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FLORIDA HOUSING
FINANCE CORPORATION

AMC HTG 3, LLC
Petitioner,

FHFC Case No. 2019-017BP
RFA No. 2018-111
App. No. 2019-064C

vs.

FLORIDA HOUSING FINANCE CORPORATION.

Respondent.

AMENDED
FORMAL WRITTEN PROTEST AND PETITION
FOR ADMINISTRATIVE HEARING

Petitioner, AMC HTG 3, LLC, (the "Petitioner" or "AMC HTG"), pursuant to sections 120.57(1) and (3), Florida Statutes ("F.S.") and Rules 28-110 and 67-60, Florida Administrative Code ("FAC") hereby files this Amended Formal Written Protest and Petition (the "Petition") regarding the scoring decisions of the Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to responsive Applicants pursuant to *RFA 2018-111-Housing Credit Financing for Affordable Housing Developments Located in Miami-Dade County* (hereinafter the "RFA")

Introduction

1. This Amended Petition is filed pursuant to sections 120.57(1) and (3), Florida Statutes, Rules 28-110 and 67-60, Florida Administrative Code.

Parties

2. Petitioner is a Florida limited liability company in the business of providing affordable housing. Petitioner's address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, Florida 33133.

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 September 6, 2018, Florida Housing issued the RFA.

5. On October 4, 2018 and October 18, 2018, the RFA was modified by Florida Housing and Notices of Modification of RFA 2018-111 were issued.¹

6. Applications in response to the RFA were due on or before November 9, 2018.

7. Florida Housing received approximately 67 applications in response to the RFA.

8. Petitioner in response to the RFA requested an annual allocation of \$1,939,520.00 in Housing Credit funding for its proposed eighty (80) unit affordable housing development in Miami-Dade County, Florida. Petitioner applied as a non-profit applicant and Petitioner's application satisfied the required elements of the RFA and is eligible for a funding award.

9. Petitioner's received notice of the preliminary RFA scoring and rankings through electronic posting on Friday, February 1, 2019 at 9:20 am. A copy of the notices posted on the Corporations website are attached hereto as Exhibit "A". Petitioner was deemed eligible for funding but was not among those recommended for funding.

10. On Wednesday, February 6, 2019 at 8:08 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".

¹ The Notices of Modification of Request For Applications (RFA) 2018-111 were posted on the Corporations website and sent via electronic mail to persons registered on the Corporation's Multifamily Programs Registry.

11. 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, Fla. Admin. Code.

Background

12. 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. See, Sections 420.501-420.55, Fla. Stat.

13. Chapter 67-60, Fla. Admin. Code, which establishes "the procedures by which the Corporation shall administer the competitive solicitation processes to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S. See rule, 67-60.001(2), Florida Admin. Code.

RFA 2018-111

14. Through the RFA process Florida Housing anticipated awarding up to an estimated \$6,881,821 of Housing Credits to proposed Developments located in Miami-Dade County (RFA at p. 2)

15. Within the RFA the Corporation established the following funding goals,

- a. The Corporation has a goal to fund one (1) 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 outlines in Section Four A. 10.
- b. The Corporation has a goal to fund one (1) proposed Development that selected the Demographic Commitment of Elderly (ALF or Non-ALF) at question 2.a. of Exhibit A.
- c. The Corporation has a goal to fund one (1) proposed Development wherein the Applicant applied and qualified as a Non-Profit Applicant.

(RFA at p. 69)

16. Review Committee members will independently evaluate and score their assigned portions of the submitted applications based on various mandatory and scored items. The maximum point total that an applicant can receive is 15 points. (RFA at p. 69) Failure to meet all eligibility items results in an application being deemed ineligible. (RFA at p. 65)

17. The RFA provides that all eligible Applications will be ranked by sorting the Applications from the highest scoring Application to the lowest, with any scores that are tied separated as follows:

- 1) First, 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;
- 2) Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 11.e of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- 3) Next, 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);
- 4) Next, by the Application's Leverage 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);
- 5) 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
- 6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA at p. 69-70.

18. The RFA mandates the Funding Selection Process (hereinafter "Selection Process"), as follows,

- 1) The first Application selected for funding will be the highest-ranking eligible Family Application that qualifies for the Geographic Areas of Opportunity/SADDA Goal.
- 2) The next Application selected for funding will be the highest-ranking eligible Application that qualifies as an Elderly (ALF or Non-ALI) Development.
- 3) The next Application selected for funding will be the highest-ranking Application wherein the Applicant applied and qualified as a Non-Profit Applicant.
- 4) If there are less than three (3) Applications selected for funding in (1), (2) and (3) above, the next Application(s) selected for funding will be the highest-ranking unfunded Application(s), regardless of Demographic Category until no more than three total Applications are selected for funding. If the third Application cannot be fully funded, it will be entitled to receive a Binding Commitment for the unfunded balance.
- 5) If funding remains after selecting the three (3) highest ranking eligible unfunded Applications as outlined above, or if funding remains because there are not three (3) eligible Applications that can be funded as outlined above, then no further Applications will be considered for funding and any remaining funding will be distributed as approved by the Board.

(RFA at p.70)

19. The selection process was carried out by the members of the Review Committee at a public meeting held on January 23, 2019.

20. The following applications were selected for funding by Review Committee members,

-2019-045C-Lucida Apartments, Ltd.- Lottery Number 7

-2019-073C- Las Brisas Trace, LP – Lottery Number 1

-2019-058C- Cannery Row at Redlands Crossing, I.I.L.P- Lottery Number 3

Of the three (3) applications selected for funding, Lucida Apartments, Ltd. was the highest ranked eligible family application that satisfied the Geographic Area of Opportunity goal. Las

Brisas Tracc, LP, was selected as the highest ranked eligible elderly application. Lastly, Cannery Row at Redlands Crossing, LLLP was selected as the next highest ranked eligible non-profit application.

21. Cannery Row at Redlands Crossing, LLLP (“Cannery Row”) should have been deemed ineligible and thus not selected for funding. The applicant which should have been funded as the next eligible non-profit application is AMC HTG 3, J.I.C, Application No. 2019-064C, lottery Number 6. Alternatively, if Cannery Row remains eligible as a result of the issues raised herein, both Las Brisas Tracc, LP (“Las Brisas”) and Ambar Riverview, Ltd., (“Ambar”) an eligible but unfunded elderly application, Application No. 2019-035C², should have been deemed ineligible. The applicant which, in turn, should have been selected for funding as the highest ranked eligible non-profit application is AMC HTG 3, J.I.C.

Cannery Row

Principal Disclosure Form for the Applicant

22. Florida Housing requires Applicants to identify the Principals of both the Applicant and Developer entities using Florida Housing’s Principal Disclosure Form. This requirement is to ensure that Florida Housing is aware of the individuals that it is in business with³. The procedure provides as follows,

d. Principals Disclosure for the Applicant and for each Developer (5 points)

(1) Eligibility Requirements

To meet the submission requirements, the Applicant must upload the Principals of the Applicant and Developer(s) Disclosure Form (Rev. 08-16) (“Principals Disclosure Form”) with the Application and Development Cost

² Ambar is lottery number 2.

³ Florida Housing will use this information to screen the identified Principals to determine if any have been deficient to the Corporation on prior affordable housing deals, to identify bad actors and to determine if applications are related.

Pro Forma, as outlined in Section Three above.

The Principals Disclosure Form must identify the **Principals of the Applicant and Developer(s) as of the Application Deadline** and should include, for each applicable organizational structure, only the types of Principals required by Subsection 67-48.002, F.A.C. A Principals Disclosure Form should not include, for any organizational structure, any type of entity that is not specifically included in the Rule definition of Principals. (Emphasis supplied)

(RFA at p. 10-11)

23. The definition of "Principal" with respect to an applicant that is a Limited Partnership is defined at Rule 67-48.002(94)(a)(2), F.A.C. as follows,

2. A limited partnership, at the first principal disclosure level, any general partner or limited partner of the Applicant limited partnership, and, unless otherwise excluded at subsection 67-48.002(9), F.A.C., with respect to any general partner or limited partner of the Applicant limited partnership, at the second principal disclosure level, that is:

- a. A corporation, any officer, director, executive director, or shareholder of the corporation,
- b. A limited partnership, any general partner or limited partner of the limited partnership,
- c. **A limited liability company, any manager or member of the limited liability company. Or**
- d. A trust, any trustee of the trust and all beneficiaries of majority age ... as of the Application deadline, each of whom must be a natural person. Such trust shall be comprised only of trustee(s) and beneficiaries who are natural persons; **and with respect to any entity identified at the second principal level that is:**
- e. **A corporation, by the third principal disclosure level, any officer, director, executive director or shareholder of the corporation, each of whom must be a natural person,**
- f. A limited partnership, by the third principal disclosure level, any general partner or limited partner of the limited partnership each of whom must be a natural person,
- g. A limited liability company, by the third principal disclosure level, any manager or member of the limited liability company, each of whom must be a natural person, or
- h. A trust, any trustee of the trust and all beneficiaries of majority age... as of the Application deadline, each of whom must be a natural person. Such trust shall be comprised only of trustee(s) and beneficiaries who are natural persons.

(Emphasis supplied)

24. On the *Principal Disclosure for Applicant* form Cannery Row identified their general partner, Cannery Row Redlands, LLC and Steven Kirk as Investor LP at the First Principal Disclosure Level. At the Second Principal disclosure level they disclosed the sole member of

their general partner, Everglades Housing Trust, Incorporated. At the third Principal Disclosure level, they listed the following Officers and Directors of Everglades Housing Trust,

Incorporated:

Executive Director	<i>Kirk, Steven</i>
Officer	<i>Lopez, Arturo</i>
Officer	<i>Gonzales, Diana</i>
Officer	<i>Townsel, Al</i>
Officer	<i>Vidales, Fabiola</i>
Director	<i>Lopez, Arturo</i>
Director	<i>Gonzales, Diana</i>
Director	<i>Townsel, Al</i>
Director	<i>Rubio-Rivera, Susan</i>

A copy of the *Principal Disclosure Form for Applicant* form submitted by Cannery Row is attached hereto as Exhibit C.

25. According to the *2018 Florida Not for Profit Corporation Annual Report* filed Feb. 12, 2018 with the State of Florida, Office of the Secretary of State, the following individuals were disclosed as officers and directors of Everglades Housing Trust, Incorporated:

President	<i>Kirk, Steven</i>
CD	<i>Jensen, Robert</i>
D	<i>Rubio-Rivera, Susan</i>
VD	<i>Gonzales, Diana</i>
STD	<i>Lopez, Arturo</i>
AS	<i>Vidales, Fabiola</i>

A copy of the *2018 Florida Not for Profit Corporation Annual Report* for Everglades Housing Trust Incorporated is attached hereto as Exhibit D.

26. The Application Deadline for the RFA is November 9, 2018. If Robert Jensen remained the Chairman of and/or a Director of Everglades Housing Trust Incorporated as of November 9, 2018, he should have been disclosed by Cannery Row on the *Principal Disclosure Form* for the Applicant. Failure to do so renders Cannery Row's application ineligible resulting in the Petitioner being funded as the next eligible non-profit entity.

Principal Disclosure Form for the Developer

27. The definition of "Principal" with respect to a developer that is a Corporation is defined at Rule 67-48.002(94)(b), F.A.C, as follows,

(b) With respect to a Developer that is:

1. A corporation, at the first principal disclosure level, any officer, director, or shareholder of the Development corporation...

28. The developer of Cannery Row is Rural Neighborhoods, Incorporated. At the First Principal Disclosure level, the applicant disclosed the following officers and directors,

Officer	<i>Kirk, Steven</i>
Officer	<i>Lopez, Arturo</i>
Officer	<i>Gonzales, Diana</i>
Officer	<i>Townsel, Al</i>
Officer	<i>Rubio-Rivera, Susan</i>
Officer	<i>Vidales, Fabiola</i>
Director	<i>Lopez, Arturo</i>
Director	<i>Gonzales, Diana</i>
Director	<i>Townsel, Al</i>
Director	<i>Rubio-Rivera, Susan</i>
Director	<i>Polak, Matthew</i>
Director	<i>Ray, James</i>
Director	<i>Alegre, Pinita</i>
Director	<i>Wright, Katrina</i>
Director	<i>McDougal, Peter</i>
Director	<i>Salgado, Carlos</i>

A copy of the *Principal Disclosure for Developer* form submitted by Cannery Row is attached hereto as Exhibit F.

