

BEFORE THE STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION

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FLORIDA HOUSING  
FINANCE CORPORATION

AMC HTG 3, LLC  
Petitioner,

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

vs.

FLORIDA HOUSING FINANCE CORPORATION,

Respondent.

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

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

**Introduction**

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

**Parties**

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

Petitioner's address, telephone number and email address are those of its undersigned counsel for purposes of this proceeding.

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

#### Notice

4. On September 6, 2018, Florida Housing issued the RFA.

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

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

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

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

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

10. On Wednesday, February 6, 2019 at 8:08 am, Petitioner timely submitted their Notice of Intent to Protest Florida Housing's intended decision. A copy of that Notice of Intent is attached hereto as Exhibit "B".

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

11. This Petition is timely filed in accordance with the provisions of section 120.57(3)(b), Florida Statutes, and rules 28-110.004 and 67-60.009, Fla. Admin. Code.

**Background**

12. Florida Housing is a public corporation created by section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida. Florida Housing's statutory authority and mandates are set forth in Part V of Chapter 420, Florida Statutes. See, Sections 420.501-420.55, Fla. Stat.

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

**RFA 2018-111**

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

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

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

(RFA at p. 69)

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

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

- 1) First, by the Application's eligibility for the Proximity Funding Preference (which is outlined in Section Four A.5.e of the RFA) with Applications that qualify for the preference listed above Applications that do not qualify for the preference;
- 2) Next, by the Application's eligibility for the Per Unit Construction Funding Preference which is outlined in Section Four A. 11.c of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- 3) Next, by the Application's eligibility for the Development Category Funding Preference which is outlined in Section Four A.4(b)(4) of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference);
- 4) Next, by the Application's Leverage Classification, applying the multipliers outlined in Item 3 of Exhibit C of the RFA (with Applications having the Classification of A listed above Applications having the Classification of B);
- 5) Next, by the Application's eligibility for the Florida Job Creation Funding Preference which is outlined in Item 4 of Exhibit C of the RFA (with Applications that qualify for the preference listed above Applications that do not qualify for the preference); and
- 6) And finally, by lottery number, resulting in the lowest lottery number receiving preference.

RFA at p. 69-70.

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

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

(RFA at p.70)

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

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

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

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

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

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

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

21. Cannery Row at Redlands Crossing, LLLP (“Cannery Row”) should have been deemed ineligible and thus not selected for funding. The applicant which should have been funded as the next eligible non-profit application is AMC HTG 3, LLC, Application No. 2019-064C, lottery Number 6. Alternatively, if Cannery Row remains eligible as a result of the issues raised herein, both Las Brisas Trace, LP (“Las Brisas”) and Ambar Riverview, Ltd., (“Ambar”) an eligible but unfunded elderly application, Application No. 2019-035C<sup>2</sup>, should have been deemed ineligible. The applicant which, in turn, should have been selected for funding as the highest ranked eligible non-profit application is AMC HTG 3, LLC.

**Cannery Row**  
**Principal Disclosure Form for the Applicant**

22. Florida Housing requires Applicants to identify the Principals of both the Applicant and Developer entities using Florida Housing’s Principal Disclosure Form. This requirement is to ensure that Florida Housing is aware of the individuals that it is in business with<sup>3</sup>. The procedure provides as follows,

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

(1) **Eligibility Requirements**

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

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<sup>2</sup> Ambar is lottery number 2.

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

Pro Forma, as outlined in Section Three above.

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

(RFA at p. 10-11)

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

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

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

(Emphasis supplied)

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

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

Incorporated:

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

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

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

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

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

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



Principal Disclosure Form for the Developer

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

(b) With respect to a Developer that is:

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

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

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

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

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

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

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

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

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

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

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

#### Las Brisas

##### Insufficient Density to support Proposed Units

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

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

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

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

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

### **Ambar**

#### **Failure to Timely Submit Required Documentation for Density Boost**

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

#### **3.15 AFFORDABLE HOUSING SPECIAL BENEFIT PROGRAM SUPPLEMENTAL REGULATIONS**

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

**3.15.1** As a prerequisite to qualify for any of the special benefits described in section 3.15, an applicant shall submit to the Office of Zoning;

- a. **Certification by the City's Community Development Department that the proposed Development will provide a minimum of eighty percent (80%) of the Dwelling Units (Multi-family or Elderly) as Affordable Housing serving residents at or below sixty.**
- b. **A recorded covenant running with the land acceptable to the City of Miami, confirming the property will meet the criteria in subsection (a) above for a period of no less than thirty (30) years from the date of the issuance of a final Certificate of Occupancy.**

(Emphasis supplied)

38. Ambar's application proposes to build a 105-unit high rise in Miami, Florida. They also sought and filed an application with the City of Miami using the Affordable Housing Certification form to begin the process to obtain increased density for their proposed development.

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

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

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

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

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

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

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

43. The Affordable Housing Certification form executed on October 3, 2018 by Ambar and given to Mr. Torrado of the City of Miami committed to 80% of units for Tenants at or below 60% AMI. However, when the Affordable Housing Certification form was fully executed by Charles McKinnon and Alfredo Duran of the Department of Community & Economic Development on October 16, 2018, Ambar modified their form by submitting under Miami 21 Affordable Housing, Article 3, Subsection 3.15.2.<sup>5</sup> certifying that of the 105 units being proposed, 40% of units will be for tenants at or below 60% AMI & 60% of the units will be for Workforce Housing. First, the information provided to Mr. Torrado was materially different than what was eventually signed by the Department of Community & Economic Development. Second, as stated in the *Affordable Housing Special Benefit Program Supplemental Regulations*,

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

<sup>5</sup> Emphasis supplied.

in order to qualify for any of the special benefits described, the applicant (i.e. Ambar) needed to commit to 80% of units for Tenants at or below 60% AMI. The fully executed form with different set-aside commitments is not in agreement with this requirement. Third, in Ambar's Florida Housing application, they have 100% of the units for Tenants at or below 80% AMI, thus not meeting either of the inconsistent commitments they made to the City of Miami, which is how they were able to get their Zoning Form signoff from Mr. Torrado.

44. More importantly, even if the Affordable Housing Certification form is deemed acceptable per *Miami 21 Affordable Housing, Article 3*, there is an additional restrictive covenant that is required to be recorded and put in place for the increase in density to be effective. Further, there is nothing in the Purchase and Sale Agreement, public records, or other documentation between the buyer or seller for the property that would allow Ambar, as buyer, the authorization to record a covenant running with the property to establish affordable housing on the property with these restrictive set-aside commitments. This restriction can only be made by the rightful owner or seller of the property in question and not by Ambar. No affordable restrictive covenant existed as of the Florida Housing application deadline, and is still not in place, therefore the density applied for or needed by Ambar is not consistent with current land-use regulations as stated on the Zoning Form.

45. The Zoning Form submitted by Ambar was wrongfully executed and as such Ambar should be deemed ineligible.

#### **Substantial Interests Affected**

46. If Cannery Row had been deemed ineligible for failing to disclose all the Principals of both its Applicant and Developer entities then AMC IIIG 3, LLC, would have been selected as the Non-Profit applicant. Alternatively, if Las Brisas had been deemed ineligible for submitting a

Site Plan with inaccurate information resulting in a Zoning Form which should not have been executed by County Staff and Ambar had been deemed ineligible for submitting a Zoning Form even though additional requirements and a recorded covenant are required, AMC HTG 3, LLC would have been selected as the next eligible Non-Profit applicant.

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

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

**Disputed Issues of Material Fact and Law**

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

- a. Whether Florida Housing's proposed award of funding to Cannery Row is consistent with the RFA;
- b. Whether Florida Housing's proposed award of funding to Cannery Row is clearly erroneous;
- c. Whether Cannery Row identified all the Principals of Everglades Housing Trust Incorporated as of the Application Deadline.
- d. Whether Cannery Row identified all the Principals of Rural Neighborhoods Incorporated as of the Application Deadline.
- e. Whether Cannery Row is entitled to the additional five (5) points under the RFA.



