

STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING  
FINANCE CORPORATION

FOUNTAINS AT KINGS POINTE  
LIMITED PARTNERSHIP,

Petitioner,

CASE NO. 2019-034BP  
Application #2019-360C

v.

FLORIDA HOUSING FINANCE  
CORPORATION,

Respondent.

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

Petitioner, FOUNTAINS AT KINGS POINTE LIMITED PARTNERSHIP (“Petitioner” or “Kings Pointe”), files this Formal Written Protest and Petition for Administrative Hearing (“Petition”) pursuant to section 120.57(1) and (3), Florida Statutes, and Rules 67-60 and 28-110.004, Florida Administrative Code (“F.A.C.”), to challenge the eligibility determinations, evaluations and proposed allocations set forth in the Notice of Intended Decision posted on March 22, 2019, by Respondent, Florida Housing Finance Corporation (“Florida Housing”), relative to the Request for Applications 2018-110 Housing Credit Financing for Affordable Housing Developments Located in Medium Counties (“RFA” of “RFA 2018-110”).

**Parties**

1. Petitioner, Kings Pointe, is a Florida limited partnership qualified to do business in Florida. Petitioner applied for funding in connection with construction of a new 120-unit development in Flagler County, Florida. For purposes of this proceeding, Petitioner’s address, telephone number, and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301. Florida Housing's file number for Petitioner's application is 2019-360C.

3. 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.

#### Notice

4. Petitioner received notice of Florida Housing's intended decision to award funding pursuant to the RFA on March 22, 2019, when Florida Housing posted RFA 2018-110- Board Approved Preliminary Awards (Exhibit A) and the RFA 2018-110 Board Approved Scoring Results (Exhibit B) on its website. Petitioner was not included in those applications selected for a preliminary award.

5. Petitioner timely filed its Notice of Intent to Protest Florida Housing's intended decision on March 27, 2019. See Exhibit C.

#### Background

6. Florida Housing administers several programs aimed at assisting developers in building affordable housing in the state in an effort to protect financially marginalized citizens from excessive housing costs. A portion of the units constructed with funding from these programs must be set aside for residents at or below a specified percentage of area median income.

7. The programs through which Florida Housing allocates resources to fund affordable housing is the State Housing Credit Program (the "Tax Credit Program"), which is established in Florida under the authority of Section 420.5093, Florida Statutes. Florida Housing

is the designated entity in Florida responsible for allocating federal tax credits to assist in financing the construction or substantial rehabilitation of affordable housing.

#### The RFA

8. Chapter 67-60, F.A.C., establishes “the procedures by which the Corporation shall . . . [a]dminister the competitive solicitation process to implement the provisions of the Housing Credit (HC) Program authorized by Section 42 of the IRC and Section 420.5099, F.S.” See Rules 67-60.001 and 60.001(2), F.A.C.

9. On September 6, 2018, Florida Housing issued the RFA seeking applications for tax credit funding of affordable housing projects located in medium counties. The RFA was issued pursuant to and in accordance with Rules 67-60.001 and 67-60.003, F.A.C. Modifications to the RFA were posted on October 4, 2018, October 18, 2018, and November 1, 2018.

10. The RFA was issued by Florida Housing as the competitive solicitation method for allocating funding to competing affordable housing developments. The RFA solicited proposals from qualified applicants who had previously constructed affordable housing units utilizing funding awarded by Florida Housing. Under the RFA, up to an estimated \$14,397,104.00 in housing tax credits are to be allocated for projects located in the Medium Counties within the demographic commitment of either Family or Elderly, including an Elderly Assisted Living Facility (ALF) or an Elderly Non-ALF. See RFA, pp. 2, 6. Applications in response to the RFA were due on December 4, 2018.

11. Florida Housing received approximately 369 applications in response to the RFA. Petitioner timely submitted an application in response to the RFA requesting financing for its affordable housing project. Petitioner’s application satisfies all of the required elements of the RFA and is eligible for a funding award.

12. The RFA sets forth the information required to be provided by an applicant and provides a general description of the type of projects that will be considered eligible for funding. See RFA pp. 67-72. The RFA further delineates the funding selection criteria providing that only applications that meet all of the Eligibility Items will be eligible for funding and considered for funding selection. See RFA p. 67.

13. The RFA sets forth goals for funding, including the selection of one new construction development in the Elderly ALF demographic commitment, one development where the application applied and qualified as a non-profit, two developments that qualify for the Local Government Areas of Opportunity Funding, and two developments with a demographic commitment of Family that are located entirely in Geographic Areas of Opportunity/Small Area Difficult to Development [sic] area. A development selected will only count toward one goal. See RFA, p. 70.

14. Applications are awarded points based on a number of elements, including proximity to transit and community services such as a public school, medical facility, grocery store or pharmacy. See RFA, pp. 21-22. With respect to proximity points, the RFA provides in pertinent part, as follows:

Requirements and Funding Preference Qualifications

Applications are not required to achieve a minimum number of Transit Service Points but Applications that do not qualify for the Local Government Areas of Opportunity Funding Goal and Applications for proposed Developments located in a county other than Bay County must achieve a higher number of total proximity points to be eligible for funding. All Applications that achieve a higher number of total proximity points may also qualify for the Proximity Funding Preference as outlined below.

Required Minimum Transit Service Points if Eligible for the PHA or RD Proximity Point Boost	Required Minimum Transit Service Points if NOT Eligible for the PHA or RD Proximity Point Boost	Required Minimum Total Proximity Points that Must be Achieved to be eligible for funding	Total Proximity Points that Must be Achieved to Receive the Proximity Funding Preference
N/A	N/A	7	9 or more

See RFA, p. 20. Thus, to be eligible for funding, an application must receive a minimum of 7 proximity points. Id. The application may earn proximity points for: qualifying for the PHA Proximity Point Boost or the RD 515 Proximity Boost; providing private transportation or based on the distance between the Development Location Point and the Bus or Rail Transit Service; and, based on the distance between the Development Location Point and the Community Services. Id. The maximum proximity points available for Transit Services is 6. See RFA, pp. 21-22. The methodology for calculating the proximity for Transit Services and Community Services is set forth in Exhibit C to the RFA which begins on page 87 of the RFA. Id. A maximum of 4 points is available for each service selected within the stated Community Services, up to 3 services can be chosen by the applicant. See RFA, p. 22.

15. Because many applicants meet the mandatory eligibility requirements and achieve the maximum number of points, the RFA sets forth a series of tie-breakers to determine which Applications will be awarded funding. With respect to applications filed in the Family Demographic Commitment, which are the applications at issue in this protest, the tie breakers applicable to those applications are:

- (a) 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.

- (b) Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A.10.e. of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- (c) 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 Applicants that do not qualify for the preference);
- (d) Next, by the Application's Leveraging Classification, applying the multipliers outlined in item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications that do not qualify for the preference);
- (e) 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 preferences listed above Applications that do not qualify for the preference);
- (f) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

See RFA, pp. 71-72.

16. The RFA provides that projects will be selected for funding "only if there is enough funding available to fully fund the Eligible Housing Credit Request Amount." RFA, p. 72. The RFA also sets forth provisions to ensure funding is not concentrated in one county. Id. The RFA further provides that developments in certain categories will be funded first. Id. The first application to be funded is the highest ranking eligible new construction application in the Elderly ALF demographic. The next application funded is the highest ranking application that is a non-profit. The next two applications considered for funding are the highest ranking eligible applications that qualify for the Local Government Area of Opportunity Funding. An additional two applications will be selected for funding from the highest ranking eligible Family Applications that qualify for the Geographic Areas of Opportunity/HUD-designated SADDA Goal. After the above-listed goals are met, then the next applications selected for funding "will be the highest

ranking eligible unfunded Applicants that (i) can meet the funding test and (ii) have a County Tally that is less than or equal to any other eligible unfunded Applications.” See RFA, pp. 72-73. The applications at issue in this protest lie within the last category noted referred to as “Additional Applications.” See Exhibit A.

17. Florida Housing received 191 applications in responded to the RFA. See Exhibit B. Of the 369 applications, 10 were preliminarily selected for funding. See Exhibit A.

18. Petitioner timely submitted an application in response to the RFA requesting financing for its affordable housing project from the funding that is proposed to be allocated through the RFA. More specifically, Petitioner requested an allocation of \$1,668,000 in tax credits for Petitioner’s development located in Flagler County. Petitioner’s application satisfied all of the required elements of the RFA and is eligible for funding.

19. The initial evaluation and scoring of the RFA responses was conducted by a Review Committee comprised of Florida Housing staff assigned to score specific portions of the responses. The Review Committee members consulted with non-committee Florida Housing staff and legal counsel as necessary. See RFA, p. 73. The Review Committee scored the applications and developed a chart listing the eligible and ineligible applications. See Exhibit B. The Review Committee also applied the funding selection criteria set forth in the RFA to develop a proposed allocation of housing tax credits to eligible participants. The preliminary rankings and allocations were presented to and approved by the Florida Housing Board on March 22, 2019. See Exhibit A.

20. The RFA and applicable rules provide an opportunity for applicants to file administrative challenges to the scoring and rankings set forth in the preliminary allocations. After the resolution of the administrative challenges, results will be presented to the Florida Housing

Board for final approval prior to issuing invitations to the applicants in the funding range to enter the credit underwriting process.

21. As set forth below, the eligibility determinations, scoring and preliminary ranking of the applications failed to take into account the failure of several applicants to meet the mandatory Eligibility Items, more specifically, the requirement that an application must meet the “Minimum Total Proximity Score.” See RFA, p. 67. Consequently, a correct determination of the developments eligible for funding under the RFA has not been made.

22. Specifically, Harrison Parc Apartments (Application number 2019-307C) (“Harrison Parc”) was preliminarily determined eligible and selected for funding and listed on the chart detailing the preliminary awards as funded within the Additional Applications category. See Exhibit A. As is more fully explained below, Harrison Parc is ineligible for funding because it should not have received 2.5 points for a Public Bus Transfer Stop which, if not awarded, would cause its total proximity points to fall below the requisite minimum number of points for eligibility. Further, Spring Cove (application number 2019-280C), although not selected for funding, is next in line for funding once Harrison Parc is determined ineligible. See Exhibit B. Florida Housing erred in determining Spring Cove is eligible for funding because Spring Cove should not have received 2.5 proximity points for proximity to a medical facility. Without the 2.5 points, Spring Cove does not meet the minimum proximity points required for funding eligibility.