29. According to the *2018 Florida Not for Profit Corporation Annual Report* filed on February 12, 2018 with the State of Florida, Office of the Secretary of State, Robert Jensen was the Chairman/Director and Martina Borek and Fatima Echevarria were also Directors.

Additionally, Katrina Wright and Carlos Salgado were *not identified* as Directors. A copy of the

2018 Florida Not for Profit Corporation Annual Report filed on February 12, 2018 for Rural Neighborhoods, Incorporated is attached hereto as Exhibit F.

30. The Website for Rural Neighborhoods, Incorporated indicates the following as members of their Board of Directors,

Chairperson	Robert Jensen
Vice Chairperson	Diana Gonzalez
Treasurer	Arturo Lopez
Secretary	Susan Rubio-Rivera Pinita Alegre Martina Borek Tom David Steven Mainstar David Peyton Matthew Polak Reverend Audrey Warren
Director Emeritus	Fernando "Chappy" Pro, Jr.

A copy of the website page is attached hereto as Exhibit G.

31. If any of the following individuals, Robert Jensen, Martina Borek, Fatima Echevarria, Tom David, Steven Mainstar, David Peyton or Reverend Audrey Warren were Officers or Directors of Rural Neighborhoods, Incorporated as of the Application Deadline, November 9, then they should have been disclosed on the *Principal Disclosure for Developer* form. Failure to have done so renders Cannery Row's application ineligible resulting in the Petitioner being funded as the next eligible non-profit entity.

Las Brisas

Insufficient Density to support Proposed Units

32. In their application to the Corporation, Las Brisas committed to building 119 units on its proposed site which is made up of thirteen (13) separate parcels. One of the parcels is being sold by Kids on Point, LLC ("KOP") and the remaining parcels are being sold by Pia S. Woodley as the Personal Representative of the Estate of Beatrice Boston ("Woodley").

33. According to the Miami-Dade County Property Appraiser the portion of the proposed site being sold by KOP is 34,185 square feet which is 0.78 acres. The portion of the proposed site being sold by Woodley is 22,500 square feet which converts to 0.58 acres.

34. Notwithstanding the foregoing, according to the Site Plan submitted by Las Brisas to Miami-Dade County the portion of the proposed site being sold by KOP is 50,113 square feet which converts to 1.15 acres and the Woodley site is 37,386 square feet which converts to 0.858 acres. The reason for the discrepancy between what is shown by the Miami-Dade County Property Appraiser and the Site Plan prepared for Las Brisas is that they are using the Net Lot Area Total. According to Article XXXI 11(K) of Miami-Dade County's Standard Urban Center District Regulations, Section 33-284.83. Uses. (A)(2)(c), "Minimum requirement and maximum permitted density shall be calculated based on the net lot area. For purposes of this article, net lot area shall include dedicated road right-of-way, which means the area between the existing or proposed lot right-of-way line and the street centerline." Although Woodley satisfactorily meets the Net Lot Area represented on the Site Plan presented to Miami-Dade County for their Zoning Form, KOP does not. Las Brisas represented on their Site Plan that KOP's parcels consists of 50,113 SF, when in fact the Net Lot Area consists of 44,114 SF. Las Brisas was calculating approximately 46 linear feet from the KOP property line to the metro-rail. As Miami-Dade County is owner of the metro-rail, the area between the existing or proposed lot right-of-way line and the street centerline as permitted for density calculation is only approximately 23 linear feet. Las Brisas took additional square feet that does not belong to KOP. The difference in square feet between what Las Brisas proposed in their Site Plan and what property belongs to KOP per Miami-Dade County's Standard Urban Center District Regulations is approximately 5,999 SF or the equivalent of 8 units.

35. The Miami-Dade County Zoning Code density for the proposed site is limited to 60 units per acre. Pursuant to the Site Plan submitted by the Applicant, they would be entitled to build 120 units. However, using the correct calculation for the Net Lot Area of the KOP site, the Applicant would be limited to approximately 112 units, eight units below what the Applicant has indicated in their application.

36. Las Brisas, as part of its Application, submitted the *Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations Form ("Zoning Form")* executed by county staff. Petitioner believes that the Zoning Form was executed based on the Las Brisas Site Plan, which as stated above, incorrectly describes the proposed site as larger than it actually is. Using the correct calculations, the proposed site is not large enough to support 119 units under the Miami-Dade County Zoning Code. The Zoning Form submitted by Las Brisas should not be relied upon and Las Brisas should be deemed ineligible since the number of units proposed exceeds the applicable zoning allowance.

Ambar

Insufficient Density to Support Proposed Units

37. The Miami 21 Zoning Code provides for special benefits for developers of affordable housing within the City of Miami, if certain conditions are met. Specifically, it provides in part:

3.15 AFFORDABLE AND ATTAINABLE MIXED-INCOME HOUSING SPECIAL BENEFIT PROGRAM SUPPLEMENTAL REGULATIONS

The intent of the Affordable Housing special benefit program established in this section is to facilitate the development of high-quality Affordable Housing in the City by providing development incentives, including, but not limited to, modifications of architectural/design standards and parking reductions.

3.15.1 As a pre-requisite to qualify as an Affordable Housing Development eligible for any of the special benefits described in Section 3.15, an applicant shall submit to the Office of Zoning:

- a. Certification by the City's Community and Economic Development Department that the proposed Development will provide a minimum of eighty percent (80%) of the Dwelling Units (Multi-family or Elderly) as Affordable Housing serving residents at or below sixty percent (60%) of the area median income (AMI) as published by the United States Department of Housing and Urban Development annually; or that the proposed Development is a mixed-income building providing at least forty percent (40%) of the units as Affordable Housing serving residents at or below sixty (60%) of AMI or providing at least twenty percent (20%) of the units as Affordable Housing serving residents at or below fifty percent (50%) of AMI, is not restricted to elderly residents, and is located within a Residential Density Increase Area as set forth in Article 4, Diagram 9 of the Miami 21 Code;
- b. A recorded covenant running with the land acceptable to the City of Miami, confirming the property will meet the criteria in subsection (a) above for a period of no less than thirty (30) years from the date of the issuance of a final Certificate of Occupancy.

(Emphasis supplied)

3.15.2 As a pre-requisite to qualify as an Attainable Mixed-Income Housing Development eligible for any of the special benefits described in Section 3.15, an applicant shall submit to the Office of Zoning:

- a. Certification by the City's Community and Economic Development Department that the proposed Development will provide a minimum of forty percent (40%) of the Dwelling Units as Affordable Housing serving residents at or below sixty percent (60%) of AMI and the remainder of the Dwelling Units as Workforce Housing; or certification by the City's Community and Economic Development Department that the proposed Development will provide a minimum of twenty percent (20%) of the Dwelling Units as Affordable Housing serving residents at or below fifty percent (50%) of AMI and the remainder of the Dwelling Units as Workforce Housing.
- b. Verification that the proposed Development is within a quarter (1/4) mile of a Transit Corridor, a half (1/2) mile of a TOD.
- c. A recorded covenant running with the land acceptable to the City of Miami, confirming the property will meet the criteria in subsection (a) above for a period of no less than thirty (30) years from the date of the issuance of a final Certificate of Occupancy, with two (2) automatic ten (10) year extensions that may be released by a vote of the City Commission.

3.15.3 Affordable and Attainable Mixed-Income Housing Developments that **abut a T3 Zone are not eligible** for the provisions in Section 3.15. Affordable and Attainable Mixed-Income Housing Developments that **abut a T4 Zone** shall require a Warrant for consideration under Section 3.15.

3.15.6 In addition to the Development incentives listed above, Attainable Mixed-Income Housing projects shall be afforded Density bonuses as follows;

- a. Any Development that meets the criteria in Subsection 3.15.2 (a) and 3.15.2 (b) and provides a minimum of ten percent (10%) of the Dwelling Units as Extremely Low Income as defined herein shall be provided one (1) additional unit of Density per Attainable-Workforce Housing unit provided. The Development after the Density bonus shall maintain the affordable and workforce housing mix described in 3.15.2 (a) and shall provide ten percent (10%) of the Dwelling Units as Extremely Low Income Housing for the entire Development.
- b. Any Development that meets the criteria in Subsection 3.15.2 (a) and 3.15.2 (b) and provides a minimum of five percent (5%) of the Dwelling Units as Extremely Low Income as defined herein shall be provided one half (1/2) additional unit of Density Attainable-Workforce Housing unit provided. The Development after the Density bonus shall maintain the affordable and workforce housing mix described in 3.15.2 (a), and shall provide five percent (5%) of the Dwelling Units as Extremely Low Income Housing for the entire Development.

(Emphasis supplied)

38. Ambar's application proposes to build a 105-unit high rise in Miami, Florida. Ambar sought and filed an application with the City of Miami using the Affordable Housing Certification, under Article 3, Subsection 3.15.1 to allow for increased density for their proposed development, as their zoning as-of-right only allows 90 units to be developed.

39. On October 11, 2018, an affiliate, Ambar3 LLC submitted correspondence to Manuel Torrado, of the City of Miami, Department of Planning and Zoning. A copy of the letter is attached hereto as Exhibit H.

40. The letter indicates that the following items were attached to the correspondence:

1. Local Government Verification that the development is Consistent with Zoning and Land Use Regulations;

2. A copy of the verification forms submitted last year by a different developer for the same property. That project was known as Serenity Tower;
3. Miami-Dade Property Appraiser's Information Map Reports;
4. A copy of the *Affordable Housing Certification that has been submitted to the Community Development Department for signature. We will supplement the package with the signed form as soon as we receive it from Charles McKinnon;*
5. A copy of the Survey; and
6. A check for \$1,000.00 in payment of the City of Miami's processing fees.

41. The Affordable Housing Certification, referenced in the October 11, 2018 correspondence above was submitted under *Miami 21 Affordable Housing, Article 3, Subsection 3.15.1*, certifying that of the 105 units 80% were for tenants at or below 60% AMI. The Project Description provided in part,

One residential building consisting of 105 units, 42-2 bedrooms/2 baths and 63-1 Bedroom/1 bath. The density is based on increase allowed due to units meeting the definition of Affordable Housing.

The Affordable Housing Certification form was executed by Elena Adams, the President of Ambar Riverview, LLC and dated October 3, 2018.

42. Also attached to the letter of October 11, 2018 was an executed copy of the *Florida Housing Finance Corporation Local Government Verification that Development is Consistent with Zoning and Land Use Regulations Form* ("Zoning Form").⁴ The Zoning Form indicates approval for 105 units and is dated October 22, 2018.

43. There are three issues here; First, the Affordable Housing Certification form executed on October 3, 2018, under *Miami 21 Affordable Housing, Article 3, Subsection 3.15.1*, by Ambar and given to Mr. Torrado of the City of Miami committed to 80% of units for Tenants at or

⁴ This was received in response to the Public Records Request and attached to the October 11, 2018 correspondence.

below 60% AMI. However, when the Affordable Housing Certification form was fully executed by Charles McKinnon and Alfredo Duran of the Department of Community & Economic Development on October 16, 2018, Ambar modified their form by submitting under *Miami 21 Affordable Housing, Article 3, Subsection 3.15.2*.⁵ certifying that of the 105 units being proposed, 40% of units will be for tenants at or below 60% AMI & 60% of the units will be for Workforce Housing. This contradicts Section 14 of FHFC's Applicant Certification and Acknowledgement Form, whereby the applicant (i.e. Ambar) agrees and acknowledges that "in eliciting information from third parties required by and/or included in this Application, the Applicant has provided such parties information that accurately describes the Development as proposed in the Application". The information provided to Mr. Torrado, the signatory of the Zoning Form, was materially different than what was eventually signed by the Department of Community & Economic Development. Second, this Affordable Housing Certification restriction on the property to develop Affordable and Attainable Mixed-Income can only be made by the rightful owner or seller of the property in question, not be Ambar. Third, as stated in Section 3.15.3, Affordable and Attainable Mixed Income Housing Developments that **abut a T3 Zone are not eligible** for the provisions in Section 3.15. Pursuant to Section 1.2 Definitions of terms, "Abutting" is defined as "To reach or touch; to touch at the end or be contiguous with; join at a border or boundary; terminate on. Abutting properties include properties across a street or alley". Ambar's development site **abuts** a T3 Zone and is therefore as stated in Section 3.15.3 **not eligible** for the special benefit provision in Section 3.15.

44. Without the Affordable Housing special benefit program, Ambar's 33,170 DF or 0.76 acre development site per the as-of-right zoning code only allows 90 units to be developed.