- f. Whether the Site Plan submitted by Las Brisas accurately reflected the proposed development size.
- g. Whether the Zoning Form submitted by Las Brisas was executed based on accurate information.
- h. Whether Ambar had all necessary approvals and met all requirements at the time that the Zoning Form was executed.
- i. Such other issues as may be revealed during the protest process.

**Statutes and Rules Entitling Relief**

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

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

51. Petitioner participated in the RFA process to compete for an award of Housing Credit funds based upon the delineated scoring and ranking criteria in the RFA. Cannery Row's proposed development in Miami-Dade County, is ineligible for funding because it failed to accurately identify the Principals of the Applicant and Developer entities. Las Brisas should be deemed ineligible for providing inaccurate information to Miami-Dade County which resulted in the wrongful execution of the Zoning Form and Ambar should be deemed ineligible because additional requirements are needed prior to obtaining the affordable housing density boost.

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

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

**Right to Amend the Petition**

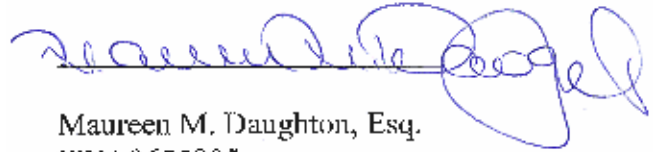
54. Petitioner reserves the right to amend this Petition if additional disputed issues of material fact are identified during the discovery process in this case.

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

- a) An opportunity to resolve this protest by mutual agreement within seven days of the filing of this Petition as provided by Section 120.57(3)(d)(1), Florida Statutes.
- b) If this protest cannot be resolved within seven days, that the matter be referred to the Division of Administrative Hearings for a formal hearing to be conducted before an Administrative Law Judge ("ALJ") pursuant to Section 120.57(1) and (3), Florida Statutes.
- c) The ALJ enter a Recommended Order determining that the Corporation should have deemed Cannery Row's application ineligible for funding pursuant to the terms of the RFA and award funding to the Petitioner as the next eligible Non-Profit applicant. Alternatively enter a Recommended Order determining that the Corporation should have deemed the applications of Las Brisas and Ambar ineligible for funding pursuant to the terms of the RFA and award funding to Petitioner as the next eligible Non-Profit applicant.
- d) That the Corporation adopt the Recommended Order of the ALJ.

Dated this 18th day of February 2019.

Respectfully Submitted



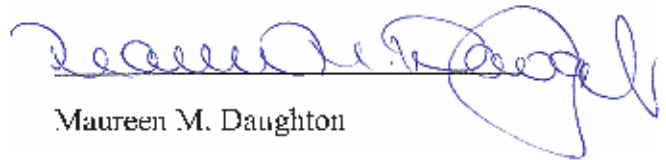
Maureen M. Daughton, Esq.  
FBN 0655805

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

**Counsel for AMC HTG 3, LLC**

CERTIFICATE OF SERVICE

I CERTIFY that the original of this Formal Written Protest and Petition for Administrative Hearing was filed by electronic mail and U.S. Mail with the Corporation Clerk and Hugh Brown, General Counsel, Florida Housing Finance Corporation, 227 North Bronough Street, Suite 5000, Tallahassee, Florida 32301, on this 18 day of February 2019



Maureen M. Daughton

RFI 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developer	Demo	Total Time	HC Funding Amount	Eligible for Funding?	Firmly Committed (equal to or greater than) of designated \$000K Financing (Y/N)	Qualifies as a Non-Profit Applicant?	Total Points	Priority Funding Evaluation	Per Unit Construction Funding Preference	Development Agency Funding Preference	Total Core Funding per \$M of de	Lowest Cost Construction	Hard Job Creation Preference	Job Creation
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Eligible Applications

2018-080C	Superior Area	Matthew A. Sisti	RTS Commercial Development, LLC	1, 2, 3, 4, 5	109	2,200,000.00	Y	Y	Y	15	Y	Y	Y	190,000.00	A	Y	37
2018-081C	Highland Villa	Shelby M. Porter	Trips of Villa Development, LLC	1, 2, 3, 4, 5	78	1,495,000.00	Y	N	Y	15	Y	Y	Y	46,325.77	A	Y	28
2018-082C	Residence at North Lakes	Robert E. Houtz	North Development, Inc. dba, Inc.	1, 2, 3, 4, 5	110	1,907,000.00	Y	N	N	5	Y	Y	Y	227,207.94	A	Y	2
2018-083C	3600 South Terminal Village	Joseph Meyer	3600 Residential Village Development, LLC (RSDOC Development, LLC)	1, 2, 3, 4, 5	105	2,000,000.00	Y	N	Y	15	Y	Y	Y	460,000.00	B	Y	18
2018-084C	1000 Ridge	Matthew A. Sisti	RTS Commercial Development, LLC	1, 2, 3, 4, 5	106	2,500,000.00	Y	N	Y	15	Y	Y	Y	200,000.00	A	Y	18
2018-085C	Thrive Tower	Eric P. Adams	4000 B LLC	1, 2, 3, 4, 5	116	1,400,000.00	Y	N	N	15	Y	Y	Y	150,000.00	A	Y	2
2018-086C	Avatar Trail	Eric P. Adams	Avatar LLC	1, 2, 3, 4, 5	100	2,000,000.00	Y	N	Y	15	Y	Y	Y	150,000.00	A	Y	65
2018-087C	Avatar Inn	Eric P. Adams	Avatar LLC (Avatar Development, LLC)	1, 2, 3, 4, 5	105	1,400,000.00	Y	N	Y	15	Y	Y	Y	150,000.00	A	Y	10
2018-088C	Solo Miami	Matthew A. Sisti	RTS Solo Miami Developer, LLC	1, 2, 3, 4, 5	106	2,500,000.00	Y	N	Y	15	Y	Y	Y	150,000.00	A	Y	29
2018-089C	W18 Avenue	David Sawyer	20 Development Group, LLC dba Sawyer	1, 2, 3, 4, 5	114	2,500,000.00	Y	Y	Y	15	Y	Y	Y	120,000.00	A	Y	45
2018-090C	Avatar C, 18 Riverside	Eric P. Adams	Avatar LLC	1, 2, 3, 4, 5	105	2,000,000.00	Y	Y	Y	15	Y	Y	Y	150,000.00	A	Y	47
2018-091C	The Metro	William Taylor Pugh	THE RICHMOND GROUP OF HOLDINGS, INC. (Development to Develop LLC)	1, 2, 3, 4, 5	100	2,500,000.00	Y	Y	Y	15	Y	Y	Y	144,000.00	A	Y	65
2018-092C	Starline Tower	Louis W. Swozy	RS Developer will have 100% ownership	1, 2, 3, 4, 5	112	2,000,000.00	Y	Y	N	15	Y	Y	Y	110,000.00	B	Y	29
2018-093C	The Metro	William Taylor Pugh	THE RICHMOND GROUP OF HOLDINGS, INC. (Development to Develop LLC)	1, 2, 3, 4, 5	91	2,500,000.00	Y	Y	Y	15	Y	Y	Y	148,000.00	A	Y	48
2018-094C	10000	William Taylor Pugh	The Richmond Group of Holdings, Inc. (Development to Develop LLC)	1, 2, 3, 4, 5	105	1,875,000.00	Y	Y	Y	15	Y	Y	Y	127,400.00	A	Y	7
2018-095C	Princeton Tower	Matthew A. Sisti	RTS Princeton Tower Developer, LLC	1, 2, 3, 4, 5	115	2,650,000.00	Y	Y	N	15	Y	Y	Y	168,550.00	A	Y	49
2018-096C	Avatar WALK	Eric P. Adams	Avatar LLC	1, 2, 3, 4, 5	90	2,000,000.00	Y	N	N	5	Y	Y	Y	200,000.00	A	Y	35
2018-097C	Avatar Curve 200	David Sawyer	RS Development Corp. dba Sawyer	1, 2, 3, 4, 5	154	2,650,000.00	Y	N	N	15	Y	Y	Y	168,000.00	A	Y	24