23. Because of errors in the eligibility determinations, scoring and ranking process, multiple applications have been included in the rankings that should have been disqualified. Petitioner’s application is next in line for funding. If Florida Housing had properly scored or evaluated the higher-ranked applicants noted above, Petitioner would have been awarded the housing tax credits for its proposed development in Flagler County.



### Substantial Interests Affected

24. Petitioner’s substantial interests are affected because if Harrison Parc and Spring Cove are found ineligible for funding and thus, disqualified, then Petitioner’s Application would be the next eligible application for funding pursuant to the Funding Section Criteria set forth in the RFA. Petitioner, Harrison Parc and Spring Cove are all new construction developments proposed to serve families in medium counties. See Madison Highlands, LLC v. Florida Housing Finance Corp., 220 So. 3d 467, 474 (Fla. 1st DCA 2017).

### Errors in the Preliminary Awards and Determinations of Eligibility

#### Harrison Parc - Public Bus Transit Stop

25. In its application, Harrison Parc indicated that a “Public Bus Transfer Stop” is located 1.99 miles from the coordinates of Development Location Point. See Harrison Parc application 2019-307C, p. 5. A “Public Bus Transfer Stop” is defined in the RFA as:

For purposes of proximity points, a Public Bus Transfer Stop means a fixed location at which passengers may access at least three routes of public transportation via buses. Each qualifying route must have a scheduled stop at the Public Bus Transfer Stop at least hourly during the times of 7am to 9am and also during the times of 4pm and 6pm Monday through Friday, excluding holidays, on a year-round basis. This would include bus stations (i.e., hubs) and bus stops with multiple routes. Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

Additionally, it must have been in existence and available for public use by the general public as of the Application Deadline [i.e., December 4, 2018]. [Emphasis added.]

See RFA, p. 77.

26. To claim proximity points for Transit Services, the applicant is required to include in the application the location of the coordinates for the transit service. The coordinates “must represent the location where passengers may embark and disembark the bus. . .”. See RFA, p. 21. The

coordinates noted in Harrison Parc's application to identify the asserted qualifying Public Bus Transfer Stop (latitude 28.575929, longitude -80.800239) fail to correspond to an existing Public Bus Transfer Stop or any bus stop. See Composite Exhibit D, Aerial and ground shots of the location. As demonstrated in the attached photos, there is no bus stop indicated at the site. See Exhibit D. The attached email from Terry Jordan, a planner with Space Coast Area Transit, confirms that the Public Bus Transfer Stop that used to be located at the noted coordinates was removed from that location effective March 12, 2018, well prior to the December 4, 2018, Application Deadline. See Exhibit E.

27. According to the published routes for the Space Coast Area Transit Routes 1 and 2 are the closest bus stops to the location provided. See Composite Exhibit F. Route 1 stops at a location along US 1 (S. Washington Avenue/Country Club Dr. Eastside) but that location does not correspond to the coordinates provided in the application. Route 2 has a bus stop along South Hopkins Avenue. This stop is not located at the coordinates provided in the application. Neither Route 1 nor Route 2 provide access to three routes of transportation via buses. See Composite Exhibit F.

28. Based on information and belief, as of December 4, 2018, the Application Deadline, there was no Public Bus Transfer Stop located at the coordinates provided in Harrison Parc's application which was in existence, available for use by the public or which provided access to at least three routes of transportation via buses. The Public Bus Transfer Stop identified in Harrison Parc's application does not meet the definition of a Public Bus Transfer Stop.

29. A Public Bus Transfer Stop located between 1.75 and 2.00 miles from the Development Location Point is entitled to 2.5 proximity points. See RFA, p. 87. Because Harrison

Parc did not identify a qualifying Public Bus Transfer Stop, it is not entitled to any proximity points for that transit service. See RFA, pp. 20-22, 87.

30. Harrison Parc claimed proximity points for certain Community Services as follows: 3.0 points for a grocery store .54 miles away, 1.5 points for a Medical Facility at 1.48 miles away, and 2.0 points for a Public School at 1.09 miles away. See Harrison Parc's Application, p. 6 and p. 88 of the RFA. For Community Services, Harrison Parc's Application achieved a total of 6.5 points. See Harrison Parc's Application, p. 6 and p. 87 of the RFA. Without the 2.5 proximity points for transit services, Harrison Parc's Application falls .5 points below the minimum threshold of 7 proximity points required for funding eligibility. See RFA, pp. 20, 22, 67, 87-88. Further, the application falls well below the threshold of 9 proximity points to receive the Proximity Point Preference.

31. As a result, the proximity points for Harrison Parc's application must be reduced and Harrison Parc's Application determined ineligible for funding. In such instance, the Spring Cove application which was not preliminarily chosen for funding would move into the funding range. As set forth below, Spring Cove also fails to achieve the requisite minimum proximity points to be eligible for funding.

Spring Cove - Medical Facility

32. As part of its application, Spring Cove indicated that a "Medical Facility" is located .77 miles from the coordinates of Development Location Point. See Spring Cove Application 2019-280C, p. 6. Specifically, Spring Cove identified the Medical Facility as Gulf Coast Medical Group, 14575 S. Tamiami Trail, North Port, FL 34387 (latitude 27.042864, longitude -82.231258). See Spring Cove Application, p. 6.

33. The RFA defines "Medical Facility" as follows:

A medically licensed facility that (i) employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to treat patients by walk-in or by appointment; and (ii) provides general medical treatment to any physically sick or injured person. Facilities that specialize in treating specific classes of medical conditions or specific classes of patients, including emergency rooms affiliated with specialty or Class II hospitals and clinics affiliated with specialty or Class II hospitals, will not be accepted.

Additionally, it must have been in existence and available for use by the general public as of the Application Deadline. [Emphasis added.]

See RFA, pp. 75-76.

34. Based on publically available information, it appears that the Gulf Coast Medical Group has moved and is no longer located at 14575 S. Tamiami Trail. See Exhibit G, Google Search. Further, a representative of Petitioner contacted Gulf Coast Medical Group and was informed by Gulf Coast Medical Group that it had been at its new location for almost a year. Petitioner's representative traveled to the location identified by the coordinates in the Spring Cove application and took pictures of the medical related business at that location. See Composite Exhibit H, photos of the location. As demonstrated by the photographs, the medical related businesses currently located at 14575 S. Tamiami Trail is limited to Tyler M. Blackenburg, DMD, and Charlotte Heart & Vascular Institute, neither of which meet the definition of "Medical Facility" outlined in the RFA as one is dentist office and there appears to specialize in heart and vascular issues.

35. A total of 2.5 proximity points is authorized for a development located within .77 miles from a Medical Facility. Because Spring Cove did not specify a qualifying Medical Facility which was in existence and available for use by the general public as of the Application Deadline (i.e., December 4, 2018), it is not entitled to the 2.5 proximity points for that Community Service and, instead, should receive zero points.

36. Spring Cove claimed proximity points for additional Community Services as follows: 3.5 points for a grocery store .41 miles away and 1.0 point for a Public School 1.61 miles away for a total of 4.5 for Community Services once the points for the Medical Facility are removed. See Spring Cove’s Application, p. 6 and p. 87 of the RFA. Spring Cove also claimed 2 transit service proximity points for a public bus stop. See Spring Cove Application at p. 5. Without the 2.5 proximity points for the Medical Facility within the Community Services, Spring Cove’s application falls .5 points below the minimum threshold of 7 proximity points required for funding eligibility. See RFA, pp. 20, 22, 67, 87. Further, the application falls well below the threshold of 9 proximity points to receive the Proximity Point Preference.

37. As a result, the proximity points for Spring Cove’s application must be reduced and Spring Cove’s application determined ineligible for funding.

38. In addition to the grounds set forth above, there may be additional grounds for reranking which may result in Petitioner being ranked in the funding range. Petitioner reserve the right to identify and raise additional scoring and ranking errors based upon information revealed during the protect process.

39. 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

40. Disputed issues of fact and law include, but are not limited to the following:

- a. Whether there was a “Public Bus Transit Stop” located at the coordinates provided in Harrison Parc’s application as that term is defined in the RFA.
- b. Whether Harrison Parc is eligible for 2.5 transit service proximity points for a Public Bus Transfer Stop.

- c. Whether Harrison Parc achieved the minimum number of total proximity points to be eligible for funding.
- d. Whether Harrison Parc achieved the minimum number of total proximity points to receive the Proximity Funding Preference.
- e. Whether Harrison Parc is eligible for funding under the RFA.
- f. Whether there was a qualifying “Medical Facility,” as that term is defined in the RFA, at the location which correspondence to the coordinates included in the Spring Cove Application.
- g. Whether Spring Cove is eligible for 2.5 Community Services proximity points for a Medical Facility.
- h. Whether Spring Cove achieved the minimum number of total proximity points to be eligible for funding.
- i. Whether Spring Cove achieved the minimum number of total proximity points to receive the Proximity Funding Preference.
- j. Whether Spring Cove is eligible for funding.
- k. Whether the proposed awards are consistent with the RFA and the grounds on which the tax credits are to be allocated.
- l. Whether the proposed awards are based on a correct determination of the eligibility of applicants.
- m. Such other issues as may be revealed during the protest process.

Concise Statement of Ultimate Facts

41. Petitioner participated in the RFA process in order to compete for an award of tax credits with other developers based on the scoring and ranking in the RFA. Other developments

were incorrectly deemed eligible and unjustifiably elevated ahead of the Petitioner. Petition may be erroneously denied funding if the current proposed awards are allowed to become final.

42. Unless the eligibility determinations are corrected and preliminary allocations are revised, Petitioner may be excluded from funding and developers may be awarded tax credits contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

43. The process set forth in the RFA for determining eligible projects supports a determination that Harrison Parc and Spring Cove should be determined ineligible for funding based on the failure to meet the requisite threshold of proximity points for funding eligibility.

44. Petitioner's Application for Fountains at Kings Pointe should be selected for funding.

#### Reservation to Amend

45. Petitioner reserves the right to amend its Petition as discovery proceeds.

#### Statutes and Rules Entitling Relief

46. The statutes and rules which are applicable in this case and that require modification of the proposed allocations include, but are not limited to, Section 120.57(3) and Chapter 420, Part V, Florida Statutes, and Chapter 28-110 and 67-60, F.A.C.