⁵ Emphasis supplied.

Ambar is proposing a 105-unit high rise which is simply not feasible under the current zoning code and without the Affordable Housing special benefit program, which they are unable to avail themselves of.

45. The Zoning Form submitted by Ambar was wrongfully executed due to the information aforementioned and as such Ambar should be deemed ineligible.

Substantial Interests Affected

46. If Cannery Row had been deemed ineligible for failing to disclose all the Principals of both its Applicant and Developer entities then AMC HTG 3, LLC, would have been selected as the Non-Profit applicant. Alternatively, if Las Brisas had been deemed ineligible for submitting a Site Plan with inaccurate information resulting in a Zoning Form which should not have been executed by County Staff and Ambar had been deemed ineligible for submitting a Zoning Form even though additional requirements and a recorded covenant are required, AMC HTG 3, LLC would have been selected as the next eligible Non-Profit applicant.

47. 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, Petitioner has standing to initiate and participate in this and related proceedings.

48. 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

49. 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 of funding to Cannery Row is consistent with the RFA;
- b. Whether Florida Housing's proposed award of funding to Cannery Row is clearly erroneous;
- c. Whether Cannery Row identified all the Principals of Everglades Housing Trust Incorporated as of the Application Deadline.
- d. Whether Cannery Row identified all the Principals of Rural Neighborhoods Incorporated as of the Application Deadline.
- e. Whether Cannery Row is entitled to the additional five (5) points under the RFA.
- f. Whether the Site Plan submitted by Las Brisas accurately reflected the proposed development size.
- g. Whether the Zoning Form submitted by Las Brisas was executed based on accurate information.
- h. Whether Ambar had all necessary approvals and met all requirements at the time that the Zoning Form was executed.
- i. Such other issues as may be revealed during the protest process.

Statutes and Rules Entitling Relief

50. 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**

51. Petitioner participated in the RFA process to compete for an award of Housing Credit funds based upon the delineated scoring and ranking criteria in the RFA. Cannery Row's proposed development in Miami-Dade County, is ineligible for funding because it failed to accurately

identify the Principals of the Applicant and Developer entities. Las Brisas should be deemed ineligible for providing inaccurate information to Miami-Dade County which resulted in the wrongful execution of the Zoning Form and Ambar should be deemed ineligible because additional requirements are needed prior to obtaining the affordable housing density boost.

52. Unless the score and ranking are corrected, and the preliminary allocation revised, Petitioner will be excluded from funding and Cannery Row, Las Brisas and potentially Ambar will be awarded Housing Credit funds contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

53. A correct application of the eligibility, scoring and ranking criteria will result in funding for the Petitioner as a Non-Profit development.

Right to Amend the Petition

54. 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:

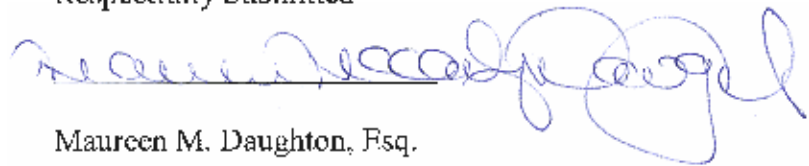
- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings 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 Corporation should have deemed Cannery Row's application ineligible for funding pursuant to the terms of the

RFA and award funding to the Petitioner as the next eligible Non-Profit applicant. Alternatively enter a Recommended Order determining that the Corporation should have deemed the applications of Las Brisas and Ambar ineligible for funding pursuant to the terms of the RFA and award funding to Petitioner as the next eligible Non-Profit applicant.

d) That the Corporation adopt the Recommended Order of the ALJ.

Dated this 28th day of February 2019.

Respectfully Submitted



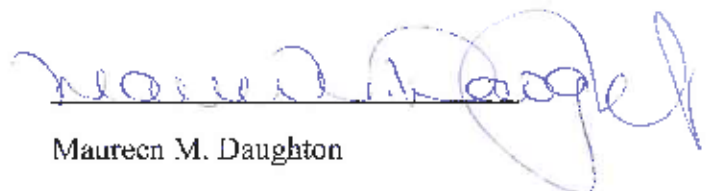
Maureen M. Daughton, Esq.
FBN 0655805

Maureen McCarthy Daughton, LLC
1725 Capital Circle NE, Ste 304
Tallahassee, Florida 32308

Counsel for AMC HTG 3, LLC

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail and U.S. Mail with the Corporation Clerk and Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 28th day of February 2019



Maureen M. Daughton

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant/Principal	Name of Developer	Demo	Total Units	HL Funding Amount	Eligible For Funding?	Family Owned and qualified for the opportunity / HUD-recognized SRO/ILDA Funding Goal?	Complies w/ Local Ord. Applicant?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category Ranking Preference	Total CBP Funding Per Set-Aside	Inventory Classification	Final Job Creation Preference	Priority Number
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Application Number	Name of Development	Name of Applicant/Principal	Name of Developer	Demo	Total Units	HL Funding Amount	Eligible For Funding?	Family Owned and qualified for the opportunity / HUD-recognized SRO/ILDA Funding Goal?	Complies w/ Local Ord. Applicant?	Total Points	Priority Funding Preference	Per Unit Construction Funding Preference	Development Category Ranking Preference	Total CBP Funding Per Set-Aside	Inventory Classification	Final Job Creation Preference	Priority Number
2019-B00C	Same set Phase	Matthew A. Blum	HTG Home Set Developer, LLC	E. Sen A1	130	1,204,000.00	Y	Y	Y	13	Y	Y	Y	146,500.00	A	Y	11
2019-C01C	Viewport Village	Shel A. Gombert	Viewport View Developer, LLC	E. Sen A2	75	1,495,000.00	Y	N	Y	15	Y	Y	Y	145,500.00	A	Y	25
2019-C02C	Rowlands at Grand Lakes	Robert F. Leffner	Valhalla Develop, Inc	E. Sen A3	110	1,000,000.00	Y	N	N	15	Y	Y	Y	127,257.50	A	Y	5
2019-C03C	Brownsville Court Village	Kenneth Meyer	ARC Brownsville Village Development, LLC/ARC Brownsville, LLC	E. Sen A4	108	2,555,300.00	Y	N	Y	10	Y	Y	Y	163,000.00	B	Y	19
2019-C04C	Buck Ridge	Walter W. Yeager	1111 West Village Developer, LLC	E. Sen A5	100	2,470,000.00	Y	N	Y	16	Y	Y	Y	245,500.00	C	Y	10
2019-C05C	The Ambler	Laura M. Adams	Ambler 3, LLC	L. Sen A1	108	2,700,000.00	Y	Y	Y	11	Y	Y	Y	110,000.00	A	Y	2
2019-C06C	A-View Trail	Bernard Adams	A-View, LLC	E. Sen A6	100	2,100,000.00	Y	Y	N	11	Y	Y	Y	146,500.00	A	Y	33
2019-C07C	Ambler Club	Laura M. Adams	A. Ambler, LLC/ARC Developer, LLC	E. Sen A7	105	2,700,000.00	Y	N	Y	13	Y	Y	Y	110,000.00	A	Y	30
2019-C08C	Shed Village	Maureen A. Blum	HTG Shed Village Developer, LLC	E. Sen A8	108	2,315,000.00	Y	N	Y	11	Y	Y	Y	145,500.00	A	Y	23
2019-C09C	Villa Ambleria	Leanne Sawyer	ARC Development, LLC/ARC V. Sawyer	E. Sen A9	210	2,900,000.00	Y	N	N	15	Y	Y	Y	148,000.00	A	Y	45
2019-C10C	Ambler 500 Scidmore	Paul M. Adams	Ambler 5, LLC	L. Sen A10	105	2,700,000.00	Y	N	N	10	Y	Y	Y	110,000.00	A	Y	35
2019-C11C	The Station	William Todd Sack	The Station Limited Liability Partnership/Property in Bethesda, MD/William Todd Sack	E. Sen A11	100	2,300,000.00	Y	Y	Y	16	Y	Y	Y	145,000.00	A	Y	66
2019-C12C	Section Tower	Leanne Sawyer	RE D. Sawyer Development, LLC/ARC V. Sawyer	L. Sen A12	110	2,555,000.00	Y	Y	Y	11	Y	Y	Y	105,000.00	B	Y	22
2019-C13C	The Avenue	William Todd Sack	The RCRC Group/Property in Bethesda, MD/William Todd Sack	E. Sen A13	90	2,200,000.00	Y	Y	Y	11	Y	Y	Y	146,155.45	A	Y	20
2019-C14C	Lucida	William Todd Sack	ARC Development, LLC/ARC V. Sawyer	E. Sen A14	106	1,600,000.00	Y	Y	N	15	Y	Y	Y	127,446.30	A	Y	7
2019-C15C	Protektor Square	Maureen A. Blum	HTG Protektor Square Developer, LLC	E. Sen A15	115	2,880,000.00	Y	Y	N	15	Y	Y	Y	170,000.00	A	Y	19
2019-C16C	Ambler Walk	Leanne Sawyer	Ambler 6, LLC	E. Sen A16	90	1,400,000.00	Y	N	N	15	Y	Y	Y	145,800.00	A	Y	38
2019-C17C	Veritas Terrace	Laura Sawyer	ARC Development, Corp./ARC V. Sawyer	E. Sen A17	130	2,880,000.00	Y	N	N	10	Y	Y	Y	148,000.00	A	Y	26

- Exhibit A -

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant/Principal Representative	Name of Developer	Permit	Total Units	Net Leasing Amount	Eligible For Funding?	Family Owned and Qualifies for the Geographic Focus of designated 2000A Funding Grant	Qualifies for Affordable Housing	Total Points	Priority Funding Preference	Net LEAF Construction Funding Preference	Development Category Funding Preference	Total Deep Leasing Potential	Leveraging Classification	Fixed Job Creation Preference	Priority Number
2018-038C	Sevilla Square	Paul Lewis & Sons	PTB SONS DEVELOPMENT, INC.	Leasehold	110	2,658,000.00	Y	Y	Y	15	Y	Y	Y	14,556,000	4	Y	20
2018-037C	A. J. Pitts Plaza	Francisco S.O	Development Group, LLC	Leasehold	110	2,025,000.00	Y	Y	Y	14	Y	Y	Y	13,200,000	4	Y	21
2018-036C	Procell III	Gov. Turner	Procell Development, LLC	Leasehold	114	2,400,000.00	Y	Y	Y	14	Y	Y	Y	12,000,000	4	Y	22
2018-035C	Centrale Apartments Phase	Matthew A. Riggs	AMC THE DEVELOPERS, LLC	Leasehold	115	2,895,393.00	Y	Y	Y	15	Y	Y	Y	14,585,000	4	Y	23
2018-034C	Atlanta Square	Matthew A. Riggs	Atlanta Square Develop, LLC	Leasehold	113	2,077,000.00	Y	Y	Y	15	Y	Y	Y	14,000,000	4	Y	24
2018-033C	San Diego Plaza	Isabelo Douch	San Diego Plaza Develop, LLC	Leasehold	108	2,865,000.00	Y	Y	Y	15	Y	Y	Y	15,134,000	4	Y	25
2018-032C	Summit Court	Matthew A. Riggs	Summit Court Develop, LLC	Leasehold	118	2,800,790.00	Y	Y	Y	15	Y	Y	Y	15,700,000	4	Y	26
2018-031C	Summit Court	Matthew A. Riggs	Summit Court Develop, LLC	Leasehold	112	2,170,000.00	Y	Y	Y	15	Y	Y	Y	14,574,500	4	Y	27
2018-030C	Bayview	William Todd Foster	The Turner Group, LLC	Leasehold	90	2,450,000.00	Y	Y	Y	12	Y	Y	Y	14,000,000	4	Y	28
2018-029C	Corona	William Todd Foster	Corona Develop, LLC	Leasehold	100	2,700,000.00	Y	Y	Y	13	Y	Y	Y	13,000,000	4	Y	29
2018-028C	Franklin Lakes	David D. Seiber	Franklin Lakes Develop, LLC	Leasehold	114	2,892,000.00	Y	Y	Y	13	Y	Y	Y	13,892,000	4	Y	30
2018-027C	Franklin Lakes	David D. Seiber	Franklin Lakes Develop, LLC	Leasehold	79	1,015,000.00	Y	Y	Y	13	Y	Y	Y	14,000,000	4	Y	31
2018-026C	Franklin Lakes	Francisco S.O	Franklin Lakes Develop, LLC	Leasehold	150	4,851,000.00	Y	Y	Y	15	Y	Y	Y	14,000,000	4	Y	32
2018-025C	Franklin Lakes	Matthew A. Riggs	Franklin Lakes Develop, LLC	Leasehold	80	1,335,000.00	Y	Y	Y	10	Y	Y	Y	14,000,000	4	Y	33
2018-024C	Harrison Square - Phase 1	Steven F.H	Harrison Square Develop, LLC	Leasehold	70	1,000,000.00	Y	Y	Y	10	Y	Y	Y	1,000,000	4	Y	34
2018-023C	The Metairie	Kenneth Sawyer	The Metairie Develop, LLC	Leasehold	126	2,100,000.00	Y	Y	Y	10	Y	Y	Y	1,000,000	4	Y	35
2018-022C	Orlando Plaza	Matthew A. Riggs	Orlando Plaza Develop, LLC	Leasehold	110	2,000,000.00	Y	Y	Y	10	Y	Y	Y	1,000,000	4	Y	36
2018-021C	Marina Grande I	Matthew A. Riggs	Marina Grande I Develop, LLC	Leasehold	170	2,700,000.00	Y	Y	Y	10	Y	Y	Y	1,000,000	4	Y	37
2018-020C	Marina Grande II	Matthew A. Riggs	Marina Grande II Develop, LLC	Leasehold	170	2,700,000.00	Y	Y	Y	10	Y	Y	Y	1,000,000	4	Y	38