- Exhibit A -

RFA 2018-11 Board Approved Scoring Results

Application Number	Name of Development	Name of Applicant/Representative	Name of Developer	Prop	Total UVA	HC Funding Amount	Eligible For Funding?	Family Group and Qualifies for the Geographic Area or Opportunity / HUD-Designated SADA Funding Code?	Our firm is a non-profit/charitable?	Total Points	Priority Funding Preference	Per Unc. Construction Funding Preference	Development Category Funding Preference	Total Cap Funding Per SADA	Leasing/Construction	Rural Job Creation Preference	Letter Number
2019-0302	Emont Sq. one	Matthew A. Butler	HE Screms Development LLC	F	110	2,655,800.00	Y	N	Y	25	Y	Y	Y	2,655,800	2	Y	26
2019-0301	Antares Bldg.	Frederic Rupp	Continuum Development Co. LLC	F	120	2,622,000.00	Y	Y	N	20	Y	Y	Y	2,622,000	2	Y	25
2019-0292	Model C II	Greg J. Coleman	Continuum Development Co. LLC	E Non-AP	120	1,530,000.00	Y	Y	Y	15	Y	Y	Y	1,530,000	4	Y	20
2019-0291	Course Apartments, One II	Matthew A. Steyer	AP/CHG 2 Developer, LLC	E Non-AP	128	2,580,792.26	Y	Y	Y	13	Y	Y	Y	2,580,792.26	4	Y	24
2019-0290	Imperial Square	Michael A. Steyer	HE Screms Development LLC	E Non-AP	126	2,224,900.00	Y	N	Y	15	Y	Y	Y	1,616,566.20	4	Y	23
2019-0287	Carillon Pk	David D. David	Private Commercial LLC	F	106	2,882,200.00	Y	N	Y	15	Y	Y	Y	1,851,354.07	0	Y	26
2019-0286	Resident Care	Stephen A. Reyer	Continuum Development Co. LLC	E Non-AP	115	2,000,000.00	Y	N	Y	15	Y	Y	Y	1,725,555.00	4	Y	23
2019-0285	Game Village 17 Multi-Unit Living	Steven A. Sisk	East West Records, LLC	E Non-AP	111	2,200,000.00	Y	N	Y	15	Y	Y	Y	1,487,262.52	2	Y	23
2019-0284	Resnow	Walter T. O'Sullivan	The Williams Group of LLCs	F	90	2,452,000.00	Y	Y	N	11	Y	Y	Y	1,892,000.00	2	Y	12
2019-0283	Terrace	William J. Wright	Performance Group of LLCs	E Non-AP	109	2,400,000.00	Y	Y	Y	16	Y	Y	Y	1,618,184.42	2	Y	11
2019-0282	Timber Leaf II	David C. Deitch	Continuum Development Co. LLC	E Non-AP	114	2,282,000.00	Y	Y	Y	13	Y	Y	Y	1,212,970.00	2	Y	22
2019-0281	Central	Matthew A. Steyer	HE Screms Development LLC	F	70	1,515,270.26	Y	Y	Y	13	Y	Y	Y	1,461,566.20	4	Y	27
2019-0280	Central	Frederic Rupp	Continuum Development Co. LLC	F	110	2,892,000.00	Y	Y	N	10	Y	Y	Y	1,212,000.00	4	Y	11
2019-0279	Central	Matthew A. Steyer	HE Screms Development LLC	F	95	1,378,270.26	Y	N	Y	11	Y	Y	Y	1,000,000.00	2	Y	2
2019-0262	Resnow 2018 Hourly	Steven A. Reyer	Rural Properties Business and Legal and Affordable Development Corporation	E Non-AP	77	1,360,000.00	Y	N	Y	5	Y	Y	Y	1,000,000.00	2	Y	17
2019-0261	Timber Leaf	Stephen A. Reyer	Continuum Development Co. LLC	E Non-AP	124	2,020,000.00	Y	N	Y	15	Y	Y	Y	1,260,000.00	0	Y	28
2019-0260	Dark Point	Matthew A. Steyer	HE Screms Development LLC	E Non-AP	120	2,667,000.00	Y	N	Y	15	Y	Y	Y	1,600,000.00	2	Y	27
2019-0259	Dark Point I	Matthew A. Steyer	Continuum Development Co. LLC	E Non-AP	116	2,500,000.00	Y	N	Y	16	Y	Y	Y	1,721,800.00	2	Y	28
2019-0258	Piedmont 2732 28 Front Street	David A. Gorman	Continuum Development Co. LLC	F	76	1,000,000.00	Y	Y	N	11	Y	Y	Y	377,100.00	2	Y	21

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developer	Area	Total Units	FF Funding Amount	Eligible for Funding?	Fund for the Development/ HUD-Approved Section 8?	Qualifies for Section 8 Applicant?	Final Point	Priority Funding Points	Per Unit Funding Preference	Development Category	Total Land Funding \$/ Sq. Ft.	Lowest Funding \$/ Sq. Ft.	Final Job Creation Reference	Priority Ranking
2018-092C	Las Vegas Tower	Kevin Grubbs	FFDC Development Services, LLC, Las Vegas Tower Developer, LLC	1, Room A/F	118	2,651,500.00	Y	Y	Y	15	Y	Y	Y	120,910.42	120,910.42	Y	1
2018-091A	Mill River Plaza	Kevin Grubbs	FFDC Development Services, LLC, Mill River Plaza Developer, LLC	1, Room A/F	118	2,324,500.00	Y	Y	Y	15	Y	Y	Y	121,489.64	121,489.64	Y	2
2018-091A	San Sander	Kevin Grubbs	FFDC Development Services, LLC, San Sander Developer, LLC	1, Room A/F	117	2,176,900.00	Y	Y	Y	15	Y	Y	Y	120,977.27	120,977.27	Y	3
2018-091F	Fairington Court	Kevin Grubbs	FFDC Development Services, LLC, Fairington Court Developer, LLC	1, Room A/F	112	2,690,200.00	Y	Y	Y	15	Y	Y	Y	122,222.04	122,222.04	Y	4
2018-091E	Imperial City Tower Two	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Two Developer, LLC	1, Room A/F	112	2,087,200.00	Y	Y	Y	15	Y	Y	Y	118,139.13	118,139.13	Y	5
2018-091D	Imperial City Tower One	Kevin Grubbs	FFDC Development Services, LLC, Imperial City Tower One Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	6
2018-091C	Imperial City Tower	Kevin Grubbs	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	1,666,000.00	Y	Y	Y	15	Y	Y	Y	115,978.75	115,978.75	Y	7
2018-091B	Imperial City Tower	Kevin S. Grubbs	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	108	1,666,000.00	Y	Y	Y	15	Y	Y	Y	122,120.12	122,120.12	Y	8
2018-091A	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	106	2,892,200.00	Y	Y	Y	15	Y	Y	Y	136,177.78	136,177.78	Y	9
2018-092E	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	90	2,581,200.00	Y	Y	Y	15	Y	Y	Y	140,227.23	140,227.23	Y	10
2018-091E	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	112	2,087,200.00	Y	Y	Y	15	Y	Y	Y	118,139.13	118,139.13	Y	11
2018-091C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	12
2018-091B	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	13
2018-091A	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	14
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	15
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	16
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	17
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	18
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	19
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	20
2018-092C	Imperial City Tower	John Grubbs, Jr	FFDC Development Services, LLC, Imperial City Tower Developer, LLC	1, Room A/F	110	2,087,200.00	Y	Y	Y	15	Y	Y	Y	120,650.92	120,650.92	Y	21



**RFA 2018-111  
Board Approved Preliminary Awards**

Total HC Available for RFA	6,881,821.00
Total HC Allocated	6,780,850.00
Total HC Remaining	100,971.00

Application Number	Name of Development	Name of Authorized Principal Representative	Name of Developer	Demo	Total Units	HC Funding Amount	Eligible for Funded?	Scaled for the Departmental/ HUD- Funder's Board?	Qualifies as a Non-Profit Project?	Total Points	Priority Funding	New Use Construction Allowed?	Development Category (Residential/ Industrial/ Office)	Lease/FFD Classification	Florida Job Creation Incentive	Lottery Number
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One Family Application that qualifies for the Geographic Area of Opportunity/HUD-designated Special Deal

2018-111	1000	Primer Home Builders	The Veterans Group of Florida, Inc.	I	408	3,850,000.00	Y	Y	N	15	Y	Y	Y	A	Y	7
<b>One Blended (HUD or Non-HUD) Application</b>																
2018-111	222	Primer Home Builders	HUDCC Development Services, LLC, c/o Urban Neighborhoods, LLC	L. Home-UD	113	2,870,850.00	Y	Y	Y	15	Y	Y	Y	A	Y	2

<b>One Non-Blended Application</b>																
2018-111	200	Common Home Builders	Rural Home Builders, Inc.	E. Home-UD	112	2,270,000.00	Y	Y	Y	15	Y	Y	Y	A	Y	3

Of these 3, 2018, the Board of Directors of the HUDCC Board of Directors approved the Board Commission's review and recommendations regarding the above applications for funding per the rules and regulations in order to allocate the funds.

