



OERTEL,  
FERNANDEZ,  
BRYANT &  
ATKINSON, P.A.

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August 28, 2024

Via email to [CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

Corporation Clerk  
Florida Housing Finance Corporation  
227 North Bronough Street, Suite 5000  
Tallahassee, FL 32301

RECEIVED

AUG 28 2024 8:31 AM

FLORIDA HOUSING  
FINANCE CORPORATION

Re: Notice of Intent to Protest by Beacon Bayside Redevelopment, LLLP, Application Number 2025-056C  
RFA 2024-201, Housing Credit Financing for Affordable Housing Developments in Small and Medium Counties

Dear Corporation Clerk:

On behalf of Applicant Beacon Bayside Redevelopment, LLLP, Applicant for The Beacon at Bayside, Application Number 2025-056C ("Beacon at Bayside"), and pursuant to Section 120.57(3), Florida Statutes, and FHFC Rule 67-60.009, and Section Six of RFA 2024-201, we hereby give notice of intent to protest the eligibility, scoring, ranking and funding selection decisions in RFA 2024-201 made by the Corporation's Board of Directors at its meeting on Friday, August 23, 2024. Notice of these decisions was posted to the Corporation's website at 9:58 a.m. on Friday, August 23, 2024, and copies of the notices are attached to this Notice of Intent to Protest.

Beacon at Bayside will file its formal written protest within 10 days of this notice as required by Section 120.57(3).

Please return a date and time stamped copy of this Notice of Intent to Protest letter to me at: [cbryant@ohfc.com](mailto:cbryant@ohfc.com).

Sincerely,

M. Christopher Bryant  
Stuart F. Williams  
Attorneys for Beacon Bayside Redevelopment,  
LLLP

cc: Ethan Katz, Office of General Counsel, Florida Housing Finance Corporation

RFA 2024-201 - Board Approved Preliminary Awards

Total HC for Medium Counties in RFA	21,042,000
Total HC Allocated to Medium Counties	20,653,800
Plus Unallocated Small County funding	-
HC for Medium Counties Remaining	388,200

Total HC for Small Counties in RFA	1,676,520
Total HC Allocated to Small Counties	1,676,520
Total HC for Small Counties Remaining	-

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for Permit Ready Goal?	Qualifies for LGAO Goal?	LGAO/ continuous support since 2022?	LGAO/ continuous support since 2023?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADD A Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number	Fund?
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Goal to fund one Application that qualifies for the Permit Ready Goal

2025-035C	Lake Saunders Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	101	\$3,200,000	Y	1	N	Y	N	N	N	N	N	Y	10	Y	A	Y	Y	52	Y
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Goal to fund four Applications that qualify for the Local Government Area of Opportunity Goal

2025-031C	Sunrise Village	St. Lucie	M	Shawn Wilson	Blue SV Developer, LLC	F	106	\$3,200,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	2	Y
2025-034C	Trinity Village	Polk	M	Charles E Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-ALF	102	\$3,048,800	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	N	Y	6	Y
2025-038C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC; HFH Forest Glen Developer, LLC	E, Non-ALF	80	\$2,360,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	8	Y
2025-025C	Simpson Crossings	Osceola	M	Francisco Rojo	Landmark Developers, Inc.	F	118	\$3,195,000	Y	1	N	N	Y	N	N	N	N	Y	10	Y	A	Y	Y	13	Y

Goal to fund one Application that qualifies for the SunRail Goal

2025-014C	Woodlock Manor Phase Two	Osceola	M	Scott Zimmerman	BDG Woodlock Manor Phase Two Developer, LLC	E, Non-ALF	100	\$2,750,000	Y	1	N	N	Y	N	N	N	Y	N	10	Y	A	Y	Y	23	Y
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Small County Applications

2025-022C	Prince Pointe	Dixie	S	Jeffrey J. Woda	The Woda Group, Inc.	F	50	\$1,676,520	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	7	Y
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Goal to fund one Family Demographic Application that qualifies for the Geographic Area of Opportunity / HUD-designated SADD A Funding Goal

2025-003C	The Heights on Orange	Leon	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,900,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	3	Y
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On August 23, 2024, 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 2024-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for Permit Ready Goal?	Qualifies for LGAO Goal?	LGAO/continuous support since 2022?	LGAO/continuous support since 2023?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
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Eligible Applications

