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**BEFORE THE STATE OF FLORIDA  
FLORIDA HOUSING FINANCE CORPORATION**

FLORIDA HOUSING  
FINANCE CORPORATION

BLUE TAMPA 2, LLC,

Petitioner,

v.

FLORIDA HOUSING  
FINANCE CORPORATION,

FHFC CASE NO.: 2024-075BP

RFA No.: 2024-306

App. No.: 2025-191BD

Respondent.

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

COMES NOW, Petitioner, BLUE TAMPA 2, LLC, ("Petitioner"), and hereby files this Formal Written Protest and Petition for Administrative Hearing ("Petition") pursuant to Sections 120.57(1) and (3), Florida Statutes, and Rules 28-110.004 and 67-60, Florida Administrative Code. This Petition challenges the intended decision of Respondent, Florida Housing Finance Corporation ("Florida Housing") to award funding to an ineligible Cortaro Heights Apartments LLC ("Cortaro Heights") (Application No. 2025-185D) and to award funding based on erroneous "proximity points" to 40<sup>th</sup> Street Lofts, LLC ("40<sup>th</sup> Street") (Application No. 2025-180BD), in connection with Request for Applications 2024-306 Community Development Block Grant – Disaster Recovery (CDBG-DR) Financing for Affordable Housing Developments Located in Hurricane Ian Impacted Areas ("RFA 2024-306" or "RFA").

**Parties**

1. Petitioner is a Florida limited liability company engaged in the business of providing affordable housing. Petitioner filed a response to the RFA for its proposed affordable housing project, The Adderley 2, which was assigned application number #2025-191BD ("Petitioner's Application"). Petitioner's principal address is 180 Fountain Parkway North, Suite

100 St. Petersburg, Florida 33716. For purposes of this proceeding, Petitioner's address, telephone number and email address are those of its undersigned counsel.

2. Florida Housing is the affected agency.

3. Florida Housing is a public corporation created by Section 420.504, Florida Statutes, to administer the governmental function of financing or refinancing affordable housing and related facilities in Florida.

4. Florida Housing's address is 227 North Bronough Street, Suite 5000, Tallahassee, FL 32301.

5. Florida Housing's file number for Petitioner's Application is #2025-191BD.

#### **Notice**

6. Petitioner received notice of Florida Housing's intended decision to award funding pursuant to the RFA on October 22, 2024, when Florida Housing posted on its website the Board's approved scoring results (*see* Exhibit A) and the Board's approved preliminary awards (*see* Exhibit B) pursuant to RFA 2024-306.

7. Petitioner's Application was deemed eligible for funding but was not included in the applications selected for funding based on the sorting and selection criteria in the RFA. For the reasons set forth herein, Petitioner's Application should have been selected for funding.

8. Petitioner timely filed its Notice of Intent to Protest Florida Housing's intended award decisions on October 25, 2024. *See* Exhibit C.

#### **Background – RFA 2024-306**

9. The mission of Florida Housing is to assist in providing a range of affordable housing opportunities for residents that help make Florida communities great places in which to live, work, and do business.

10. In September 2022, Hurricane Ian made landfall as a Category 5 hurricane causing devastation in several Florida Counties. Florida Housing issued RFA 2024-306 to address the devastation and further need for affordable housing caused by Hurricane Ian, and the RFA was open to all applicants proposing the construction of affordable housing utilizing CDBG-DR funding for developments in Hurricane Ian impacted Counties based on the available impact criteria and FEMA data.

11. The State of Florida was allocated CDBG-DR funding from the United States Department of Housing and Urban Development (“HUD”) for award under the Florida Department of Commerce Workforce Affordable Housing Construction Program.

12. In order to be eligible for funding, proposed developments were required to address the unmet need in the HUD-Designated Most Impacted and Distressed (“HUD-Designated MIDs”), or other areas impacted by the Hurricane Ian and deemed a priority by the State of Florida that are not HUD-Designated MIDs.

13. Hillsborough County is a HUD-Designated MID and is the location of the proposed development at issue in Petitioner’s Application. Hillsborough County is also the location of the proposed developments at issue in the applications for Cortaro Heights and 40<sup>th</sup> Street.

14. The RFA was issued by Florida Housing on August 1, 2024, and applications in response to the RFA were due by 3:00 p.m., Eastern Time, on September 5, 2024 (“Application Deadline”).

15. Upon information and belief, Florida Housing received at least 39 applications in response to the RFA. Petitioner’s Application was timely submitted in response to the RFA requesting financing for its proposed housing development, The Adderly 2, located in

Hillsborough County. Petitioner's Application satisfied all of the required elements of RFA 2024-306 and is eligible for a funding award.

16. Section Four of RFA 2024-306 lists Information to Be Provided in Application and requires, among other things, that Applicant Information be provided in any response to the RFA. The Applicant Information must include the name of the Applicant, which is required to be a legally formed entity qualified to do business in the State of Florida as of the Application Deadline. *See* RFA at 13. Additionally, the name of the Applicant entity stated in the Application may only be changed by written request to Florida Housing staff and approval of Florida Housing after the Applicant has been invited to enter credit underwriting – this applies to both material and non-material changes to the name of the Applicant entity. *See id.*

17. Furthermore, pursuant to RFA 2024-306, “proximity points” were to be awarded to applications based on the distance between their Development Location Point (“DLP”)<sup>1</sup> and the Transit Services and the Community Services stated in Exhibit A to the RFA. *See* RFA at 21. Applications may still be deemed eligible for funding even if the application received zero proximity points.

18. A Review Committee comprised of Florida Housing staff was assigned to evaluate and score responses to RFA 2024-306. The Review Committee did so and developed a chart of what it purported to be the eligible applications. The Review Committee also purported to utilize the funding selection criteria delineated in the RFA to propose an allocation of funding to eligible

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<sup>1</sup> **“Development Location Point”** means a single point selected by the Applicant on the proposed Development site that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. For a Development which consists of Scattered Sites, this means a single point on the site with the most units that is located within 100 feet of a residential building existing or to be constructed as part of the proposed Development. F.A.C. §67-21.002 – Definitions.

participants. The Review Committee's preliminary rankings and allocations were presented in the public meeting noticed for this purpose on October 9, 2024.

19. The Florida Housing Board met on the morning of October 22, 2024, and due to additional funding that was made available for the RFA, the Florida Housing Committee recommended a revised list of preliminary awards. *See Exhibit B.*

20. Of the eligible applications received in response to the RFA, ten applications were preliminarily selected for funding. *See Exhibit B.* The application filed by 40<sup>th</sup> Street, for its proposed development 40<sup>th</sup> Street Lofts (Application No. 2025-180BD), located in Hillsborough County, was selected for funding with an award of \$6,500,000.00. (Exhibit D) The application filed by Cortaro Heights, for its proposed development, Cortaro Heights (Application No. 2025-185D), located in Hillsborough County, was also selected for funding with an award of \$10,000,000.00. (Exhibit E)

21. Despite Petitioner's Application for a proposed development in Hillsborough being deemed to satisfy all requirements of the RFA and deemed to be eligible, it was not selected for funding.

22. However, Florida Housing improperly gave "proximity points" based on inaccurate Transit and Community Service information reported by 40th Street in its application and incorrectly deemed Cortaro Heights to have submitted an eligible application despite failing to include material information within its application.

23. But for these improper determinations, Petitioner would have been selected for funding.

**40th Street**  
**Proximity Points Improperly Awarded**

24. The RFA allows applicants to earn "proximity points" based on the distance between an applicant's DLP and essential transit and community services. RFA at 23. The closer a service is to the DLP, the more proximity points the service will earn.

25. Achieving a threshold of proximity points based on county classification (Large, Medium, or Small) grants applicants a Proximity Funding Preference. *See* RFA at 21, 23.

26. To qualify for the Proximity Funding Preference, applicants must achieve a Required Minimum Total Proximity Score, which varies by county classification:

- a. Large County Applications require 12.5 points.
- b. Medium County Applications require 9.0 points.
- c. Small County Applications require 6.0 points.

27. 40th Street's development site located in Hillsborough County is classified as a "Large" County Application. *See* Exhibit D at 7 of 40th Street's Application.

28. Proximity points are awarded based on the proximity of the transit and community services, with the highest points given to DLPs nearest these resources. *See* RFA at 21, 23.

29. Scoring is performed using a standardized scoring chart that converts distances into points, with shorter distances yielding higher allocations. *See* RFA at 99-101.

30. 40th Street is not entitled to the Proximity Funding Preference because it did not score 12.5 or more proximity points.

*Transit Services*

31. Points for transit service proximity are calculated based on specific distance ranges from the development location to transit service points:

- a. **Public Bus Stop, Public Bus Transfer Stop, Public Bus Rapid Transit Stop, or Rail Station:** Each of these transit services offers up to a maximum of 6 points, with the closest locations earning the highest scores. *See* RFA Item 2 of Exhibit C at 99-101.
- b. **Private Transportation Option:** Elderly demographic commitments may select private transportation, valued at 2 points. *See* RFA at 23-24.

Applicants must provide their DLP as precise latitude and longitude coordinates (to at least the sixth decimal place) to substantiate the proximity of transit points, measured in grid distances, from the development location. Failure to provide exact coordinates or distances results in zero points for that transit service. *See* RFA at 24.

- 32. Public Bus Stop is defined in Exhibit B of the RFA as follows:

A fixed location at which passengers may access one or two routes of public transportation via buses. The Public Bus Stop must service at least one bus route that either (i) has scheduled stops at least hourly during the times of 7am to 9am and also during the times of 4pm to 6pm Monday through Friday, excluding holidays, on a year-round basis; or (ii) has the following number of scheduled stops within a 24 hour period, Monday through Friday, excluding holidays, on a year-round basis, for the applicable county size;

Small and Medium Counties: 12 scheduled stops

Large Counties: 18 scheduled stops

Bus routes must be established or approved by a Local Government department that manages public transportation. Buses that travel between states will not be considered.

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

- 33. The RFA further indicates that “Each Public Bus Stop must meet the definition in Exhibit B. Each Public Bus Stop, except for Sister Stops, must serve at least one unique route.

Up to two of the selected Public Bus Stops may be Sister Stops as defined in Exhibit B.” *See* RFA at 23.

34. Sister Stop is defined in Exhibit B of the RFA as follows:

Sister Stop is defined as two bus stops that (i) individually, each meet the definition of Public Bus Stop; (ii) are separated by a street or intersection from each other; (iii) are within 0.2 miles of each other; (iv) serve the same bus route(s); and (v) the buses travel in different directions.

35. 40th Street selected 3 Public Bus Stops all of which were less than or equal to 0.30 miles from the Development Location, providing them a transit service score of 6.0 points:

| Service                  | Latitude Coordinates | Longitude Coordinates | Distance | Points Awarded |
|--------------------------|----------------------|-----------------------|----------|----------------|
| <b>Public Bus Stop 1</b> | 27.970485            | -82.413751            | 0.12     | 6.0            |
| <b>Public Bus Stop 2</b> | 27.970315            | -82.414974            | 0.16     |                |
| <b>Public Bus Stop 3</b> | 27.970497            | -82.410331            | 0.21     |                |

*See* Exhibit D at 8 of 40th Street’s Application.