The successful applicant may file a notice of appeal with the Board of Directors of the HUDCC Board of Directors and the Board of Directors of the HUDCC Board of Directors on or before the date specified in the HUDCC Board of Directors' decision. The HUDCC Board of Directors' decision shall be final and binding on the applicant.



# Maureen McCarthy Daughton, LLC

MMD LAW

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**Via Hand Delivery and Email**  
**February 6, 2019**

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

RECEIVED  
FEB - 6 AM 8:08  
RECORDS & INFORMATION

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

Dear Corporation Clerk:

On behalf of Applicant, AMC HTG 3, LLC, Application No. 2019-064C, we hereby give notice of our intent to protest the Award Notice and Scoring and Ranking of RFA 2018-111 posted by Florida Housing Finance Corporation on Feb. 1, 2019 at 9:20 a.m., concerning Housing Credit Financing for Affordable Housing Developments located in Miami-Dade County. (See Attached).

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

Respectfully Submitted,

  
Maureen M. Daughton

cc: Hugh Brown, General Counsel

- Exhibit B -

RFA 2018-111  
Board Approved Preliminary Awards

Total HC Available for RFA	6,887,521.00
Total HC Allocated	6,780,858.90
Total HC Remaining	106,662.10

Applicant Number	Name of Development	Name of Applicant/Principal/Representative	Name of Developer	State	Total Units	HC Funding Amount	Eligible For Pending?	Qualifies for the Strategic Area of Opportunity/HUD designated HUD-A Goal?	Qualifies as a Non-Profit Applicant?	Total Points	Priority Ranking Preference	Low Unit Construction Preference	Developer Category Preference	Use of Joint Classification	Final Job Completion Preference	Lottery Number
2018-0452	Urban	William Todd Bellini	Urban	MD	200	1,375,000.00	Y	Y	N	13	Y	Y	Y	A	Y	7
<p>One's One Way, Inc. is a Non-Profit Applicant</p>																
2018-0790	1st Floor Town	Mark Trzciel	EMDC Development Services, LLC/EMDC Town Developer, LLC	MD	139	2,656,250.00	Y	Y	Y	15	Y	Y	Y	A	Y	1
<p>One's One Way, Inc. is a Non-Profit Applicant</p>																
2018-0791	Three Story Row at Bethesda Square	Steven G. Kula	Summa Apartments, Inc.	MD	142	2,270,000.00	Y	N	Y	14	Y	Y	F	A	Y	3

On July 1, 2018, the Board of Directors of the Housing Finance Agency approved the award of construction loans to the applicants on the attached list. The amount of the award is \$6,780,858.90. The award is subject to the terms and conditions set forth in the Request for Proposals (RFP) and the award agreement. The award is subject to the terms and conditions set forth in the Request for Proposals (RFP) and the award agreement. The award is subject to the terms and conditions set forth in the Request for Proposals (RFP) and the award agreement.



RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Developer	Name of Authorized Principal Representative	Name of Developer	Term	Total Index	ILC Funding Amount	Eligible for HUD?	Family Demographic Characteristics of Occupants / HUD-Designated Housing Group	Qualifies as a Non-Profit? (Y/N)	Total Points	Priority Points	Per Life Community Funding Preference	Development Funding Preference	Total Cost to Housing Provider	Prequalify Disposition	Service Creation Opportunity	Priority Number
2018-050C	Suzanna Spurr	Matthew A. Hoyer	HTG Systems Development, LLC	E, Non-A/F	1.0	2,665,940.00	Y	H	Y	15	Y	Y	Y	1,414,540.00	A	Y	26
2018-051C	Aurora Ridge	Matthew A. Hoyer	HTG Systems Development, LLC	F	1.0	2,374,540.00	Y	Y	N	14	Y	Y	Y	1,414,540.00	A	Y	52
2018-052C	Michelle	Bob J. Gorman	Green A. Company, LLC Green A. Development Partners, LLC	E, Non-A/F	11.1	4,940,000.00	Y	H	Y	15	Y	Y	Y	2,245,000.00	A	Y	30
2018-053C	Condo Apartments, Phase II	Matthew A. Hoyer	M/C, HTG 2 Development, LLC	E, Non-A/F	11.1	2,850,790.00	Y	H	Y	15	Y	Y	Y	1,425,390.00	A	Y	34
2018-054C	Looseleaf House	Matthew A. Hoyer	HTG Systems Development, LLC	E, Non-A/F	13.0	2,704,440.00	Y	H	Y	15	Y	Y	Y	1,165,550.00	A	Y	48
2018-055C	Condominiums	David D. Douthett	HTG Systems Development, LLC	F	13.0	2,847,000.00	Y	Y	Y	15	Y	Y	Y	1,513,320.00	B	Y	36
2018-056C	Assembly Court	Matthew A. Hoyer	HTG Systems Development, LLC	E, Non-A/F	13.0	2,850,790.00	Y	H	Y	15	Y	Y	Y	1,425,390.00	A	Y	38
2018-057C	Condominium at Seaboard Center	Steven L. Kral	HTG Systems Development, LLC	E, Non-A/F	13.0	2,370,000.00	Y	H	Y	15	Y	Y	Y	1,087,840.00	A	Y	5
2018-058C	Barview	William Todd Fabbri	The Richmond Group of Properties, LLC	F	39	2,457,000.00	Y	Y	N	13	Y	Y	Y	1,405,000.00	A	Y	18
2018-059C	Therapy	William Todd Fabbri	The Richmond Group of Properties, LLC	E, Non-A/F	39	2,457,000.00	Y	Y	Y	15	Y	Y	Y	1,387,812.00	A	Y	11
2018-060C	Private Landings	David O. DeWitt	Permark Communications, LLC	E, Non-A/F	11.4	2,852,000.00	Y	H	Y	15	Y	Y	Y	1,397,000.00	A	Y	65
2018-061C	Greaves	Matthew A. Hoyer	HTG Systems Development, LLC	F	79	1,815,435.00	Y	H	Y	15	Y	Y	Y	945,565.00	A	Y	49
2018-062C	White's Cove	Matthew A. Hoyer	HTG Systems Development, LLC	F	130	2,467,000.00	Y	Y	N	15	Y	Y	Y	1,414,430.00	A	Y	12
2018-063C	Condo Apartments Phase II	Matthew A. Hoyer	HTG Systems Development, LLC	E, Non-A/F	50	1,809,500.00	Y	H	Y	13	Y	Y	Y	1,005,000.00	A	Y	6
2018-064C	Highrise Condominium Building	Steven L. Kral	HTG Systems Development, LLC	E, Non-A/F	75	1,540,000.00	Y	Y	Y	15	Y	Y	Y	1,400,000.00	A	Y	17
2018-065C	The Music	Matthew A. Hoyer	HTG Systems Development, LLC	E, Non-A/F	104	2,702,560.00	Y	H	Y	15	Y	Y	Y	1,597,000.00	B	Y	29
2018-066C	Chapel Pointe	Matthew A. Hoyer	HTG Systems Development, LLC	E, Non-A/F	111	2,555,540.00	Y	H	Y	15	Y	Y	Y	1,455,560.00	A	Y	57
2018-067C	McKenzie	Mark S. Madors	Conventions Group Partners, LLC	E, Non-A/F	109	2,140,000.00	Y	H	N	15	Y	Y	Y	999,000.00	A	Y	55
2018-068C	Platform 3750 & Front & Sherman	Mark S. Madors	Conventions Group Partners, LLC	F	76	1,985,000.00	Y	Y	N	15	Y	Y	Y	1,130,000.00	A	Y	51