2025-001C	Cedar Springs	Escambia	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,900,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	29
2025-002C	BLVD 365	Lee	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,900,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	36
2025-003C	The Heights on Orange	Leon	M	J. David Page	Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc.	F	120	\$2,900,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	3
2025-004C	Poinciana Parc Phase II	Osceola	M	Oscar Sol	Poinciana Parc 2 Dev, LLC	E, Non-ALF	70	\$2,157,000	Y	1	N	N	N	N	N	N	Y	N	10	Y	A	Y	Y	46
2025-005C	Renaissance Hall Senior Living	Collier	M	Steven C Kirk	Rural Neighborhoods, Incorporated	E, Non-ALF	100	\$2,599,999	Y	1	N	N	Y	N	N	N	N	N	10	Y	A	Y	Y	38
2025-006C	United Commons	Polk	M	Oscar Sol	United Commons Dev, LLC	E, Non-ALF	100	\$3,081,500	Y	2	N	N	Y	N	N	N	N	N	10	Y	A	Y	Y	1
2025-007C	Rockledge Apartments	Brevard	M	Timothy M. Morgan	JIC Florida Development, LLC	F	80	\$2,547,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	30
2025-008C	Cross Creek Gardens at Quincy II	Gadsden	S	Terri Murray	ACRUA Community Developers, LLC; Neighborhood Renaissance, Inc.	E, Non-ALF	56	\$1,676,520	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	56
2025-009C	Arbors at the Ridge	Bay	M	Daniel F. Acosta	ACRUA Community Developers, LLC	F	96	\$3,200,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	27
2025-010C	Autumn Palms at Bayshore	Lee	M	Michael Allan	ReVital Development Group, LLC; Heartland Development Group, LLC; Bright Community Trust, Inc.	F	78	\$2,800,000	Y	1	N	N	Y	N	N	Y	N	N	10	Y	A	Y	Y	24
2025-011C	Longwood Gardens	Citrus	M	Oscar Sol	Longwood Gardens Dev, LLC	E, Non-ALF	100	\$2,989,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	25
2025-012C	Tranquility at Five Points	Santa Rosa	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	72	\$2,300,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	58
2025-013C	Tranquility at the Crossing	Escambia	M	Todd M. Wind	Timshel Hill Tide Developers, LLC	F	72	\$2,150,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	34
2025-014C	Woodlock Manor Phase Two	Osceola	M	Scott Zimmerman	BDG Woodlock Manor Phase Two Developer, LLC	E, Non-ALF	100	\$2,750,000	Y	1	N	N	Y	N	N	N	Y	N	10	Y	A	Y	Y	23
2025-015C	Remington Lofts	Washington	S	Jeffrey J. Woda	The Woda Group, Inc.	F	56	\$1,676,520	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	17
2025-016C	Parkside Village	Alachua	M	Michael Ruane	CORE Parkside Village Developer LLC	F	70	\$2,050,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	10
2025-017C	Kelli Grove	Clay	M	James R. Hoover	TVC Development, Inc.	E, Non-ALF	90	\$2,740,000	Y	1	N	N	Y	N	Y	N	N	N	10	Y	A	N	Y	32
2025-018C	Jacob Heights	Okaloosa	M	James R. Hoover	TVC Development, Inc.	F	96	\$2,900,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	4
2025-019C	Leah Gardens	Escambia	M	James R. Hoover	TVC Development, Inc.	F	104	\$2,980,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	35
2025-020C	College Crossing	Clay	M	Jeffrey J. Woda	The Woda Group, Inc.	F	85	\$2,350,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	20
2025-021C	Starling Place	Leon	M	Deion R. Lowery	DDER Development, LLC	F	88	\$3,120,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	44
2025-022C	Prince Pointe	Dixie	S	Jeffrey J. Woda	The Woda Group, Inc.	F	50	\$1,676,520	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	7
2025-023C	Summit Villas	Hernando	M	Darren Smith	BHA Development, LLC; Summit Fortis Development Developer, LLC	E, Non-ALF	80	\$3,040,000	Y	1	N	N	Y	N	Y	N	N	N	10	Y	A	Y	Y	43
2025-025C	Simpson Crossings	Osceola	M	Francisco Rojo	Landmark Developers, Inc.	F	118	\$3,195,000	Y	1	N	N	Y	N	N	N	N	Y	10	Y	A	Y	Y	13
2025-026C	Vesta at SR52	Pasco	M	Brian Evjen	Newstar Development, LLC; Middleburg Development, LLC	F	80	\$2,270,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	63
2025-027C	Egret on 41	Lee	M	Kenneth Naylor	Egret on 41 Development, LLC	F	98	\$3,200,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	19
2025-029C	Desoto Apartments	Manatee	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	F	120	\$3,200,000	Y	1	N	N	Y	N	N	N	N	N	10	Y	A	Y	Y	61
2025-030C	Destiny Place	Polk	M	Shawn Wilson	Blue DP Developer, LLC; Trinity Developer, LLC	F	106	\$3,200,000	Y	1	N	N	N	N	N	N	N	N	10	Y	A	N	Y	39
2025-031C	Sunrise Village	St. Lucie	M	Shawn Wilson	Blue SV Developer, LLC	F	106	\$3,200,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	2
2025-032C	Hope @ Debra Heights	Alachua	M	Tim Sittema	CSE Communities Florida, LLC; Building Hope, Inc.; Bethlehem Companies, LLC	F	96	\$2,680,000	Y	1	N	N	Y	N	N	N	N	N	10	Y	A	Y	Y	40
2025-033C	Howland Station Apartments	Volusia	M	Jay P. Brock	Atlantic Housing Partners, L.L.L.P.	F	125	\$3,200,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	14