#### Demand for Relief

47. Pursuant to Section 120.57(3), Florida Statutes, and Rules 28-110.004, F.A.C., the Petitioner requests 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 by mutual agreement, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before and Administrative Law Judge pursuant to Section 120.57(1) and (3), Florida Statutes.
- c. Recommended and Final Orders be entered determining that Harrison Parc and Spring Cove are ineligible for an award of funding pursuant to RFA 2018-110 and that Fountains and King Pointe be awarded funding and invited to credit underwriting.

Respectfully submitted this 8<sup>th</sup> day of April, 2019.

/s/ Tana D. Storey  
J. Stephen Menton  
Florida Bar No. 331181  
Tana D. Storey  
Florida Bar No. 514472  
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that this original has been filed with the Agency Clerk, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301 via hand-delivery and an electronic copy provided to Hugh Brown, General Counsel, Florida Housing Finance Corporation, [Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org), via email, this 8<sup>th</sup> day of April, 2019.

/s/ Tana D. Storey  
Attorney

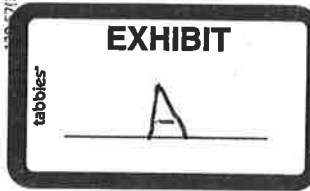


RFA 2018-110 - Board Approved Preliminary Awards

Total HC Available for RFA	14,397,104.00
Total HC Allocated	14,240,609.00
Total HC Remaining	156,495.00

Application Number	Name of Development	County	Name of Authorized Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amount	Qualifies for the Elderly ALF Goal?	Qualifies for the NP Goal?	Qualifies for the Local Government Area of Opportunity Goal?	Qualifies for the Geographic Area of Opportunity / HUD-designated SADDAs	Funding Goal?	Total Points	Operating/ Administering Experience	Proximity Funding Preference	Per Unit Construction Preference	Development Category	Funding Preference	Development Category	Leveraging Classification	Florida Job Creation Preference	Lottery Number
<b>Goal to fund one Application that qualifies for the Elderly ALF Goal</b>																						
2019-197C	Oaks at Renaissance Preserve**	Lee	Egbert U Perry	Integral Development, LLC; Housing for Urban Communities, LLC	ALF	124	1,700,000	Y	N	N	N	N	28	18	Y	Y	Y	NC	Y	A	Y	52
<b>Goal to fund one Application that qualifies for the Non-Profit Application Goal</b>																						
2019-209C	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Rural Neighborhoods, Incorporated; Neighborhood Housing and Development Corporation	E, Non-ALF	62	1,250,000	N	Y	Y	N	N	10	0	Y	Y	Y	NC	Y	A	Y	4
<b>Goal to fund two Applications that qualify for the Local Government Area of Opportunity Goal</b>																						
2019-190C	Auburn Village	Polk	Oscar Sol	Jersey Gardens Dev. LLC	E, Non-ALF	102	1,700,000	N	N	Y	N	N	10	0	Y	Y	Y	NC	Y	A	Y	2
2019-316C	Sandpaper Place	Manatee	Shawn Wilson	Blue Sky Communities LLC	F	92	1,500,000	N	N	Y	N	N	10	0	Y	Y	Y	NC	Y	A	Y	18
<b>Goal to fund two Family Demographic Applications that qualify for the Geographic Area of Opportunity / HUD-designated SADDAs Funding Goal</b>																						
2019-283C	Lafayette Park	Leon	Matthew A. Rieger	HTG Lafayette Developer, LLC	F	96	1,697,280	N	N	N	Y	Y	10	0	Y	Y	Y	NC	Y	A	Y	1
2019-253C	Macie Creek	Clay	James R. Hoover	ITVC Development, Inc.	F	96	1,580,000	N	N	N	Y	Y	10	0	Y	Y	Y	NC	Y	A	Y	3
<b>Additional Applications</b>																						
2019-364C	Promenade at Grande Park	Hernando	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	80	1,500,000	N	N	N	Y	Y	10	0	Y	Y	Y	NC	Y	A	Y	5
2019-345C	Norton Commons	Seminole	James E. Dyal	Norton Commons Developer, LLC	E, Non-ALF	68	1,360,000	N	N	N	N	N	10	0	Y	Y	Y	NC	Y	A	Y	8
2019-307C	HARRISON PARK APARTMENTS	Brevard	Joseph M Waterbury	JMW HP DEVELOPMENT LLC	F	72	1,450,000	N	N	N	N	N	10	0	Y	Y	Y	NC	Y	A	Y	13
2019-335C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Allante Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	E, Non-ALF	30	503,329	N	Y	N	N	N	10	0	Y	Y	Y	NC	Y	A	Y	56

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion and staff recommendation to select the above Applications for funding and invite the Applicants to enter credit underwriting. Any unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.



RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly ALF	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA	Funding Goal?	Total Points	Operating/ Administering Eng	Proximity Funding Preference	Per Unit Construction	Funding Preference	Development Category	Funding Preference	Leveraging Classification	Florida Job Creation Preference	Lottery Number
2019-179C	Madison Palms	Clay	James R. Hoover	TVC Development, Inc.	E, Non-ALF	93	1,532,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	174	
2019-180C	Annisston Meadows	Clay	James R. Hoover	TVC Development, Inc.	E, Non-ALF	96	1,530,000	Y	N	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	163	
2019-181C	Madison Plaza	Lee	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	70	1,674,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	57	
2019-182C	Tori Meadows	Alachua	James R. Hoover	TVC Development, Inc.	E, Non-ALF	81	1,656,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	B	Y	49	
2019-184C	Madison Cove	Volusia	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	74	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	127	
2019-186C	Madison Trails	Brevard	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	86	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	107	
2019-187C	Venice Pointe	Sarasota	Oscar A. Sol	Venice Pointe Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	83	1,699,711	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	B	Y	6	
2019-188C	Sweetwater Village	St. Lucie	Oscar A. Sol	Sweetwater Village Dev, LLC; JCG Real Estate Ventures, LLC	E, Non-ALF	100	1,699,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	109	
2019-189C	Beachwood Village	St. Lucie	Oscar A. Sol	Beachwood Village Dev, LLC; JCG Real Estate Ventures, LLC	F	100	1,699,700	Y	N	N	N	Y	Y	10	0	Y	Y	Y	Y	A	Y	53	
2019-190C	Auburn Village	Polk	Oscar Sol	Jersev Gardens Dev, LLC	E, Non-ALF	102	1,700,000	Y	N	N	Y	N	N	10	0	Y	Y	Y	Y	A	Y	2	
2019-191C	Meadowbrook Commons	Escambia	Scott Zimmerman	BDG Meadowbrook Commons Developer, LLC; Paces Meadowbrook Commons Developer, LLC	F	96	1,700,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	75	
2019-192C	Harmony at Madison	Pasco	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	72	1,325,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	85	
2019-193C	The Reserve at Bayshore	Lee	Allan Rappuhn	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida	E, Non-ALF	75	1,400,000	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	65	
2019-194C	Harmony at Citrus Hills	Citrus	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	96	1,700,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	125	
2019-195C	Roosevelt Manor	Polk	Scott Zimmerman	BDG Roosevelt Manor Developer, LLC; Paces Roosevelt Manor Developer, LLC	E, Non-ALF	90	1,700,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	145	
2019-196C	The Villages at Cortez	Hernando	William Schnelger	Turnstone Development Corporation	E, Non-ALF	84	1,700,000	Y	N	Y	N	N	N	10	0	Y	Y	Y	Y	A	Y	103	
2019-197C	Oasis at Renaissance Preserve**	Lee	Egbert L Perry	Integral Development, LLC; Housing for Urban Communities, LLC	ALF	124	1,700,000	Y	Y	N	N	N	N	28	18	Y	Y	Y	Y	A	Y	52	
2019-199C	Bayside Gardens	Okaloosa	Michael J Levitt	The Michaels Development Company I, LP; Bayside Development of Fort Walton, LLC	F	72	1,026,153	Y	N	N	N	N	N	10	0	Y	Y	Y	Y	A	Y	172	
2019-200C	The Reserve at Ocala	Marion	Allan Rappuhn	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida	F	95	1,700,000	Y	N	N	N	Y	Y	10	0	Y	Y	Y	Y	A	Y	180	
2019-201C	Tranquility at Lake Mary	Seminole	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	70	1,400,000	Y	N	N	N	Y	Y	10	0	Y	Y	Y	Y	A	Y	70	

EXHIBIT

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2019-202C	Westside Phase I	Volusia	Darren Smith	New Smyrna Beach Redevelopment Partners, LLC; NSBHDC Developer, LLC	E, Non-ALF	80	1,630,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	121
2019-203C	Tranquility at Brooksville	Hernando	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	F	87	1,300,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	34
2019-204C	Harmony at Mount Dora	Lake	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	96	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	118
2019-205C	Tranquility at Lakeland	Polk	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	93	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	176
2019-206C	The Reserve at Mount Dora	Lake	Allan Rappuhn	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida Development, LLC	E, Non-ALF	95	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	113
2019-207C	Harmony at Bayshore	Lee	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	75	1,400,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	43
2019-208C	Deer Creek Senior Housing	Alachua	Steven C. Kirk	Rural Neighborhoods, Incorporated; Neighborhood Housing and Development Corporation	E, Non-ALF	62	1,250,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	4
2019-210C	Harmony at Pinewood	Brevard	Robert B. Coats, III	Timshel Hill Tide Developers, LLC; Banyan Foundation FL Development, LLC; JPM Outlook LLC	E, Non-ALF	86	1,500,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	19
2019-211C	Yanager Court	Pasco	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,650,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	44
2019-212C	Sandhill Pointe	Sumter	Domingo Sanchez	DDER Development, LLC	F	89	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	132
2019-213C	White Dove Court	Osceola	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,650,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	22
2019-214C	Tranquility at Ocala	Marion	Todd M. Wind	Timshel Hill Tide Developers, LLC; JPM Outlook LLC	F	95	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	175
2019-215C	The Reserve at Lakeland	Polk	Allan Rappuhn	South Creek Ventures, LLC; Gateway Florida Development, LLC; CRN Florida Development, LLC	F	93	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	95
2019-216C	Rochester Park	Hernando	Jonathan L. Wolf	Rochester Park Developer, LLC	E, Non-ALF	84	1,655,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	79
2019-217C	Center Point Apartments	Lee	Donald W Paxton	BCP Development 18 LLC	F	92	1,275,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	29
2019-218C	Oaks at Summerset	Pasco	Donald W Paxton	BCP Development 18 LLC	F	92	1,275,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	31
2019-219C	Madison Pines	Alachua	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	97