36. As shown below, the Transit Service Scoring Charts for two Public Bus Stops and three Public Bus Stops are provided in Item 2 of Exhibit C of the RFA. *See* RFA at 100:

| Distances if using two Public Bus Stops                                                                                                |                                                                                                                                                      |                                             |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Small County<br>Distance between the Development<br>Location Point and the furthest Public Bus Stop<br>coordinates stated in Exhibit A | Medium and Large County<br>Distance between the Development<br>Location Point and the furthest<br>Public Bus Stop coordinates stated in<br>Exhibit A | Number of<br>Proximity<br>Points<br>Awarded |
| if less than or equal to 0.30 miles                                                                                                    | if less than or equal to 0.30 miles                                                                                                                  | 4.0                                         |
| if greater than 0.30 and less than or equal to<br>0.75 miles                                                                           | if greater than 0.30 and less than or<br>equal to 0.40 miles                                                                                         | 3.0                                         |
| if greater than 0.75 and less than or equal to<br>1.00 miles                                                                           | if greater than 0.40 and less than or<br>equal to 0.50 miles                                                                                         | 2.0                                         |
| if greater than 1.00 and less than or equal to<br>1.25 miles                                                                           | if greater than 0.50 and less than or<br>equal to 0.75 miles                                                                                         | 1.0                                         |
| If greater than 1.25. miles                                                                                                            | If greater than 0.75 miles                                                                                                                           | 0.0]                                        |

| Distances if using three Public Bus Stops                                                                                              |                                                                                                                                                      |                                          |
|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Small County<br>Distance between the Development Location<br>Point and the furthest Public Bus Stop<br>coordinates stated in Exhibit A | Medium and Large County<br>Distance between the Development<br>Location Point and the furthest<br>Public Bus Stop coordinates stated in<br>Exhibit A | Number of<br>Proximity<br>Points Awarded |
| if less than or equal to 0.30 miles                                                                                                    | if less than or equal to 0.30 miles                                                                                                                  | 6.0                                      |
| if greater than 0.30 and less than or equal to<br>0.75 miles                                                                           | if greater than 0.30 and less than or<br>equal to 0.50 miles                                                                                         | 5.5                                      |
| if greater than 0.75 and less than or equal to<br>1.00 miles                                                                           | if greater than 0.50 and less than or<br>equal to 0.75 miles                                                                                         | 5.0                                      |
| if greater than 1.00 and less than or equal to<br>1.25 miles                                                                           | if greater than 0.75 and less than or<br>equal to 1.00 miles                                                                                         | 4.5                                      |

37. All three Public Bus Stops provided by 40th Street for proximity points for Transit Services are all on the unique route, Route 6. The public bus system map and the map and schedule of route 6 are attached hereto as Exhibit F.

38. With Public Bus Stop 3 deemed invalid, Public Bus Stop 1 and Public Bus Stop 2 would each qualify as a Sister Stop, which would score proximity points as two Public Bus Stops and based on their distance to the DLP, provide a total of only 4.0 points.

#### *Community Services*

39. Up to three community services can be selected to earn additional proximity points, with each service yielding up to 4 points. Eligible community services include:

- a. Grocery Stores
- b. Medical Facilities
- c. Pharmacies
- d. Public Schools

Applicants are to select the three closest services, as only the nearest qualifying services will be considered if more than three are chosen. *See* RFA at 24-25.

40. Distances to community services must be calculated from the applicant's DLP to the threshold of the closest public entrance of the service's primary building. In multi-entrance

facilities, the nearest public entrance should be used if a direct entrance is unavailable. *See* RFA at 25.

41. The Transit and Community Service Scoring Charts reflecting the methodology for calculating the points awarded based on the distances are included in Exhibit C to the RFA. *See* RFA at 101:

| Grocery Store, Medical Facility and Pharmacy                                               |                                                                                                       |                                                               |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Small County<br>Distance between the<br>Development Location Point<br>and eligible service | Medium and Large County<br>Distance between the<br>Development Location Point and<br>eligible service | Number of Proximity<br>Points Awarded for<br>Eligible Service |
| if less than or equal to 0.30 miles                                                        | if less than or equal to 0.30 miles                                                                   | 4.0                                                           |
| if greater than 0.30 and less than or equal to 0.75 miles                                  | if greater than 0.30 and less than or equal to 0.50 miles                                             | 3.5                                                           |
| if greater than 0.75 and less than or equal to 1.00 miles                                  | if greater than 0.50 and less than or equal to 0.75 miles                                             | 3.0                                                           |
| if greater than 1.00 and less than or equal to 1.25 miles                                  | if greater than 0.75 and less than or equal to 1.00 miles                                             | 2.5                                                           |
| if greater than 1.25 and less than or equal to 1.50 miles                                  | if greater than 1.00 and less than or equal to 1.25 miles                                             | 2.0                                                           |
| if greater than 1.50 and less than or equal to 1.75 miles                                  | if greater than 1.25 and less than or equal to 1.50 miles                                             | 1.5                                                           |
| if greater than 1.75 and less than or equal to 2.00 miles                                  | if greater than 1.50 and less than or equal to 1.75 miles                                             | 1.0                                                           |
| if greater than 2.00 and less than or equal to 2.25 miles                                  | if greater than 1.75 and less than or equal to 2.00 miles                                             | 0.5                                                           |
| if greater than 2.25 miles                                                                 | if greater than 2.00 miles                                                                            | 0.0                                                           |

| Public School                                                                              |                                                                                                       |                                                               |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| Small County<br>Distance between the<br>Development Location Point and<br>eligible service | Medium and Large County<br>Distance between the<br>Development Location Point and<br>eligible service | Number of Proximity<br>Points Awarded for<br>Eligible Service |
| if less than or equal to 0.75 miles                                                        | if less than or equal to 0.50 miles                                                                   | 4.0                                                           |
| if greater than 0.75 and less than or equal to 1.0 miles                                   | if greater than 0.50 and less than or equal to 0.75 miles                                             | 3.5                                                           |
| if greater than 1.0 and less than or equal to 1.25 miles                                   | if greater than 0.75 and less than or equal to 1.00 miles                                             | 3.0                                                           |
| if greater than 1.25 and less than or equal to 1.5 miles                                   | if greater than 1.00 and less than or equal to 1.25 miles                                             | 2.5                                                           |
| if greater than 1.5 and less than or equal to 1.75 miles                                   | if greater than 1.25 and less than or equal to 1.5 miles                                              | 2.0                                                           |
| if greater than 1.75 and less than or equal to 2.0 miles                                   | if greater than 1.50 and less than or equal to 1.75 miles                                             | 1.5                                                           |
| if greater than 2.0 and less than or equal to 2.25 miles                                   | if greater than 1.75 and less than or equal to 2.00 miles                                             | 1.0                                                           |
| if greater than 2.25 miles                                                                 | if greater than 2.00 miles                                                                            | 0                                                             |

42. In addition to the 6 transit points, 40th Street also claimed 10 Community Service Points for a Grocery Store, Medical Facility, and Public School:

| 43. Service      | Service Name                     | Service Address                        | Distance | Points Awarded |
|------------------|----------------------------------|----------------------------------------|----------|----------------|
| Grocery Store    | Save A Lot                       | 3011 Melburne Blvd,<br>Tampa, FL 33605 | 0.99     | 2.5            |
| Medical Facility | Tampa Family<br>Health<br>Center | 4422 E Columbus Dr,<br>Tampa, FL 33605 | 0.39     | 3.5            |
| Public School    | Oak Park<br>Elementary<br>School | 2716 N 46th St, Tampa, FL<br>33605     | 0.48     | 4.0            |

See Exhibit D at 8-9 of 40th Street's Application.

44. Overall, 40th Street claimed to score 16 Total Proximity Points. See Exhibit D at 9 of 40th Street's Application.

#### *Community Services – Grocery Stores*

45. Grocery Store is defined in Exhibit B of the RFA as follows:

A retail food store consisting of 4,500 square feet or more of contiguous airconditioned space available to the public, that has been issued a food permit, current and in force as of the dates outlined below, issued by the Florida Department of Agriculture and Consumer Service (FDACS) which designates the store as a Grocery Store or Supermarket within the meaning of those terms for purposes of FDACS-issued food permits.

Additionally, it must have (i) been in existence and available for use by the general public continuously since a date that is 6 months prior to the Application Deadline; or (ii) been in existence and available for use by the general public as of the Application Deadline AND be one of the following: Albertson's, Aldi, Bravo Supermarkets, BJ's Wholesale Club, Costco Wholesale, Food Lion, Fresh Market, Harvey's, Milam's Markets, Piggly Wiggly, Presidente, Publix, Sam's Club, Sav – A – Lot, Sedano's, SuperTarget, Trader Joe's, Walmart Neighborhood Market, Walmart Supercenter, Whole Foods, Winn-Dixie.

46. In its application, 40th Street utilized a purported Save A Lot located at 3011 Melburne Blvd, Tampa, FL 33605, as the grocery store for which the applicant believed itself to be entitled to proximity points, with the purported grocery store alleged to be 0.99 miles from their DLP providing them a score of 2.5 points.

47. However, Save A Lot is not operating at the address indicated by 40th Street. Rather, George Market and U-Haul rentals is actually operating at this address. This facility is a small market that does not meet the definition of Grocery Store per the RFA and they should not be entitled to any points for this Community Service. See picture attached as Exhibit G.

*Community Services – Medical Facilities*

48. Medical Facility is defined in Exhibit B of the RFA as follows:

A medically licensed facility that employs or has under contractual obligation at least one physician licensed under Chapter 458 or 459, F.S. available to provide general medical treatment to patients by walk-in or by appointment. Facilities that only treat specific classes of medical conditions, including, but not limited to clinics/emergency rooms affiliated with specialty or Class II hospitals, or facilities that only treat specific classes of patients (e.g., age, gender) will not be accepted.

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

49. 40th Street entered a purported Tampa Family Health Center at 4422 E Columbus Dr, Tampa, FL 33605 into their application, which they asserted was 0.39 miles from their DLP which provided them a score of 3.5.

50. Upon information and belief, Tampa Family Health Center is not operating at the indicated address. Rather, Cove Behavioral Health's headquarters is the actual facility operating at this address.

51. Cove Behavioral Health's website indicates that its services are:

Designed to offer comprehensive treatment to meet your behavioral health needs. We specialize in providing treatment to individuals who have a co-occurring mental health and substance abuse and/or addiction disorders and we also provide education and intervention services to prevent emerging symptoms from further impacting your life... This program receives federal Substance Abuse Prevention and Treatment Block Grant funds and serves people who inject drugs. This program is therefore federally required to give preference in admitting people into treatment as follows:

1. Pregnant injecting drug users,
2. Pregnant drug users,
3. People who inject drugs,
4. All others.

See Cove Behavioral Health, Services, <https://www.covebh.org/services> (last visited Nov. 2024).

52. The facility 40th Street entered does not meet the definition of Medical Facility per the RFA, and 40<sup>th</sup> Street should therefore not be entitled to any points for this Community Service.

#### *Community Services – Public Schools*

53. A Public School is defined in Exhibit B of the RFA as follows:

Either (i) a public elementary, middle, junior and/or high school, where the principal admission criterion is the geographic proximity to the school; or (ii) a charter school or a magnet school, if the charter school or magnet school is open to appropriately aged children who apply, without additional requirements for admissions such as passing an entrance exam or audition, payment of fees or tuition, or demographic diversity considerations.

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

54. 40th Street entered Oak Park Elementary School at 2716 N 46th St, Tampa, FL 33605 into their application, which they asserted was 0.48 miles from their DLP, providing them a score of 4.0 points.

55. Oak Park Elementary School has one entrance where the public can enter the school, and that entrance is 0.52 miles from their DLP. *See* aerial photograph and measurement attached as Exhibit H.

56. According to Exhibit C to the RFA, which calculates Proximity Points awarded based on the distance of the DLP to the closest public entrance of the service's primary building, 40th Street should only be entitled to 3.5 points for the Public School service.

57. Based on the foregoing, 40th Street should have only been awarded 4.0 total Transit Points and only 3.5 total Community Service Points for an overall Total Proximity Points score of 7.5.

58. Therefore, 40th Street was not entitled to the Proximity Finding Preference because its Total Proximity Points score of 7.5 falls below Required Minimum Total Proximity Score of 12.5 for Large County applications.

**Cortaro Heights**  
**Ineligible For Funding—Did Not Meet RFA Requirements**

59. Section 4.A.3 of Exhibit A to RFA 2024-306 requires applicants to list their "name," referring to the applicant's legally formed entity name. Section 4.A.3(a) provides:

The Applicant must be a legally formed entity [i.e., limited partnership, limited liability company, etc.] qualified to do business in the state of Florida as of the Application Deadline. Include, as Attachment 1 to Exhibit A, evidence from the Florida Department of State, Division of Corporations, that the Applicant satisfies the foregoing requirements. Such evidence may be in the form of a certificate of status or other reasonably reliable information or documentation issued, published or made available by the Florida Department of State, Division of Corporations.

