing Partners, LP ("Arbor Ridge"), Application No. 2024-155C, and others were selected for funding.

10. As set forth below, the Application filed by Arbor Ridge should not have been selected for funding because it was ineligible.

Notice and Authority for Petition

11. Florida Housing issued the RFA on July 7, 2023.

12. Florida Housing modified the RFA on August 15, 2023.

13. Applications in response to the RFA were due September 13, 2023, at 3:00 p.m., Eastern Time.

14. Florida Housing received thirty (30) applications in response to the RFA.

15. MHP Broward is a responsible applicant that filed an application that was fully responsive to the material requirements of the RFA. MHP Broward was deemed eligible for funding by Florida Housing but was not selected for funding.

16. MHP Broward received notice of Florida Housing's preliminary RFA scoring and ranking through electronic posting on October 27, 2023, at 9:58 a.m.

17. On November 1, 2023, MHP Broward timely filed its Notice of Intent to Protest, attached as Exhibit "A".

18. This Protest and Petition is timely filed on November 13, 2023, pursuant to Sections 120.569, 120.57(1) and 120.57(3), Florida Statutes, and Florida Administrative Code Chapters 28-110, 67-48, and 67-60.

19. Pursuant to Florida Administrative Code Rule 67-60.009(5), no bond is required for this protest.

RFA 2023-202 Goals and Criteria

20. The RFA sought proposals for affordable housing that would serve Families or the Elderly. The RFA also announced certain preferences, including preferences for proposals with the development category New Construction or Rehabilitation, with or without acquisition.

21. The RFA provided the following funding goals, and the Applicant must select either a., b., or c. in which to compete, even if the Application qualifies for multiple goals:

a. Local Government Revitalization Plan

The Corporation has a goal to fund one Application proposing a Development that is part of a Local Government Revitalization Plan, as described in Section Four, A.5.f.(2) above, with a preference that it is a Priority 1 Application.

b. Geographic Area of Opportunity / SADDA

(1) The Corporation has a goal to fund one Family Application proposing a Development located in Broward County that qualifies for the Geographic Areas of Opportunity / SADDA Goal, with a preference that it is a Priority 1 Application.

(2) The Corporation has a goal to fund one Family Application proposing a Development located in Pinellas County that qualifies for the Geographic Areas of Opportunity / SADDA Goal, with a preference that it is a Priority 1 Application.

c. Local Government Areas of Opportunity Designation Goal

(1) The Corporation has a goal to fund one Application proposing a Development located in Duval, Hillsborough, Orange, and Palm Beach County that qualifies for the Local Government Areas of Opportunity Designation, with a preference that it is a Priority I Application.

(2) The Corporation has a goal to fund one Application proposing a Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier, with a preference that it is a Priority I Application.

The criteria to demonstrate continuous Local Government Area of Opportunity support is stated in the RFA.

See RFA § 5, B.1.

Application Sorting Order

22. The RFA then provided a sorting order to select applicants for funding:
- a. Sorting Order when selecting Applications to meet the Local Government Area of Opportunity Funding Goal.

When selecting Applications to meet the Local Government Area of Opportunity Funding Goal, the highest scoring Applications will be determined by first sorting together all eligible Priority 1 Applications that qualify for the goal from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority 2 Applications that qualify for the goal:

(1) 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);

(2) 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);

(3) 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);

(4) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

- b. Sorting Order when selecting Applications to meet the Local Government Revitalization Plan Goal and the Geographic Area of Opportunity / SADDA Goal

For each goal, the highest scoring Priority 1 Applications within the county will be determined by first sorting together all eligible Priority 1 Applications that qualify

for each goal from highest score to lowest score, with any scores that are tied separated in the following order. This will then be repeated for Priority 2 Applications that qualify for each goal:

- (1) 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);
- (2) 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);
- (3) 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;
- (4) 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);
- (5) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

See RFA § 5, B.2.