RFA 2018-111 Board Approved Scoring Results

Application Rank	Name of Applicant	Name of Applicant Representative	Name of Developer	Demo	Total Units	PG Funding Amount	Eligible for PG Funding	Empty Home and Vacant for the Sale of a Home or for the Sale of a Home	Qualifies as Non-Market Apartment	Total Units	Priority Funding Reference	Per-Unit Construction Funding Reference	Development Category Funding Reference	Total City Funding Estimate	Leasing Classification	Florida Job Credits Reference	Lottery Number
2018-074C	La Brea Trail	Steve Probitz	HUSC Development Services, LLC, USRE:1709 Development, LLC	E, Non-A/F	14	1,585,800.00	Y	N	Y	15	Y	Y	Y	133,905.02	A	Y	1
2018-074C	UMC River Hills	Steve Probitz	UMC Development Services, LLC, Lodi River Hills Development, LLC	E, Non-A/F	10	2,382,500.00	Y	Y	Y	15	Y	Y	Y	1,213,000.00	A	Y	15
2018-075C	Stn Crystal	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Development, LLC	E, Non-A/F	227	3,790,000.00	Y	N	Y	15	Y	Y	Y	394,477.37	A	Y	8
2018-076C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	143	2,100,000.00	Y	Y	Y	15	Y	Y	Y	1,326,020.04	A	Y	42
2018-077C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	150	2,382,500.00	Y	N	N	15	Y	Y	Y	1,187,374.39	A	Y	21
2018-078C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	110	1,825,000.00	Y	Y	Y	15	Y	Y	Y	1,008,395.91	II	Y	64
2018-079C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	75	1,045,000.00	Y	Y	N	15	Y	Y	Y	1,167,478.79	A	Y	14
2018-080C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	95	1,045,000.00	Y	N	Y	20	Y	Y	Y	304,290.14	A	Y	14
2018-081C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	180	2,822,000.00	Y	Y	N	15	Y	Y	Y	1,187,277.32	A	Y	48
2018-082C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	50	1,145,000.00	Y	Y	Y	15	Y	Y	Y	1,193,937.73	A	Y	52
2018-083C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	258	2,340,000.00	Y	Y	Y	15	Y	Y	Y	2,547,011.99	A	Y	32
2018-084C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	100	2,822,000.00	Y	Y	N	15	Y	Y	Y	1,155,612.35	A	Y	62
2018-085C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	70	1,815,000.00	Y	Y	N	15	Y	Y	Y	1,446,300.00	A	Y	30
2018-086C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	130	2,330,000.00	Y	Y	Y	15	Y	Y	Y	1,590,000.00	II	Y	31
2018-087C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	125	2,724,000.00	Y	Y	Y	15	Y	Y	Y	1,552,959.99	II	Y	61
2018-088C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	114	2,652,000.00	Y	Y	N	15	Y	Y	Y	1,410,530.30	A	Y	28
2018-089C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	310	2,695,000.00	Y	Y	Y	15	Y	Y	Y	1,165,565.00	A	Y	15
2018-090C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	120	1,750,000.00	Y	Y	N	15	Y	Y	Y	1,281,511.69	A	Y	53
2018-091C	Stn Crystal Point	Steve Probitz	HUSC Development Services, LLC, Stn Crystal Point Development, LLC	E, Non-A/F	120	1,400,000.00	Y	N	N	15	Y	Y	Y	1,215,058.00	A	Y	21

RFA 2018-111 Board Approved Scoring Results

Application Number	Name of Development	Name of Authorized (Principal) Representative	Name of Developer	Permit Type	Total Area	HC Funding Amount	Eligible For Funding?	Family Owned or Qualifies for the Geographic Area of Eligibility (Approved SA/200 Funding Spots)?	Qualifies as Non-Residential?	Total Points	Proximity to Public Infrastructure	Per Use Construction Funding Performance	Development Funding Preference	Total Prop Funding Per Application	Inventory Classification	Fund Job Creation Potential	Lottery Number
2018-038C	District 10	Steve Proffitt	1172 LLC Development Services, LLC dba 1172	E, Non-ALF	107	3,475,000.00	Y	N	Y	14	Y	Y	Y	151,488.24	A	Y	40
2018-039C	3 Star 901 Estate Apartments	Alberto Lopez, Jr.	Riano del Este Properties Development, LLC	E, Non-ALF	150	7,867,000.00	Y	N	N	10	Y	Y	Y	1,143,333.33	B	Y	57
2018-040C	14th Street Transit Village IV	Kevin Naylor	Village Properties Development, LLC	E, Non-ALF	203	2,764,346.00	Y	N	Y	10	Y	Y	Y	1,900,000.00	B	Y	33
2018-041C	14th Street Transit Village III	Kevin Naylor	Village Properties Development, LLC	F	208	2,890,198.00	Y	N	Y	11	Y	Y	Y	1,000,000.00	B	Y	28
2018-042C	Club West Transit Village	Kevin Naylor	Club West Development, LLC	F	130	2,282,346.00	Y	N	Y	15	Y	Y	Y	265,000.00	B	Y	43

Eligible Applications

Application Number	Name of Development	Name of Authorized (Principal) Representative	Name of Developer	Permit Type	Total Area	HC Funding Amount	Eligible For Funding?	Family Owned or Qualifies for the Geographic Area of Eligibility (Approved SA/200 Funding Spots)?	Qualifies as Non-Residential?	Total Points	Proximity to Public Infrastructure	Per Use Construction Funding Performance	Development Funding Preference	Total Prop Funding Per Application	Inventory Classification	Fund Job Creation Potential	Lottery Number
2018-038C	District 10	Steve Proffitt	1172 LLC Development Services, LLC dba 1172	E, Non-ALF	107	3,475,000.00	Y	N	Y	14	Y	Y	Y	151,488.24	A	Y	40
2018-039C	3 Star 901 Estate Apartments	Alberto Lopez, Jr.	Riano del Este Properties Development, LLC	E, Non-ALF	150	7,867,000.00	Y	N	N	10	Y	Y	Y	1,143,333.33	B	Y	57
2018-040C	14th Street Transit Village IV	Kevin Naylor	Village Properties Development, LLC	E, Non-ALF	203	2,764,346.00	Y	N	Y	10	Y	Y	Y	1,900,000.00	B	Y	33
2018-041C	14th Street Transit Village III	Kevin Naylor	Village Properties Development, LLC	F	208	2,890,198.00	Y	N	Y	11	Y	Y	Y	1,000,000.00	B	Y	28
2018-042C	Club West Transit Village	Kevin Naylor	Club West Development, LLC	F	130	2,282,346.00	Y	N	Y	15	Y	Y	Y	265,000.00	B	Y	43

\*Comments: Funding Preference/Amount was adjusted per meeting with the Applicant submitted paper. This did not affect the AF's score/DP.

On February 1, 2019, the Board of Directors of Region Housing Finance Corporation approved the Review Committee's motion to adopt the scoring results above.

Any interested applicant may file a notice of protest with the Review Committee's motion to adopt the scoring results above. In writing, the applicant must file the notice of protest with the Review Committee's motion to adopt the scoring results above. The notice of protest must be filed with the Review Committee's motion to adopt the scoring results above. The notice of protest must be filed with the Review Committee's motion to adopt the scoring results above.