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developer	Demo	Total Units	HC Funding Amount	Eligible for RFP?	Ready Demo and Qualifies for Comprehensive / Dispositive Value Funding Deal?	Qualified as a Non-Preferred Applicant?	Local Points	Proximity Funding Pick: Pass	Per Unit Construction Funding Pick: Pass	Development Category Funding Preference	Total Comp Fund - \$ Per Site-Acre	Emerging/21 Classification	Portfolio Creation Preference	Lottery Number
2018-0725	AR DRUG STORE	Steve Pugh	PHDUC Development Solutions, LLC, as Broker/Trade Dealer, LLC	E-Non AIF	115	2,650,530.70	Y	Y	Y	15	Y	Y	Y	1,133,065.82	A	Y	1
2018-0726	Arbiter - 4th	Steve Pugh	Arbiter Development Solutions, LLC, 1300 River Falls Blvd, Shakopee, MN	E-Non AIF	110	4,391,526.20	Y	N	Y	15	Y	Y	Y	1,114,686.50	A	Y	15
2018-0727	San Diego	Steve Pugh	Arbiter Development Solutions, LLC, San Diego, CA 92101	E-Non AIF	127	2,750,500.20	Y	N	Y	15	Y	Y	Y	1,124,477.77	A	Y	8
2018-0728	San Diego - Unit	Steve Pugh	Arbiter Development Solutions, LLC, San Diego, CA 92101	E-Non AIF	102	2,890,400.00	Y	N	Y	15	Y	Y	Y	1,121,677.77	A	Y	42
2018-0729	Resort on the Shore Two	Alberto Lopez	Resort on the Shore Two Development, LLC	E-Non AIF	150	2,882,000.00	Y	N	N	15	Y	Y	Y	1,161,153.99	A	Y	25
2018-0730	Pincheon - 2nd St	Leah Swamy	HC Development Group, LLC, Swamy LLC	F	110	2,882,000.00	Y	Y	N	15	Y	Y	Y	1,083,963.20	A	Y	24
2018-0731	The Harbor	John Wilson	ABC Affiliates Development, LLC	E-Non AIF	75	4,415,000.00	Y	N	N	5	Y	Y	Y	1,214,000.00	A	Y	60
2018-0732	Summer House II	Wade - Kaden	HC Development Group, LLC	F	96	1,860,000.00	Y	N	Y	15	Y	Y	Y	1,142,200.00	A	Y	16
2018-0733	RUDG The Commons Phase Two	Alberto Lopez	RUDG The Commons Phase Two Development, LLC	F	160	2,882,000.00	Y	Y	Y	15	Y	Y	Y	1,135,277.92	A	Y	48
2018-0734	Two Corner Phase Two	Alberto Lopez	Two Corner Phase Two Development, LLC	F-Non AIF	80	1,580,000.00	Y	N	Y	15	Y	Y	Y	1,118,397.92	A	Y	30
2018-0735	The Wellington	John Wilson	ABC Affiliates Development, LLC	F-Non AIF	156	2,382,000.00	Y	Y	Y	15	Y	Y	Y	1,051,638.99	A	Y	22
2018-0736	The Crucible	John Wilson	ABC Affiliates Development, LLC	F	156	2,382,000.00	Y	Y	Y	15	Y	Y	Y	1,051,638.99	A	Y	40
2018-0737	The Endless Ho	Joseph - Squier	Harbor Development, LLC	E-Non AIF	75	1,815,000.00	Y	Y	Y	15	Y	Y	Y	1,146,300.00	A	Y	50
2018-0738	Har - 4th - 4th	Kenneth - Nayva	Har - 4th - 4th Development, LLC, HE3 Development, LLC	E-Non AIF	130	2,159,437.00	Y	Y	Y	15	Y	Y	Y	1,020,000.00	B	Y	31
2018-0739	Summer - 4th	Permal - Permal	ABC Summer - 4th - 4th Development, LLC, HE3 Development, LLC	F	125	2,124,438.00	Y	Y	Y	15	Y	Y	Y	1,138,389.99	B	Y	41
2018-0740	Summer - 4th	Ken - S. Maden	Summer - 4th - 4th Development, LLC	E-Non AIF	114	2,338,000.00	Y	Y	N	15	Y	Y	Y	1,201,500.00	A	Y	38
2018-0741	Harley - 4th	Paulina - K. Koval	HC Harley - 4th - 4th Development, LLC	F	110	2,100,500.00	Y	Y	Y	15	Y	Y	Y	1,146,100.00	A	Y	35
2018-0742	San Diego - Phase Two	Alberto Lopez	San Diego - Phase Two Development, LLC	F	110	2,750,500.00	Y	Y	N	15	Y	Y	Y	1,138,541.27	A	Y	46
2018-0743	Harley - 4th - Phase Two	Alberto Lopez	Harley - 4th - Phase Two Development, LLC	E-Non AIF	110	2,338,000.00	Y	Y	N	15	Y	Y	Y	1,146,100.00	A	Y	44

FEA 2018-111 Board Approved Scoring Results

App. Item Number	Name of Development	Name of Authorized Principal Representative	Name of Developer	Owner	Total Units	HC Ranking Amount	Eligible for Priority?	Family Density Qualifies for the Reproductive/Infertility/Alzheimer's/ADDA Funding Grant?	Qualifies as a Merit-Based Applicant?	Total Points	Priority Funding Preference	Per Unit Construction Incentives	Development Category Incentives	Total Core Funding for Sec. 42(d)	Long-Term Credit Rating	Priority Job Creation Preference	Letter/ Number
2018-099C	West of Hwy	Shaw Ford Inc.	THD&C Development Services, LLC, D0417115 Development, LLC	E, Non A-2	120	217,000,000	Y	N	Y	25	Y	Y	Y	117,000,000	A	Y	4C
2018-099C	3 Acres de L'Est, Azimut-15	Alberto Pineda, Jr.	Shaw and Eric, Azimut 15 Development, LLC	E, Non A-2	120	200,000,000	Y	N	N	20	Y	Y	Y	100,000,000	A	Y	5D
2018-099C	West of Hwy Transit Village V	Kenneth Vactor	Southside Transit Village Development, LLC	E, Non A-2	205	229,000,000	Y	N	Y	20	Y	Y	Y	100,000,000	Y	Y	1B
2018-099C	West of Hwy Transit Village II	Kenneth Vactor	Southside Transit Village II Development, LLC	F	205	229,000,000	Y	N	Y	20	Y	Y	Y	100,000,000	Y	Y	3B
2018-099C	East of Hwy Transit Village I	Kenneth Vactor	Southside Transit Village I Development, LLC	F	220	250,000,000	Y	N	Y	25	Y	Y	Y	100,000,000	B	Y	41

Public Applications

App. Item Number	Name of Development	Name of Authorized Principal Representative	Name of Developer	Owner	Total Units	HC Ranking Amount	Eligible for Priority?	Family Density Qualifies for the Reproductive/Infertility/Alzheimer's/ADDA Funding Grant?	Qualifies as a Merit-Based Applicant?	Total Points	Priority Funding Preference	Per Unit Construction Incentives	Development Category Incentives	Total Core Funding for Sec. 42(d)	Long-Term Credit Rating	Priority Job Creation Preference	Letter/ Number
2018-099C	Harbour Springs	Leah S. Gray	PS Development LLC, 1001 1/2th St, SW, WY	F	188	218,000,000	Y	Y	N	21	Y	Y	Y	118,000,000	A	Y	5B
2018-099C	Southside Grove	Oliver Gross	Southside Grove Development, LLC	F, Non A1F	100	221,700,000	Y	Y	Y	18	Y	Y	Y	119,000,000	E	Y	4
2018-099C	East of Hwy	WILLIE LEGAN	GREYLOCK COMMUNITY DEVELOPMENT ENTERPRISES, LLC	F	90	135,000,000	Y	Y	Y	15	Y	Y	Y	120,000,000	A	Y	6C
2018-099C	East of Hwy	CHRIS E. VAS	Village Development, LLC	F	140	183,000,000	Y	Y	N	15	Y	Y	Y	150,000,000	B	Y	5
2018-099C	East of Hwy	CHRIS E. VAS	SMALL DEVELOPMENT, LLC	F	75	237,950,000	N	Y	N	15	Y	Y	Y	220,000,000	B	Y	51
2018-099C	East of Hwy	CHRIS E. VAS	CONTEMPORARY DEVELOPMENT, LLC	F	180	200,000,000	N	Y	N	15	Y	Y	Y	150,000,000	A	Y	55

Times when Ranking Score: 1500, 1200, 900, 600, 300, 0, -300, -600, -900, -1200, -1500, -1800, -2100, -2400, -2700, -3000, -3300, -3600, -3900, -4200, -4500, -4800, -5100, -5400, -5700, -6000, -6300, -6600, -6900, -7200, -7500, -7800, -8100, -8400, -8700, -9000, -9300, -9600, -9900, -10200, -10500, -10800, -11100, -11400, -11700, -12000, -12300, -12600, -12900, -13200, -13500, -13800, -14100, -14400, -14700, -15000, -15300, -15600, -15900, -16200, -16500, -16800, -17100, -17400, -17700, -18000, -18300, -18600, -18900, -19200, -19500, -19800, -20100, -20400, -20700, -21000, -21300, -21600, -21900, -22200, -22500, -22800, -23100, -23400, -23700, -24000, -24300, -24600, -24900, -25200, -25500, -25800, -26100, -26400, -26700, -27000, -27300, -27600, -27900, -28200, -28500, -28800, -29100, -29400, -29700, -30000, -30300, -30600, -30900, -31200, -31500, -31800, -32100, -32400, -32700, -33000, -33300, -33600, -33900, -34200, -34500, -34800, -35100, -35400, -35700, -36000, -36300, -36600, 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-376800,

Maureen McCarthy Daughton, LLC

MMD LAW

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Tallahassee, Florida 32308

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www.mmd-lawfirm.com

Via Hand Delivery and Email
February 6, 2019

Ms. Ana McGlamory (Ana.McGlamory@Floridahousing.org)
Corporation Clerk
Florida Housing Finance Corporation
227 North Bronough, Suite 5000
Tallahassee, Florida 32301

RECEIVED
FEBRUARY 6 AM 9:08
FLORIDA HOUSING FINANCE CORPORATION

RE: Notice of Intent to Protest, Request for Applications (RFA) 2018-111 Proposed Funding Selections and Scoring

Dear Corporation Clerk:

On behalf of Applicant, AMC HTG 3, LLC, Application No. 2019-064C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-111 posted by Florida Housing Finance Corporation on Feb. 1, 2019 at 9:20 a.m., concerning 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: Hugh Brown, General Counsel