Requirement to Submit Responsive Applications

23. The RFA contained instructions regarding what must be provided in each responsive application. In order to be selected for funding, Applications were required to meet Eligibility Requirements. *See* RFA § 5, A.1, pp. 73-76 of 128.

24. Mandatory Eligibility Items included evidence of "site control," including documentation required by the RFA's specifications. *See* RFA § 5, A.1, p. 74 of 128.

25. Mandatory Eligibility Items also included the completion of a Disclosure Form for the Applicant and Developers. A properly completed form was required in order for an application to be deemed eligible. *See id.*

26. Once deemed eligible, Applications were then scored by a committee of Florida Housing, using scoring guidelines contained within the RFA.

Application Sorting Order

27. The RFA then provided a sorting order to select applicants for funding. The RFA provided that the highest scoring Applications would be determined by first sorting all eligible Priority 1 Applications from highest score to lowest score, with any scores that are tied separated in the following order:

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);

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);

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;

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);

And finally, by lottery number, resulting in the lowest lottery number receiving preference.

Funding Selection Process

28. The RFA mandated a Funding Selection process for the selection of eight Medium and Large County, New Construction Applications. *See* RFA, § 5, B.4.

29. The first Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application that qualifies for the Local Government Revitalization Plan Goal. If there are no eligible Priority 1 Applications that qualify for the Local Government Revitalization

Plan Goal, then the highest-ranking eligible Priority 2 Application that qualifies for the Local Government Revitalization Plan Goal will be selected for funding.

30. The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Broward County that qualifies for the Geographic Area of Opportunity / SADDA Goal.

31. If there are no eligible Priority 1 Applications located in Broward County that qualify for the Geographic Area of Opportunity / SADDA Goal, then the highest ranking eligible Priority 2 Application for a proposed Development located in Broward County that qualifies for the Geographic Area of Opportunity / SADDA Goal will be selected for funding.

32. The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal.

33. If there are no eligible Priority 1 Applications for a proposed Development located in Pinellas County that qualify for the Geographic Area of Opportunity / SADDA Goal, then the highest-ranking eligible Priority 2 Application located in Pinellas County that qualifies for the Geographic Area of Opportunity / SADDA Goal will be selected for funding.

34. The next Application selected for funding will be the highest-ranking eligible unfunded Priority I Application proposing a Development located in Duval County that qualifies for the Local Government Areas of Opportunity Designation. This will be repeated for Hillsborough, Orange and Palm Beach County.

35. If any of the four counties were not credited with one award because there were no eligible Priority 1 Applications proposing Developments in the county that qualified for the goal,

then the highest-ranking eligible Priority 2 Application in those counties without an award will be selected for funding.

36. The next Application selected for funding will be the highest-ranking eligible unfunded Priority 1 Application for a proposed Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

37. If there are no eligible Priority 1 Applications located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier, then the highest-ranking eligible Priority 2 Application for a proposed Development located in Broward County that qualifies for the Local Government Areas of Opportunity Designation and demonstrates continuous Local Government Area of Opportunity support since 2022 or earlier will be selected for funding. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

38. If any of the six counties were not credited with at least one award in either Local Government Revitalization Plan Goal, Geographic Area of Opportunity/SADDA, or Local Government Areas of Opportunity Designation Goal, then the highest-ranking eligible Priority 1 Application in those counties without an award will be selected for funding. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

39. If any of the six counties were still not credited with at least one award in Local Government Revitalization Plan Goal, Geographic Area of Opportunity/SADDA, or Local Government Areas of Opportunity Designation Goal, nor were there any eligible Priority 1

Applications in the county, then the highest-ranking eligible Priority 2 Application in those counties without an award will be selected for funding. If this Application cannot be fully funded, the Application may be awarded a binding commitment.

Review Committee Scoring and Selections

40. Appointed committee members from Florida Housing independently evaluated and scored their assigned portions of the submitted applications based on mandatory and scored items. The Selection Process was carried out by the members of the Review Committee at a public meeting held October 27, 2023, at 9:58 a.m.