60. In Section 4.A.3(1)(a) of Exhibit A to its application, Cortaro Heights incorrectly lists the Name of Applicant within its application as "Cortaro Heights," which is not its legally

formed entity name. “Cortaro Heights” is not a legally formed entity qualified to do business in the State of Florida as required by the RFP. *See* Exhibit A to Cortaro Heights Apartments LLC’s Application at 1.

61. In failing to include accurate information, Cortaro Heights has failed to comply with the express terms of the RFA, which requires each applicant to accurately identify itself. Thus, Cortaro Heights’ application should be deemed ineligible for funding.

62. Florida Housing has adopted a Right to Waive Minor Irregularities under rule 67-60.008, which states:

[Florida Housing] may waive Minor Irregularities in an otherwise valid Application. Mistakes clearly evident to the Corporation on the face of the Application, such as computation and typographical errors, may be corrected by the Corporation; however, the Corporation shall have no duty or obligation to correct any such mistakes.

63. Rule 67-60.008 further defines “minor irregularities”:

Minor irregularities are those irregularities in an Application, such as computation, typographical, or other errors, that do not result in the omission of any material information; do not create any uncertainty that the terms and requirements of the competitive solicitation have been met; do not provide a competitive advantage or benefit not enjoyed by other Applicants; and do not adversely impact the interests of the Corporation or the public. Minor irregularities may be waived or corrected by the Corporation. (Emphasis added)

64. Cortaro Heights’s failure to correctly identify itself is not a minor irregularity because it results in the omission of material information, creates uncertainty that the terms and requirements of the RFA were met, and provides a competitive advantage or benefit for Cortaro Heights not enjoyed by other applicants that did not have critical errors overlooked or corrected.

65. One of the very first questions in Exhibit A, the proper name of an applicant, is certainly material information. It is most fundamental to each application and both important and

highly relevant to Florida Housing's accurate assessment of applications and determination of applicants' funding eligibility. *See* Exhibit E of Cortaro Heights' Application at 1.

66. Cortaro Heights' failure to accurately state its name in Section 4.A.3(1)(a) of Exhibit A is unquestionably a failure to meet the explicit terms and requirements of the RFA on its face. *See* Exhibit E of Cortaro Heights' Application at 1.

67. Given the RFA's specification a decision by Florida Housing to waive this error would adversely impact Florida Housing by creating a burden on Florida Housing to correct Cortaro Heights's unilateral mistake, thereby providing an unfair advantage not provided to other applicants.

68. Florida Housing's correction of the name of the Applicant listed on Cortaro Heights's Application would relieve the applicant of the minor, but real, burden of accurately identifying itself. Such a practice would allow a Florida Housing to independently modify an application (and thus benefit) the applicant, thereby enabling it to prevail over other applicants.

69. Therefore, Florida Housing should find Cortaro Heights ineligible for funding under RFA 2024-306.

#### **Substantial Interests Affected**

70. If 40th Street were not improperly awarded Proximity Points based on inaccurately reported Transit and Community Service information in its application, and if Cortaro Heights were deemed ineligible for funding based on its failure to accurately state its Applicant Name under the RFA terms, Petitioner would have been selected for funding, as it was the next highest ranked application for development in Hillsborough County.

71. Petitioner is substantially affected by the evaluation and scoring of the responses to the RFA. The results of the scoring have affected Petitioner's ability to obtain funding through the

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

72. 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**

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

- a. Whether 40<sup>th</sup> Street properly and fully responded to the RFA relating to proximity points to be calculated;
- b. Whether 40<sup>th</sup> Street qualifies for the Proximity Funding Preference for a Large County under the requirements of the RFA;
- c. Whether proximity points were properly calculated by Florida Housing related to 40<sup>th</sup> Street's proximity to transit services;
- d. Whether proximity points were properly calculated by Florida Housing related to 40<sup>th</sup> Street's proximity to community services;
- e. Whether, with proximity points correctly calculated by Florida Housing related to 40<sup>th</sup> Street's proximity to community services and/or transit services, 40<sup>th</sup> Street's application should have been selected prior to Petitioner's application;
- f. Whether Cortaro Heights properly and fully responded to the RFA relating to the applicant's listed name;
- g. Whether Cortaro Heights met the requirements of the RFA to properly identify the name of the applicant;

- h. Whether the name of the applicant listed in Cortaro Heights's application is a legally formed entity qualified to do business in the state of Florida as of the Application Deadline;
- i. Whether Cortaro Heights's failure to properly included the name of the applicant is a minor irregularity that was waived or could have been raised by Florida Housing;
- j. Whether Cortaro Heights is eligible for funding under the RFA;
- k. Whether the proposed awards are consistent with the RFA and the grounds on which the funding is to be allocated;
- l. Whether the proposed awards are based on a correct determination of the eligibility of the applicants;
- m. Whether Florida Housing's proposed award of funding to 40<sup>th</sup> Street is clearly erroneous, arbitrary and capricious, and/or contrary to competition;
- n. Whether Florida Housing's proposed award of funding to Cortaro Heights is clearly erroneous, arbitrary and capricious, and/or contrary to competition;
- o. Whether Florida Housing's determination that Cortaro Heights is an eligible applicant is erroneous, arbitrary and capricious, and/or contrary to competition; and
- p. Such other issues as may be revealed during the protest process.

**Statutes and Rules Entitling Relief**

74. Petitioner is entitled to relief pursuant to Sections 120.569 and 120.57, Florida Statutes; Chapter 420, 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**

75. Petitioner participated in the RFA process to compete for an award of funds based upon the delineated scoring and ranking criteria in RFA 2024-306. 40th Street was erroneously awarded Proximity Points for failing to meet the criteria listed in the RFA. Cortaro Heights is ineligible for funding due to its failure to accurately state its Applicant Name in Section 4.A.3(1)(a) of the RFA.

76. Unless the scoring determination is corrected and the preliminary allocation is revised, Petitioner will be excluded from funding contrary to the provisions of the RFA and Florida Housing's governing statutes and rules.

77. A correct application of the eligibility, scoring, and ranking criteria will result in funding for the Petitioner.

**Reservation of the Right to Amend the Petition**

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

**WHEREFORE**, pursuant to section 120.57(3), Florida Statutes, and rule 28-1 10.004, 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 40th Street was erroneously awarded Proximity Points and that Cortaro Heights is ineligible for funding.
- d) That the Florida Housing adopt the Recommended Order of the ALJ as a Final Order.
- e) That Petitioner be awarded funding and invited to credit underwriting.

FILED AND SERVED this 4th day of November 2024.

Respectfully submitted,

By: /s/ Mallory Harrell  
Mallory Harrell, Esq.  
Florida Bar No. 533734  
Michael E. Dutko, Jr., Esq.  
Florida Bar No. 72505  
Vincent J. Bivona, Esq.  
Florida Bar No. 1050366  
BUCHANAN INGERSOLL & ROONEY PC  
215 South Monroe, Suite 301  
Tallahassee, FL 32301  
Tel.: 850-321-7492  
Email: mallory.harrell@bipc.com  
Attorneys for Petitioner

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 4th day of November, 2024 a true and correct copy of the foregoing has been furnished by email to the Corporation Clerk, Florida Housing Finance Corporation (CorporationClerk@floridahousing.org) and by email to:

Ethan Katz, Office of General Counsel  
Florida Housing Finance Corporation  
Ethan.Katz@floridahousing.org

By: /s/ Mallory Harrell  
Mallory Harrell, Esq.

# RFA 2024-306 - Board Approved Scoring Results

| Application Number | Name of Development | County | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer | Dev Category | Development Type | Demo | Units | CDBG-DR Base Request Amount | Non Competitive HC Request Amount | MMRB Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|

## Eligible Applications

|            |                                |              |   |       |                   |                                                                                                            |    |           |            |     |              |             |              |   |    |   |   |   |   |    |
|------------|--------------------------------|--------------|---|-------|-------------------|------------------------------------------------------------------------------------------------------------|----|-----------|------------|-----|--------------|-------------|--------------|---|----|---|---|---|---|----|
| 2025-168BD | Highland Creek                 | Polk         | M | HUD   | J. David Page     | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC | G         | F          | 120 | \$10,000,000 | \$1,700,000 | \$22,000,000 | Y | 10 | Y | A | Y | Y | 22 |
| 2025-169BD | Arbors at Fruitland Park       | Lake         | M | State | Daniel F. Acosta  | ACRUVA Community Developers, LLC                                                                           | NC | G         | E, Non-ALF | 50  | \$7,250,000  | \$713,816   | \$8,000,000  | Y | 10 | Y | B | Y | Y | 29 |
| 2025-170BD | Arbors at Ruskin Place         | Hillsborough | L | HUD   | Daniel F. Acosta  | ACRUVA Community Developers, LLC                                                                           | NC | G         | E, Non-ALF | 56  | \$9,995,000  | \$673,701   | \$9,500,000  | Y | 10 | Y | B | Y | Y | 35 |
| 2025-171BD | Kissimmee Cove                 | Osceola      | M | HUD   | Matthew A. Rieger | HTG Kissimmee Cove Developer, LLC                                                                          | NC | MR 4      | F          | 73  | \$8,400,000  | \$1,209,213 | \$13,000,000 | Y | 10 | Y | A | Y | Y | 10 |
| 2025-172BD | Arbors at Whispering Pines     | Manatee      | M | HUD   | Daniel F. Acosta  | ACRUVA Community Developers, LLC                                                                           | NC | MR 4      | E, Non-ALF | 52  | \$9,250,000  | \$836,856   | \$9,300,000  | Y | 10 | Y | B | Y | Y | 11 |
| 2025-173BD | Enchanted Oaks                 | Osceola      | M | HUD   | Matthew A. Rieger | HTG Enchanted Oaks Developer, LLC                                                                          | NC | G         | F          | 100 | \$10,000,000 | \$1,602,821 | \$19,000,000 | Y | 10 | Y | A | Y | Y | 25 |
| 2025-174BD | Orange on 14th                 | Manatee      | M | HUD   | J. David Page     | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC | MR 4      | F          | 150 | \$10,000,000 | \$2,600,000 | \$30,000,000 | Y | 10 | Y | A | Y | Y | 33 |
| 2025-175D  | Cleveland Commons              | Pinellas     | L | HUD   | J. David Page     | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC | MR 5-6    | F          | 100 | \$9,000,000  | \$1,795,000 |              | Y | 10 | Y | A | Y | Y | 31 |
| 2025-176BD | Residences at Lake Isles       | Osceola      | M | HUD   | Kenneth Naylor    | Residences at Lake Isles Development, LLC                                                                  | NC | G         | F          | 90  | \$10,000,000 | \$1,290,199 | \$15,000,000 | Y | 10 | Y | B | Y | Y | 9  |
| 2025-177BD | Harmony Creek Residences       | Osceola      | M | HUD   | Kenneth Naylor    | Harmony Creek Residences Development, LLC                                                                  | NC | MR 4      | F          | 90  | \$10,000,000 | \$1,335,332 | \$15,500,000 | Y | 10 | Y | A | Y | Y | 18 |
| 2025-180BD | 40th Street Lofts              | Hillsborough | L | HUD   | Renee Sandell     | Paces Preservation Partners, LLC                                                                           | NC | MR 4      | F          | 65  | \$6,500,000  | \$1,236,032 | \$16,700,000 | Y | 10 | Y | A | Y | Y | 1  |
| 2025-181D  | Bay Village                    | Hillsborough | L | HUD   | Darren Smith      | SHAG Bay Village Developer, LLC                                                                            | NC | MR 4      | E, Non-ALF | 80  | \$10,000,000 | \$1,407,934 |              | Y | 10 | Y | A | Y | Y | 27 |
| 2025-182BD | River Fox Commons              | Lake         | M | State | Renee Sandell     | Paces Preservation Partners, LLC                                                                           | NC | G         | E, Non-ALF | 92  | \$7,000,000  | \$1,476,697 | \$18,000,000 | Y | 10 | Y | A | Y | Y | 37 |
| 2025-184BD | Emerald Pointe                 | Collier      | M | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | High-Rise | F          | 72  | \$8,250,000  | \$1,346,918 | \$17,500,000 | Y | 10 | Y | A | Y | Y | 24 |
| 2025-185D  | Cortaro Heights Apartments LLC | Hillsborough | L | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | MR 4      | F          | 100 | \$10,000,000 | \$1,559,758 |              | Y | 10 | Y | A | Y | Y | 3  |
| 2025-186D  | Desoto Apartments              | Manatee      | M | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | MR 4      | F          | 140 | \$10,000,000 | \$2,113,306 |              | Y | 10 | Y | A | Y | Y | 32 |
| 2025-187BD | Amberwood Lofts                | Osceola      | M | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | G         | F          | 88  | \$9,500,000  | \$1,605,666 | \$20,000,000 | Y | 10 | Y | A | Y | Y | 7  |