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2019-220C	Oaks at Green Key Apartments	Pasco	Donald W Paxton	BCP Development 18 LLC	F	72	1,000,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	134
2019-221C	Suncoast	Hernando	William T. Fabbri	The Richman Group of Florida, Inc. Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	84	1,350,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	73
2019-222C	Kings Road Apartments	Marion	J. David Page	National Development of America, Inc.; St Peter Claver Developer, Inc.	F	104	1,620,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	33
2019-223C	St. Peter Claver Place	Lee	Eric C. Miller	American Residential Communities, LLC	F	80	1,550,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	11
2019-224C	Madison Grove	Osceola	Patrick E. Law	JES Dev Co, Inc.	E, Non-ALF	78	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	137
2019-225C	Orchard Springs	Bay	William A. Markel		E, Non-ALF	70	1,171,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	81
2019-226C	Palm North	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	182
2019-227C	Palm Ranch	Sumter	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	55
2019-228C	Magnolia Senior	Leon	James S. Grauley	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	110	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	185
2019-229C	Ocala Estates	Marion	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	104	1,620,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	102
2019-230C	Osceola Ridge	Leon	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	75	1,400,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	36
2019-231C	Baywood Cove	Pasco	Matthew A. Rieger	HTG Baywood Cove Developer, LLC	F	78	1,689,324	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	45
2019-232C	Eagle Pointe	Osceola	Domingo Sanchez	DDER Development, LLC	F	88	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	60
2019-233C	Sugar Mill Oaks	Citrus	Matthew A. Rieger	HTG Sugarmill Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	122
2019-234C	Lakeside Terrace Senior Apartments Phase II	Polk	Darren Smith	Pantheon Development Group, LLC; WINTER Haven Housing Supportive Services, Inc.	E, Non-ALF	81	1,426,000	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	110
2019-235C	Villas at Academy Place	Seminole	Darren Smith	Pantheon Development Group, LLC; SCHA Developer, LLC	F	60	1,070,000	Y	N	N	N	Y	10	0	Y	Y	Y	B	Y	78
2019-236C	Grove Manor Phase I	Polk	Darren Smith	Pantheon Development Group, LLC; LWHA Development, LLC	F	85	1,550,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	101

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2019-237C	Sunrise Park Phase II	Polk	Darren Smith	Pantheon Development Group, LLC; LWHA Development, LLC	F	75	1,325,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	50	
2019-238C	Oak Valley	Marion	Matthew A. Rieger	HTG Oak Valley Developer, LLC	F	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	20	
2019-239C	Crystal Lake Estates	Polk	Matthew A. Rieger	HTG Crystal Lake Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	26	
2019-240C	Rowan Gardens	Pasco	Matthew A. Rieger	HTG Rowan Gardens Developer, LLC	F	96	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	41	
2019-241C	Peachtree Senior Apartments	Bay	Donald W Paxton	BCP Development 18 LLC	E, Non-ALF	120	1,668,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	158	
2019-242C	Madison Trace	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	165	
2019-243C	Landon Cove	Clay	James R. Hoover	TVC Development, Inc.	F	88	1,450,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	190	
2019-244C	Madison Oaks	Osceola	Patrick E. Law	American Residential Communities, LLC	E, Non-ALF	78	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	83	
2019-245C	Valencia Grove II	Lake	Matthew A. Rieger	HTG Valencia II Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	71	
2019-246C	Oak Forest	Charlotte	Matthew A. Rieger	HTG Oak Forest Developer, LLC	F	96	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	146	
2019-247C	Grove Villas	Pasco	Matthew A. Rieger	HTG Grove Villas Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	86	
2019-249C	The Verandas of Punta Gorda III	Charlotte	Richard L. Higgins	Norstar Development USA, LP, Punta Gorda Developers, L.L.C	F	56	1,110,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	25	
2019-250C	Princeton Place Apartments	Lee	Donald W Paxton	BCP Development 18 LLC	F	86	1,195,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	157	
2019-251C	Groveswood Village	Polk	William A. Markel	JES Dev Co, Inc.	E, Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	119	
2019-252C	Twin Lakes Estates - Phase III	Polk	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	1,520,480	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	76	
2019-253C	Macle Creek	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,580,000	Y	N	N	Y	Y	10	0	Y	Y	Y	A	Y	3	
2019-254C	The Villas at Wildwood	Sumter	Matthew A. Rieger	HTG Wildwood Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	147	
2019-255C	Hampton Pines Apartments	Escambia	Renee Sandell	The Paces Foundation, Inc.	F	72	1,193,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	171	
2019-256C	Oak Hills	Marion	Matthew A. Rieger	HTG Oak Hills Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	115	
2019-257C	Whippoorwill Court	Osceola	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	88	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	141	
2019-258C	Palms at Kyle Terrace	Polk	James R. Hoover	TVC Development, inc.; VFF Developer, LLC	E, Non-ALF	90	1,580,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	133	

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2019-259C	The Ibis*	St. Lucie	Matthew A. Rieger	HTG Ibis Developer, LLC	F	83	1,300,000	Y	N	Y	N	N	10	0	Y	Y	Y	B	Y	64
2019-260C	Tamiami Apartments	Manatee	Robert E. Ansley, Jr.	JIC Florida Development, LLC	F	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	179
2019-261C	The Pines at Town Center	Flagler	Matthew A. Rieger	HTG Pines Developer, LLC	F	100	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	114
2019-262C	Sandpiper Court	St. Lucie	Domingo Sanchez	DDER Development, LLC	E, Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	84
2019-263C	Arbours at Merrillwood I	Alachua	Sam Johnston	Arbour Valley Development, LLC, Alachua Housing Developer, LLC	F	93	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	37
2019-264C	Gulf Villas	Manatee	Matthew A. Rieger	HTG Gulf Developer, LLC	F	88	1,555,840	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	12
2019-265C	Bella Vista	Lee	Matthew A. Rieger	HTG Bella Vista Developer, LLC	F	96	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	138
2019-266C	The Addison Phase II	Manatee	Matthew A. Rieger	HTG Addison II Developer, LLC	F	66	1,429,428	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	124
2019-267C	Cypress Ridge	Hernando	Matthew A. Rieger	HTG Cypress Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	42
2019-268C	Orchid Lake	Brevard	Matthew A. Rieger	HTG Orchid Lake Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	139
2019-269C	Grand Oaks	Bay	Matthew A. Rieger	HTG Grand Oaks Developer, LLC	F	90	1,591,200	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	27
2019-270C	Baywood Isles	Pasco	Matthew A. Rieger	HTG Baywood Isles Developer, LLC	E, Non-ALF	78	1,689,324	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	177
2019-271C	The Fountains at Hidden Lake	Citrus	Matthew A. Rieger	HTG Hidden Lake Developer, LLC	E, Non-ALF	100	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	142
2019-272C	Panama Manair	Bay	Renee Sandell	The Paces Foundation, Inc.	F	80	1,225,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	69
2019-273C	Arbours at Cape Coral	Lee	Sam Johnston	Arbour Valley Development, LLC	F	72	1,374,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	181
2019-274C	The Manor	Escambia	William T. Fabbri	The Richman Group of Florida, Inc.	F	75	1,225,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	30
2019-275C	Sky Lofts	Osceola	Matthew A. Rieger	HTG Sky Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	148
2019-276C	South Broadway Apartments	Lee	Christopher Savino	South Broadway Apartments Developer, LLC; Judd Roth Real Estate Development, Inc.	E, Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	117
2019-277C	Aero Vue Crossings	Osceola	Christopher Savino	Aero Vue Crossings Developer, LLC; Judd Roth Real Estate Development, Inc.	F	89	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	94
2019-278C	Palm Coast Senior Apartments	Flagler	William T. Fabbri	The Richman Group of Florida, Inc.	E, Non-ALF	74	1,225,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	111

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2019-279C	Hibiscus Apartments Phase Two	Lee	Scott Zimmerman	BDG Orchid Apartments Developer, LLC ; Judd Roth Real Estate Development, Inc.	F	96	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	91
2019-280C	Spring Cove	Sarasota	Matthew A. Rieger	HTG Spring Developer, LLC	F	80	1,285,818	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	14
2019-281C	9th & Vine	Volusia	William T. Fabbri	The Richman Group Of Florida, Inc.	F	102	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	191
2019-282C	Belview Terrace	Escambia	Matthew A. Rieger	HTG Belview Developer, LLC	F	90	1,591,200	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	32
2019-283C	Lafayette Park	Lecon	Matthew A. Rieger	HTG Lafayette Developer, LLC	F	96	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	1
2019-284C	Granada Terrace	Polk	Shawn Wilson	Blue Sky Communities LLC	F	88	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	154
2019-285C	Granada Cove	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	84	1,650,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	183
2019-286C	Gulfview Place	Pasco	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	189
2019-287C	Palmetto Hideaway	Pasco	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	62
2019-288C	Crestfield Manor	Hernando	Jonathan L. Wolf	Crestfield Manor Developer, LLC	E, Non-ALF	96	1,683,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	161
2019-289C	Harbor Village	Brevard	Matthew A. Rieger	HTG Harbor Developer, LLC	F	96	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	165
2019-290C	Wildwood Preserve Apartment Homes	Sumter	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	96	1,585,701	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	140
2019-292C	Sunset Lake	Polk	Matthew A. Rieger	HTG Sunset Developer, LLC	F	84	1,485,120	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	99
2019-293C	Palm Trace	Volusia	Martin H. Petersen	Hallmark Development Partners, LLC	F	60	1,195,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	123
2019-294C	Westbury Commons	Lee	Jonathan L. Wolf	Westbury Commons Property Developer, LLC	E, Non-ALF	76	1,600,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	186
2019-295C	Ventura at Turtle Creek Apartment Homes	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	58	975,845	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	51
2019-296C	Ashton Place	Polk	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	80	1,575,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	17
2019-297C	Victoria Crossing	Bay	Shawn Wilson	Blue Sky Communities LLC	F	96	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	89
2019-298C	Citrus Gardens	Brevard	Shawn Wilson	Blue Sky Communities LLC	F	96	1,575,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	126
2019-299C	Stafford Point	Bay	Jonathan L. Wolf	Stafford Point Developer, LLC	E, Non-ALF	86	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	83
2019-301C	Carisbrooke Terrace	Seminole	Jonathan L. Wolf	Carisbrooke Terrace Developer, LLC, SHA Development, LLC	F	80	1,540,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	66
2019-302C	Fulham Terrace	St. Lucie	Jonathan L. Wolf	Fulham Terrace Developer, LLC	E, Non-ALF	86	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	162
2019-303C	The Venue at Viera	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	E, Non-ALF	98	1,646,526	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	135
2019-304C	River Terrace	Citrus	Matthew A. Rieger	HTG River Developer, LLC	F	96	1,697,280	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	21
2019-306C	CAMERON PRESERVE II APARTMENTS	Osceola	Deion R Lowery	DRL CP II DEVELOPMENT LLC	F	90	1,650,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	159