RFA 2024-201 - Board Approved Scoring Results

Application Number	Name of Development	County	County Size	Name of Authorized Principal Representative	Name of Developers	Demo	Total Units	Competitive HC Request Amount	Eligible For Funding?	Priority Level	PHA Area of Opportunity	Qualifies for Permit Ready Goal?	Qualifies for LGAO Goal?	LGAO/ continuous support since 2022?	LGAO/ continuous support since 2023?	LGAO - lower preference?	Qualifies for the SunRail Goal?	Family Dev in Medium County that qualifies for the Geographic Area of Opportunity / SADDA Funding Goal?	Total Points	Development Category Funding Preference	Leveraging Classification	Proximity Funding Preference	Florida Job Creation Preference	Lottery Number
2025-034C	Trinity Village	Polk	M	Charles E Anderson	Trinity Village Dev, LLC; GM Trinity Village Dev, LLC	E, Non-ALF	102	\$3,048,800	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	N	Y	6
2025-035C	Lake Saunders Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	101	\$3,200,000	Y	1	N	Y	N	N	N	N	N	Y	10	Y	A	Y	Y	52
2025-036C	Autumn Breeze Cape Coral	Lee	M	Michael Allan	ReVital Development Group, LLC; Heartland Development Group, LLC	F	50	\$1,575,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	51
2025-038C	Forest Glen	Brevard	M	Matthew A. Rieger	HTG Forest Glen Developer, LLC; HFH Forest Glen Developer, LLC	E, Non-ALF	80	\$2,360,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	8
2025-039C	Westside Phase II	Volusia	M	Darren Smith	NSBHDC Developer, LLC; Westside Phase II Fortis Developer, LLC	F	84	\$3,200,000	Y	1	Y	N	Y	Y	Y	N	N	Y	10	Y	A	Y	Y	50
2025-040C	Madison Oaks East	Marion	M	Patrick E. Law	ARD Madison Oaks East, LLC; New South Residential, LLC	E, Non-ALF	92	\$3,200,000	Y	1	N	N	Y	N	Y	N	N	N	10	Y	A	N	Y	31
2025-041C	Twin Lakes Estates - Phase III	Polk	M	Matthew A. Rieger	HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc.	F	86	\$2,750,000	Y	1	Y	N	Y	N	Y	N	N	Y	10	Y	A	Y	Y	53
2025-042C	Madison Cove	Volusia	M	Patrick E. Law	ARD Madison Cove, LLC; New South Residential, LLC	E, Non-ALF	86	\$3,200,000	Y	1	N	N	Y	N	Y	N	N	N	10	Y	A	N	Y	26
2025-043C	Sunset Ridge	Leon	M	Michael Ruane	CORE Sunset Ridge Developer LLC	F	84	\$2,530,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	9
2025-044C	Cypress Point Estates	Marion	M	Clifton E Phillips	Roundstone Development, LLC	F	72	\$2,215,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	21
2025-045C	Leeco Preserve	Lee	M	J. David Heller	NRP Sunshine Development LLC; WCZ Development, LLC	F	106	\$3,100,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	33
2025-046C	Pecan Creek	Jackson	S	Clifton E Phillips	Roundstone Development, LLC	E, Non-ALF	60	\$1,676,520	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	55
2025-047C	Clermont Ridge Senior Villas II	Lake	M	Shawn Wilson	Blue CR2 Developer, LLC ; PROVIDENT HOUSING SOLUTIONS, INCORPORATED	E, Non-ALF	84	\$2,550,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	47
2025-048C	Plaza Hermosa I	Lee	M	Matthew A. Rieger	HTG Hermosa Family Developer, LLC	F	106	\$3,199,900	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	12
2025-049C	Ekos at Grande Park	Hernando	M	Christopher L. Shear	MHP Hernando I Developer, LLC	F	120	\$3,200,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	45
2025-050C	Ekos at Kissimmee Station	Osceola	M	Christopher L. Shear	MHP Osceola I Developer, LLC	F	85	\$2,422,680	Y	1	N	N	N	N	N	N	Y	N	10	Y	A	Y	Y	62
2025-051C	Arbors at Suncoast	Hernando	M	Daniel F. Acosta	ACRUVA Community Developers, LLC	F	52	\$1,870,000	Y	2	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	60
2025-052C	St. Raphael Apartments	Lee	M	Eric C Miller	NDA Developer, LLC; St. Raphael Housing Developer, LLC	F	60	\$1,783,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	11