# RFA 2024-306 - Board Approved Scoring Results

| Application Number | Name of Development            | County       | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer                                                                                          | Dev Category | Development Type | Demo       | Units | CDBG-DR Base Request Amount | Non Competitive HC Request Amount | MMRB Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|--------------------------------|--------------|-------------|------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------|------------------|------------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
| 2025-188BD         | Azalea Bloom                   | Seminole     | M           | HUD                          | Michael Ruane                               | CORE Azalea Bloom Developer LLC                                                                            | NC           | G                | E, Non-ALF | 80    | \$10,000,000                | \$1,045,628                       | \$13,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 30             |
| 2025-189BD         | Valencia at Twin Lakes         | Polk         | M           | HUD                          | Michael Ruane                               | CORE Sunset Ridge Developer LLC                                                                            | NC           | MR 4             | E, Non-ALF | 80    | \$10,000,000                | \$1,023,635                       | \$11,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 34             |
| 2025-191BD         | The Adderley 2                 | Hillsborough | L           | HUD                          | Shawn Wilson                                | Blue TA2 Developer, LLC                                                                                    | NC           | MR 5-6           | E, Non-ALF | 100   | \$9,500,000                 | \$1,651,475                       | \$18,250,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 16             |
| 2025-192BD         | Harwick Place                  | Seminole     | M           | HUD                          | Julie von Weller                            | Harwick Place Developer, LLC; SHA Development, LLC                                                         | NC           | G                | E, Non-ALF | 80    | \$10,000,000                | \$1,465,241                       | \$15,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 4              |
| 2025-193BD         | Talland Park                   | Seminole     | M           | HUD                          | Jonathan L. Wolf                            | Talland Park Developer, LLC; SHA Development, LLC                                                          | NC           | G                | F          | 72    | \$10,000,000                | \$1,350,951                       | \$13,500,000        | Y                     | 10           | Y                                     | B              | Y                            | Y                               | 8              |
| 2025-194BD         | Carisbrooke Terrace            | Seminole     | M           | HUD                          | Jonathan L. Wolf                            | Carisbrooke Terrace Developer, LLC; SHA Development, LLC                                                   | NC           | G                | F          | 80    | \$10,000,000                | \$1,465,241                       | \$15,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 6              |
| 2025-195BD         | Ekos at Rockledge Park         | Brevard      | M           | HUD                          | Christopher L. Shear                        | MHP Brevard I Developer, LLC                                                                               | NC           | MR 5-6           | F          | 100   | \$10,000,000                | \$1,504,683                       | \$20,250,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 26             |
| 2025-196BD         | Rockledge Apartments           | Brevard      | M           | HUD                          | C. Hunter Nelson                            | ECG Florida 2023 V Developer, LLC                                                                          | NC           | G                | F          | 84    | \$6,900,000                 | \$1,472,715                       | \$18,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 15             |
| 2025-198BD         | Ekos at Santa Clara            | Collier      | M           | HUD                          | Christopher L. Shear                        | MHP Collier IV Developer, LLC                                                                              | NC           | G                | F          | 84    | \$10,000,000                | \$957,604                         | \$17,600,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 19             |
| 2025-199BD         | Ekos at Flagler Pointe         | Flagler      | M           | State                        | Christopher L. Shear                        | MHP Flagler I Developer, LLC                                                                               | NC           | G                | F          | 96    | \$9,500,000                 | \$1,538,424                       | \$20,650,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 23             |
| 2025-200BD         | Ekos at Kissimmee Station      | Osceola      | M           | HUD                          | Christopher L. Shear                        | MHP Osceola I Developer, LLC                                                                               | NC           | MR 5-6           | F          | 85    | \$9,500,000                 | \$1,200,649                       | \$16,975,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 38             |
| 2025-201D          | Grand Oaks                     | Pinellas     | L           | HUD                          | Brian Evjen                                 | Newstar Development, LLC; PCHA Development, LLC                                                            | NC           | G                | F          | 100   | \$10,000,000                | \$1,259,498                       |                     | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 39             |
| 2025-203BD         | Villas on Central              | Seminole     | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 5-6           | F          | 90    | \$10,000,000                | \$1,470,217                       | \$18,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 2              |
| 2025-204BD         | Plaza Hermosa                  | Osceola      | M           | HUD                          | Matthew A. Rieger                           | HTG Hermosa Family Developer, LLC                                                                          | NC           | MR 4             | F          | 60    | \$10,000,000                | \$1,122,705                       | \$12,000,000        | Y                     | 10           | Y                                     | B              | Y                            | Y                               | 5              |
| 2025-205BD         | Hartford & Saratoga Apartments | Pinellas     | L           | HUD                          | Michael Lundy                               | Blue Hartford Developer, LLC ; Housing Authority of the City of St. Petersburg                             | NC           | MR 5-6           | F          | 134   | \$10,000,000                | \$2,116,841                       | \$28,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 21             |
| 2025-206D          | Largo Station                  | Pinellas     | L           | HUD                          | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC           | MR 4             | F          | 168   | \$10,000,000                | \$2,450,000                       |                     | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 20             |

RFA 2024-306 - Board Approved Scoring Results

| Application Number | Name of Development | County | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer | Dev Category | Development Type | Demo | Units | CDBG-DR Base Request Amount | Non Competitive HC Request Amount | MMRB Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|

Ineligible Applications

|            |                                |         |   |     |                   |                                                                         |    |        |            |     |              |             |              |   |    |   |  |   |   |    |
|------------|--------------------------------|---------|---|-----|-------------------|-------------------------------------------------------------------------|----|--------|------------|-----|--------------|-------------|--------------|---|----|---|--|---|---|----|
| 2025-178BD | Poinciana Parc Phase II        | Osceola | M | HUD | Oscar Sol         | Poinciana Parc 2 Dev, LLC                                               | NC | MR 5-6 | E, Non-ALF | 70  | \$9,000,000  | \$970,000   | \$11,900,000 | N | 10 | Y |  | Y | Y | 14 |
| 2025-179BD | United Commons                 | Polk    | M | HUD | Oscar Sol         | United Commons Dev, LLC                                                 | NC | MR 4   | E, Non-ALF | 70  | \$10,000,000 | \$964,110   | \$11,000,000 | N | 10 | Y |  | Y | Y | 13 |
| 2025-183D  | Hillcrest Reserve              | Polk    | M | HUD | Darren Smith      | SHAG Hillcrest Developer, LLC; WHHA Development,                        | NC | G      | F          | 72  | \$10,000,000 | \$956,121   |              | N | 10 | Y |  | Y | Y | 17 |
| 2025-190BD | Twin Lakes Estates - Phase III | Polk    | M | HUD | Matthew A. Rieger | HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc. | NC | MR 4   | F          | 86  | \$10,000,000 | \$1,021,694 | \$21,000,000 | N | 10 | Y |  | Y | Y | 36 |
| 2025-197BD | Wave at Rose                   | Collier | M | HUD | Andrew Cribbs     | OHG FL Collier I Rose Developer LLC                                     | NC | MR 4   | F          | 230 | \$10,000,000 | \$3,705,553 | \$44,694,000 | N | 5  | Y |  | Y | Y | 28 |
| 2025-202BD | Vesta at Regal Bay             | Osceola | M | HUD | Kory Geans        | Newstar Development, LLC; Middleburg Communities, LLC                   | NC | MR 4   | F          | 80  | \$10,000,000 | \$1,199,363 | \$14,000,000 | N | 10 | Y |  | Y | Y | 12 |

On October 22, 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.

## RFA 2024-306 Board Approved Preliminary Awards

Page 1 of 1

|                         |            |
|-------------------------|------------|
| Total CDBG-DR Funding   | 99,276,000 |
| Total CDBG-DR Allocated | 92,900,000 |
| Total CDBG-DR Remaining | 6,376,000  |

| Application Number | Name of Development            | County       | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer                                                                                          | Dev Category | Development Type | Demo       | Units | CDBG-DR Base Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|--------------------------------|--------------|-------------|------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------|------------------|------------|-------|-----------------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
| 2025-180BD         | 40th Street Lofts              | Hillsborough | L           | HUD                          | Renee Sandell                               | Paces Preservation Partners, LLC                                                                           | NC           | MR 4             | F          | 65    | \$6,500,000                 | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 1              |
| 2025-203BD         | Villas on Central              | Seminole     | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 5-6           | F          | 90    | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 2              |
| 2025-187BD         | Amberwood Lofts                | Osceola      | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | G                | F          | 88    | \$9,500,000                 | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 7              |
| 2025-196BD         | Rockledge Apartments           | Brevard      | M           | HUD                          | C. Hunter Nelson                            | ECG Florida 2023 V Developer, LLC                                                                          | NC           | G                | F          | 84    | \$6,900,000                 | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 15             |
| 2025-198BD         | Ekos at Santa Clara            | Collier      | M           | HUD                          | Christopher L. Shear                        | MHP Collier IV Developer, LLC                                                                              | NC           | G                | F          | 84    | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 19             |
| 2025-206D          | Largo Station                  | Pinellas     | L           | HUD                          | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC           | MR 4             | F          | 168   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 20             |
| 2025-168BD         | Highland Creek                 | Polk         | M           | HUD                          | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC           | G                | F          | 120   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 22             |
| 2025-186D          | Desoto Apartments              | Manatee      | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 4             | F          | 140   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 32             |
| 2025-185D          | Cortaro Heights Apartments LLC | Hillsborough | L           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 4             | F          | 100   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 3              |
| 2025-192BD         | Harwick Place                  | Seminole     | M           | HUD                          | Julie von Weller                            | Harwick Place Developer, LLC; SHA Development, LLC                                                         | NC           | G                | E, Non-ALF | 80    | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 4              |

On October 22, 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.

RECEIVED

**Buchanan**

OCT 25, 2024 8:30am

Mallory L. Harrell  
[mallory.harrell@bipec.com](mailto:mallory.harrell@bipec.com)

FLORIDA HOUSING  
FINANCE CORPORATION

215 S. Monroe Street, Suite 301  
Tallahassee, FL 32301  
T 850 321 7492  
F 850 681 6036

October 25, 2024

**VIA EMAIL**

[CorporationClerk@floridahousing.org](mailto:CorporationClerk@floridahousing.org)

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

Re: Notice of Intent to Protest by Blue Tampa 2, LLC  
RFA 2024-306 Community Development Block Grant – Disaster Recovery  
(CDBG-DR) Financing for Affordable Housing Developments Located in  
Hurricane Ian Impacted Areas ("RFA")

Dear FHFC Clerk:

On behalf of the Blue Tampa 2, LLC, (Application Number 2025-191BD, The Adderley 2), this letter constitutes a Notice of Intent to Protest ("Notice") filed pursuant to sections 120.569 and 120.57(3), Florida Statutes, Rules 28-110.003 and 67.60.009, Florida Administrative Code, and the RFA.

We hereby provide this Notice within 72 hours of the posting of the RFA's Award Notice, Scoring and Rankings by Florida Housing Finance Corporation, which was posted to the Corporation's website on October 22, 2024, at 10:36 a.m. Attached as Exhibit A are the Board's approved scoring results, and attached as Exhibit B are the Board's approved preliminary awards.