RFA 2018-110 - Board Approved Scoring Results

Application Number	Name of Development	County	Name of Authorized Principal Representative	Name of Developers	Demo. Commitment	Total Units	Competitive HC Request Amt	Eligible For Funding?	Qualifies for the Elderly ALF	NP Goal?	Local Government Area of Opportunity Goal?	Geographic Area of Opportunity / SADA Funding Goal?	Total Points	Operating/ Administering Exp	Proximity Funding Preference	Per Unit Construction Funding Preference	Development Category Funding Preference	Leveraging Classification	Florida Job Creation Preferen	Lottery Number
2019-307C	HARRISON PARK APARTMENTS	Brevard	Joseph M Waterbury	JMW HP DEVELOPMENT LLC	F	72	1,450,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	13
2019-308C	Solomon Park	Lee	Matthew A. Rieger	HTG Solomon Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	151
2019-309C	The Belmont	Lee	Matthew A. Rieger	HTG Belmont Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	38
2019-310C	Massalina Memorial Homes	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	F	106	1,700,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	61
2019-311C	Cypress Village	Lee	Shawn Wilson	Blue Sky Communities LLC; CASL Developer, LLC	F	95	1,700,000	Y	N	Y	Y	Y	10	0	Y	Y	Y	A	Y	150
2019-312C	Enclave at Middle Beach	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	98	1,675,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	128
2019-313C	Heath Brook Falls Senior Apartments	Marion	Donald W Paxton	BCP Development 18 LLC	E, Non-ALF	108	1,500,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	106
2019-314C	The Club at River Ridge	Pasco	Shawn Wilson	Blue Sky Communities LLC	E, Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	39
2019-315C	Jacob Heights	Escambia	James R. Hoover	TVC Development, Inc.	F	108	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	112
2019-316C	Sandpiper Place	Manatee	Shawn Wilson	Blue Sky Communities LLC	F	92	1,500,000	Y	N	N	Y	N	10	0	Y	Y	Y	A	Y	18
2019-317C	Wesley Pointe Senior Apartments	Pasco	Donald W Paxton	BCP Development 18 LLC	E, Non-ALF	110	1,510,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	24
2019-318C	Lake Cypress	Pasco	Shawn Wilson	Blue Sky Communities LLC	F	92	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	59
2019-319C	Sumter Pointe	Sumter	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	108	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	72
2019-320C	Jackson Terrace	Osceola	James R. Hoover	TVC Development, Inc.	E, Non-ALF	96	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	169
2019-321C	Forest Glen	Charlotte	Matthew A. Rieger	HTG Forest Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	108
2019-323C	Leah Gardens	Clay	James R. Hoover	TVC Development, Inc.	E, Non-ALF	84	1,370,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	15
2019-324C	Live Oak Apartments	Leon	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	108	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	93
2019-325C	Somerset Oak Apartments	Alachua	Justin M. Zimmerman	Zimmerman Properties SE, LLC	F	96	1,620,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	188
2019-326C	The Cove	Osceola	Matthew A. Rieger	HTG Cove Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	184
2019-327C	Killian Crossing	Leon	James R. Hoover	TVC Development, Inc.	F	102	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	100
2019-328C	Bradford Villas	Pasco	Jonathan L. Wolf	Bradford Villas Developer, LLC	E, Non-ALF	90	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	120
2019-329C	Mission Estates	Volusia	Donald W Paxton	BCP Development 18 LLC	F	72	1,000,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	92
2019-330C	Kelli Grove	Clay	James R. Hoover	TVC Development, Inc.	F	96	1,560,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	7
2019-331C	Ashford Pointe	Clay	Jonathan L. Wolf	Ashford Pointe Developer, LLC	F	90	1,700,000	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	136



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2019-332C	Sterling Terrace	Hernando	Jonathan L. Wolf	Sterling Terrace Developer, LLC	E, Non-ALF	84	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	95	
2019-333C	Talland Park	Seminole	Jonathan L. Wolf	Talland Park Developer, LLC; SHA Development, LLC	E, Non-ALF	80	1,540,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	178	
2019-334C	Austin Commons	Bay	Robert K. Trent	Austin Commons Developer, LLC	E, Non-ALF	80	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	B	Y	173	
2019-335C	Wildwood Preserve Senior Living	Sumter	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	E, Non-ALF	30	503,329	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	56	
2019-336C	The Venue at Viera - Phase II	Brevard	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	47	790,216	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	187	
2019-337C	Thornton Place	Brevard	Jonathan L. Wolf	Thornton Place Developer, LLC	F	90	1,700,000	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	104	
2019-338C	Sherwood Commons	Brevard	Brian M. McGeady	MVAH States Development LLC	F	96	1,500,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	87	
2019-339C	New Life Estates	Escambia	Matthew A. Rieger	New Life Estates Family Developer, LLC	F	96	1,697,280	Y	N	Y	Y	N	10	0	Y	Y	Y	A	Y	131	
2019-340C	Arbor Manor Phase I	Polk	Benjamin Stevenson	Polk County Housing Developers, Inc.	F	100	1,700,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	88	
2019-341C	Bristol Manor	Bay	Jonathan L. Wolf	Bristol Manor Developer, LLC	F	86	1,700,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	130	
2019-342C	Fairway Park	Polk	Matthew A. Rieger	HTG Fairway Park Developer, LLC	F	86	1,520,480	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	47	
2019-343C	New Life Estates Senior	Escambia	Matthew A. Rieger	New Life Estates Senior Developer, LLC	E, Non-ALF	96	1,697,280	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	28	
2019-344C	The Venue at Town Center Apartment Homes	Flagler	Jay P. Brock	Atlantic Housing Partners, L.L.P.; Southern Affordable Development, L.L.C.	F	83	1,393,526	Y	N	Y	N	Y	10	0	Y	Y	Y	A	Y	74	
2019-345C	Norton Commons	Seminole	James E. Dyal	Norton Commons Developer, LLC	E, Non-ALF	68	1,360,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	8	
2019-346C	Palm Plaza	Polk	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	90	1,620,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	155	
2019-347C	Summit Senior Apartments	Hernando	Donald W Paxton	BCP Development 18 LLC; BHA Development LLC	E, Non-ALF	80	1,110,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	170	
2019-348C	Palm Marsh	Pasco	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	46	
2019-349C	Osprey Landings	Volusia	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	60	1,125,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	144	
2019-350C	Heath Brook Apartments	Marion	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	92	1,699,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	54	
2019-351C	Spruce Creek Commons	Volusia	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	105	

RFA 2018-110 - Board Approved Scoring Results

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2019-352C	Beneva Oak Apartments	Sarasota	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	E, Non-ALF	40	560,000	Y	N	N	N	N	10	0	Y	Y	N	A	N	48
2019-353C	Sebastian's Landing	Indian Riv	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	162
2019-354C	Pinewood Terrace	Escambia	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	64	1,215,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	77
2019-355C	Lakeview Village	Polk	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	47	875,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	9
2019-356C	Grande Park Senior Apartments	Hernando	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	92	1,699,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	152
2019-357C	The Pointe at Blairstone	Leon	Joseph F. Chapman, IV	Royal American Properties, LLC	F	102	1,695,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	90
2019-358C	Heath Brook Place Apartments	Marion	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	92	1,699,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	129
2019-359C	Huntington Place	Lee	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	45	870,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	58
2019-360C	Fountains at Kings Pointe	Flagler	Donald W Paxton	BCP Development 18 LLC	F	120	1,668,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	16
2019-361C	Highland Grove	Hernando	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	E, Non-ALF	92	1,699,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	10
2019-362C	Highline Apartment Homes at Tyndall	Bay	Michael Snodgrass	Builders Development Corporation	F	72	1,062,749	Y	N	Y	N	N	10	0	Y	Y	Y	A	Y	23
2019-363C	The Enclave at Northshore	Bay	Joseph F. Chapman, IV	Royal American Properties, LLC	E, Non-ALF	102	1,695,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	149
2019-364C	Promenade at Grande Park	Hernando	Brian Parent	JPM Outlook LLC; Timshel Hill Tide Developers, LLC	F	80	1,500,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	5
2019-366C	Lennard Post	St. Lucie	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	Y	10	0	Y	Y	Y	A	Y	35
2019-367C	Vistas at Fountainhead	Volusia	Donald W Paxton	BCP Development 18 LLC	F	88	1,215,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	82
2019-368C	Londale Springs	Brevard	J. David Page	Southport Development, Inc. a WA corporation doing business in FL as Southport Development Services, Inc.	F	108	1,680,000	Y	N	N	N	N	10	0	Y	Y	Y	A	Y	157
2019-369C	Carrington Park	Volusia	Timothy M. Morgan	JFC Florida Development, LLC	F	72	1,660,386	Y	N	N	N	Y	10	0	Y	Y	Y	B	Y	98

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<b>Ineligible Applications</b>																				
2019-183C	Madison Terrace	Lee	Patrick E. Law	American Residential Communities, LLC SHA Affordable Development, LLC; DB	E, Non-ALF	69	1,650,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	156
2019-185C	Amaryllis Park Place II	Sarasota	Joseph Chambers	Development Florida, LLC; GC MM Florida Holdings, Inc.	F	80	1,620,000	N	N	Y	N	N	10	0	Y	Y	Y	A	Y	40
2019-198C	Lincoln Village Apartments	Manatee	Richard L. Higgins	Norstar Development USA, LP	F	50	1,000,000	N	N	Y	N	N	10	0	Y	Y	Y	A	Y	80
2019-208C	Bayside Pointe	Bay	William A. Markel	JES Dev Co, Inc.	F	102	1,700,000	N	N	N	Y	Y	10	0	Y	Y	Y	A	Y	143
2019-248C	The Villas at Meadowcrest*	Citrus	Matthew A. Rieger	HTG Meadowcrest Developer, LLC	E, Non-ALF	96	1,300,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	160
2019-291C	The Ibis II*	St. Lucie	Matthew A. Rieger	HTG Ibis II Developer, LLC	E, Non-ALF	83	1,300,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	168
2019-300C	Bergson Place*	Citrus	Matthew A. Rieger	HTG Bergson Developer, LLC	F	96	1,300,000	N	N	Y	N	N	10	0	Y	Y	Y	B	Y	63
2019-305C	Cardinal Oaks	Citrus	Paula McDonald Rhodes	Invictus Development, LLC; ADC Communities II, LLC	E, Non-ALF	100	1,685,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	116
2019-322C	East Pointe Place Phase II	Lee	Alberto Milo, Jr.	East Pointe Phase Two Developer, LLC	F	64	1,230,000	N	N	N	N	N	10	0	Y	Y	Y	A	Y	153
2019-365C	Woodbridge Apartments	Leon	Brian Parent	JPM Development LLC; Outlook Development LLC	F	32	600,000	N	N	N	N	N	10	0	Y	Y	Y	B	Y	67

\*HC Request Amount was adjusted during scoring. This also affected the Corporation Funding per set-aside.  
 \*\*Corporation funding per set-aside was adjusted during scoring.