- Exhibit B -

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Developer / Proj	Name of Architect/Principal Registrar/RS, Inc	Name of Developer	Demo	Total Units	11C Fund Amt	Bluffs For Trailing	Faculty Demo and Qualification for the Geographic Area of Opportunity / Multi-Developed SDCRA Funding Goal	Qualifies as a Non-ent Applicant	Total Points	Economic Funding Preference	Per Unit Distribution Funding Preference	Development Category Preference	Total Corp Funding for Site-Side	Issuance Contingency	Project Job Creation Preference	Priority Job Creation Preference	
2018-031C	Sammal Pkwy	Matthew A. Ripani	FTE Development LLC	E, M, A, AUF	300	1,254,000.00	Y	N	Y	13	Y	Y	Y	1,114,000.00	A	Y	Y	27
2018-032C	Whisper Mill	Michael Ripani	Whisper Mill Development LLC	E, M, A, AUF	25	1,455,000.00	Y	N	Y	15	Y	Y	Y	1,455,000.00	A	Y	Y	26
2018-033C	Residence at North Lakes	Richard S. Heston	North Lakes Development Partners, Inc.	E, M, A, AUF	500	1,507,075.00	Y	N	N	15	Y	Y	Y	1,271,675.00	B	Y	Y	5
2018-034C	Broadway Transit Village V	Kenneth Duffin	RTS Development LLC	E, M, A, AUF	200	2,155,545.00	Y	A	Y	20	Y	Y	Y	1,811,000.00	B	Y	Y	10
2018-035C	Ross Ridge	Mike Lee & Roger	RTS Development LLC	E, M, A, AUF	100	1,624,420.00	Y	N	Y	13	Y	Y	Y	1,485,660.00	A	Y	Y	10
2018-036C	The Archer	Erin M. Adams	Archer, LLC	E, M, A, AUF	100	2,300,000.00	Y	N	N	15	Y	Y	Y	1,554,545.00	A	Y	Y	2
2018-037C	Archer Trail	Erin M. Adams	Archer, LLC	E, M, A, AUF	100	2,000,000.00	Y	N	N	15	Y	Y	Y	1,400,000.00	A	Y	Y	18
2018-038C	Archer Club	Erin M. Adams	Archer, LLC	E, M, A, AUF	100	2,000,000.00	Y	Y	Y	15	Y	Y	Y	1,150,000.00	A	Y	Y	18
2018-039C	Blue Court	William A. Ripani	FTE Development LLC	E, M, A, AUF	25	2,145,000.00	Y	N	Y	15	Y	Y	Y	1,450,000.00	A	Y	Y	29
2018-040C	Willow Creek	Laura Swartz	RS Development LLC	E, M, A, AUF	254	2,897,070.00	Y	N	X	15	Y	Y	Y	2,451,671.00	A	Y	Y	49
2018-041C	Amber Club Residences	Erin M. Adams	Amber, LLC	E, M, A, AUF	104	2,700,000.00	Y	N	N	15	Y	Y	Y	1,054,545.00	A	Y	Y	48
2018-042C	The Mills	William Todd Fisher	The Millman Group LLC	E, M, A, AUF	100	2,180,000.00	Y	N	Y	15	Y	Y	Y	1,461,000.00	A	Y	Y	66
2018-043C	Station Tower	William Todd Fisher	Station Tower Development LLC	E, M, A, AUF	119	2,150,000.00	Y	A	N	15	Y	Y	Y	1,641,671.00	B	Y	Y	27
2018-044C	The Helms	William Todd Fisher	The Helms Group LLC	E, M, A, AUF	10	2,100,000.00	Y	N	Y	15	Y	Y	Y	1,480,000.00	A	Y	Y	30
2018-045C	Lights	William Todd Fisher	The Helms Group LLC	E, M, A, AUF	108	1,875,000.00	Y	Y	Y	11	Y	Y	Y	1,170,000.00	A	Y	Y	7
2018-046C	Excelsior Tower	Erin M. Adams	Excelsior Tower Development LLC	E, M, A, AUF	114	1,850,732.00	Y	Y	N	13	Y	Y	Y	1,461,660.00	B	Y	Y	25
2018-047C	Amber Club	Erin M. Adams	Amber, LLC	E, M, A, AUF	95	1,900,000.00	Y	N	N	11	Y	Y	Y	1,600,000.00	A	Y	Y	62
2018-048C	Bank of America	Laura Swartz	RS Development LLC	E, M, A, AUF	130	2,060,000.00	Y	N	N	11	Y	Y	Y	1,480,000.00	A	Y	Y	24

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant/Principal Representative	Name of Developers	Units	Net Finishing Area/s	Eligible for Funding?	Funding Basis and Eligibility for the Opportunity/HUD-Approved LAUDA Funding?	Qualifies as a Non-Profit Applicant?	Total Points	Priority Ranking Preference	Per Unit Construction Funding Restriction	Development Category Funding Preference	Total Cost Funding by Site	Intervenor Classification	Forfeits Bid Cession Preference	Lottery Number
2018-0730	Lux & Lux Tower	Steve Protulis	BRDC Development Services, LLC, Lux & Lux Tower Developer, LLC	119	1,045,650.00	Y	H	Y	14	Y	Y	Y	119,005.02	A	Y	1
2018-0740	Urban Exchange	Steve Protulis	BRDC Development Services, LLC, Lux & Lux Tower Developer, LLC	310	1,800,500.00	Y	H	Y	15	Y	Y	Y	134,083.64	A	Y	15
2018-0750	Sun Enticess	Steve Protulis	BRDC Development Services, LLC, Sun Enticess Developer, LLC	127	2,120,500.00	Y	H	Y	15	Y	Y	Y	179,977.77	A	Y	0
2018-0750	Sun Enticess Court	Steve Protulis	BRDC Development Services, LLC, Sun Enticess Court Developer, LLC	142	2,850,000.00	F	K	Y	15	Y	Y	Y	177,042.06	A	Y	42
2018-0750	2700 S. Hill Phase Two	Alberto Milla, Jr.	2700 S. Hill Phase Two Developer, LLC	101	2,682,000.00	Y	K	N	15	Y	Y	Y	216,355.35	A	Y	23
2018-0750	2700 S. Hill Phase One	Leah's Bakery	2700 S. Hill Phase One Developer, LLC	110	2,400,000.00	Y	Y	N	15	Y	Y	Y	158,200.01	B	Y	44
2018-0750	The Horizon	Jack H. Wilson	BRDC Development Services, LLC, The Horizon Developer, LLC	75	1,475,000.00	Y	H	N	15	Y	Y	Y	180,416.00	A	Y	06
2018-0800	ForestFalls II	Alvaro S. Pardo	ForestFalls II Developer, LLC, New Urban Development LLC	98	1,500,000.00	Y	H	Y	15	Y	Y	Y	302,200.11	A	Y	14
2018-0800	El Dorado The Queen of the Hill Phase Two	Alvaro Milla, Jr.	El Dorado The Queen of the Hill Phase Two Developer, LLC	102	2,000,000.00	Y	Y	N	10	Y	Y	Y	193,277.70	A	Y	46
2018-0800	Iron Center Phase Two	Joseph M. Wilson	Iron Center Phase Two Developer, LLC	80	1,250,000.00	Y	H	Y	15	Y	Y	Y	113,709.43	A	Y	17
2018-0800	The Village East	Justin Wilson	BRDC Development Services, LLC, The Village East Developer, LLC	156	2,850,000.00	Y	Y	N	15	Y	Y	Y	195,012.59	A	Y	22
2018-0800	The Carolina	Justin Wilson	BRDC Development Services, LLC, The Carolina Developer, LLC	170	2,000,000.00	Y	Y	N	11	Y	Y	Y	145,613.20	A	Y	12
2018-0800	The Edith at 30	Joseph E. Chapman, Jr.	BRDC Development Services, LLC, The Edith at 30 Developer, LLC	75	1,019,000.00	Y	H	Y	15	Y	Y	Y	109,034.30	A	Y	50
2018-0800	The Promenade	Kenneth Taylor	AFC The Promenade Development, LLC, RFP Development, LLC	130	2,850,457.00	Y	K	Y	13	Y	Y	Y	160,000.00	B	Y	51
2018-0800	Summit Gardens	Kenneth Taylor	AFC Summit Gardens Development, LLC	145	2,734,450.00	Y	Y	Y	15	Y	Y	Y	159,930.00	B	Y	68
2018-0800	Strom Bay	Alvaro S. Pardo	Strom Bay Developer, LLC	141	2,650,000.00	Y	H	K	15	Y	Y	Y	140,130.30	A	Y	70
2018-0800	Strom Bay Phase Three	Alvaro S. Pardo	Strom Bay Phase Three Developer, LLC	110	2,040,000.00	Y	Y	Y	15	Y	Y	Y	140,130.30	A	Y	25
2018-0800	Strom Bay Phase Two	Alvaro S. Pardo	Strom Bay Phase Two Developer, LLC	120	2,700,000.00	Y	Y	Y	15	Y	Y	Y	138,041.57	A	Y	55
2018-0800	Unity Square North	Alvaro Milla, Jr.	Unity Square North Developer, LLC	120	2,300,000.00	Y	H	N	15	Y	Y	Y	122,455.36	A	Y	21

Principal Disclosures for Applicant

APPROVED for HOUSING CREDIT APPLICATION
PHFC Advance Review 10.19.18

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Cannery Row at Redlands Crossing, LLLP

First Principal Disclosure Level:

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for the Applicant](#)

First Level Entity #	Select Type of Principal of Applicant	Enter Name of First Level Principal	Select organizational structure of First Level Principal Identified
1.	General Partner	Cannery Row Redlands, LLC	Limited Liability Company
2.	Investor LP	Steven Kirk	Natural Person

Second Principal Disclosure Level:

Cannery Row at Redlands Crossing, LLLP

[Click here for Assistance with Completing the Entries for the Second Level Principal Disclosure for the Applicant](#)

Select the corresponding First Level Principal Entity # from above for which the Second Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding First Level Principal Entity	Enter Name of Second Level Principal	Select organizational structure of Second Level Principal Identified
1.A.	Sole Member	Everglades Housing Trust, Incorporated	Non-Profit Corporation

Third Principal Disclosure Level:

Cannery Row at Redlands Crossing, LLLP

[Click here for Assistance with Completing the Entries for the Third Level Principal Disclosure for the Applicant](#)

Select the corresponding Second Level Principal Entity # from above for which the Third Level Principal is being identified

Second Level Entity #	Select the type of Principal being associated with the corresponding Second Level Principal Entity	Enter Name of Third Level Principal who must be a Natural Person	The organizational structure of Third Level Principal Identified Must Be a Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Executive Director	Kirk, Steven	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Officer	Lopez, Arturo	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Officer	Gonzalez, Diana	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Officer	Townsel, Al	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Officer	Vidales, Fabiola	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Director	Lopez, Arturo	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Director	Gonzalez, Diana	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Director	Townsel, Al	Natural Person
1.A. (Everglades Housing Trust, Incorporated)	Director	Rubio-Rivera, Susan	Natural Person

- Exhibit C

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N99000004275

Entity Name: EVERGLADES HOUSING TRUST, INCORPORATED

Current Principal Place of Business:

19308 S.W. 380TH STREET
FLORIDA CITY, FL 33034

Current Mailing Address:

P.O. BOX 343529
FLORIDA CITY, FL 33034

FEI Number: 65-0959425

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

KIRK, STEVEN
19308 SW 380TH ST
FLORIDA CITY, FL 33034 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title	P	Title	VD
Name	KIRK, STEVEN	Name	GONZALEZ, DIANA
Address	16445 OLD CUTLER ROAD	Address	8235 S.W. 60TH COURT
City-State-Zip:	PALMETTO BAY FL 33157	City-State-Zip:	SOUTH MIAMI FL 33143
Title	CD	Title	STD
Name	JENSEN, ROBERT	Name	LOPEZ, ARTURO
Address	18640 S.W. 295TH TERRACE	Address	778 WEST PALM DRIVE
City-State-Zip:	HOMESTEAD FL 33032	City-State-Zip:	FLORIDA CITY 33034
Title	D	Title	AS
Name	RUBIO-RIVERA, SUSAN	Name	VIDAL FS, FABIO A
Address	27112 S. DIXIE HWY	Address	19308 SW 380TH STREET
City-State-Zip:	NARANJA FL 33032	City-State-Zip:	FLORIDA CITY FL 33034

I hereby certify that the information contained in this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath. That I am an officer or director of the corporation or its receiver or trustee empowered to execute this report as required by Chapter 517, Florida Statutes, and that my name appears above, or on an attachment with all other line empowered.