Blue Tampa 2, LLC reserves the right to 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 the email above. Thank you for your assistance.

Sincerely,

BUCHANAN INGERSOLL & ROONEY PC

  
Mallory L. Harrell

cc: Shawn Wilson

Exhibit C

# RFA 2024-306 - Board Approved Scoring Results

| Application Number | Name of Development | County | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer | Dev Category | Development Type | Demo | Units | CDBG-DR Base Request Amount | Non Competitive HC Request Amount | MMRB Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|

## Eligible Applications

|            |                                |              |   |       |                   |                                                                                                            |    |           |            |     |              |             |              |   |    |   |   |   |   |    |
|------------|--------------------------------|--------------|---|-------|-------------------|------------------------------------------------------------------------------------------------------------|----|-----------|------------|-----|--------------|-------------|--------------|---|----|---|---|---|---|----|
| 2025-168BD | Highland Creek                 | Polk         | M | HUD   | J. David Page     | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC | G         | F          | 120 | \$10,000,000 | \$1,700,000 | \$22,000,000 | Y | 10 | Y | A | Y | Y | 22 |
| 2025-169BD | Arbors at Fruitland Park       | Lake         | M | State | Daniel F. Acosta  | ACRUVA Community Developers, LLC                                                                           | NC | G         | E, Non-ALF | 50  | \$7,250,000  | \$713,816   | \$8,000,000  | Y | 10 | Y | B | Y | Y | 29 |
| 2025-170BD | Arbors at Ruskin Place         | Hillsborough | L | HUD   | Daniel F. Acosta  | ACRUVA Community Developers, LLC                                                                           | NC | G         | E, Non-ALF | 56  | \$9,995,000  | \$673,701   | \$9,500,000  | Y | 10 | Y | B | Y | Y | 35 |
| 2025-171BD | Kissimmee Cove                 | Osceola      | M | HUD   | Matthew A. Rieger | HTG Kissimmee Cove Developer, LLC                                                                          | NC | MR 4      | F          | 73  | \$8,400,000  | \$1,209,213 | \$13,000,000 | Y | 10 | Y | A | Y | Y | 10 |
| 2025-172BD | Arbors at Whispering Pines     | Manatee      | M | HUD   | Daniel F. Acosta  | ACRUVA Community Developers, LLC                                                                           | NC | MR 4      | E, Non-ALF | 52  | \$9,250,000  | \$836,856   | \$9,300,000  | Y | 10 | Y | B | Y | Y | 11 |
| 2025-173BD | Enchanted Oaks                 | Osceola      | M | HUD   | Matthew A. Rieger | HTG Enchanted Oaks Developer, LLC                                                                          | NC | G         | F          | 100 | \$10,000,000 | \$1,602,821 | \$19,000,000 | Y | 10 | Y | A | Y | Y | 25 |
| 2025-174BD | Orange on 14th                 | Manatee      | M | HUD   | J. David Page     | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC | MR 4      | F          | 150 | \$10,000,000 | \$2,600,000 | \$30,000,000 | Y | 10 | Y | A | Y | Y | 33 |
| 2025-175D  | Cleveland Commons              | Pinellas     | L | HUD   | J. David Page     | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC | MR 5-6    | F          | 100 | \$9,000,000  | \$1,795,000 |              | Y | 10 | Y | A | Y | Y | 31 |
| 2025-176BD | Residences at Lake Isles       | Osceola      | M | HUD   | Kenneth Naylor    | Residences at Lake Isles Development, LLC                                                                  | NC | G         | F          | 90  | \$10,000,000 | \$1,290,199 | \$15,000,000 | Y | 10 | Y | B | Y | Y | 9  |
| 2025-177BD | Harmony Creek Residences       | Osceola      | M | HUD   | Kenneth Naylor    | Harmony Creek Residences Development, LLC                                                                  | NC | MR 4      | F          | 90  | \$10,000,000 | \$1,335,332 | \$15,500,000 | Y | 10 | Y | A | Y | Y | 18 |
| 2025-180BD | 40th Street Lofts              | Hillsborough | L | HUD   | Renee Sandell     | Paces Preservation Partners, LLC                                                                           | NC | MR 4      | F          | 65  | \$6,500,000  | \$1,236,032 | \$16,700,000 | Y | 10 | Y | A | Y | Y | 1  |
| 2025-181D  | Bay Village                    | Hillsborough | L | HUD   | Darren Smith      | SHAG Bay Village Developer, LLC                                                                            | NC | MR 4      | E, Non-ALF | 80  | \$10,000,000 | \$1,407,934 |              | Y | 10 | Y | A | Y | Y | 27 |
| 2025-182BD | River Fox Commons              | Lake         | M | State | Renee Sandell     | Paces Preservation Partners, LLC                                                                           | NC | G         | E, Non-ALF | 92  | \$7,000,000  | \$1,476,697 | \$18,000,000 | Y | 10 | Y | A | Y | Y | 37 |
| 2025-184BD | Emerald Pointe                 | Collier      | M | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | High-Rise | F          | 72  | \$8,250,000  | \$1,346,918 | \$17,500,000 | Y | 10 | Y | A | Y | Y | 24 |
| 2025-185D  | Cortaro Heights Apartments LLC | Hillsborough | L | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | MR 4      | F          | 100 | \$10,000,000 | \$1,559,758 |              | Y | 10 | Y | A | Y | Y | 3  |
| 2025-186D  | Desoto Apartments              | Manatee      | M | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | MR 4      | F          | 140 | \$10,000,000 | \$2,113,306 |              | Y | 10 | Y | A | Y | Y | 32 |
| 2025-187BD | Amberwood Lofts                | Osceola      | M | HUD   | J. David Heller   | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC | G         | F          | 88  | \$9,500,000  | \$1,605,666 | \$20,000,000 | Y | 10 | Y | A | Y | Y | 7  |

# RFA 2024-306 - Board Approved Scoring Results

| Application Number | Name of Development            | County       | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer                                                                                          | Dev Category | Development Type | Demo       | Units | CDBG-DR Base Request Amount | Non Competitive HC Request Amount | MMRB Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|--------------------------------|--------------|-------------|------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------|------------------|------------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
| 2025-188BD         | Azalea Bloom                   | Seminole     | M           | HUD                          | Michael Ruane                               | CORE Azalea Bloom Developer LLC                                                                            | NC           | G                | E, Non-ALF | 80    | \$10,000,000                | \$1,045,628                       | \$13,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 30             |
| 2025-189BD         | Valencia at Twin Lakes         | Polk         | M           | HUD                          | Michael Ruane                               | CORE Sunset Ridge Developer LLC                                                                            | NC           | MR 4             | E, Non-ALF | 80    | \$10,000,000                | \$1,023,635                       | \$11,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 34             |
| 2025-191BD         | The Adderley 2                 | Hillsborough | L           | HUD                          | Shawn Wilson                                | Blue TA2 Developer, LLC                                                                                    | NC           | MR 5-6           | E, Non-ALF | 100   | \$9,500,000                 | \$1,651,475                       | \$18,250,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 16             |
| 2025-192BD         | Harwick Place                  | Seminole     | M           | HUD                          | Julie von Weller                            | Harwick Place Developer, LLC; SHA Development, LLC                                                         | NC           | G                | E, Non-ALF | 80    | \$10,000,000                | \$1,465,241                       | \$15,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 4              |
| 2025-193BD         | Talland Park                   | Seminole     | M           | HUD                          | Jonathan L. Wolf                            | Talland Park Developer, LLC; SHA Development, LLC                                                          | NC           | G                | F          | 72    | \$10,000,000                | \$1,350,951                       | \$13,500,000        | Y                     | 10           | Y                                     | B              | Y                            | Y                               | 8              |
| 2025-194BD         | Carisbrooke Terrace            | Seminole     | M           | HUD                          | Jonathan L. Wolf                            | Carisbrooke Terrace Developer, LLC; SHA Development, LLC                                                   | NC           | G                | F          | 80    | \$10,000,000                | \$1,465,241                       | \$15,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 6              |
| 2025-195BD         | Ekos at Rockledge Park         | Brevard      | M           | HUD                          | Christopher L. Shear                        | MHP Brevard I Developer, LLC                                                                               | NC           | MR 5-6           | F          | 100   | \$10,000,000                | \$1,504,683                       | \$20,250,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 26             |
| 2025-196BD         | Rockledge Apartments           | Brevard      | M           | HUD                          | C. Hunter Nelson                            | ECG Florida 2023 V Developer, LLC                                                                          | NC           | G                | F          | 84    | \$6,900,000                 | \$1,472,715                       | \$18,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 15             |
| 2025-198BD         | Ekos at Santa Clara            | Collier      | M           | HUD                          | Christopher L. Shear                        | MHP Collier IV Developer, LLC                                                                              | NC           | G                | F          | 84    | \$10,000,000                | \$957,604                         | \$17,600,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 19             |
| 2025-199BD         | Ekos at Flagler Pointe         | Flagler      | M           | State                        | Christopher L. Shear                        | MHP Flagler I Developer, LLC                                                                               | NC           | G                | F          | 96    | \$9,500,000                 | \$1,538,424                       | \$20,650,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 23             |
| 2025-200BD         | Ekos at Kissimmee Station      | Osceola      | M           | HUD                          | Christopher L. Shear                        | MHP Osceola I Developer, LLC                                                                               | NC           | MR 5-6           | F          | 85    | \$9,500,000                 | \$1,200,649                       | \$16,975,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 38             |
| 2025-201D          | Grand Oaks                     | Pinellas     | L           | HUD                          | Brian Evjen                                 | Newstar Development, LLC; PCHA Development, LLC                                                            | NC           | G                | F          | 100   | \$10,000,000                | \$1,259,498                       |                     | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 39             |
| 2025-203BD         | Villas on Central              | Seminole     | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 5-6           | F          | 90    | \$10,000,000                | \$1,470,217                       | \$18,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 2              |
| 2025-204BD         | Plaza Hermosa                  | Osceola      | M           | HUD                          | Matthew A. Rieger                           | HTG Hermosa Family Developer, LLC                                                                          | NC           | MR 4             | F          | 60    | \$10,000,000                | \$1,122,705                       | \$12,000,000        | Y                     | 10           | Y                                     | B              | Y                            | Y                               | 5              |
| 2025-205BD         | Hartford & Saratoga Apartments | Pinellas     | L           | HUD                          | Michael Lundy                               | Blue Hartford Developer, LLC ; Housing Authority of the City of St. Petersburg                             | NC           | MR 5-6           | F          | 134   | \$10,000,000                | \$2,116,841                       | \$28,000,000        | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 21             |
| 2025-206D          | Largo Station                  | Pinellas     | L           | HUD                          | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC           | MR 4             | F          | 168   | \$10,000,000                | \$2,450,000                       |                     | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 20             |

RFA 2024-306 - Board Approved Scoring Results

| Application Number | Name of Development | County | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer | Dev Category | Development Type | Demo | Units | CDBG-DR Base Request Amount | Non Competitive HC Request Amount | MMRB Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
|--------------------|---------------------|--------|-------------|------------------------------|---------------------------------------------|-------------------|--------------|------------------|------|-------|-----------------------------|-----------------------------------|---------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|

Ineligible Applications

|            |                                |         |   |     |                   |                                                                         |    |        |            |     |              |             |              |   |    |   |  |   |   |    |
|------------|--------------------------------|---------|---|-----|-------------------|-------------------------------------------------------------------------|----|--------|------------|-----|--------------|-------------|--------------|---|----|---|--|---|---|----|
| 2025-178BD | Poinciana Parc Phase II        | Osceola | M | HUD | Oscar Sol         | Poinciana Parc 2 Dev, LLC                                               | NC | MR 5-6 | E, Non-ALF | 70  | \$9,000,000  | \$970,000   | \$11,900,000 | N | 10 | Y |  | Y | Y | 14 |
| 2025-179BD | United Commons                 | Polk    | M | HUD | Oscar Sol         | United Commons Dev, LLC                                                 | NC | MR 4   | E, Non-ALF | 70  | \$10,000,000 | \$964,110   | \$11,000,000 | N | 10 | Y |  | Y | Y | 13 |
| 2025-183D  | Hillcrest Reserve              | Polk    | M | HUD | Darren Smith      | SHAG Hillcrest Developer, LLC; WHHA Development,                        | NC | G      | F          | 72  | \$10,000,000 | \$956,121   |              | N | 10 | Y |  | Y | Y | 17 |
| 2025-190BD | Twin Lakes Estates - Phase III | Polk    | M | HUD | Matthew A. Rieger | HTG Twin Lakes III Developer, LLC; Polk County Housing Developers, Inc. | NC | MR 4   | F          | 86  | \$10,000,000 | \$1,021,694 | \$21,000,000 | N | 10 | Y |  | Y | Y | 36 |
| 2025-197BD | Wave at Rose                   | Collier | M | HUD | Andrew Cribbs     | OHG FL Collier I Rose Developer LLC                                     | NC | MR 4   | F          | 230 | \$10,000,000 | \$3,705,553 | \$44,694,000 | N | 5  | Y |  | Y | Y | 28 |
| 2025-202BD | Vesta at Regal Bay             | Osceola | M | HUD | Kory Geans        | Newstar Development, LLC; Middleburg Communities, LLC                   | NC | MR 4   | F          | 80  | \$10,000,000 | \$1,199,363 | \$14,000,000 | N | 10 | Y |  | Y | Y | 12 |

On October 22, 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.