On March 22, 2019, the Board of Directors of Florida Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.  
 ANY unsuccessful Applicant may file a notice of protest and a formal written protest in accordance with Section 120.57(3), Fla. Stat., Rule Chapter 28-110, F.A.C., and Rule 67-60.009, F.A.C. Failure to file a protest within the time prescribed in Section 120.57(3), Fla. Stat., shall constitute a waiver of proceedings under Chapter 120, Fla. Stat.



RECEIVED  
19 MAR 27 AM 9:41  
FLORIDA HOUSING  
FINANCE CORPORATION

March 27, 2019

*Via E-mail*

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, Florida 32301-1329  
[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

Re: RFA 2018-110 Housing Credit Financing for Affordable Housing Developments  
Located in Medium Counties

Notice of Protest by Fountains at Kings Pointe Limited Partnership  
Applicant for Application No. 2019-360C, Fountains at Kings Pointe

Dear Corporation Clerk:

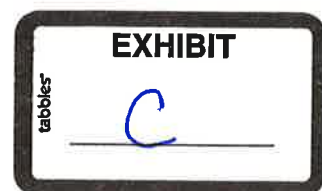
Pursuant to Section 120.57(3) Fla. Stat., and Rules 67-60.009(2) and 28-110.003, Fla. Admin. Code, Fountains at Kings Pointe Limited Partnership, Applicant for Application No. 2019-360C in RFA 2018-110, hereby gives notice of its intent to protest the determinations contained on the attached spreadsheets reflecting proposed awards of funding (Attachment A) and proposed scoring, eligibility, and ineligibility determinations (Attachment B) in RFA 2018-110, as approved by the Corporation's Board of Directors on Friday, March 22, 2019. These spreadsheets were posted on the Corporation's website on Friday, March 22, 2019, at 10:42 a.m.; this Notice of Protest is being filed within 72 hours of such posting (excluding Saturdays and Sundays).

Fountains at Kings Pointe Limited Partnership will file its formal written protest within the time required by Section 120.57(3), Fla. Stat.

Sincerely,

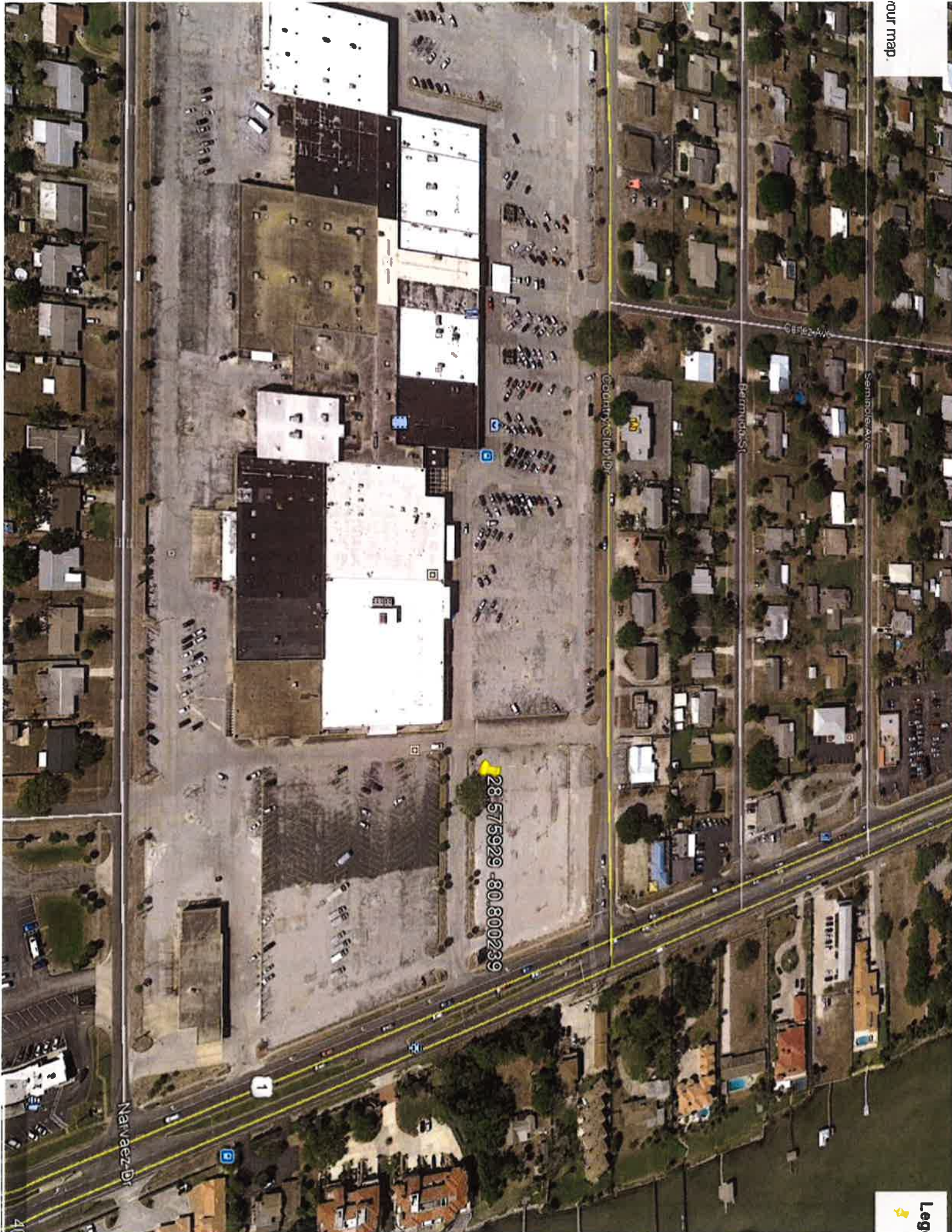
Donald W Paxton  
Manager of Fountains at Kings Pointe Limited Partnership  
Applicant for Application No. 2019-360C

cc: Hugh Brown, General Counsel (by e-mail only - [Hugh.Brown@floridahousing.org](mailto:Hugh.Brown@floridahousing.org))





tabbies® EXHIBIT  
D



**From:** Jordan, Terry <[Terry.Jordan@brevardfl.gov](mailto:Terry.Jordan@brevardfl.gov)>  
**Sent:** Monday, April 8, 2019 10:15 AM  
**To:** Ken Bowron <[kbowron@beneficialcom.com](mailto:kbowron@beneficialcom.com)>  
**Subject:** RE: Searstown mall bus stop

Good Morning Ken,

You are quite welcome, the adjustment was made removing service from the Searstown Mall parking lot was made effective March 12<sup>th</sup> 2018. Please let me know if you have any additional questions or need of any additional information.

Regards,

Terry A. Jordan, Planner  
Space Coast Area Transit  
401 South Varr Ave  
Cocoa, FL 32922  
Tel: (321) 349-2960  
Fax: (321) 633-1905  
[Terry.Jordan@brevardfl.gov](mailto:Terry.Jordan@brevardfl.gov)

"Under Florida Law, email addresses are Public Records. If you do not want your e-mail address released in response to public record requests, do not send electronic mail to this entity. Instead, contact this office by phone or in writing."

Due to Florida's broad public records law, most written communications to or from government employees regarding public education are public records. Therefore, this e-mail communication may be subject to public disclosure.

**From:** Ken Bowron [<mailto:kbowron@beneficialcom.com>]  
**Sent:** Monday, April 8, 2019 8:52 AM  
**To:** Jordan, Terry  
**Subject:** Searstown mall bus stop

Morning Terry,

Thanks for taking the time to discuss the prior bus stop at the Titusville/Searstown Mall. I understand that no bus routes physically stop inside the mall parking lot anymore. If you have the date that those bus routes were moved from that location I would appreciate it.

Thank you,  
Kenny





BENEFICIAL

Community Partners

Ken Bowron Jr.

Managing Partner

[kbowron@beneficialcom.com](mailto:kbowron@beneficialcom.com)

1990 Main Street

Suite 750

Sarasota, FL 34236

(941) 487-3743



### HOW TO USE THE ROUTE MAPS AND SCHEDULES

The route maps and schedules are color coordinated. The numbered stops on the map match the numbered locations listed on the schedule. To determine what time a bus will stop at a specific location, read across. To determine how long it will take you to get from one location to another, read down. Transfer points indicate designated stops at which you may transfer to other routes. When transferring, check the schedule of the route you are transferring to for exact times and return trip availability.

BUS FARES	
FULL FARE 4-RIDE	\$1.50
REDUCED FARE 4-RIDE	\$0.75
FULL FARE 10-RIDE PASS	\$12.00
REDUCED FARE 10-RIDE PASS	\$6.00
FULL FARE 30 DAY PASS	\$42.00
REDUCED FARE 30 DAY PASS	\$21.00

### ELIGIBILITY FOR REDUCED FARE

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### TYPES OF FARES AND HOW TO PURCHASE

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  - At Space Coast Area Transit, 401 S. Varr Ave., Cocoa, Florida, 32922, or 460 S. Harbor City Blvd., Melbourne, Florida, 32901, and also at select Brevard County Libraries.
  - Checks up to \$100.00, money orders, and credit cards are accepted by mail.
  - Visa, MasterCard, and Discover cards are also accepted on 321Transit.com or by calling 321.633.7815, option 2 or 321.952.4561, option 1.