41. Arbor Ridge's Application was selected for funding. MHP Broward's Application was not selected for funding.

Arbor Ridge's Application should have been deemed Ineligible

because it failed to demonstrate Site Control

42. In order for an applicant to demonstrate readiness to proceed with its proposal, the RFA specified that applicants must demonstrate site control with supporting documentation. *See* RFA § 4.A.7., p. 39 of 128. The RFA specified the characteristics of contracts, deeds, or leases which would suffice as adequate documentation of site control. *See* RFA § 4.A.7.a.-c., p. 39 of 128.

43. In order to meet the RFA's specifications, proof of site control in the form of an eligible contract must meet each of four conditions. *See* RFA § 4.A.7.a.(1)-(4)., p. 39 of 128. Perhaps most important among those requirements is that the owner of the subject property must be the seller, or intermediate contracts must establish a line to the seller. *See* RFA § 4.A.7.a.(4)., p. 39 of 128. In other words, the RFA required an authorized purchase and sale agreement to demonstrate site control by demonstrating an authorized offer to sell from the property owner.

44. As proof of site control within its application, Arbor Ridge provided an Assignment, First Amendment to Agreement of Purchase and Sale, and the initial Agreement of Purchase and Sale (collectively, the “PSA”).

45. The PSA lists IT Webcam, LLC as the Seller and Nurock Acquisitions Florida, LLC as the Purchaser.

46. The PSA signatory for IT Webcam, LLC is Michael Assis. According to the PSA’s terms, the signature purported to represent that Mr. Assis was a legal representative authorized to execute the agreement on May 26, 2023.

47. However, on November 14, 2022, Michael J. Assis was removed as an Authorized Member of IT Webcam, LLC. Evidence of his removal is on file with the Department of State, Division of Corporations. A copy of Articles of Amendment to IT Webcam, LLC’s Articles of Organization are attached as Exhibit “B.” Additionally, state records still indicate that Mr. Assis is not a member of IT Webcam, LLC.

48. Thus, Mr. Assis had been removed as an Authorized Member of IT Webcam, LLC more than six months prior to his signature to the PSA as a purported, authorized member of that company. Additionally, Arbor Ridge’s Application did not provide evidence of any intermediate contract that authorized Michael J. Assis to execute the PSA on behalf of IT Webcam, LLC.

49. Arbor Ridge’s site control documentation does not meet the RFA’s requirement for an eligible contract as it was executed by an individual that, at the time of execution, was not authorized to bind IT Webcam, LLC.

50. If Arbor Ridge’s Application is deemed ineligible because of a failure to demonstrate site control, then, pursuant to the ranking and sorting requirements of the RFA, MHP Broward would be selected for funding.

Arbor Ridge's Application should have been deemed Ineligible
because it failed to include proper Disclosure of Principals

51. In order to meet the RFA's eligibility requirements, an applicant must complete a Principal's Disclosure Form which identifies, pursuant to subsections 67-48.002(94), 67-48.0075(8) and 67-48.0075(9), F.A.C., the Principals of the Applicant and Developer(s) as of the Application Deadline. *See* RFA § 4.A.3.c.(1), p. 13 of 128.

52. Within its disclosure, Arbor Ridge identified NDG Arbor Ridge, LLC ("NDG GP", R Howell GP I, LLC ("Howell GP"), and R Block GP I, LLC ("Block GP") as each being a general partner of the applicant, Arbor Ridge Housing Partners, LP.

53. However, based upon a review of publicly available information from the Department of State, Division of Corporations, it is unclear whether two of the identified general partners, Howell GP and Block GP, were in fact, general partners of Arbor Ridge as of the applicable deadline.

54. The Certificate of Limited Partnership of Arbor Ridge (attached as Exhibit "C") (the "COLP") was filed with the Florida Division of Corporations on November 7, 2017. The COLP identified NDG GP as the sole General Partner of the applicant, Arbor Ridge.

55. Howell GP was formed pursuant to the filing of Articles of Organization with the Florida Division of Corporations on December 9, 2022 and Block GP was formed pursuant to the filing of Articles of Organization with the Florida Division of Corporations on December 9, 2022. Thus, both of these entities were formed after the initial formation of the applicant, Arbor Ridge.