SIGNATURE: STEVEN KIRK

PRESIDENT

02/12/2018

Electronic Signature of Signing Officer/Director Detail

Date

- Exhibit 1 -

Principal Disclosures for the Developer

APPROVED for HOUSING CREDIT APPLICATION
FHFC Advance Review 10.19.18

How many Developers are part of this Application structure?

1

Select the organizational structure for the Developer entity:

The Developer is a: Non-Profit Corporation

Provide the name of the Developer Non-Profit Corporation:

Rural Neighborhoods, Incorporated

First Principal Disclosure Level:

Rural Neighborhoods, Incorporated

[Click here for Assistance with Completing the Entries for the First Level Principal Disclosure for a Developer](#)

First Level Entity #	Select Type of Principal of Developer	Enter Name of First Level Principal	Select organizational structure of First Level Principal Identified
1.	Officer	Kirk, Steven	Natural Person
2.	Officer	Lopez, Arturo	Natural Person
3.	Officer	Gonzalez, Diana	Natural Person
4.	Officer	Townsel, Al	Natural Person
5.	Officer	Rufo-Rivera, Susan	Natural Person
6.	Officer	Vidalin, Fabiana	Natural Person
7.	Director	Lopez, Arturo	Natural Person
8.	Director	Gonzalez, Diana	Natural Person
9.	Director	Townsel, Al	Natural Person
10.	Director	Rufo-Rivera, Susan	Natural Person
11.	Director	Polak, Matthew	Natural Person
12.	Director	Ray, James	Natural Person
13.	Director	Alegre, Philia	Natural Person
14.	Director	Wright, Katrina	Natural Person
15.	Director	McDougal, Peter	Natural Person
16.	Director	Salgado, Carlos	Natural Person

- Exhibit E -

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N04000011995

Entity Name: RURAL NEIGHBORHOODS, INCORPORATED

Current Principal Place of Business:

19308 SW 380TH STREET
FLORIDA CITY, FL 33034

Current Mailing Address:

PO BOX 343529
FLORIDA CITY, FL 33034

FEI Number: 65-1238417

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

KIRK, STEVEN
19308 SW 380TH ST
FLORIDA CITY, FL 33034 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title: CD
Name: KIRK, STEVEN C
Address: 16445 OLD CUTLER ROAD
City-State-Zip: VILLAGE OF PALMETTO BAY F.
33157

Title: CD
Name: JENSEN, ROBERT
Address: 18640 SW 295TH TERRACE
City-State-Zip: HOMESTEAD FL 33030

Title: TD
Name: LOPEZ, ARTURO
Address: 778 WEST PALM DRIVE
City-State-Zip: FLORIDA CITY FL 33034

Title: SD
Name: RUBIO-RIVERA, SUSAN
Address: 27112 S. DIXIE HWY
City-State-Zip: NARANJA FL 33032

Title: AS
Name: VIDALES, FABIOLA
Address: 19308 SW 380TH ST
City-State-Zip: FLORIDA CITY FL 33034

Title: DIRECTOR, VC
Name: GONZALEZ, DIANA
Address: 8235 SW 88TH COURT
City-State-Zip: SOUTH MIAMI FL 33143

Title: DIRECTOR
Name: ALEGRE, PINITA
Address: 19509 SW 378TH LANE
City-State-Zip: FLORIDA CITY FL 33034

Title: DIRECTOR
Name: BOREK, MARTINA
Address: 19051 SW 147 AVE.
City-State-Zip: MIAMI FL 33187

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or its member or trustee empowered to execute this report as required by Chapter 617, Florida Statute; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: STEVEN KIRK

PRESIDENT

02/12/2018

Electronic Signature of Signing Officer/Director Detail

Date

- Exhibit F -

Officer/Director Detail Continued :

Title DIRECTOR
Name POLAK, MATT
Address 4921 SW 74TH COURT
City-State-Zip: MIAMI FL 33155

Title DIRECTOR
Name ECHEVARRIA, FAIIMA
Address 37660 SW 192 PASSAGE
City-State-Zip: FLORIDA CITY FL 33034

Title DIRECTOR
Name RAY, JAMES C JR.
Address 200 EAST LAS OLAS BLVD
SUITE 1200 MD B/MME2A
City-State-Zip: FT. LAUDERDALE FL 33307

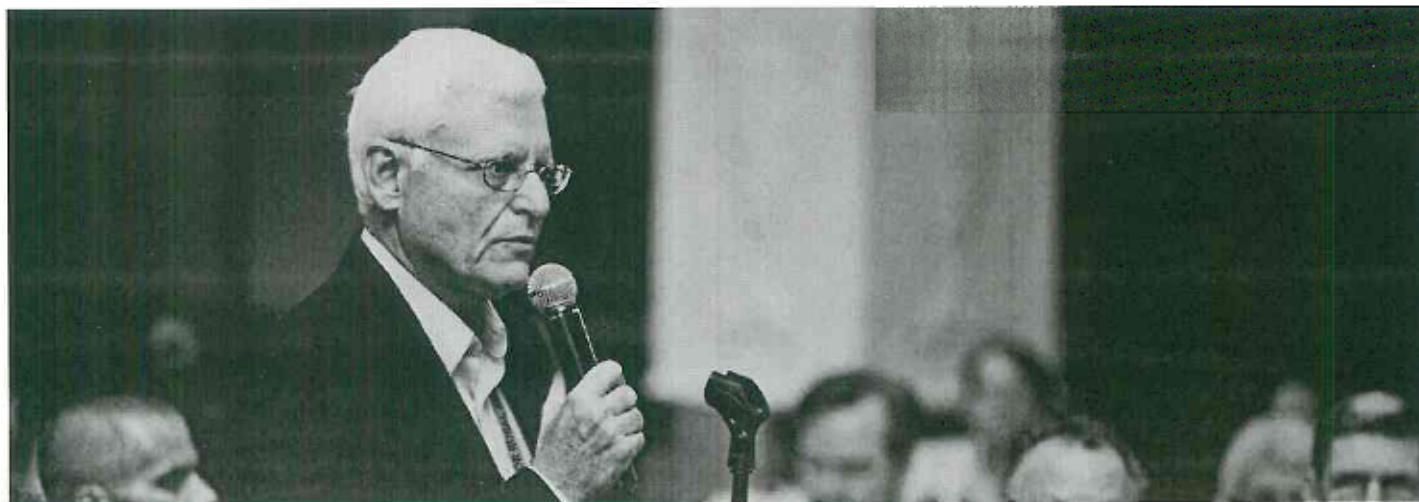
Title DIRECTOR
Name TOWNSEL, AL
Address 1175 NE 12TH STREET, SUITE 418
City-State-Zip: NORTH MIAMI FL 33161

Title DIRECTOR
Name MCDOUGAL, PETER
Address 1532 TREVINO AVENUE
City-State-Zip: CORAL GABLES FL 33134

RURAL NEIGHBORHOODS

([HTTP://WWW.RURALNEIGHBORHOODS.ORG](http://www.ruralneighborhoods.org))

Board of Directors



Rural Neighborhoods' board of directors ensures sound governance and clear policies in leading our charitable group in its mission to improve the lives of working families and the rural communities in which they reside. Directors serve without compensation and contribute a wealth of time, talent and commitment. Individual members bring a balance of skills and

○ - Exhibit ○ -

best practices learned in business, law, nonprofit organizations, government and the military to each issue and decision. One-third of Rural Neighborhoods board of directors represents the low-income communities we serve.

Chairperson

Robert Jensen

Commander, United States Navy – Retired

Vice Chairperson

Diana Gonzalez

Former Director of Development and Facilities Management
Miami-Dade County, Florida

Treasurer

Arturo Lopez

Executive Director
Coalition of Florida Farmworker Organizations

Secretary

Susan Rubio-Rivera

Executive Director
Mujeres Unidas en Justicia, Educacion, y Reforma

Pinita Alegre

Rimland's Nursery

Martina Borek

President
Toona's Pride CSA

Tom David

Former Assistant County Manager
Miami-Dade County, Florida

Steven Mainster

Former Executive Director
Centro Campesino-Farmworker Center

David Peyton

President
1st National Bank of South Florida

Matthew Polak, AIA LEED AP

President
R.E. Chishom Architects

Reverend Audrey Warren

Pastor
Branches United Methodist Church

Director Emeritus

Fernando ‘Chappy’ Pro, Jr.

RURAL NEIGHBORHOODS

PO Box 343529
Florida City, FL 33034
305.242.2142

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(<https://www.redcross.org>)



(<https://www.unidosus.org>)

(http://www.lisc.org/rural_lisc/).

(<http://nw.org/network/index.asp>).

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

~~\$200.00~~ 553089.
\$200.00 553099
\$700.00 553100
\$200.00 553101
\$200.00 553102
\$1000.00

Kinda Christian-Cruz, FRP
Museum Tower
150 West Flagler Street, Suite 2200
Miami, FL 33130
(305) 789-3335
lchristian@stearnsweaver.com

10/25/18
PAID

October 11, 2018

VIA FEDEX

Mr. Manuel Torrado
City of Miami
Department of Planning and Zoning
444 SW 2nd Avenue/2ND Floor
Miami, FL 33130

RE: 2018-111 FLORIDA HOUSING FINANCE CORPORATION LOCAL GOVERNMENT VERIFICATION FORMS for property located at 12th Avenue and NW 36th Street, Miami, Florida to be known as The Ambar (the "Project")

Dear Manny:

This firm represents Ambar3, LLC, in connection with the above-captioned Project. The proposed Project will consist of a one hundred five (105) unit multi-family affordable housing development.

Enclosed please find the following materials:

1. Local Government Verification that Development is Consistent with Zoning and Land Use Regulations.
2. A copy of the verification forms submitted last year by a different developer for the same property. That project was to be known as Serenity Tower.
3. Miami-Dade County Property Appraiser's Information Map Reports.
4. A copy of the Affordable Housing Certification that has been submitted to the Community Development Department for signature. We will supplement the package with the signed form as soon as we receive it from Charles McKinnon.
5. A copy of the Survey.
6. A check for \$1,000.00 in payment of the City of Miami's processing fees.

As you may know the FIFC filing deadline is on October 25th. I would appreciate it if you would process the enclosed forms for Devin's signature as soon as possible.

- Exhibit # -

Mr. Manuel Torrado

October 11, 2018

Page 2

If you have any questions, or require additional information, please let me know immediately.

Sincerely,



Linda Christian-Cruz
Florida Registered Paralegal

cc: Ms. Elena Adames

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS
CONSISTENT WITH ZONING AND LAND USE REGULATIONS**

Name of Development: The Ambar

NW 36 Street, SW of the intersection of NW 36 Street and NW 12 Ave., Miami, FL

Development Location: _____

(At a minimum, provide the address number, street name and city, and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county). The location of all Scattered Sites, if applicable, must also be included.

Number of Units in the Development: 105

This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

The undersigned service provider confirms that, as of the date that this form was signed, the above referenced Development's proposed number of units, density, and intended use are consistent with current land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no hearings or approvals required to obtain the appropriate zoning classification. Assuming compliance with the applicable land use regulations, there are no known conditions that would preclude construction or rehabilitation of the referenced Development on the proposed site.

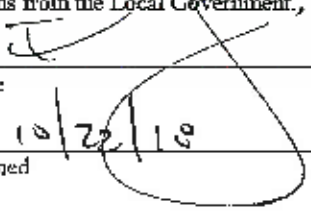
CERTIFICATION

I certify that the City/County of City of Miami has vested in me the authority to verify
(Name of City/County)

consistency with local land use regulations and zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a "legally non-conforming use" and I further certify that the foregoing information is true and correct. In addition, if the proposed Development site is in the Florida Keys Area as defined in Rule Chapter 67-48, F.A.C., I further certify that the Applicant has obtained the necessary Rate of Growth Ordinance (ROGO) allocations from the Local Government.

Signature

Date Signed


10/22/18

DEVIN CETAS
Print or Type Name

Director of Zoning
Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If there are alterations made to this form that change the meaning of the form, the form will not be accepted.



