

STATE OF FLORIDA
DIVISION OF ADMINISTRATIVE HEARINGS

PINNACLE RIO, LLC,

Petitioner,

vs.

Case No.: 14-1398BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,

Intervenor.

PINNACLE RIO, LLC,

Petitioner,

vs.

Case No.: 14-1399BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,
and TOWN CENTER PHASE TWO, LLC,

Intervenors.

TOWN CENTER PHASE, LLC,

Petitioner,

vs.

Case No.: 14-1400BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,

Intervenor.

2401 NW, LLC,

Petitioner,

vs.

Case No.: 14-1425BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,

Intervenor.

THE VILLAE MIAMI PHASE I, LTD. AND THE
URBAN LEAGUE OF GREATER MIAMI,

Petitioners,

vs.

Case No.: 14-1426BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,

Intervenor.

HTG MIAMI-DADE 6, LLC,

Petitioner,

vs.

Case No.: 14-1427BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,

and TOWN CENTER PHASE TWO, LLC,

Intervenors.

APC FOUR FORTY FOUR, LTD.,

Petitioner,

vs.

Case No.: 14-1428BID

FLORIDA HOUSING FINANCE CORPORATION,

Respondent,

and

ALLAPATTAH TRACE APARTMENTS, LTD.,
HTG MIAMI-DADE 5, LLC and TOWN
CENTER PHASE TWO, LLC,

Intervenors.

**PETITIONER PINNACLE RIO'S RESPONSE TO INTERVENOR'S FIRST REQUEST
FOR ADMISSIONS**

Petitioner, PINNACLE RIO, LLC ("Petitioner"), by and through undersigned counsel, and pursuant to Rule 1.370, Fla. R. Civ. P., hereby responds to ALLAPATTAH TRACE APARTMENTS, LTD.'s ("Intervenor"), First Request for Admissions.

REQUESTS

1. Admit that the following is the legal description of the site submitted for the ATA project proposed in ATA's response to the RFA:

BEVERLY HGTS PB 6-164 LOT 2 BLK 2 LOT SIZE
40.000 X 144 OR 18142-3666 0698 2 (4)
BEVERLY HGTS PB 6-164 LOT 3 BLK 2 LOT SIZE
40.000 X 144 OR 18142-3666 0698 2 (4)
BEVERLY HGTS PB 6-164 LOTS 4 THRU 7 NC BLK
2 LOT SIZE 162.000 X 144 OR 15917-3366 0593 1
BEVERLY HGTS PB 6-164 LOT 19 BLK 2 LOT SIZE
SITE VALUE OR 18142-3666 0698 2 (4)
BEVERLY HGTS PB 6-164 LOT 20 BLK 2 LOT SIZE

SITE VALUE OR 18142-3666 0698 2 (4)

RESPONSE: Admit.

2. Admit that the legal description in paragraph 1 above is the same legal description contained on the site plan submitted to the City of Miami as referenced in paragraph 23 of Pinnacle's Amended Petition.

RESPONSE: Admit.

3. Admit that the property described in the legal description in paragraph 1 above does not include the strip of land referenced in paragraph 23 of Pinnacle's Amended Petition in the above styled cause.

RESPONSE: Denied because the strip of land is not owned (or to be owned) by the Applicant.

4. Admit that the following is a list of the folio numbers for each lot listed in the site for the ATA project proposed in ATA's response to the RFA:

MIAMI 21 ZONING DATA SHEET, TRANSECT ZONE T6-8/T3
FOLIOS: 01-3126-038-0220, 01-3126-038-0230, 01-3126-038-0240,
01-3126-038-0320, 01-3126-038-0330

RESPONSE: Admit.

5. Admit that the lots associated with the folio numbers in paragraph 4 above are the same folio numbers contained on the site plan submitted to the City of Miami as referenced in paragraph 23 of Pinnacle's Amended Petition.

RESPONSE: Admit.

6. Admit that the lots associated with the folio numbers in paragraph 4 above do not include the strip of land referenced in paragraph 23 of APC's Amended Petition.

RESPONSE: Denied because the strip of land is not owned (or to be owned) by the Applicant.

s/ Joseph M. Goldstein

Joseph M. Goldstein
Florida Bar No. 820880
Gary J. Cohen
Florida Bar No. 353302
SHUTTS & BOWEN LLP
200 East Broward Blvd.
Suite 2100

Fort Lauderdale, FL 33301
Telephone: (954) 524-5505
Facsimile: (954) 524-5506
Email: jgoldstein@shutts.com
gcohen@shutts.com
jnolan@shutts.com

Attorneys for Pinnacle Rio

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished via electronic mail to the service list below, on this 10th day of April, 2014.

s/ Joseph M. Goldstein

Attorney

SERVICE LIST

<p>W. Robert Vezina, III Eduardo S. Lombard Megan S. Reynolds Vezina, Lawrence & Piscitelli, P.A. 413 East Park Avenue Tallahassee, FL 32301 Telephone: (850) 224-6205 Email: rvezina@vlplaw.com elombard@vlplaw.com mreynolds@vlplaw.com</p> <p><i>Counsel for The Village Miami Phase I, Ltd. and The Urban League of Greater Miami</i></p>	<p>Hugh R. Brown Wellington H. Meffert Florida Housing Finance Corporation 227 North Bronough Street, Suite 5000 Tallahassee, Florida 32301-1329 Telephone: (850) 448-4197 Email: hugh.brown@floridahousing.org wellington.meffert@floridahousing.org</p> <p><i>Counsel for Florida Housing Finance Corporation</i></p>
<p>Maureen McCarthy Daughton Mark Knowles Logan, Esquire Sniffen and Spellman, P.A. 123 North Monroe Street Tallahassee, Florida 32302 Telephone: (850) 205-1996 Email: mداughton@sniffenlaw.com mlogan@sniffenlaw.com</p>	<p>Michael P. Donaldson Carlton Fields, P.A. 215 South Monroe Street, Suite 500 Post Office Drawer 190 Tallahassee, Florida 32302-0190 Telephone: (850) 224-1585 Email: mdonaldson@carltonfields.com</p>

<p><i>Counsel for HTG Miami-Dade 6, LLC</i></p>	<p><i>Counsel for Town Center Phase Two, LLC</i></p>
<p>Michael J. Glazer Erick M. Figlio Ausley & McMullen P.O. Box 391 Tallahassee, FL 32301 Telephone: (850) 224-9115 Email: mglazer@ausley.com rfiglio@ausley.com</p> <p><i>Counsel for Allapattah Trace Apartments, Ltd.</i></p>	<p>Cynthia S. Tunncliff Brian A. Newman Mallory L. Harrell Pennington, P.A. 215 S. Monroe Street, 2nd Floor Tallahassee, FL 32301 Telephone: (850) 222-3533 Email: cynthia@penningtonlaw.com brian@penningtonlaw.com Mallory@penningtonlaw.com</p> <p><i>Counsel for 2401 NW, LLC</i></p>
<p>Donna E. Blanton Brittany Adams Long Radey Law Firm 301 S. Bronough Street, Suite 200 Tallahassee, FL 32301 Telephone: (850) 425-6654 Email: dblanton@radeylaw.com balong@radeylaw.com</p> <p><i>Counsel for APC Four Forty Four, Ltd.</i></p>	