56. A review of publicly available information from the Department of State, Division of Corporations fails to reveal an amendment to the COLP of Arbor Ridge identifying that either Howell GP or Block GP ever became general partners of the applicant Arbor Ridge.

57. Florida law requires prompt notification to the Division of Corporations whenever a general partner is added to a limited partnership. Section 620.1202(2)(a), Florida Statutes instructs that “A limited partnership shall promptly deliver to the Department of State for filing an amendment to or restatement of a certificate of limited partnership to reflect: . . . The admission of a new general partner;”

58. To date, no amendments to the COLP have been filed with the Florida Division of Corporations identifying the admission of Howell GP, Block GP, or any other party as a General Partner of Arbor Ridge.

59. As such, absent additional evidence, the Principal Disclosure form for Residences at Foxcroft Cove inaccurately lists additional persons as General Partners of Arbor Ridge. This error renders the Arbor Ridge ineligible for funding.

60. If Arbor Ridge’s Application is deemed ineligible for funding, then MHP Broward would be selected as the next funded application pursuant to the sorting and funding selection process set forth in the RFA.

Disputed Issues of Material Fact and Law

61. Disputed issues of material fact and law entitle MHP Broward to formal administrative proceedings pursuant to section 120.57(1), Florida Statutes. Disputed facts include, but are not limited to:

- (a) Whether Arbor Ridge’s Application No. 2024-155C is ineligible for funding;
- (b) Whether Arbor Ridge’s Application No. 2024-155C is ineligible for funding because the application failed to demonstrate site control;
- (c) Whether Mr. Assis was authorized to enter into a contract for the purchase and sale of property intended to be developed by Arbor Ridge;

- (d) Whether Arbor Ridge's Application No. 2024-155C is ineligible for funding because it failed to include an authorized contract from the seller of the property it intends to develop;
- (e) Whether Arbor Ridge's Application No. 2024-155C is ineligible for funding because the application incorrectly identifies principals of the applicant;
- (f) Whether Howell GP or Block GP were partners of Arbor Ridge as of the application deadline;
- (g) Whether Arbor Ridge's Application No. 2024-155C is ineligible for funding because neither Howell GP nor Block GP are general partners of the applicant, Arbor Ridge;
- (h) Whether MHP Broward's Application would be selected for funding if Arbor Ridge's Application is deemed ineligible; and
- (i) Such other disputed issues as are raised in this proceeding or identified during discovery.

Statutes and Rules Entitling Relief

62. MHP Broward is entitled to relief pursuant to sections 120.569, 120.57(1), and 120.57(3), Florida Statutes, and Florida Administrative Code Chapters 28-106, 28-110 and 67-60.

Ultimate Statement of Facts and Law and MHP Broward's Substantial Interests

63. Arbor Ridge's Application failed to meet the material requirements of the RFA by failing to adequately document site control and incorrectly disclosing its principals. As a result, Arbor Ridge's Application is ineligible. MHP Broward's Application was eligible for funding and would be selected for funding if it is determined that Arbor Ridge was ineligible.

64. MHP Broward reserves the right to amend this Petition if additional disputed issues of material fact arise during discovery.

REQUEST FOR RELIEF

65. MHP Broward requests the following relief:

A. That the Application funding process be halted until this protest is resolved by final agency action;

B. That Florida Housing provide an opportunity to resolve this Protest by mutual agreement within seven days of the filing of this Petition, as provided in section 120.57(3)(d)1., Florida Statutes;

C. That, if this protest cannot be resolved by agreement, the matter be referred to the Division of Administrative Hearings for formal administrative proceedings involving disputed issues of material fact pursuant to section 120.57(1) and (3), Florida Statutes;

D. That the assigned administrative law judge determines as a matter of fact and law, Arbor Ridge's Application is ineligible for funding, and MHP Broward's eligible Application was entitled to funding pursuant to the selection process set forth in the RFA;

E. That Florida Housing adopt the administrative law judge's recommendation to fund MHP Broward's Application by final order; and

F. Such other relief as is just and equitable.

Dated on this 13th day of November 2023.