## RFA 2024-306 Board Approved Preliminary Awards

|                         |            |
|-------------------------|------------|
| Total CDBG-DR Funding   | 99,276,000 |
| Total CDBG-DR Allocated | 92,900,000 |
| Total CDBG-DR Remaining | 6,376,000  |

| Application Number | Name of Development            | County       | County Size | HUD or State-Designated MID? | Name of Authorized Principal Representative | Name of Developer                                                                                          | Dev Category | Development Type | Demo       | Units | CDBG-DR Base Request Amount | Eligible For Funding? | Total Points | Federal Funding Experience Preference | A/B Leveraging | Proximity Funding Preference | Florida Job Creation Preference | Lottery Number |
|--------------------|--------------------------------|--------------|-------------|------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------|------------------|------------|-------|-----------------------------|-----------------------|--------------|---------------------------------------|----------------|------------------------------|---------------------------------|----------------|
| 2025-180BD         | 40th Street Lofts              | Hillsborough | L           | HUD                          | Renee Sandell                               | Paces Preservation Partners, LLC                                                                           | NC           | MR 4             | F          | 65    | \$6,500,000                 | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 1              |
| 2025-203BD         | Villas on Central              | Seminole     | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 5-6           | F          | 90    | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 2              |
| 2025-187BD         | Amberwood Lofts                | Osceola      | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | G                | F          | 88    | \$9,500,000                 | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 7              |
| 2025-196BD         | Rockledge Apartments           | Brevard      | M           | HUD                          | C. Hunter Nelson                            | ECG Florida 2023 V Developer, LLC                                                                          | NC           | G                | F          | 84    | \$6,900,000                 | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 15             |
| 2025-198BD         | Ekos at Santa Clara            | Collier      | M           | HUD                          | Christopher L. Shear                        | MHP Collier IV Developer, LLC                                                                              | NC           | G                | F          | 84    | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 19             |
| 2025-206D          | Largo Station                  | Pinellas     | L           | HUD                          | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC           | MR 4             | F          | 168   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 20             |
| 2025-168BD         | Highland Creek                 | Polk         | M           | HUD                          | J. David Page                               | Southport Development, Inc., a WA corporation doing business in FL as Southport Development Services, Inc. | NC           | G                | F          | 120   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 22             |
| 2025-186D          | Desoto Apartments              | Manatee      | M           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 4             | F          | 140   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 32             |
| 2025-185D          | Cortaro Heights Apartments LLC | Hillsborough | L           | HUD                          | J. David Heller                             | NRP Sunshine Development LLC; WCZ Development, LLC                                                         | NC           | MR 4             | F          | 100   | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 3              |
| 2025-192BD         | Harwick Place                  | Seminole     | M           | HUD                          | Julie von Weller                            | Harwick Place Developer, LLC; SHA Development, LLC                                                         | NC           | G                | E, Non-ALF | 80    | \$10,000,000                | Y                     | 10           | Y                                     | A              | Y                            | Y                               | 4              |

On October 22, 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.

Exhibit D

40th Street Lofts' Application

(FHFC is in possession of this application)

Exhibit E

Cortaro Heights's Application

(FHFC is in possession of this application)

# ROUTE 6 56TH ST.

## Downtown Tampa to Netpark to University Area

### Destinations:

Marion Transit Center, Stetson University, Salvation Army, Brewster Tech, Metropolitan Ministries, Cusaden Park, HART Operations Facility, Netpark Transfer Center, King High School, U.S. Post Office, Temple Terrace Public Library, Temple Terrace City Hall, University of South Florida, AdventHealth, James A. Haley Veterans' Hospital



ROUTE

6

56TH ST.

NORTHBOUND

TO UNIVERSITY AREA

WEEKDAY - NORTHBOUND

| Marion<br>Transit<br>Center<br><b>MTCD</b><br>DEPARTS | HART<br>Operations<br>Facility<br><b>A</b> | Netpark<br>Transfer<br>Center<br><b>B</b><br>ARRIVES | DEPARTS | 56th St.<br>@ Busch Blvd.<br><b>C</b> | University<br>Area<br>Transit Center<br><b>D</b><br>ARRIVES |
|-------------------------------------------------------|--------------------------------------------|------------------------------------------------------|---------|---------------------------------------|-------------------------------------------------------------|
| --                                                    | --                                         | --                                                   | 4:59    | 5:10                                  | 5:24                                                        |
| 5:00                                                  | 5:15                                       | 5:24                                                 | 5:29    | 5:38                                  | 5:54                                                        |
| 5:30                                                  | 5:45                                       | 5:54                                                 | 5:59    | 6:08                                  | 6:27                                                        |
| 5:55                                                  | 6:10                                       | 6:20                                                 | 6:25    | 6:36                                  | 6:55                                                        |
| 6:15                                                  | 6:32                                       | 6:42                                                 | 6:47    | 6:58                                  | 7:17                                                        |
| 6:35                                                  | 6:52                                       | 7:02                                                 | 7:07    | 7:18                                  | 7:37                                                        |
| 6:55                                                  | 7:12                                       | 7:22                                                 | 7:27    | 7:38                                  | 7:57                                                        |
| 7:15                                                  | 7:32                                       | 7:42                                                 | 7:47    | 7:58                                  | 8:17                                                        |
| 7:35                                                  | 7:52                                       | 8:02                                                 | 8:07    | 8:18                                  | 8:37                                                        |
| 7:55                                                  | 8:12                                       | 8:22                                                 | 8:27    | 8:38                                  | 8:57                                                        |
| 8:15                                                  | 8:32                                       | 8:42                                                 | 8:47    | 8:58                                  | 9:17                                                        |
| 8:35                                                  | 8:52                                       | 9:02                                                 | 9:07    | 9:18                                  | 9:37                                                        |
| 8:55                                                  | 9:12                                       | 9:22                                                 | 9:27    | 9:38                                  | 9:57                                                        |
| 9:15                                                  | 9:32                                       | 9:42                                                 | 9:47    | 9:58                                  | 10:17                                                       |
| 9:35                                                  | 9:52                                       | 10:02                                                | 10:07   | 10:18                                 | 10:37                                                       |
| 9:55                                                  | 10:12                                      | 10:22                                                | 10:27   | 10:38                                 | 10:57                                                       |
| 10:15                                                 | 10:32                                      | 10:42                                                | 10:47   | 10:58                                 | 11:17                                                       |
| 10:35                                                 | 10:52                                      | 11:02                                                | 11:07   | 11:18                                 | 11:37                                                       |
| 10:55                                                 | 11:12                                      | 11:22                                                | 11:27   | 11:38                                 | 11:57                                                       |
| 11:15                                                 | 11:32                                      | 11:42                                                | 11:47   | 11:58                                 | 12:17                                                       |
| 11:35                                                 | 11:52                                      | 12:02                                                | 12:07   | 12:18                                 | 12:37                                                       |
| 11:55                                                 | 12:12                                      | 12:22                                                | 12:27   | 12:38                                 | 12:57                                                       |
| 12:15                                                 | 12:32                                      | 12:42                                                | 12:47   | 12:58                                 | 1:17                                                        |
| 12:35                                                 | 12:52                                      | 1:02                                                 | 1:07    | 1:18                                  | 1:37                                                        |
| 12:55                                                 | 1:12                                       | 1:22                                                 | 1:27    | 1:38                                  | 1:57                                                        |
| 1:15                                                  | 1:32                                       | 1:42                                                 | 1:47    | 1:58                                  | 2:17                                                        |
| 1:35                                                  | 1:52                                       | 2:02                                                 | 2:07    | 2:18                                  | 2:37                                                        |
| 2:00                                                  | 2:17                                       | 2:27                                                 | 2:32    | 2:43                                  | 3:02                                                        |
| 2:20                                                  | 2:37                                       | 2:47                                                 | 2:52    | 3:03                                  | 3:24                                                        |
| 2:40                                                  | 2:57                                       | 3:07                                                 | 3:12    | 3:25                                  | 3:46                                                        |
| 3:00                                                  | 3:19                                       | 3:27                                                 | 3:32    | 3:45                                  | 4:06                                                        |
| 3:20                                                  | 3:39                                       | 3:47                                                 | 3:52    | 4:05                                  | 4:26                                                        |
| 3:40                                                  | 3:59                                       | 4:07                                                 | 4:12    | 4:25                                  | 4:46                                                        |
| 4:00                                                  | 4:19                                       | 4:27                                                 | 4:32    | 4:45                                  | 5:06                                                        |

Continued on next page

→

ROUTE

6

56TH ST.

NORTHBOUND

TO UNIVERSITY AREA

WEEKDAY - NORTHBOUND *continued...*

| Marion<br>Transit<br>Center<br><b>MTCD</b><br>DEPARTS | HART<br>Operations<br>Facility<br><b>A</b> | Netpark<br>Transfer<br>Center<br><b>B</b><br>ARRIVES | DEPARTS | 56th St.<br>@ Busch Blvd.<br><b>C</b> | University<br>Area<br>Transit Center<br><b>D</b><br>ARRIVES |
|-------------------------------------------------------|--------------------------------------------|------------------------------------------------------|---------|---------------------------------------|-------------------------------------------------------------|
| 4:20                                                  | 4:39                                       | 4:47                                                 | 4:52    | 5:05                                  | 5:26                                                        |
| 4:40                                                  | 4:59                                       | 5:07                                                 | 5:12    | 5:25                                  | 5:46                                                        |
| 5:00                                                  | 5:19                                       | 5:27                                                 | 5:32    | 5:45                                  | 6:06                                                        |
| 5:20                                                  | 5:39                                       | 5:47                                                 | 5:52    | 6:05                                  | 6:22                                                        |
| 5:40                                                  | 5:59                                       | 6:07                                                 | 6:12    | 6:23                                  | 6:40                                                        |
| 6:00                                                  | 6:16                                       | 6:24                                                 | 6:29    | 6:40                                  | 6:57                                                        |
| 6:30                                                  | 6:46                                       | 6:54                                                 | 6:59    | 7:10                                  | 7:27                                                        |
| 7:00                                                  | 7:16                                       | 7:24                                                 | 7:29    | 7:40                                  | 7:57                                                        |
| 7:30                                                  | 7:46                                       | 7:54                                                 | 7:59    | 8:10                                  | 8:27                                                        |
| 8:00                                                  | 8:16                                       | 8:24                                                 | 8:29    | 8:40                                  | 8:57                                                        |
| 8:30                                                  | 8:46                                       | 8:54                                                 | 8:59    | 9:10                                  | 9:27                                                        |
| 9:00                                                  | 9:16                                       | 9:24                                                 | 9:29    | 9:40                                  | 9:57                                                        |
| 10:00                                                 | 10:14                                      | 10:22                                                | 10:27   | 10:38                                 | 10:52                                                       |
| 11:00                                                 | 11:14                                      | 11:22                                                | 11:27   | 11:38                                 | 11:52                                                       |
| 12:00                                                 | 12:14                                      | 12:22                                                | 12:27   | 12:38                                 | 12:52                                                       |

P.M. Times are shown in *bold/italic*.