CITY OF MIAMI AFFORDABLE HOUSING CERTIFICATION

PROJECT INFORMATION

PROJECT NAME:	THE AMBAR
APPLICANT/DEVELOPER NAME:	AMBAR RIVERVIEW, LTD./AMBAR3, LLC
PROJECT ADDRESS:	1250 NW 36 STREET - 01-3126-039-0190
FILING NUMBER (IF AVAILABLE):	1240 NW 36 STREET - 01-3126-039-0210 1230 NW 36 STREET - 01-3126-039-0220 1241 NW 35 STREET - 01-3126-039-0090 1253 NW 35 STREET - 01-3126-039-0100
PURPOSE OF CERTIFICATION: (CHECK ALL THAT APPLY)	<p style="text-align: center;">MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1)</p> <p><input checked="" type="checkbox"/> 30% OF UNITS FOR TENANTS AT OR BELOW 60% AMI</p> <p><input checked="" type="checkbox"/> 40% OF UNITS FOR TENANTS AT OR BELOW 60% AMI IN RESIDENTIAL DENSITY INCREASE AREA</p> <p><input type="checkbox"/> 20% OF UNITS FOR TENANTS AT OR BELOW 50% AMI IN RESIDENTIAL DENSITY INCREASE AREA</p> <p style="text-align: center;">MIAMI 21 ATTAINABLE MIXED-INCOME HOUSING (ARTICLE 3 SUBSECTION 3.15.2)</p> <p><input type="checkbox"/> 20% OF UNITS FOR TENANTS AT OR BELOW 50% AMI & 80% OF UNITS FOR WORKFORCE HOUSING</p> <p><input type="checkbox"/> 40% OF UNITS FOR TENANTS AT OR BELOW 60% AMI & 60% OF UNITS FOR WORKFORCE HOUSING</p> <p style="text-align: center;">MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLE 3 SUBSECTION 3.16.1)</p> <p><input type="checkbox"/> MULTI-FAMILY HOUSING CONSISTING OF 1/3 OF UNITS FOR TENANTS ABOVE 80% AMI AND AT OR BELOW 120% AMI AND 1/3 OF THE UNITS FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 80% AMI AND 1/3 OF THE UNITS FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 140% AMI</p> <p style="text-align: center;">OTHER</p> <p><input checked="" type="checkbox"/> IMPACT FEE-DEFERRAL PROGRAM ONLY</p>
PROJECT DESCRIPTION: <small>(INCLUDE NUMBER AND TYPE OF UNITS, NUMBER OF PARKING SPACES AND LOCATIONS, SPECIAL CONDITIONS, RESIDENTIAL DENSITY INCREASE AREA OR DISTANCE FROM THE CITY CENTER)</small>	<p>ONE RESIDENTIAL BUILDING CONSISTING OF 105 UNITS, 42 - 2 BEDROOMS/2 BATHS AND 63 - 1 BEDROOM/1 BATH. THE DENSITY IS BASED ON INCREASE ALLOWED DUE TO UNITS MEETING THE DEFINITION OF AFFORDABLE HOUSING. TOTAL SITE IS 21,018 SF, ZONED T-6-B-O, WHICH ALLOWS FOR UP TO 144 UNITS, BASED ON 300 UNITS PER ACRE WITH BONUS; AND AN ADDITIONAL 12,152 SF, ZONED T-5-L, WHICH ALLOWS FOR ANOTHER 36 UNITS WITH BONUS.</p> <p>THE DEVELOPMENT WILL BE FOR ELDERLY INDIVIDUALS AND FAMILIES.</p>

AFFORDABILITY INFORMATION

MAXIMUM AFFORDABLE SALES PRICE AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PURCHASE PRICE LIMITS FOR THE CITY OF MIAMI - SEE LINK: [HTTP://WWW.MIAMIGO.COM/COMMUNITYDEVELOPMENT/PAGES/HOUSING/HIRING/HRP/PROGRAM/ASP](http://www.miamigo.com/COMMUNITYDEVELOPMENT/PAGES/HOUSING/HIRING/HRP/PROGRAM/ASP)

THE MAXIMUM AMOUNT CURRENTLY APPROVED BY THE CITY OF MIAMI COMMISSION IS \$261,000 FOR EXISTING HOMES AND \$276,000 FOR NEW HOMES.

Market Units: Not Applicable

PLEASE LIST THE FOLLOWING:

- UNIT SIZES (BEDROOMS/BATH AND SQUARE FEET)
- PURCHASE PRICE / RENT
- NUMBER OF UNITS

AFFORDABLE UNITS AND/OR WORKFORCE UNITS:

Beds/Baths	No. of Units	Median Income %	Assumed Rents
2/2	6	30%	\$ 447
2/2	28	60%	\$ 879
2/2	10	80%	\$1,334
1/1	10	30%	\$ 567

1/1	39	80%	\$810
1/1	10	80%	\$1,106
Totals	105		

TARGETED CUENTELE
LOW-TO-MODERATE INCOME
PERSONS BEING SERVED:
OPTIONAL
IF APPLICABLE J

U.S. HUD INCOME LIMITS FY 2018 BY NUMBER OF BEDROOMS:

% AMI:		1	2	3
30%	FHFA Multifamily & Community Workforce Housing Innovation Programs	\$16,530	\$18,900	\$21,270
50%	Very Low Income US Department of Housing and Urban Development	\$27,550	\$31,500	\$35,450
60%	US Department of Housing and Urban Development, FHFA Multifamily & Community Workforce Housing Innovation Programs	\$33,060	\$37,800	\$42,540
80%	Low Income US Department of Housing and Urban Development	\$44,100	\$50,400	\$56,700
120%	Workforce FHFA Multifamily & Community Workforce Housing Innovation Programs	\$66,120	\$75,600	\$85,080
140%	Workforce FHFA Multifamily & Community Workforce Housing Innovation Programs	\$77,140	\$88,200	\$99,260

NUMBER OF PERSONS:
 ENTER THE NUMBER OF PERSONS BEING SERVED PER HOUSEHOLD FOR HOUSEHOLDS WITH >3 PERSONS PLEASE REFER TO THE U.S. HUD WEBSITE REFERENCED ABOVE.

NUMBER OF PERSONS ASSISTED PER HOUSEHOLD/UNIT: UP TO 2 IN 1-BEDROOM AND 4 IN THE 2-BEDROOM UNIT

TOTAL PROJECT DEVELOPMENT COSTS: \$33,670,800.

DEVELOPMENT SCHEDULE:

COMMENCEMENT OF CONSTRUCTION 09/2019
50% COMPLETION 04/2020
COMPLETION OF CONSTRUCTION 12/2020
LEASE-UP OF UNITS/SALE OF UNITS 4/2021

CERTIFICATION BY DEVELOPER-APPLICANT

DEVELOPMENTS THAT RECEIVE AFFORDABLE OR WORKFORCE HOUSING INCENTIVES OR BENEFITS FROM THE CITY, ITS DEPARTMENTS, INSTRUMENTALITIES OR COMMUNITY REDEVELOPMENT AGENCIES, INCLUDING BUT NOT LIMITED TO, FINANCING (INCLUDING FEDERAL, STATE OR LOCAL FUNDING VIA THE CITY), GRANTS IN KIND OR OTHER GRANTS, IMPACT FEE WAIVERS OR DEFERRALS, PARKING WAIVERS OR REDUCTIONS, ETC., SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF MIAMI ORDINANCE 13645 (RESIDENT PREFERENCE) AND CITY OF MIAMI ORDINANCE 13491 (MARKETING NOTIFICATION). YOU CAN ACCESS THESE ORDINANCES BY VISITING: [HTTP://MIAMIPL.COM/PLANNING](http://MIAMIPL.COM/PLANNING). FAILURE TO COMPLY WITH THE CITY OF MIAMI ORDINANCES CITED ABOVE MAY SUBJECT THE APPLICANT TO CIVIL AND/OR CRIMINAL PENALTIES.

I HEREBY CERTIFY THE INFORMATION SUBMITTED ON THIS APPLICATION IS TRUE, ACCURATE AND COMPLETE. I FURTHER CERTIFY THAT I HAVE READ THE ENTIRE APPLICATION AND ACKNOWLEDGE BUILDING PERMITS ISSUED FOR THIS PROJECT ARE CONDITIONED UPON COMPLIANCE WITH THE SPECIFICATIONS ABOVE.


 Applicant's Signature
 Title: President

Date: 10/3/18
 Applicant's printed name: Elena M. Adams
 Phone#: 305-216-1894

CERTIFICATION BY COMMUNITY & ECONOMIC DEVELOPMENT

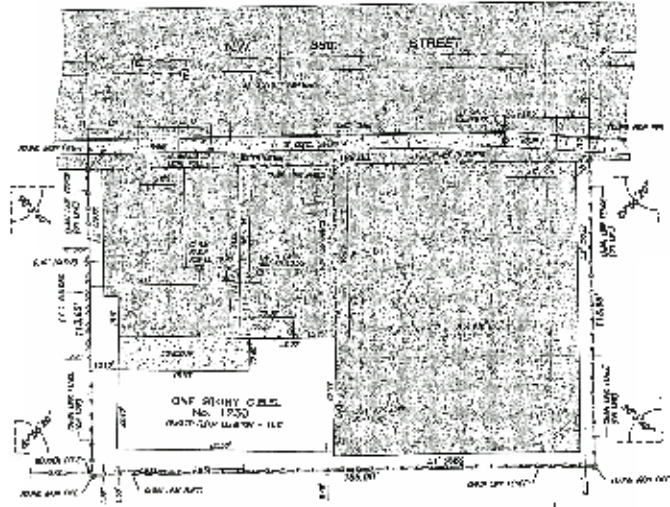
THE DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT REVIEWED THE INFORMATION ABOVE AND DETERMINED THE APPLICANT'S PROJECT IS _____% AFFORDABLE WITH _____ AFFORDABLE UNITS; _____ WORKFORCE UNITS AND _____ MARKET UNITS.

Charles McKinnon
 Contract Compliance Analyst
 Date Reviewed:

Alfredo Duran
 Deputy Director
 Date Reviewed:

This application is void 1 year after date of approval, if applicant has not recorded a Restrictive Covenant with Miami-Dade County Recorder's Office. If After 365 days applicant has failed to record a Restrictive Covenant with the Miami-Dade County Recorder's Office all Impact fee deferrals, affordability verifications and any other Miami 21 benefits are void as to this project.
 City Documents/FORMS/Planning's Affordability Page.doc





- LEGEND**
- 1/4" = 1' SURVEY BOUNDARY
 - 1/8" = 1' SURVEY BOUNDARY
 - 1/16" = 1' SURVEY BOUNDARY
 - 1/32" = 1' SURVEY BOUNDARY

NO.	DESCRIPTION	DATE	APPROVAL
1	1/4" = 1' SURVEY	12/20/22	E.E.



LOCATION SKETCH
SCALE 1" = 100'

LEGAL DESCRIPTION:
 LOT 22, 23 AND 24, BLOCK 12, PLAT OF HETPOND PARK, PLAT BOOK 6, PAGE 142, OF THE PUBLIC RECORDS IN HANCOCK COUNTY, GEORGIA.

- REFERENCE NOTES:**
1. Copy of this plan was filed for the same.
 2. The plat of this block was filed in 1928 in the public records.
 3. The boundaries of this block are as shown on the plat of this block.
 4. The plat of this block was filed in 1928 in the public records.
 5. The plat of this block was filed in 1928 in the public records.
 6. The plat of this block was filed in 1928 in the public records.
 7. The plat of this block was filed in 1928 in the public records.
 8. The plat of this block was filed in 1928 in the public records.

TOWN OF HANCOCK
 1234 1/2 N. HANCOCK ST.
 HANCOCK, GA 31033

ENGINEER
 JAMES H. HENNINGSON, INC.
 1234 1/2 N. HANCOCK ST.
 HANCOCK, GA 31033

ENGINEER
HENNINGSON SURVEYING, INC.
 1234 1/2 N. HANCOCK ST.
 HANCOCK, GA 31033

BOUNDARY SURVEY

A PORTION OF LOTS 22, 23, 24 AND 25, BLOCK 12, PLAT OF HETPOND PARK, PLAT BOOK 6, PAGE 142, OF THE PUBLIC RECORDS IN HANCOCK COUNTY, GEORGIA.

DATE	12/20/22	12/20/22	12/20/22	12/20/22
BY	J.H.H.	J.H.H.	J.H.H.	J.H.H.

