

April 15, 2021

## Final Investigative Report

**Case Name:** Patricia Lang V. Rosetree Village Association, et al

**Case Number:** 04-20-2631-8; PC-20-035

### I. Jurisdiction

A complaint was filed on July 17, 2020 alleging that the complainant(s) was injured by a discriminatory act. It is alleged that the respondent(s) was responsible for: Failure to make reasonable accommodation. It is alleged that the respondent(s)'s acts were based on Handicap. The most recent act is alleged to have occurred on December 01, 2019, and is continuing. The property is located at: Rosetree Village , 7360 Ulmerton Rd. , 1A, Largo, FL 33771. The property in question is not exempt under the applicable statutes. If proven, the allegation(s) would constitute a violation of Sections 804f3B of Title VIII of the Civil Rights Act of 1968 as amended by the Fair Housing Act of 1988.

The respondent(s) receive no federal funding.

### II. Parties and Aggrieved Persons

#### A. Complainant(s)

Patricia Lang  
7360 Ulmerton Rd.  
1A  
Largo, FL 33771

#### Complainant Allegations

Patricia Lang (CP) is a disabled female who resides at 7360 Ulmerton Rd. #1A, Largo, FL 33771. The property is owned by CP and governed by Rosetree Village Association (R Association). The property is managed by RealManage, LLC (R Management).

CP states "I have asked for a reasonable accommodation (3 times in writing) to be made for my disability because I have trouble walking to my assigned parking space (located at the end of the building (the length of 6 villas), which is too far). All other villas have parking available outside their front door. None of my letters have been answered despite my numerous pleas."

CP alleges that she has made three (3) separate requests for a reasonable accommodation to (R Management) and (R Association). The last request was made sometime in December 2019. All requests have been ignored.

CP Lang believes that the Respondent's actions constitute a violation of the Fair Housing Laws.

#### B. Other Aggrieved Persons

#### C. Respondent(s)

Steve Jordan  
RealManage, LLC

P.O. Box 803555  
Dallas, TX 75380

Peter Makres  
Rosetree Village Association  
5523 W. Cypress St.  
102  
Tampa, FL 33607

### Respondent Defenses

Respondent states they have previously discussed the parking issue with CP on several occasions and have responded to any written requests it has received from her.

Respondent states the facts are: 1. CP is an end unit with is located at the front corner of the main entrance to the Community on Ulmerton Road in Largo, Florida. The Parking spaces for all the units in her building are located at the West End of the building. 2. In response to CP's assertion that hers is the only building which does not have parking in front of the units, there are two other buildings (of the 31 in the Community) which do not have parking directly in front of the individual units in those buildings because of the physical configuration. 3. There is no land at CP's unit which could be converted to a parking space. In front of her unit, there is a small grassy area, and the walkway leading to her unit. Beyond that is the entry road from Ulmerton Road into the Rosetree Community. Any vehicle parked in that area would create an inherently dangerous condition because of incoming traffic. 4. Because of the entry feature adjacent to her unit, there is no land on the side of CP's unit in which to create a parking space. 5. The signs regarding limitation on parking on the street have been in place for many years, and have been replaced as needed from time to time. The Rules and Regulations authorize short term parking for loading and unloading. 6. The Board had acknowledged a number of accommodations for disability requests, including alterations to parking spaces, installation of sidewalk ramp and the like. All of those accommodations involved parking spaces which were located in front of the actual building, where there was sufficient and reasonable space for the modification.

### D. Witnesses

Paul Zak  
City of Largo Engineering  
Largo, FL

## III. Case Summary

### A. Interviews

Complainant Lang, Patricia  
Date of Interview: October 06, 2020  
Type of Interview: Telephone  
Interviewer: Postell, Lisa Ann Marie

Other Witnesses Zak, Paul  
Date of Interview: November 05, 2020  
Type of Interview: Telephone  
Interviewer: Postell, Lisa Ann Marie

### B. Documents

Nature of Document: 903, letters, conciliation  
Who Provided: CP  
How Transmitted to HUD: email

Date of Document: July 09, 2020  
Date Obtained: July 16, 2020

Nature of Document: Position statement  
Who Provided: Respondent  
How Transmitted to HUD: email  
Date of Document: August 03, 2020  
Date Obtained: August 03, 2020

Nature of Document: CP Rebuttal  
Who Provided: Complainant  
How Transmitted to HUD: email  
Date of Document: September 30, 2020  
Date Obtained: September 30, 2020

Nature of Document: CP letter of disability  
Who Provided: Complainant  
How Transmitted to HUD: email  
Date of Document: December 05, 2016  
Date Obtained: September 30, 2020

Nature of Document: Accom request 1 6 20  
Who Provided: Complainant  
How Transmitted to HUD: email  
Date of Document: January 06, 2020  
Date Obtained: October 06, 2020

Nature of Document: accom request 10 30 14  
Who Provided: Complainant  
How Transmitted to HUD: email  
Date of Document: October 30, 2014  
Date Obtained: October 06, 2020

Nature of Document: BOD President Affidavit  
Who Provided: Respondent  
How Transmitted to HUD: email  
Date of Document: October 15, 2020  
Date Obtained: October 15, 2020

Nature of Document: RFI response  
Who Provided: Respondent  
How Transmitted to HUD: email  
Date of Document: October 20, 2020  
Date Obtained: October 20, 2020

Nature of Document: Manager Affidavit  
Who Provided: Respondent  
How Transmitted to HUD: email  
Date of Document: October 21, 2020  
Date Obtained: October 21, 2020

Nature of Document: CPs dr note  
Who Provided: Complainant  
How Transmitted to HUD: email

Date of Document: October 06, 2020  
Date Obtained: October 27, 2020

Nature of Document: CP RFI response  
Who Provided: Complainant  
How Transmitted to HUD: email  
Date of Document: November 16, 2020  
Date Obtained: November 16, 2020

Nature of Document: Letter to parties  
Who Provided: PCOHR  
How Transmitted to HUD: mailed  
Date of Document: March 03, 2021  
Date Obtained: March 03, 2021

Nature of Document: Construction quotes  
Who Provided: Complainant  
How Transmitted to HUD: email  
Date of Document: April 15, 2021  
Date Obtained: April 15, 2021

C. Interrogatories

Jeffery Lorick, Human Rights/E. E. O. Officer

*Jeff O. Lorick 4/15/21*