Schedule times subject to delay due to traffic conditions, weather or unforeseen events.

ROUTE

6

56TH ST.

SOUTHBOUND

TO DOWNTOWN TAMPA

WEEKDAY - SOUTHBOUND

| University Area Transit Center | 56th St. @ Busch Blvd. | Netpark Transfer Center | HART Operations Facility | Marion Transit Center |
|--------------------------------|------------------------|-------------------------|--------------------------|-----------------------|
| D                              | C                      | B                       | A                        | MTC                   |
| DEPARTS                        |                        | ARRIVES                 | DEPARTS                  | ARRIVES               |
| --                             | --                     | --                      | 4:32                     | 5:00                  |
| 4:30                           | 4:45                   | 4:57                    | 5:02                     | 5:30                  |
| 5:00                           | 5:15                   | 5:27                    | 5:32                     | 6:00                  |
| 5:30                           | 5:45                   | 5:57                    | 6:02                     | 6:33                  |
| 6:00                           | 6:19                   | 6:31                    | 6:36                     | 7:07                  |
| 6:20                           | 6:39                   | 6:51                    | 6:56                     | 7:27                  |
| 6:40                           | 6:59                   | 7:11                    | 7:16                     | 7:47                  |
| 7:00                           | 7:19                   | 7:31                    | 7:36                     | 8:07                  |
| 7:20                           | 7:39                   | 7:51                    | 7:56                     | 8:27                  |
| 7:40                           | 7:59                   | 8:11                    | 8:16                     | 8:47                  |
| 8:00                           | 8:19                   | 8:31                    | 8:36                     | 9:07                  |
| 8:25                           | 8:44                   | 8:56                    | 9:01                     | 9:27                  |
| 8:45                           | 9:04                   | 9:16                    | 9:21                     | 9:47                  |
| 9:05                           | 9:24                   | 9:36                    | 9:41                     | 10:07                 |
| 9:25                           | 9:44                   | 9:56                    | 10:01                    | 10:27                 |
| 9:45                           | 10:04                  | 10:16                   | 10:21                    | 10:47                 |
| 10:05                          | 10:24                  | 10:36                   | 10:41                    | 11:07                 |
| 10:25                          | 10:44                  | 10:56                   | 11:01                    | 11:27                 |
| 10:45                          | 11:04                  | 11:16                   | 11:21                    | 11:47                 |
| 11:05                          | 11:24                  | 11:36                   | 11:41                    | 12:07                 |
| 11:25                          | 11:44                  | 11:56                   | 12:01                    | 12:27                 |
| 11:45                          | 12:04                  | 12:16                   | 12:21                    | 12:47                 |
| 12:05                          | 12:24                  | 12:36                   | 12:41                    | 1:07                  |
| 12:25                          | 12:44                  | 12:56                   | 1:01                     | 1:27                  |
| 12:45                          | 1:04                   | 1:16                    | 1:21                     | 1:47                  |
| 1:05                           | 1:24                   | 1:36                    | 1:41                     | 2:07                  |
| 1:25                           | 1:44                   | 1:56                    | 2:01                     | 2:27                  |
| 1:45                           | 2:04                   | 2:16                    | 2:21                     | 2:47                  |
| 2:05                           | 2:24                   | 2:36                    | 2:41                     | 3:07                  |
| 2:25                           | 2:44                   | 2:56                    | 3:01                     | 3:30                  |
| 2:45                           | 3:04                   | 3:16                    | 3:21                     | 3:50                  |
| 3:00                           | 3:20                   | 3:32                    | 3:37                     | 4:06                  |
| 3:20                           | 3:40                   | 3:52                    | 3:57                     | 4:26                  |
| 3:40                           | 4:00                   | 4:12                    | 4:17                     | 4:46                  |

Continued on next page

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ROUTE

6

56TH ST.

SOUTHBOUND

TO DOWNTOWN TAMPA

WEEKDAY - SOUTHBOUND continued...

| University Area Transit Center | 56th St. @ Busch Blvd. | Netpark Transfer Center | HART Operations Facility | Marion Transit Center |
|--------------------------------|------------------------|-------------------------|--------------------------|-----------------------|
| D                              | C                      | B                       | A                        | MTC                   |
| DEPARTS                        |                        | ARRIVES                 | DEPARTS                  | ARRIVES               |
| 4:00                           | 4:20                   | 4:32                    | 4:37                     | 5:06                  |
| 4:20                           | 4:40                   | 4:52                    | 4:57                     | 5:26                  |
| 4:40                           | 5:00                   | 5:12                    | 5:17                     | 5:46                  |
| 5:00                           | 5:20                   | 5:32                    | 5:37                     | 6:06                  |
| 5:20                           | 5:40                   | 5:52                    | 5:57                     | 6:21                  |
| 5:40                           | 6:00                   | 6:11                    | 6:16                     | 6:40                  |
| 6:00                           | 6:16                   | 6:27                    | 6:32                     | 6:56                  |
| 6:30                           | 6:46                   | 6:57                    | 7:02                     | 7:26                  |
| 7:00                           | 7:16                   | 7:27                    | 7:32                     | 7:56                  |
| 7:30                           | 7:46                   | 7:57                    | 8:02                     | 8:26                  |
| 8:00                           | 8:16                   | 8:27                    | 8:32                     | 8:56                  |
| 8:30                           | 8:46                   | 8:57                    | 9:02                     | 9:26                  |
| 9:00                           | 9:16                   | 9:27                    | 9:32                     | 9:56                  |
| 10:00                          | 10:13                  | 10:22                   | 10:27                    | 10:50                 |
| 11:00                          | 11:13                  | 11:22                   | 11:27                    | 11:50                 |
| 12:00                          | 12:13                  | 12:22                   | 12:27                    | 12:50                 |

P.M. Times are shown in *bold/italic*.

Schedule times subject to delay due to traffic conditions, weather or unforeseen events.

ROUTE

6

56TH ST.

NORTHBOUND

TO UNIVERSITY AREA

SATURDAY/SUNDAY - NORTHBOUND

| Marion<br>Transit<br>Center<br><b>MTCD</b><br>DEPARTS | HART<br>Operations<br>Facility<br><b>A</b> | Netpark<br>Transfer<br>Center<br><b>B</b> | 56th St.<br>@ Busch Blvd.<br><b>C</b> | University<br>Area<br>Transit Center<br><b>D</b> |
|-------------------------------------------------------|--------------------------------------------|-------------------------------------------|---------------------------------------|--------------------------------------------------|
| ARRIVES                                               | DEPARTS                                    | ARRIVES                                   | DEPARTS                               | ARRIVES                                          |
| --                                                    | --                                         | --                                        | 5:58                                  | 6:09                                             |
| 6:00                                                  | 6:16                                       | 6:23                                      | 6:28                                  | 6:39                                             |
| 6:30                                                  | 6:46                                       | 6:53                                      | 6:58                                  | 7:09                                             |
| 7:00                                                  | 7:16                                       | 7:23                                      | 7:28                                  | 7:39                                             |
| 7:30                                                  | 7:46                                       | 7:53                                      | 7:58                                  | 8:09                                             |
| 8:00                                                  | 8:16                                       | 8:23                                      | 8:28                                  | 8:39                                             |
| 8:30                                                  | 8:46                                       | 8:53                                      | 8:58                                  | 9:09                                             |
| 9:00                                                  | 9:17                                       | 9:26                                      | 9:31                                  | 9:43                                             |
| 9:30                                                  | 9:47                                       | 9:56                                      | 10:01                                 | 10:13                                            |
| 10:00                                                 | 10:17                                      | 10:26                                     | 10:31                                 | 10:43                                            |
| 10:30                                                 | 10:47                                      | 10:56                                     | 11:01                                 | 11:13                                            |
| 11:00                                                 | 11:17                                      | 11:26                                     | 11:31                                 | 11:43                                            |
| 11:30                                                 | 11:47                                      | 11:56                                     | 12:01                                 | 12:13                                            |
| 12:00                                                 | 12:17                                      | 12:26                                     | 12:31                                 | 12:43                                            |
| 12:30                                                 | 12:47                                      | 12:56                                     | 1:01                                  | 1:13                                             |
| 1:00                                                  | 1:17                                       | 1:26                                      | 1:31                                  | 1:43                                             |
| 1:30                                                  | 1:47                                       | 1:56                                      | 2:01                                  | 2:13                                             |
| 2:00                                                  | 2:17                                       | 2:26                                      | 2:31                                  | 2:43                                             |
| 2:30                                                  | 2:47                                       | 2:56                                      | 3:01                                  | 3:13                                             |
| 3:00                                                  | 3:17                                       | 3:26                                      | 3:31                                  | 3:43                                             |
| 3:30                                                  | 3:47                                       | 3:56                                      | 4:01                                  | 4:13                                             |
| 4:00                                                  | 4:17                                       | 4:26                                      | 4:31                                  | 4:43                                             |
| 4:30                                                  | 4:47                                       | 4:56                                      | 5:01                                  | 5:13                                             |
| 5:00                                                  | 5:17                                       | 5:26                                      | 5:31                                  | 5:43                                             |
| 5:30                                                  | 5:47                                       | 5:56                                      | 6:01                                  | 6:11                                             |
| 6:00                                                  | 6:17                                       | 6:25                                      | 6:30                                  | 6:40                                             |
| 6:30                                                  | 6:47                                       | 6:55                                      | 7:00                                  | 7:10                                             |
| 7:00                                                  | 7:17                                       | 7:25                                      | 7:30                                  | 7:40                                             |
| 7:30                                                  | 7:47                                       | 7:55                                      | 8:00                                  | 8:10                                             |
| 8:00                                                  | 8:17                                       | 8:25                                      | 8:30                                  | 8:40                                             |
| 9:00                                                  | 9:16                                       | 9:24                                      | 9:29                                  | 9:39                                             |
| 10:00                                                 | 10:16                                      | 10:24                                     | 10:29                                 | 10:39                                            |
| 11:05                                                 | 11:21                                      | 11:29                                     | 11:34                                 | 11:44                                            |
|                                                       |                                            |                                           |                                       | 12:01                                            |

P.M. Times are shown in *bold/italic*.

Schedule times subject to delay due to traffic conditions, weather or unforeseen events.

ROUTE

6

56TH ST.