**Principal Disclosures for Applicant**

**APPROVED for HOUSING CREDIT APPLICATION**  
 FHFC Advance Review 10.29.18

Select the organizational structure for the Applicant entity:

The Applicant is a: Limited Partnership

Provide the name of the Applicant Limited Partnership:

Cannery Row at Redlands Crossing, LLUP

**First Principal Disclosure Level:**

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

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

**Second Principal Disclosure Level:**

Cannery Row at Redlands Crossing, LLUP

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

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

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

**Third Principal Disclosure Level:**

Cannery Row at Redlands Crossing, LLUP

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

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

- Exhibit C -

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N99000034275

Entity Name: EVERGLADES HOUSING TRUST, INCORPORATED

**Current Principal Place of Business:**

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

**Current Mailing Address:**

P.O. BOX 343529  
FLORIDA CITY, FL 33034

FEI Number: 65-0959425

Certificate of Status Desired: Yes

**Name and Address of Current Registered Agent:**

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

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

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title P  
Name KIRK, STEVEN  
Address 16445 OLD CUTLER ROAD  
City-State-Zip: PALM BEACH FL 33417

Title VD  
Name GONZALEZ, DIANA  
Address 8235 S.W. 60TH COURT  
City-State-Zip: SOUTH MIAMI FL 33143

Title CD  
Name JENSEN, ROBERT  
Address 18640 S.W. 295TH TERRACE  
City-State-Zip: HOMESTEAD FL 33032

Title STD  
Name LOPEZ, ARIURO  
Address 778 WEST PALM DRIVE  
City-State-Zip: FLORIDA CITY 33034

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

Title AS  
Name VIDALES, FABIO A  
Address 19308 SW 380TH STREET  
City-State-Zip: FLORIDA CITY FL 33034

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

SIGNATURE: STEVEN KIRK

PRESIDENT

02/12/2018

Electronic Signature of Signing Officer/Director Detail

Date

- Exhibit A -



**Principal Disclosures for the Developer**

APPROVED for HOUSING CREDIT APPLICATION  
PHFC Advance Review 10.29.18

How many Developers are part of this Application structure? 1

Select the organizational structure for the Developer entity:

The Developer is as: Non-Profit Corporation

Provide the name of the Developer Non-Profit Corporation:

Rural Neighborhoods, Incorporated

**First Principal Disclosure Level:**

Rural Neighborhoods, Incorporated

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

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

- Exhibit E -

**2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N04000011995

**FILED**  
**Feb 12, 2018**  
**Secretary of State**  
**CC7951079525**

**Entity Name:** RURAL NEIGHBORHOODS, INCORPORATED

**Current Principal Place of Business:**

19308 SW 380TH STREET  
FLORIDA CITY, FL 33034

**Current Mailing Address:**

PO BOX 343529  
FLORIDA CITY, FL 33034

**FEI Number:** 65-1238417

**Certificate of Status Desired:** Yes

**Name and Address of Current Registered Agent:**

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

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

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

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

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

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

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

Title CD  
Name JENSEN, ROBERT  
Address 18840 SW 295TH TERRACE  
City-State-Zip: HOMESTEAD FL 33030

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

Title DIRECTOR, VC  
Name GONZALEZ, DIANA  
Address 8235 SW 80TH COURT  
City-State-Zip: SOUTH MIAMI FL 33143

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

**Continues on page 2**

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

**SIGNATURE:** STEVEN KIRK

**PRESIDENT**

**02/12/2018**

Electronic Signature of Signing Officer/Director Detail

Date

- Exhibit F -

**Officer/Director Detail Continued :**

Title DIRECTOR  
Name POLAK, MATT  
Address 4821 SW 74TH COURT  
City-State-Zip: MIAMI FL 33155

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

Title DIRECTOR  
Name RAY, JAMES C JR.  
Address 200 EAST LAS OLAS BLVD  
SUITE 1200 MD BMM2A  
City-State-Zip: FT. LAUDERDALE FL 33301

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

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

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

## Board of Directors



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

- Exhibit 6 -

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

## Chairperson

### **Robert Jensen**

Commander, United States Navy – Retired

## Vice Chairperson

### **Diana Gonzalez**

Former Director of Development and Facilities Management

Miami-Dade County, Florida

## Treasurer

### **Arturo Lopez**

Executive Director

Coalition of Florida Farmworker Organizations

## Secretary

### **Susan Rubio-Rivera**

Executive Director

Mujeres Unidas en Justicia, Educación, y Reforma

### **Pinita Alegre**

Rimlands Nursery

### **Martina Borek**

President

Teena's Price CSA

### **Tom David**

Former Assistant County Manager

Miami-Dade County, Florida

**Steven Mainster**

Former Executive Director  
Centro Campesino-Farmworker Center

**David Peyton**

President  
1st National Bank of South Florida

**Matthew Polak, AIA LEED AP**

President  
R.E. Chishom Architects

**Reverend Audrey Warren**

Pastor  
Branches United Methodist Church

**Director Emeritus**

**Fernando ‘Chappy’ Pro, Jr.**

**RURAL NEIGHBORHOODS**

PO Box 343529  
Florida City, FL 33034  
305.242.2142

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



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



([http://www.lisc.org/rural\\_lisc/](http://www.lisc.org/rural_lisc/))

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

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

553089.  
\$100.00 553099  
\$200.00 553100  
\$200.00 553101  
\$200.00 553102  
\$1000.00  
Grinda Christian-Cruz, FRP 10/25/18  
Museum Tower PAID  
150 West Flagler Street, Suite 2200  
Miami, FL 33130  
(305) 789-3335  
lchristian@stearnsweaver.com

October 11, 2018

VIA FEDEX

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

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

Dear Manny:

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

Enclosed please find the following materials:

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

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

- Exhibit # -



Mr. Manuel Torrado

October 11, 2018

Page 2

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

Sincerely,



Linda Christian-Cruz

Florida Registered Paralegal

cc: Ms. Elena Adames

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

Name of Development: The Ambar

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

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

Number of Units in the Development: 105  
This number must be equal to or greater than the number of units stated by the Applicant in Exhibit A of the RFA.

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

**CERTIFICATION**

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

Signature \_\_\_\_\_

Date Signed 10/22/18

DEVIN CELAS  
Print or Type Name

Director of Zoning  
Print or Type Title

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



## CITY OF MIAMI AFFORDABLE HOUSING CERTIFICATION

### PROJECT INFORMATION

**PROJECT NAME:** THE AMBAR  
**APPLICANT/DEVELOPER NAME:** AMBAR RIVERVIEW, LTD./AMBAR3, LLC  
**PROJECT ADDRESS:** 1250 NW 36 STREET - 01-3126-039-0190  
**FOLIO NUMBER (IF AVAILABLE):** 1240 NW 36 STREET - 01-3126-039-0210  
 1230 NW 36 STREET - 01-3126-039-0220  
 1241 NW 35 STREET - 01-3126-039-0090  
 1253 NW 35 STREET - 01-3126-039-0100

**PURPOSE OF CERTIFICATION:** CHECK ALL THAT APPLY

**MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1)**

80% OF UNITS FOR TENANTS AT OR BELOW 60% AMI  
 40% OF UNITS FOR TENANTS AT OR BELOW 60% AMI IN RESIDENTIAL DENSITY INCREASE AREA  
 20% OF UNITS FOR TENANTS AT OR BELOW 50% AMI IN RESIDENTIAL DENSITY INCREASE AREA

**MIAMI 21 ATTAINABLE MIXED-INCOME HOUSING (ARTICLE 3 SUBSECTION 3.15.2)**

20% OF UNITS FOR TENANTS AT OR BELOW 50% AMI & 80% OF UNITS FOR WORKFORCE HOUSING.  
 40% OF UNITS FOR TENANTS AT OR BELOW 60% AMI & 60% OF UNITS FOR WORKFORCE HOUSING

**MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLE 3 SUBSECTION 3.16.1)**

MULTI-FAMILY HOUSING CONSISTING OF 1/3 OF UNITS FOR TENANTS ABOVE 80% AMI AND AT OR BELOW 20% AMI AND 2/3 OF THE UNITS FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 80% AMI AND 1/4 OF THE UNITS FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 140% AMI

