



**Blue Sky Communities**  
5300 West Cypress Street  
Suite 200  
Tampa, Florida 33607

November 29, 2018

Housing Finance Authority of Hillsborough County  
c/o Mark Hendrickson  
1404 Alban Avenue  
Tallahassee, FL 32301

RE: Preserve at Sabal Park

Dear Mark & HFA Members:

Thank you very much for your patience during this lengthy and complicated predevelopment process. For your reference, please see the attached Timeline.

Please consider this letter as our formal request to change certain items listed in our LGAO Application.

The items and a brief explanation are as follows:

8.a.xii. Flooring – Ceramic tile floor in bathrooms and kitchen area. In our experience, Ceramic Tile in the bathrooms is much more important than in the Kitchens. We wish to do Vinyl Plank in the kitchens. The kitchens are a very small area and are connected to surrounding spaces with no doors. We are doing Vinyl in the areas surrounding the Kitchen, so the transition from one hard surface to another hard surface does not make sense from a construction nor flow standpoint. This also provides a modest cost savings.

8.a.xxii. Patio – We included this feature when we originally planned to build Townhomes. It made sense in that context as Patios are a customary feature in this type of unit. Since we changed from Townhomes to Garden, and Patios are a non-standard feature for Garden units, we eliminated the Patios.

8.b.ix. HART Stop at site - HART moved the Bus stop. This was out of our control; although, we continue to advocate for them to put it back.

Thank you in advance for your consideration.

Sincerely,

Shawn Wilson  
Blue Broadway, LLC  
Manager

PRESERVE AT SABAL PARK - CONCISE PREDEVELOPMENT TIMELINE

DATE	EVENT
11/18/2016	Submitted LGAO App to HHFA
12/30/2016	Submitted 9% HC App to FHFC
12/8/2016	Became aware of potential post-election HC equity market contraction
5/5/2017	FHFC Board approval of initial rankings
5/22/2017	Filed challenge with DOAH
7/11/2017	DOAH Hearing
9/26/2017	Received CU Invitation from FHFC
10/27/2017	FHFC Approval to change Development Type from Townhomes to Garden
11/15/2017	Submitted rezoning/density bonus to County
12/14/2017	HHFA Approval to change from TH to Garden
1/3/2018	Became aware of market-wide hard cost escalation
1/9/2018	Sent email to HHFA about deleting Patios. HHFA responded OK to have Underwriter put in the CUR
1/25/2018	Sent complete list of Features to HHFA and Seltzer
2/21/2018	Received HC Equity price reduction
3/20/2018	Rezoning/density bonus approved by County
4/3/2018	Received Hard Cost estimate increase
4/16/2018	Submitted Viability App to FHFC
5/16/2018	County Expedited Approval Letter signed
5/29/2018	Received Construction Drawings for GC Contract
5/29/2018	Submitted Site Development Review plans to County
6/6/2018	Viability Loan approved FHFC Board
7/23/2018	Sent email to HHFA about 3 other possible changes to Features.
8/13/2018	Signed GC Contract
9/6/2018	County Expedited Approval Letter signed (2nd)
9/24/2018	Site Development Plan approved by County
10/23/2018	Received "Rick Cabrera letter"
10/26/2018	Submitted SWFWMD plans for Permit
10/29/2018	Submitted Building Plans for Permit
10/31/2018	Closed on Land Acquisition
11/2/2018	CUR approved by FHFC Board
11/27/2018	HHFA Requested Feature Change in Letter form.
1/18/2019	Closing date for Financing (scheduled)