### HOLIDAY SCHEDULES

Generally, the following holidays operate on modified schedules: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving Day, the day after Thanksgiving, Christmas Eve, and Christmas Day. For updates, call 321.633.1878.

### HOW TO RIDE

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- Do not approach a moving bus.
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- Have exact fare or pass ready prior to boarding the bus. Drivers cannot make change.
- Leave seats near the front for elderly or disabled riders, moving promptly to the next available seat.
- Passengers may only use audio devices with head phones activated.
- Eating, drinking, smoking, electronic cigarettes, and any materials that are flammable are not allowed on buses.
- Service animals are the only animals allowed.
- If available, use the stop bar or pull cord to signal your stop one block in advance. If one is not available, alert your driver at least one block in advance.
- Do not leave your seat until the bus is fully stopped.
- All buses are equipped with bike racks. Surfboards and bikes are permitted inside the bus when space is available.
- Proper attire is needed to board. Shirts and shoes are required. Bathing suits, except board shorts, must be covered.

All scheduled times are approximate and depend on traffic and other conditions.

### TAKE THE WORK

#### OUT OF GETTING TO WORK!

Space Coast Area Transit's Vanpool Leasing Program provides assistance to commuters who live in the same area and work in the same location. Groups of 7-15 passengers often meet at one of Brevard County's Park & Ride lots and ride to work comfortably in state-of-the-art passenger vans. Saves money, time and gas!

## VANPOOL

**VIERA PARK & RIDE**  
5545 Porada Drive  
Viera, FL 32940  
Near Stadium Pkwy and Viera Blvd.

**EAU GALLIE PARK & RIDE**  
5110 West Eau Gallie Blvd.  
Melbourne, FL 32934  
Exit 163, 1/8 mile west of I-95, off Eau Gallie Blvd.

**PALM BAY PARK & RIDE**  
341 Emerson Drive NW  
Palm Bay, FL 32907  
Emerson Dr. NW, west of Minton Rd.

## TITUSVILLE/VIERA

MONDAY-SATURDAY • EFFECTIVE 10.06.18



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### HOW TO USE THE ROUTE MAPS AND SCHEDULES

The route maps and schedules are color coordinated. The numbered stops on the map match the numbered locations listed on the schedule. To determine what time a bus will stop at a specific location, read across. To determine how long it will take you to get from one location to another, read down. Transfer points indicate designated stops at which you may transfer to other routes. When transferring, check the schedule of the route you are transferring to for exact times and return trip availability.

BUS FARES	
FULL FARE 4-RIDE	\$1.50
REDUCED FARE 4-RIDE	\$0.75
FULL FARE 10-RIDE PASS	\$12.00
REDUCED FARE 10-RIDE PASS	\$6.00
FULL FARE 30 DAY PASS	\$42.00
REDUCED FARE 30 DAY PASS	\$21.00

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PARATRANSIT SERVICE..... 321.633.1878

TTY 321.633.1886

LOST AND FOUND..... 321.633.1878

ERS IN MOTION..... 321.635.7999

Call The RideLine  
**321.633.1878**  
321Transit.com

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FOR VANPOOL INFO CALL  
**321.952.4562**  
321Transit.com

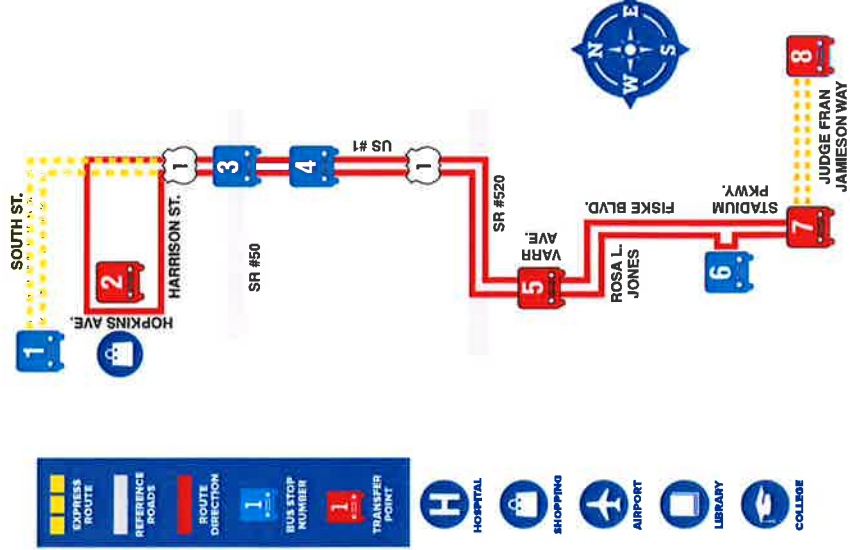
321Transit.com



tablets

EXHIBIT

F



## ROUTE 1 • TITUSVILLE/VIERA • MONDAY-FRIDAY SCHEDULE

This route has DESIGNATED STOPS only. The bus will stop off and pick-up ONLY at marked bus stops along the route. TRANSFER STOPS are indicated in bold italics.

MAP #	TIME POINTS												TRANSFER TO ROUTE NUMBER					
	Northbound				Southbound				Northbound					Southbound				
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D		
2	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2
3	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2
4	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2
5	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2
6	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2
7	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2
8	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	7:00	2

## ROUTE 1 • TITUSVILLE/VIERA • SATURDAY SCHEDULE

This route has DESIGNATED STOPS only. The bus will stop off and pick-up ONLY at marked bus stops along the route. TRANSFER STOPS are indicated in bold italics.

MAP #	TIME POINTS												TRANSFER TO ROUTE NUMBER					
	Northbound				Southbound				Northbound					Southbound				
	A	B	C	D	A	B	C	D	A	B	C	D	A	B	C	D		
2	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2
3	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2
4	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2
5	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2
6	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2
7	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2
8	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	AM	8:00	2

NOTES:



Call The RideLine  
321.633.1878  
321Transit.com

space coast  
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# VANPOOL

TITUSVILLE  
MONDAY-SATURDAY · EFFECTIVE 10.06.18



**VIERA PARK & RIDE**  
5545 Porcaba Drive  
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**EAU GALLIE PARK & RIDE**  
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PARATRANSIT SERVICE..... 321.633.1878  
TTY 321.633.1886  
LOST AND FOUND..... 321.633.1878  
VOLUNTEERS IN MOTION..... 321.635.7999



**ROUTE 2 • TITUSVILLE • MONDAY-FRIDAY SCHEDULE**

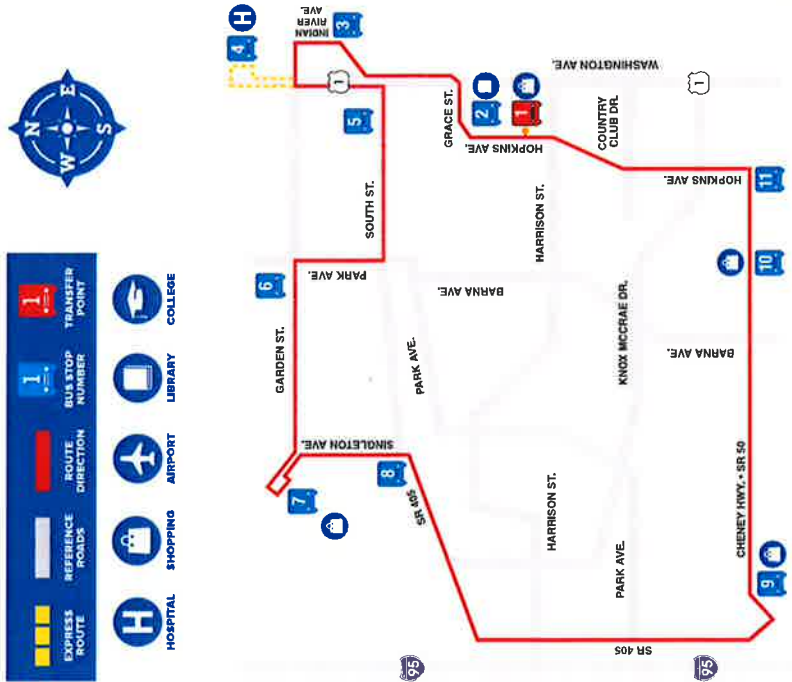
This route has DESIGNATED STOPS only. The bus will drop off and pick up ONLY at marked bus stops along the route. TRANSFER STOPS are indicated in bold/italics.

MAP #	TIME POINTS	AM	AM	AM	AM	AM	PM	PM	PM	PM	PM	PM	PM	PM	PM	MAP #	TRANSFER TO ROUTE NUMBER
1	TITUS LANDING (DEPART)	6:55	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00	7:00		1	#15
2	NORTH BREVARD LIBRARY	6:56	8:01	9:01	10:01	11:01	12:01	1:01	2:01	3:01	4:01	5:01	6:01	7:01		2	
3	TITUSVILLE TOWERS	7:00	8:05	9:05	10:05	11:05	12:05	1:05	2:05	3:05	4:05	5:05	6:05	7:05		3	
4	PARRISH MEDICAL CENTER	7:08										5:13	6:13	7:13		4	
5	GOVERNMENT CENTER TITUSVILLE	6:15	7:15	8:10	9:10	10:10	11:10	12:10	1:10	2:10	3:10	4:10	5:20	6:20	7:20	5	
6	GARDEN ST. & PARK AVE.	6:18	7:18	8:14	9:14	10:14	11:14	12:14	1:14	2:14	3:14	4:14	5:23	6:23	7:23	6	
7	ST. JOHN'S PLAZA	6:22	7:22	8:20	9:20	10:20	11:20	12:20	1:20	2:20	3:20	4:20	5:27	6:27	7:27	7	
8	SINGLETON AVE. & SERENO POINTE DR.	6:26	7:26	8:22	9:22	10:22	11:22	12:22	1:22	2:22	3:22	4:22	5:31	6:31	7:31	8	
9	WALMART SUPERCENTER (ARRIVE)	6:36	7:36	8:32	9:32	10:32	11:32	12:32	1:32	2:32	3:32	4:32	5:41	6:41	7:41	9	
9	WALMART SUPERCENTER (DEPART)	6:36	7:41	8:36	9:36	10:36	11:36	12:36	1:36	2:36	3:36	4:36	5:41	6:41	7:41	9	
10	SR 50 @ INDIAN RIVER PLAZA	6:41	7:46	8:41	9:41	10:41	11:41	12:41	1:41	2:41	3:41	4:41	5:46	6:46	7:46	10	
11	SR 50 @ WHISPERING PINES	6:42	7:47	8:43	9:43	10:43	11:43	12:43	1:43	2:43	3:43	4:43	5:47	6:47	7:47	11	
1	TITUS LANDING (ARRIVE)	6:50	7:55	8:55	9:55	10:55	11:55	12:55	1:55	2:55	3:55	4:55	5:55	6:55	7:55	1	#15