RFA 2024-201 - Board Approved Scoring Results

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2025-053C	Bayside Gardens	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	F	80	\$2,850,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	57
2025-054C	Ekos at Bayonet Point II	Pasco	M	Christopher L. Shear	MHP Bayonet Elderly II Developer, LLC; DGP Bayonet Elderly II Developer, LLC	E, Non-ALF	66	\$1,649,000	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	59
2025-055C	Summerlin Landings	Lee	M	David O. Deutch	Pinnacle Communities II, LLC; Southwest Florida Affordable Development, LLC	F	80	\$3,100,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	5
2025-056C	The Beacon at Bayside	Okaloosa	M	Carol Gardner	TEDC Affordable Communities Inc.; Bayside Development of Fort Walton, LLC; 42 Partners, LLC	E, Non-ALF	80	\$2,940,000	Y	1	N	N	Y	Y	Y	N	N	N	10	Y	A	Y	Y	15
2025-057C	The Pointe at Mossy Oak	Santa Rosa	M	Joseph Chapman	Royal American Properties, LLC	F	104	\$2,849,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	41
2025-058C	Grove at Theater Road	Hardee	S	Eric C. Miller	NDA Developer, LLC	F	35	\$1,385,000	Y	1	N	N	N	N	N	N	N	N	10	Y	B	Y	Y	37
2025-059C	New River Place	Bradford	S	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	52	\$1,505,000	Y	1	N	N	N	N	N	N	N	N	10	Y	A	Y	Y	18
2025-060C	Cardinal Oaks Phase Two	Citrus	M	Paula McDonald Rhodes	Invictus Development, LLC; Urban Affordable Development, LLC; ADC Communities II, LLC	F	80	\$2,690,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	22
2025-061C	Mallard Landing	Marion	M	Deion R. Lowery	DDER Development, LLC; GGP Dunnellon Development LLC	F	88	\$3,100,000	Y	1	N	N	N	N	N	N	N	Y	10	Y	A	Y	Y	48
2025-062C	Madison Oaks West II	Marion	M	Patrick E. Law	ARD Madison Oaks West II, LLC; New South Residential, LLC	F	96	\$3,200,000	Y	1	N	Y	Y	N	N	N	N	N	10	Y	A	N	Y	54
2025-063C	Madison Grove II	Osceola	M	Patrick E. Law	ARD Madison Grove II, LLC; New South Residential, LLC	E, Non-ALF	86	\$3,200,000	Y	2	N	N	Y	N	N	N	N	N	10	Y	A	N	Y	16

Ineligible Applications

2025-024C	Hillcrest Reserve	Polk	M	Darren Smith	SHAG Hillcrest Developer, LLC; WHHA Development, LLC	F	90	\$3,185,000	N	1	Y	N	N	N	N	N	N	N	10	Y	A	Y	Y	42
2025-028C	Rolling Acres Reserve Apartments	Lake	M	Jay P. Brock	Atlantic Housing Partners, L.L.P.	F	83	\$2,553,495	N	1	N	Y	N	N	N	N	N	N	10	Y	A	Y	Y	49
2025-037C	Magnolia Senior	Leon	M	Carmen Chubb	New Affordable Housing Partners, LLC; Tallahassee Housing Economic Corporation	E, Non-ALF	90	\$2,500,000	N	1	N	N	Y	N	Y	N	N	N	10	Y	A	Y	Y	28

On August 23, 2024, 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.