ALL UNITS ABOVE THE AFFORDABLE HOUSING SECTION 3.15.1, 3.15.2 AND 3.16.1 OF THE CODE SHALL BE EITHER: 1) A UNIT OF A TENANT-OWNED DISTRICT OR 2) OTHER

IMPACT FEE - DEFERRAL PROGRAM ONLY

**PROJECT DESCRIPTION:** ONE RESIDENTIAL BUILDING CONSISTING OF 105 UNITS, 42 - 2 BEDROOMS/2 BATHS AND 63 - 1 BEDROOM/1 BATH. THE DENSITY IS BASED ON INCREASE ALLOWED DUE TO UNITS MEETING THE DEFINITION OF AFFORDABLE HOUSING. TOTAL SITE IS 21,018 SF, ZONED T-6-8-O, WHICH ALLOWS FOR UP TO 144 UNITS, BASED ON 300 UNITS PER ACRE WITH BONUS; AND AN ADDITIONAL 12,152 SF, ZONED T-5-L, WHICH ALLOWS FOR ANOTHER 36 UNITS WITH BONUS. THE DEVELOPMENT WILL BE FOR ELDERLY INDIVIDUALS AND FAMILIES.

### AFFORDABLE INFORMATION

MAXIMUM AFFORDABLE SALES PRICE AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PURCHASE PRICE LIMITS FOR THE CITY OF MIAMI -- SEE LINK: <http://www.miamigov.com/communitydevelopment/pages/housing/firsttimeprogram.asp>  
 (THE MAXIMUM AMOUNT CURRENTLY APPROVED BY THE CITY OF MIAMI COMMISSION IS \$261,000 FOR EXISTING HOMES AND \$276,000 FOR NEW HOMES)

PLEASE LIST THE FOLLOWING:

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

MARKET UNITS: NOT APPLICABLE

PLEASE LIST THE FOLLOWING:

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

**AFFORDABLE UNITS AND/OR WORKFORCE UNITS:**

Beds/Baths	No. of Units	Median Income %	Assumed Rents
2/2	6	30%	\$ 447
2/2	26	60%	\$978
2/2	10	80%	\$1,334
1/1	10	30%	\$867

0%	39	60%	\$810
1%	14	80%	\$1,108
<b>Totals</b>	<b>108</b>		

**TARGETED CLIENTELE**  
**LOW-TO-MODERATE INCOME**  
**PERSONS BEING SERVED:**

**OPTIONAL**  
**[IF APPLICABLE]**

**NUMBER OF PERSONS:**

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

**U.S. HUD INCOME LIMITS FY 2019 BY NUMBER OF BEDROOMS:**

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

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

**TOTAL PROJECT DEVELOPMENT COST: \$33,671,000**

**DEVELOPMENT SCHEDULE:**

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

**CERTIFICATION BY DEVELOPER-APPLICANT**

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

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

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

**CERTIFICATION BY COMMUNITY & ECONOMIC DEVELOPMENT**

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

Charles McKinnon Contract Compliance Analyst Date Reviewed: \_\_\_\_\_ Alfredo Dujan Deputy Director Date Reviewed: \_\_\_\_\_

\*This application is void 1 year after date of approval, if applicant has not recorded a Restrictive Covenant with Miami-Dade County Recorder's Office. If after 305 days applicant has failed to record a Restrictive Covenant with the Miami-Dade County Recorder's Office all impact fee deferrals, affordability verifications and any other Miami 21 benefits are void as to this project.

City Document #FORMS Planning's Affordability Formfile





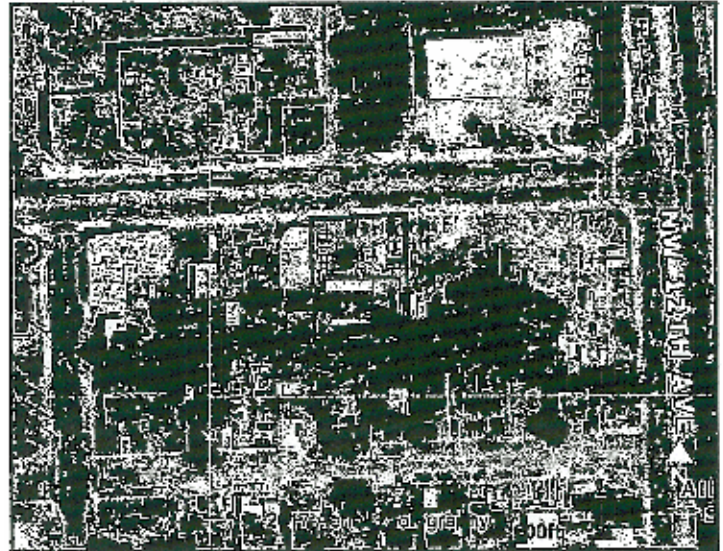


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0190
Property Address:	1250 NW 36 ST Miami, FL 33142-5554
Owner	3226 INVESTMENT INC
Mailing Address	8380 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2719 AUTOMOTIVE OR MARINE : AUTOMOTIVE OR MARINE
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,819 Sq.Ft
Lot Size	11,074 Sq.Ft
Year Built	1972



Assessment Information			
Year	2018	2017	2016
Land Value	\$221,480	\$132,888	\$132,888
Building Value	\$95,021	\$98,855	\$98,609
XF Value	\$19,123	\$19,453	\$19,782
Market Value	\$335,624	\$248,996	\$248,279
Assessed Value	\$273,895	\$248,996	\$248,279

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

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

Short Legal Description
WESTEND PARK.AMD PL. PB 6-142 LOTS 22 & 23 BLK 1 LOT SIZE 98,000 X 113 OR 18558-3465 0499 4 (3) COC 21995-4857 D1 2004 2

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$310,000	21995-4857	Deeds that include more than one parcel
04/01/1999	\$0	18556-3465	Sales which are disqualified as a result of examination of the deed
01/01/1998	\$0	17907-4447	Sales which are disqualified as a result of examination of the deed
09/01/1995	\$220,000	18964-3335	Deeds that include more than one parcel

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

Version:

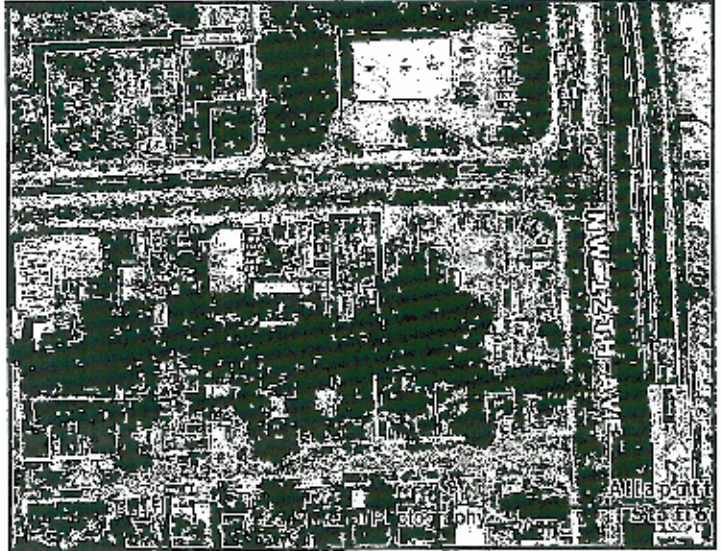


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0210
Property Address:	1240 NW 36 ST MIAMI, FL 33142-6554
Owner	3226 INVESTMENT INC
Mailing Address	8390 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,537 Sq.Ft
Year Built	0



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

Assessment Information			
Year	2018	2017	2016
Land Value	\$110,740	\$66,444	\$66,444
Building Value	\$0	\$0	\$0
XF Value	\$4,831	\$4,916	\$5,000
Market Value	\$115,571	\$71,360	\$71,444
Assessed Value	\$78,496	\$71,360	\$71,444