PARKER, HUDSON, RAINER & DOBBS, LLP



Seann M. Frazier

Florida Bar No. 971200

Sfrazier@phrd.com

PARKER, HUDSON, RAINER & DOBBS LLP

101 East College Avenue, Suite 302

Tallahassee, Florida 32301

(850) 681-0191

Counsel for MHP BROWARD II, LLC

CERTIFICATE OF SERVICE

This original Petition was filed electronically with the Clerk of Florida Housing Finance Corporation at CorporationClerk@floridahousing.org.

Additionally, I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished by electronic mail this 13th day of November 2023 to:

Ethan Katz
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301
Ethan.Katz@floridahousing.org;
ana.mcglamory@floridahousing.org
Attorneys for Florida Housing Finance Corporation


Seann M. Frazier

EXHIBIT "A"



Seann M. Frazier
d: (850) 629-0575
sfrazier@phrd.com

November 1, 2023

RECEIVED

Via E-Mail

Ana McGlamory, CP, FCP, FRP
Corporation Clerk
corporationclerk@floridahousing.org
Florida Housing Finance Corporation
227 North Bronough Street, Suite 5000
Tallahassee, Florida 32301-1329

NOV 1 2023 8:49 AM

FLORIDA HOUSING
FINANCE CORPORATION

Re: Notice of Intent to Protest by MHP Broward II, LLC
RFA 2023-202 Housing Credit Financing for Affordable Housing Developments
Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas
Counties

Ms. McGlamory,

Please accept this correspondence as a Notice of Intent to Protest filed by MHP Broward II, LLC (“MHP Broward II”) to challenge Florida Housing Finance Corporation’s (“Florida Housing”) preliminary procurement decisions in connection with RFA 2023-202 “Housing Credit Financing for Affordable Housing Developments Located in Broward, Duval, Hillsborough, Orange, Palm Beach, and Pinellas Counties” (the “RFA”). This Notice is filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Florida Administrative Code Rules 28-110.003 and 67-60.009, and the RFA.

This Notice is filed within seventy-two (72) hours (not including weekends and holidays) of the posting of preliminary awards made on Florida Housing’s website on October 27, 2023, 9:58 a.m. MHP Broward II preserves the right to file a formal written protest within ten (10) days of this Notice, pursuant to section 120.57(3), Florida Statutes.

Sincerely,

Seann M. Frazier

EXHIBIT “B”

L15000012333

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

PICK-UP WAIT MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

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STATE
TALLahassee, FL

cf 1/30/2023

COVER LETTER

**TO: Registration Section
Division of Corporations**

SUBJECT: IT Webcam, LLC
Name of Limited Liability Company

The enclosed Articles of Amendment and fees(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Avri Ben-Hamo
Name of Person

Ben-Hamo Law, PLLC
Firm Company

2701 NW 2nd Ave., Suite 207
Address

Boca Raton, FL 33431
City/State and Zip Code

avri@benhamolaw.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Avri Ben-Hamo at (561) 372-9091
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$25.00 Filing Fee \$30.00 Filing Fee & Certificate of Status \$55.00 Filing Fee & Certified Copy (additional copy is enclosed) \$60.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address:

Registration Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

November 8, 2022

Florida Department of State
Registration Section
Division of Corporation
P.O. Box 6327
Tallahassee, FL 32314

RE: Articles of Amendment – IT Webcam, LLC

To Whom It May Concern:

Enclosed, please find the Articles of Amendment for IT Webcam, LLC along with a firm check (CK#001397) in the amount of \$25.00.

If you should need additional information or have any questions, please do not hesitate to contact our office.

Respectfully Submitted,

/s/ Avri Ben-Hamo

Avri Ben-Hamo, Esq.