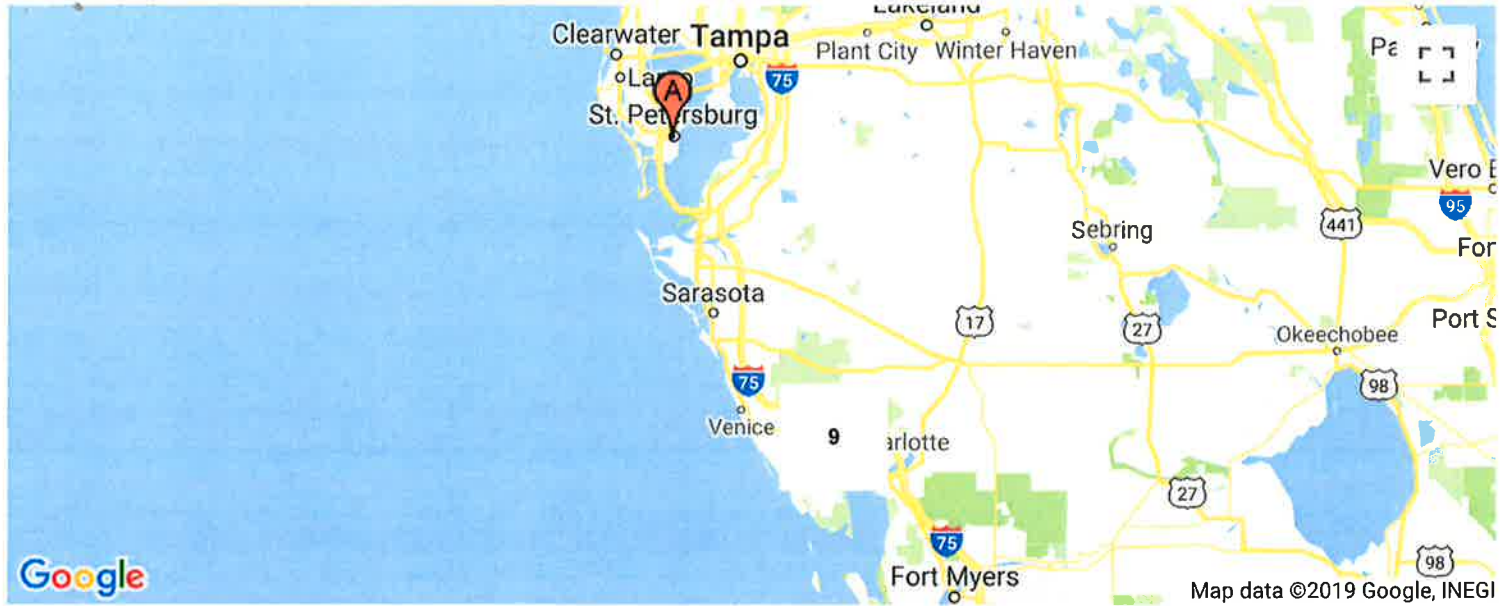
**ROUTE 2 • TITUSVILLE • SATURDAY SCHEDULE**

MAP #	TIME POINTS	AM	AM	AM	AM	AM	PM	PM	PM	PM	PM	PM	PM	PM	PM	MAP #	TRANSFER TO ROUTE NUMBER
1	TITUS LANDING (DEPART)		9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00				1	#15
2	NORTH BREVARD LIBRARY		9:01	10:01	11:01	12:01	1:01	2:01	3:01	4:01	5:01	6:01				2	
3	TITUSVILLE TOWERS		9:05	10:05	11:05	12:05	1:05	2:05	3:05	4:05	5:05	6:05				3	
4	PARRISH MEDICAL CENTER							1:13			5:13					4	
5	GOVERNMENT CENTER TITUSVILLE	8:20	9:10	10:10	11:10	12:10	1:20	2:10	3:10	4:10	5:20	6:10				5	
6	GARDEN ST. & PARK AVE.	8:23	9:14	10:14	11:14	12:14	1:23	2:14	3:14	4:14	5:23	6:14				6	
7	ST. JOHN'S PLAZA	8:27	9:20	10:20	11:20	12:20	1:27	2:20	3:20	4:20	5:27	6:20				7	
8	SINGLETON AVE. & SERENO POINTE DR.	8:31	9:22	10:22	11:22	12:22	1:31	2:22	3:22	4:22	5:31	6:22				8	
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11	SR 50 @ WHISPERING PINES	8:47	9:43	10:43	11:43	12:43	1:47	2:43	3:43	4:43	5:47	6:32				11	
1	TITUS LANDING (ARRIVE)	8:55	9:55	10:55	11:55	12:55	1:55	2:55	3:55	4:55	5:55					1	#15

NOTES:



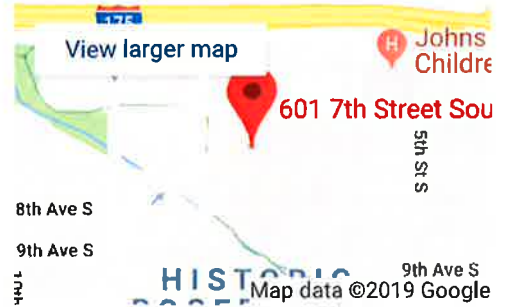
Space Coast Area Transit  
Call The RideLine  
**321.633.1878**  
321Transit.com



A

## Bayfront Health Medical Group – Bayfront Medical Plaza

601 7th St S | Suite 495  
 St. Petersburg, FL 33701  
**(727) 893-6234**



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## Bayfront Health Medical Group North Port Primary Care

18659 Tamiami Trail  
 North Port, FL 34287  
**(941) 429-3416**



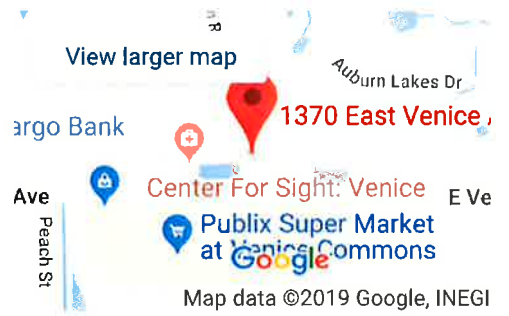
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## Gulf Coast Internal Medicine & Pediatrics

1370 E Venice Ave | Suite 202  
Venice, FL 34292  
**(941) 480-0500**

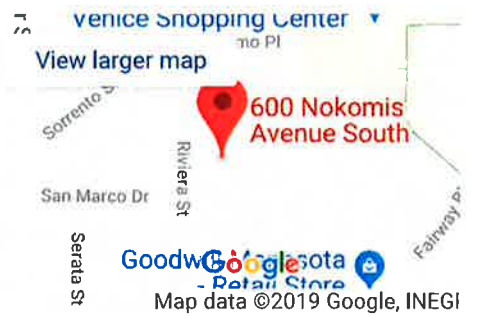


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## Gulf Coast Medical Group Cardiothoracic Surgery Associates

600 Nokomis Ave. | Suite 207  
Venice, FL 34285  
**(941) 486-6770**

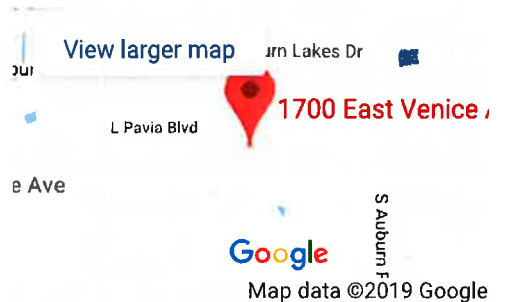


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## Gulf Coast Medical Group Diagnostic Center

1700 E Venice Ave.  
Venice, FL 34292  
**(941) 483-9790**



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F

## Gulf Coast Medical Group Endocrinology

1700 E. Venice Ave. | Suite A  
Venice, FL 34292  
**(941) 800-4700**

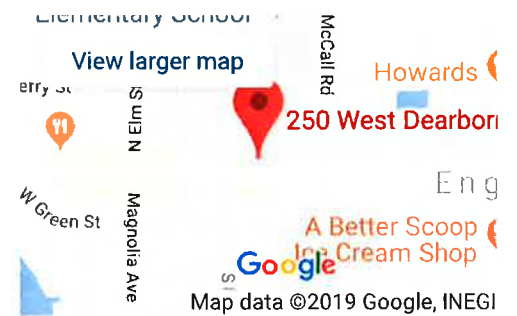


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## Gulf Coast Medical Group Englewood Primary Care & Walk-In Clinic

250 W Dearborn St.  
Englewood, FL 34223  
**(941) 473-5100**

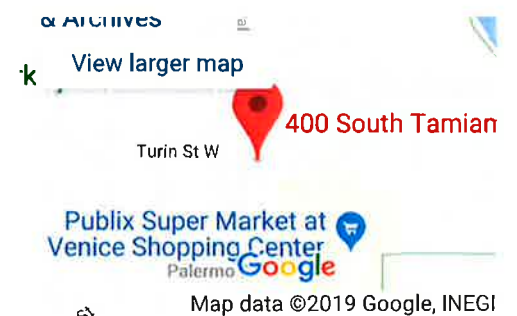


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## Gulf Coast Medical Group Foot and Ankle

400 S. Tamiami Trail | Suite 200  
Venice, FL 34285



**(941) 484-2602**

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## Gulf Coast Medical Group Internal Medicine & Pediatrics Englewood

900 Pine St. | Ste 222

Englewood, FL 34223

**(941) 475-9069**



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## Gulf Coast Medical Group Internal Medicine Tuscany

1720 E Venice Ave.

Venice, FL 34292

**(941) 483-9700**



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*Tyler M. Blackenburg, DMD*

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