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

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

Short Legal Description
WESTEND PARK AMD PL PB 6-142 LOT 24 LESS N10FT FOR R/W BLK 1 LOT SIZE 49.000 X 113 OR 18556-3465 0499 4 (3) COC 21995-4857 01 2004 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$310,000	21995-4857	Deeds that include more than one parcel
04/01/1999	\$0	18556-3465	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17907-4447	Sales which are disqualified as a result of examination of the deed
08/01/1955	\$220,000	16984-3335	Deeds that include more than one parcel

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Version:

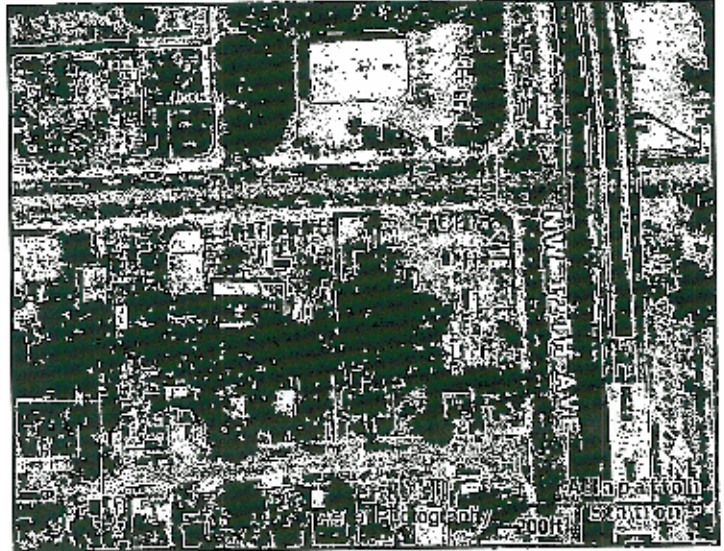


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0220
Property Address:	1230 NW 36 ST Miami, FL 33142-5654
Owner	3226 INVESTMENT INC
Mailing Address	8390 SW 5 ST MIAMI, FL 33144-3514
PA Primary Zone	8100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,437 Sq.Ft
Year Built	0



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

Assessment Information			
Year	2018	2017	2016
Land Value	\$88,140	\$52,884	\$52,884
Building Value	\$0	\$0	\$0
XF Value	\$3,729	\$3,729	\$3,729
Market Value	\$91,869	\$56,613	\$56,613
Assessed Value	\$62,274	\$56,613	\$56,613

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

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

Short Legal Description
WESTEND PARK AMD PL PB B-142 W39FT LOT 25 LESS RW BLK 1 LOT SIZE 39.000 X 113 OR 18556-3485 0499 4 (3) COC 21895-4857 01 2004 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/2004	\$310,000	21995-4857	Deeds that include more than one parcel
04/04/1999	\$0	18556-3485	Sales which are disqualified as a result of examination of the deed
01/01/1996	\$0	17907-4447	Sales which are disqualified as a result of examination of the deed
09/01/1995	\$220,000	18964-3335	Deeds that include more than one parcel

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Version:



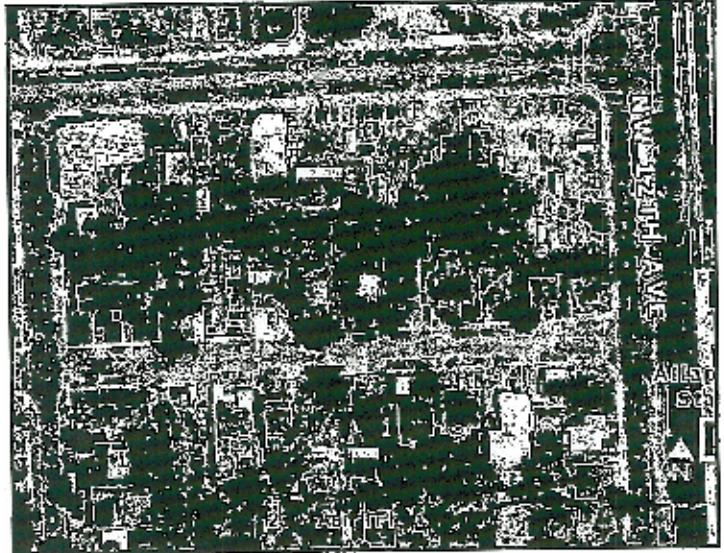


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/1/2018

Property Information	
Folio:	01-3126-039-0090
Property Address:	1241 NW 35 ST Miami, FL 33142-5645
Owner	NELIDA PILOTO & H LUIS R PILOTO
Mailing Address	1241 NW 35 ST MIAMI, FL 33142-5645
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	2 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,324 Sq.Ft
Living Area	1,224 Sq.Ft
Adjusted Area	1,258 Sq.Ft
Lot Size	6,125 Sq.Ft
Year Built	1954



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

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$62,628	\$46,025	\$53,297

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

Short Legal Description	
26 53 41	
WESTEND PARK AMD PL PB 6-142	
LOT 9 BLK 1	
LOT SIZE 6125 SQUARE FEET	
OR 16770-0251 0495 4	

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

Sales Information			
Previous Sale	Price	OR Book-Pago	Qualification Description
07/01/2007	\$220,000	25829-2777	Sales which are qualified
04/01/1995	\$0	16770-0251	Sales which are disqualified as a result of examination of the deed
11/01/1973	\$27,000	00000-00000	Sales which are qualified
09/01/1973	\$27,000	00000-00000	Sales which are qualified

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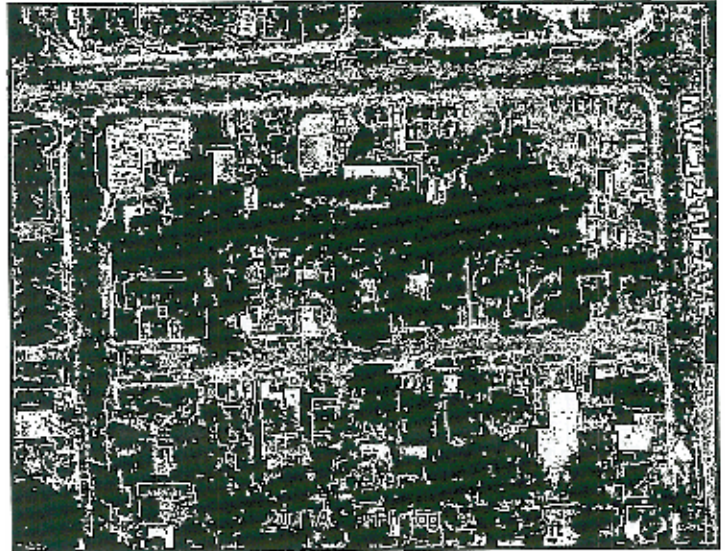


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/1/2018

Property Information	
Folio:	01-3126-039-C100
Property Address:	1253 NW 35 ST Miami, FL 33142-5545
Owner	COASTLINE VENTURES LLC
Mailing Address	3348 MCDONALD ST COCONUT GROVE, FL 33133-5135
PA Primary Zone	6107 RESIDENTIAL-MEDIUM RETAIL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	2,283 Sq.Ft
Lot Size	6,027 Sq.Ft
Year Built	1925



Assessment Information			
Year	2018	2017	2016
Land Value	\$60,270	\$36,162	\$36,162
Building Value	\$1,000	\$1,000	\$1,000
XF Value	\$0	\$0	\$0
Market Value	\$61,270	\$37,162	\$37,162
Assessed Value	\$40,876	\$37,162	\$37,162

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

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

Short Legal Description
WESTEND PARK AMD PL PB 8-142 LOT 10 BLK 1 LOT SIZE 6027 SQUARE FEET OR 11223-1979 0981 1 COC 25688-0868 06 2007 8

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,876	\$37,162	\$37,162
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$61,270	\$37,162	\$37,162
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,876	\$37,162	\$37,162
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$40,876	\$37,162	\$37,162

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2007	\$180,000	25683-0863	Other disqualified
03/01/1981	\$20,000	11223-1975	Sales which are qualified
01/01/1975	\$9,800	00000-00000	Sales which are qualified

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