ARTICLES OF AMENDMENT
TO
ARTICLES OF ORGANIZATION
OF

FILED

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IT Webcam, LLC

(Name of the Limited Liability Company as it now appears on our records.)
(A Florida Limited Liability Company)

STATE
TALLAHASSEE, FL

The Articles of Organization for this Limited Liability Company were filed on 01/21/2015 and assigned
Florida document number L15000012333.

This amendment is submitted to amend the following:

A. If amending name, enter the new name of the limited liability company here:

The new name must be distinguishable and contain the words "Limited Liability Company," the designation "LLC" or the abbreviation "L.L.C."

Enter new principal offices address, if applicable:

10741 Cleary Blvd. Apt 108

(Principal office address MUST BE A STREET ADDRESS)

Plantation, FL 33324

Enter new mailing address, if applicable:

Ben-Hamo Law, PLLC

(Mailing address MAY BE A POST OFFICE BOX)

C/o Florance Shmueli

2701 NW 2nd Ave., Suite 207, Boca Raton, FL 33431

B. If amending the registered agent and/or registered office address on our records, enter the name of the new registered agent and/or the new registered office address here:

Name of New Registered Agent:

Ben-Hamo Law, PLLC

New Registered Office Address:

2701 NW 2nd Ave., Suite 207

Enter Florida street address

Boca Raton

, Florida 33431

City

Zip Code

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S. Or, if this document is being filed to merely reflect a change in the registered office address, I hereby confirm that the limited liability company has been notified in writing of this change.


If Changing Registered Agent, Signature of New Registered Agent

If amending Authorized Person(s) authorized to manage, enter the title, name, and address of each person being added or removed from our records:

MGR = Manager

AMBR = Authorized Member

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
AMBR	Michael J Assis	10741 Cleary Blvd Apt 107	<input type="checkbox"/> Add
		Plantation, FL 33324	<input checked="" type="checkbox"/> Remove
			<input type="checkbox"/> Change
AMBR	Florance Shmueli	3600 Mystic Point Dr. Apt 808	<input checked="" type="checkbox"/> Add
		Aventura, FL 33180	<input type="checkbox"/> Remove
			<input type="checkbox"/> Change
			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
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			<input type="checkbox"/> Add
			<input type="checkbox"/> Remove
			<input type="checkbox"/> Change

D. If amending any other information, enter change(s) here: *(Attach additional sheets, if necessary.)*

E. Effective date, if other than the date of filing: _____ **(optional)**

(If an effective date is listed, the date must be specific and cannot be prior to date of filing or more than 90 days after filing.) Pursuant to 605.0207 (3)(b)
Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

If the record specifies a delayed effective date, but not an effective time, at 12:01 a.m. on the earlier of: (b) The 90th day after the record is filed.

Dated November 2, 2022

Florance
Signature of a member or authorized representative of a member

Florance Shmucli, Authorized Member
Typed or printed name of signee

EXHIBIT “C”

Certificate of Limited Partnership

A1700000537
FILED
November 07, 2017
Sec. Of State
ncausseau

Name of Limited Partnership:

ARBOR RIDGE HOUSING PARTNERS, LP

Street Address of Limited Partnership:

800 NORTH POINT PARKWAY
125
ALPHARETTA, GA. 30005

Mailing Address of Limited Partnership:

800 NORTH POINT PARKWAY
125
ALPHARETTA, GA. 30005

The name and Florida street address of the registered agent is:

ROBBY BLOCK
8794 BOYNTON BEACH BOULEVARD
219
BOYNTON BEACH, FL. 33472

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: ROBBY BLOCK

The name and address of all general partners are:

Title: G
NDG ARBOR RIDGE, LLC
800 NORTH POINT PARKWAY #125
ALPHARETTA, GA. 30005

Signed this Seventh day of November, 2017

I (we) declare the I (we) have read the foregoing and know the contents thereof and that the facts stated herein are true and correct.

General Partner Signature: ROBERT G. HOSKINS, MGR

The individual(s) signing this document affirm(s) that the facts stated herein are true and the individual(s) is/are 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, F.S.