SCALE: AS SHOWN

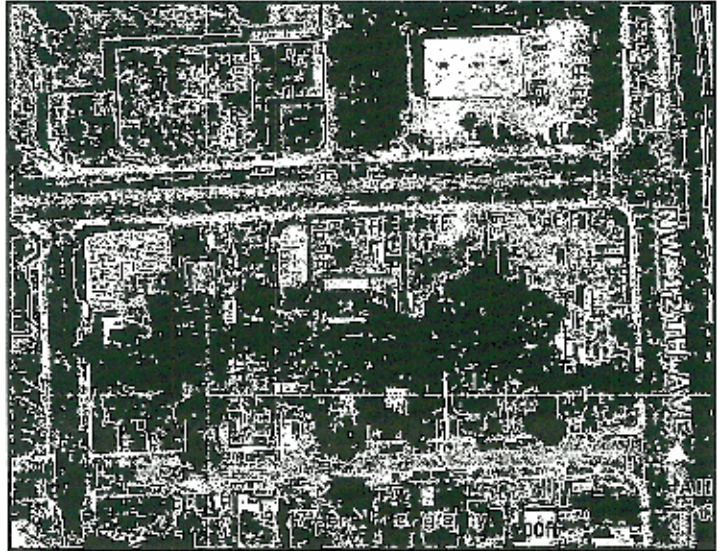


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0190
Property Address:	1250 NW 36 ST Miami, FL 33142-5554
Owner	3226 INVESTMENT INC
Mailing Address	8390 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,819 Sq.Ft
Lot Size	11,074 Sq.Ft
Year Built	1972



Assessment Information			
Year	2018	2017	2016
Land Value	\$221,480	\$132,888	\$132,888
Building Value	\$96,021	\$96,655	\$93,609
XF Value	\$19,123	\$18,453	\$19,782
Market Value	\$335,624	\$248,996	\$246,279
Assessed Value	\$273,895	\$248,996	\$246,279

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$61,729		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
WESTEND PARK AMD PL PB 6-142 LOTS 22 & 23 BLK 1 LOT SIZE 98,000 X 113 OR 18556-3465 0490 4 (3) COC 21895-4857 01 2004 2

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$273,895	\$248,996	\$246,279
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$335,624	\$248,996	\$246,279
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$273,895	\$248,996	\$246,279
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$273,895	\$248,996	\$246,279

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$310,000	21995-4857	Deeds that include more than one parcel
04/01/1999	\$0	18556-3465	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17907-4447	Sales which are disqualified as a result of examination of the deed
09/01/1995	\$220,000	16964-3335	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/Disclaimer.asp>

Version:

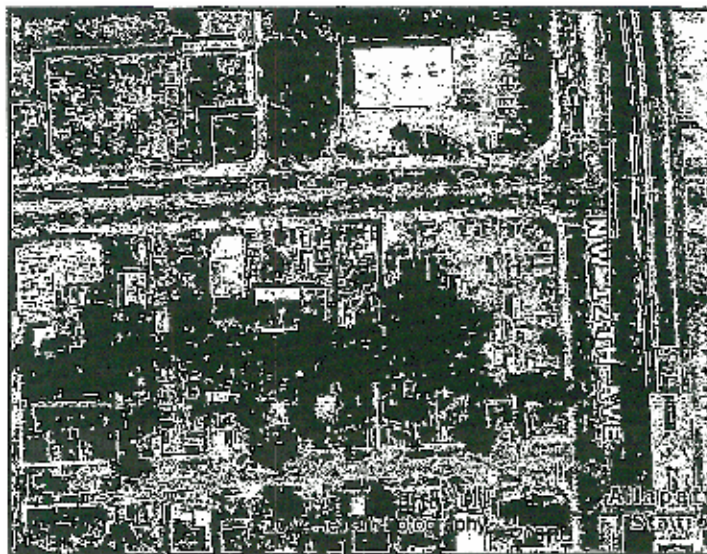


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0210
Property Address:	1240 NW 86 ST MIAMI, FL 33142-5554
Owner	3226 INVESTMENT INC
Mailing Address	8380 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2866 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,537 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2017	2018
Land Value	\$110,740	\$66,444	\$66,444
Building Value	\$0	\$0	\$0
XF Value	\$4,831	\$4,918	\$5,000
Market Value	\$115,571	\$71,360	\$71,444
Assessed Value	\$78,496	\$71,360	\$71,444

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$37,075		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
WESTEND PARK AMD PL PB 6-142 LOT 24 LESS N10FT FOR RW BLK 1 LOT SIZE 49.000 X 113 OR 18556-3465 0499 4 (3) COC 2:995-4857 01 2004 2

Taxable Value Information			
	2016	2017	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$78,496	\$71,360	\$71,444
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$115,571	\$71,360	\$71,444
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$78,496	\$71,360	\$71,444
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$78,496	\$71,360	\$71,444

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$310,000	21995-4857	Deeds that include more than one parcel
04/01/1999	\$0	18556-3465	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17907-4447	Sales which are disqualified as a result of examination of the deed
09/01/1995	\$220,000	18964-8335	Deeds that include more than one parcel

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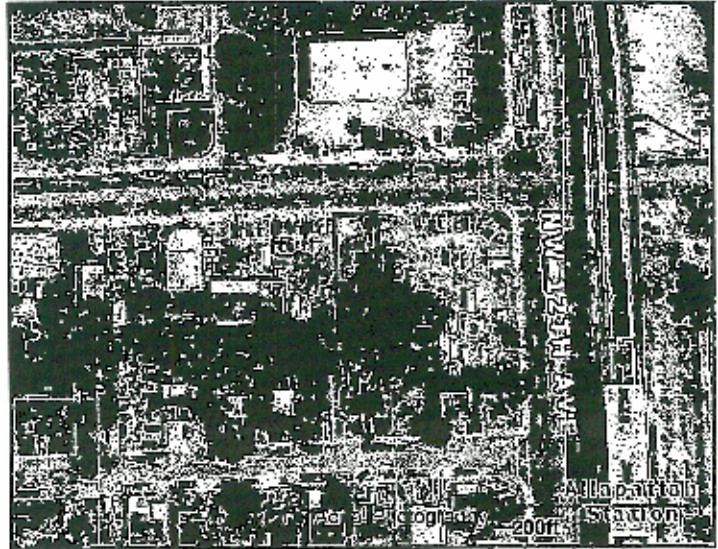


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0220
Property Address:	1230 NW 36 ST MIAMI, FL 33142-5554
Owner	3226 INVESTMENT INC
Mailing Address	8390 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	B100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,407 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2017	2018
Land Value	\$58,140	\$52,884	\$52,884
Building Value	\$0	\$0	\$0
XF Value	\$3,729	\$3,729	\$3,729
Market Value	\$91,869	\$56,613	\$56,613
Assessed Value	\$62,274	\$56,613	\$56,613

Benefits Information				
Benefit	Type	2016	2017	2018
Non-Homestead Cap	Assessment Reduction	\$29,595		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
 WESTEND PARK AMD PL P3 6' 42
 W39FT LOT 25 LESS R/W BLK 1
 LOT SIZE 39.000 X 118
 OR 18556-3465 0498 4 (3);
 COC 21995-48E7 01 2004 2

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$62,274	\$56,613	\$56,613
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,869	\$56,613	\$56,613
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$62,274	\$56,613	\$56,613
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$62,274	\$56,613	\$56,613

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$310,000	21995-4857	Deeds that include more than one parcel
04/01/1995	\$0	18556-3465	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17907-4447	Sales which are disqualified as a result of examination of the deed
09/01/1995	\$220,000	18954-3395	Deeds that include more than one parcel

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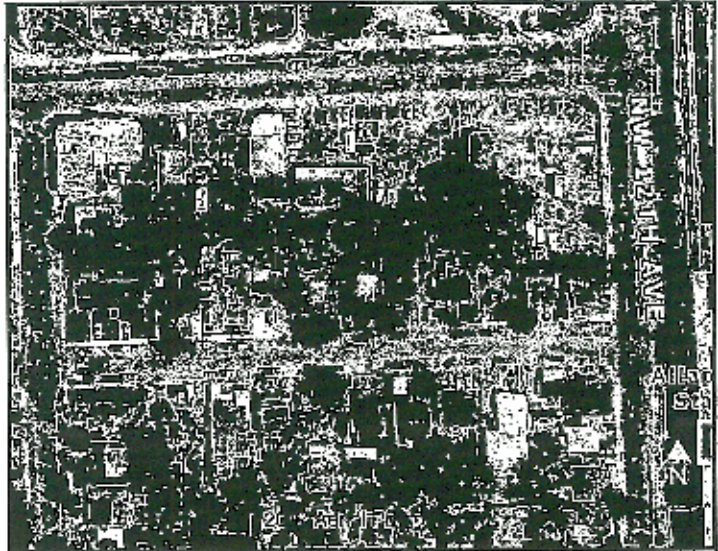


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0090
Property Address:	1241 NW 35 ST Miami, FL 33142-5545
Owner	NELIDA PILOTO & H LUIS R PILOTO
Mailing Address	1241 NW 35 ST MIAMI, FL 33142-5545
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,324 Sq.Ft
Living Area	1,224 Sq.Ft
Adjusted Area	1,258 Sq.Ft
Lot Size	6,125 Sq.Ft
Year Built	1954



Assessment Information			
Year	2018	2017	2016
Land Value	\$61,250	\$36,750	\$38,750
Building Value	\$68,312	\$88,312	\$88,312
XF Value	\$832	\$842	\$853
Market Value	\$150,394	\$125,904	\$125,915
Assessed Value	\$87,866	\$79,879	\$72,618

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$62,528	\$46,025	\$53,297

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
28 53 41	
WESTEND PARK AND PL PB 6-142	
LOT 9 BLK 1	
LOT SIZE 6125 SQUARE FEET	
OR 15770-0251 0495 4	

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,866	\$79,879	\$72,618
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$150,394	\$125,904	\$125,915
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,866	\$79,879	\$72,618
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$87,866	\$79,879	\$72,618

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2007	\$220,000	25829-2777	Sales which are qualified
04/01/1996	\$0	16770-0251	Sales which are disqualified as a result of examination of the deed
11/01/1973	\$27,000	0000-0000	Sales which are qualified
08/01/1973	\$27,000	0000-0000	Sales which are qualified

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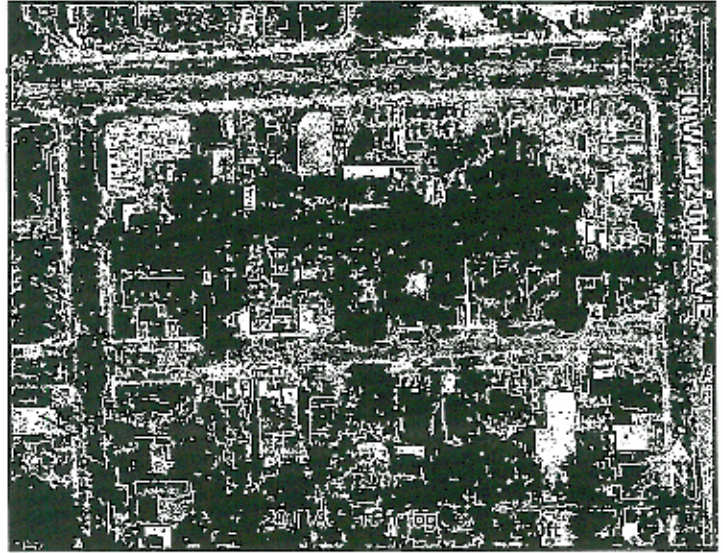


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Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-C100
Property Address:	1253 NW 35 ST Miami, FL 33142-5545
Owner	COASTLINE VENTURES LLC
Mailing Address	3346 McDONALD ST COCONUT GROVE, FL 33133-5138
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,283 Sq.Ft
Lot Size	6,027 Sq.Ft
Year Built	1925



Assessment Information			
Year	2016	2017	2018
Land Value	\$60,270	\$36,162	\$36,162
Building Value	\$1,000	\$1,000	\$1,000
XF Value	\$0	\$0	\$0
Market Value	\$61,270	\$37,162	\$37,162
Assessed Value	\$40,878	\$37,162	\$37,162

Benefits Information				
Benefit	Type	2016	2017	2018
Non-Homestead Cap	Assessment Reduction	\$20,392		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
WESTEND PARK AMD PL PB 6-142 LOT 10 BLK 1 LOT SIZE 6027 SQUARE FEET OR 11223-1979 0961 1 COC 25663-0863 06 2007 6

Taxable Value Information			
	2016	2017	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,878	\$37,162	\$37,162
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$61,270	\$37,162	\$37,162
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,878	\$37,162	\$37,162
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,878	\$37,162	\$37,162

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2007	\$180,000	25663-0863	Other disqualified
09/01/1981	\$20,000	11223-1979	Sales which are qualified
01/01/1975	\$9,800	00000-00000	Sales which are qualified

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