SOUTHBOUND

TO DOWNTOWN TAMPA

SATURDAY/SUNDAY - SOUTHBOUND

| University<br>Area<br>Transit Center<br><b>D</b> | 56th St.<br>@ Busch Blvd.<br><b>C</b> | Netpark<br>Transfer<br>Center<br><b>B</b> | HART<br>Operations<br>Facility<br><b>A</b> | Marion<br>Transit<br>Center<br><b>MTCD</b> |
|--------------------------------------------------|---------------------------------------|-------------------------------------------|--------------------------------------------|--------------------------------------------|
| DEPARTS                                          | DEPARTS                               | ARRIVES                                   | DEPARTS                                    | ARRIVES                                    |
| --                                               | --                                    | --                                        | 5:50                                       | 5:57                                       |
| 5:45                                             | 6:04                                  | 6:15                                      | 6:20                                       | 6:27                                       |
| 6:15                                             | 6:34                                  | 6:45                                      | 6:50                                       | 6:57                                       |
| 6:45                                             | 7:04                                  | 7:15                                      | 7:20                                       | 7:27                                       |
| 7:15                                             | 7:34                                  | 7:45                                      | 7:50                                       | 7:57                                       |
| 7:45                                             | 8:04                                  | 8:15                                      | 8:20                                       | 8:27                                       |
| 8:15                                             | 8:34                                  | 8:45                                      | 8:50                                       | 8:57                                       |
| 8:45                                             | 9:04                                  | 9:15                                      | 9:20                                       | 9:27                                       |
| 9:15                                             | 9:35                                  | 9:46                                      | 9:51                                       | 9:58                                       |
| 9:45                                             | 10:05                                 | 10:16                                     | 10:21                                      | 10:28                                      |
| 10:15                                            | 10:35                                 | 10:46                                     | 10:51                                      | 10:58                                      |
| 10:45                                            | 11:05                                 | 11:16                                     | 11:21                                      | 11:28                                      |
| 11:15                                            | 11:35                                 | 11:46                                     | 11:51                                      | 11:58                                      |
| 11:45                                            | 12:05                                 | 12:16                                     | 12:21                                      | 12:28                                      |
| 12:15                                            | 12:35                                 | 12:46                                     | 12:51                                      | 12:58                                      |
| 12:45                                            | 1:05                                  | 1:16                                      | 1:21                                       | 1:28                                       |
| 1:15                                             | 1:35                                  | 1:46                                      | 1:51                                       | 1:58                                       |
| 1:45                                             | 2:05                                  | 2:16                                      | 2:21                                       | 2:28                                       |
| 2:15                                             | 2:35                                  | 2:46                                      | 2:51                                       | 2:58                                       |
| 2:45                                             | 3:05                                  | 3:16                                      | 3:21                                       | 3:28                                       |
| 3:15                                             | 3:35                                  | 3:46                                      | 3:51                                       | 3:58                                       |
| 3:45                                             | 4:05                                  | 4:16                                      | 4:21                                       | 4:28                                       |
| 4:15                                             | 4:35                                  | 4:46                                      | 4:51                                       | 4:58                                       |
| 4:45                                             | 5:05                                  | 5:16                                      | 5:21                                       | 5:28                                       |
| 5:15                                             | 5:35                                  | 5:46                                      | 5:51                                       | 5:58                                       |
| 5:45                                             | 6:05                                  | 6:15                                      | 6:20                                       | 6:27                                       |
| 6:15                                             | 6:33                                  | 6:43                                      | 6:48                                       | 6:55                                       |
| 6:45                                             | 7:03                                  | 7:13                                      | 7:18                                       | 7:25                                       |
| 7:15                                             | 7:33                                  | 7:43                                      | 7:48                                       | 7:55                                       |
| 7:45                                             | 8:03                                  | 8:13                                      | 8:18                                       | 8:25                                       |
| 8:15                                             | 8:33                                  | 8:43                                      | 8:48                                       | 8:55                                       |
| 8:45                                             | 9:03                                  | 9:13                                      | 9:18                                       | 9:25                                       |
| 9:15                                             | 9:31                                  | 9:41                                      | 9:46                                       | 9:53                                       |
| 10:05                                            | 10:21                                 | 10:31                                     | 10:36                                      | 10:43                                      |
| 11:05                                            | 11:21                                 | 11:31                                     | 11:36                                      | 11:43                                      |
|                                                  |                                       |                                           |                                            | 11:58                                      |

P.M. Times are shown in *bold/italic*.

Schedule times subject to delay due to traffic conditions, weather or unforeseen events.

## LOCAL ROUTES & HARTFLEX

# HART SYSTEM MAP

Effective August 4, 2024

## LEGEND

- Local Route and Route Number
- Limited Express Route and Route Number  
Limited Express routes marked by an LX
- HARTFlex Route
- HARTFlex Zone
- Park-n-Ride Lots
- Points of Interest

## TRANSIT/TRANSFER CENTERS

- A** Marion Transit Center  
1211 N. Marion St.
  - B** University Area Transit Center  
13110 N. 27th St.
  - C** Britton Plaza Transfer Center  
3944 South Dale Mabry Hwy.
  - D** Netpark Transfer Center\*  
5003 N. 56th St.
  - E** Northwest Transfer Center\*  
8951 W. Waters Ave.
  - F** Westshore Plaza Transfer Center\*  
250 Westshore Plaza
  - G** West Tampa Transfer Center\*  
4201 N. Himes Ave.
  - H** Yukon Transfer Center\*  
400 E. Yukon St.
- \* Not served by Limited Express Routes

## ROUTE INFORMATION

### LOCAL ROUTES

- 1** Florida Ave. - Downtown Tampa to University Area via Florida Ave.
- 5** 40th St. - TGH to Downtown Tampa to University Area via 40th St.
- 6** 56th St. - Downtown Tampa to Netpark to University Area
- 7** West Tampa - Downtown Tampa to West Tampa
- 8** Progress Village/Brandon - Downtown Tampa to Brandon Mall
- 9** 15th/30th St. - Downtown Tampa to University Area via 15th/30th St.
- 10** Cypress St. - Downtown Tampa to Tampa Airport via Cypress St.
- 12** 22nd St. - Downtown Tampa to University Area via 22nd St.
- 14** Armenia/Howard Ave. - Britton Plaza to Netpark
- 15** Columbus Dr. - Westshore Plaza to Netpark
- 16** Waters Ave. - Northwest Transfer Center to Yukon Transfer Center
- 19** South Tampa - Downtown Tampa to Britton Plaza to Port Tampa
- 30** Kennedy Blvd./Town 'N Country - Downtown Tampa to Tampa Airport to Northwest
- 31** South Hillsborough County - Brandon Mall to South County
- 32** Dr. Martin Luther King Jr. Blvd. - Netpark to Tampa Airport
- 33** Fletcher Ave./Northdale - Northdale to University Area
- 34** Hillsborough Ave. - Northwest Transfer Center to Netpark via Hillsborough Ave.
- 36** Dale Mabry Hwy./Himes Ave. - Britton Plaza to Carrollwood
- 37** Brandon/Netpark - Netpark to Brandon Mall via Falkenberg Rd.
- 38** Mango/Brandon - Netpark to Brandon Mall via Parsons Ave.
- 39** Busch Blvd. - Northwest Transfer Center to Netpark via Busch Blvd.
- 42** University Area Connector - North Tampa One-Way Loop Clockwise
- 44** Sinclair Hills Connector - North Tampa One-Way Loop Counterclockwise
- 45** University Area/Westshore - University Area to Westshore Plaza
- 46** Brandon Blvd. - Brandon Mall to Valrico/Dover
- 48** Temple Terrace - University Area to Netpark
- 400** Nebraska Ave. (MetroRapid) - Downtown Tampa to University Area via Nebraska Ave.

### LIMITED EXPRESS ROUTES

- 24 LX** FishHawk/South Tampa Limited Express - FishHawk to Downtown Tampa to South Tampa
- 25 LX** Bloomingdale/South Tampa Limited Express - Bloomingdale to Downtown Tampa to South Tampa
- 275 LX** New Tampa Limited Express - Wiregrass to University Area to Downtown Tampa
- 360 LX** Brandon/South Tampa Limited Express - Brandon to Downtown Tampa to South Tampa

### HARTFLEX SERVICE

- HARTFlex East Fletcher
- HARTFlex South County
- HARTFlex South County

### SERVICE TO PINELLAS COUNTY

- OPERATED BY** PSTA
- For more information, visit [PSTA.net](http://PSTA.net)
- Express Route 100X** - Downtown Tampa to Britton Plaza to Downtown St. Petersburg
- Express Route 300X** - Downtown Tampa to Tampa Airport to Ulmertown
- Route 812** - Northwest Transfer Center to Westfield Countryside

**HART**  
HILLSBOROUGH TRANSIT AUTHORITY

GoHART.org  
HARTInfo Line (813) 254.4278

## LIMITED EXPRESS ROUTES



## HART Fares & The Way You Pay Have Changed



- Contactless Payment - Tap/Scan and FlaminGO!**  
Just tap your contactless card or scan your smart device on the Flamingo Fares reader every time you board.
- Save as You Ride**  
Earn a day pass or a month pass with daily and monthly capping. Once you reach the cost of a month pass, you can ride free for the rest of the month.
- Reload Fare from Anywhere**  
Put money on your card using the Flamingo Fares website or app. Setup auto-reload to never be without fare!

- Balance Protection \$**  
Your money stays on your Flamingo Fares account even if your card is lost or damaged (registered cards only).
- One Fare**  
Use the Flamingo Card or Mobile App at HART, PSTA

**Flamingo** A NEW WAY TO RIDE IN TAMPA BAY  
Learn more at [FlamingoFares.com](http://FlamingoFares.com)



Exhibit G

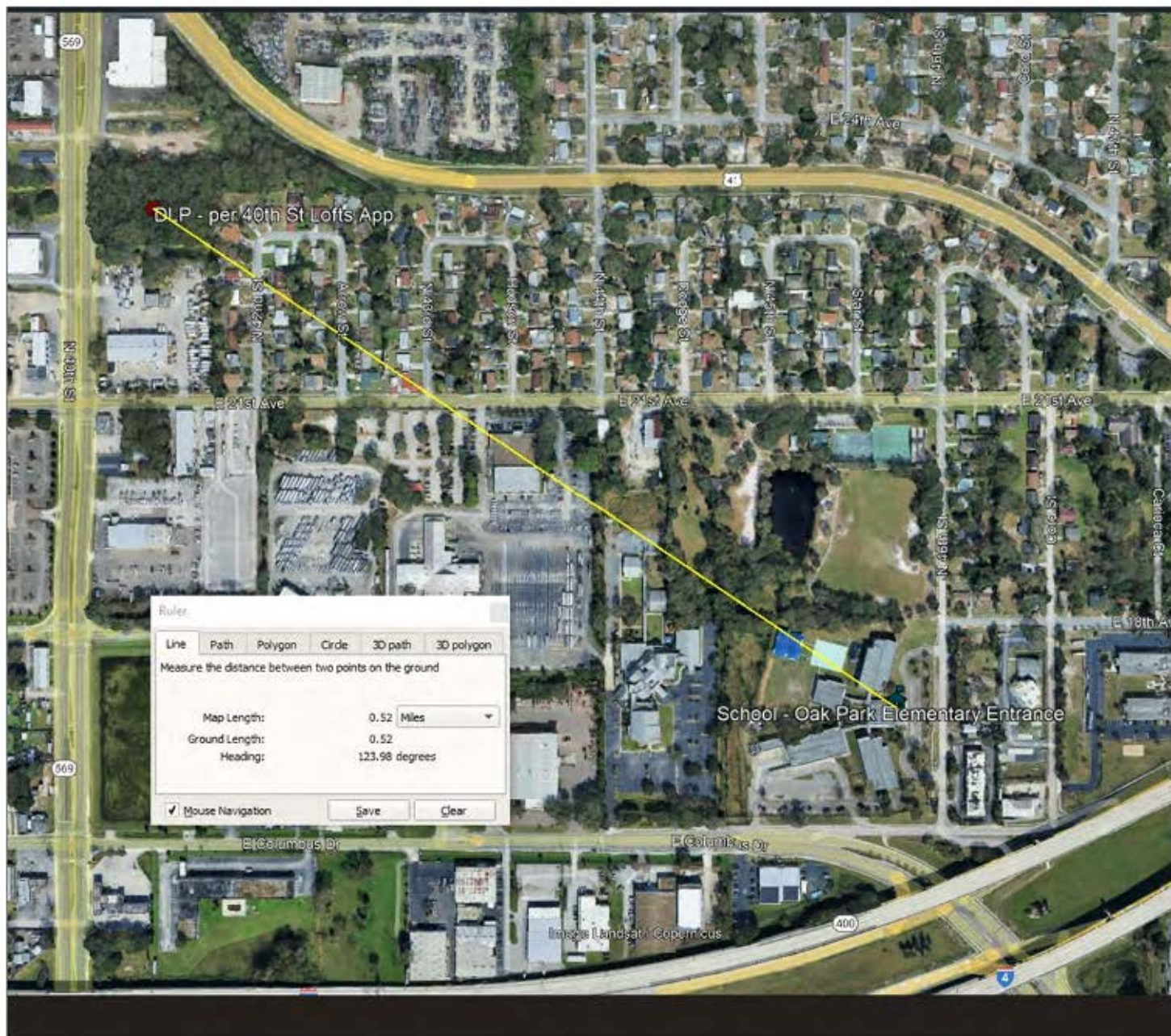


Exhibit H

