



**NOTICE OF FILING OF COMPLAINT
OF HOUSING DISCRIMINATION**

January 15, 2020

Office of Equal Opportunity

301 N. Olive Avenue, 10th Floor

West Palm Beach, FL 33401

(561) 355-4884

Fax: (561) 355-4932

www.pbcgov.com/equalopportunity

Mizner Country Club, Inc.
C/o Larry Savvides, Registered Agent
16104 Mizner Club Drive
Delray Beach, FL 33446
Certified No.: 7018 2290 0001 3382 0554

RE: PBEO No.: 2001084

Dear Sir/Madam:

YOU ARE HEREBY NOTIFIED that on January 15, 2020, a complaint of housing discrimination was filed with the Palm Beach County Office of Equal Opportunity (OEO) alleging that you committed an unlawful housing practice. A copy of the charge is enclosed. This charge has been filed under the provisions of Palm Beach County Ordinance 90-1, as amended, (The Palm Beach County Ordinance for Equal Opportunity to Housing), and Title VIII of the Civil Rights Act, (the Federal Fair Housing Act). Pursuant to applicable laws and regulations, this complaint has been dual-filed with the U. S. Department of Housing and Urban Development (HUD).

Although HUD will refrain from taking action on this charge while it is being handled by OEO, you are advised that once we complete our investigation and processing of this charge, HUD may summarily adopt this agency's findings as its own and enter final disposition in this matter.

Within 100 days of the date of filing of this complaint, the Office of Equal Opportunity will conduct its investigation in this matter and give notice as to whether or not there are reasonable grounds to believe that a discriminatory housing practice has been committed. If this agency is unable to complete the investigation within 100 days, you will be notified of the reasons for not doing so.

You are advised that you are required to preserve all personnel records, property records or any other written or documentary material relating to this charge until this matter has been finally resolved.

■
**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

*"An Equal Opportunity
Affirmative Action Employer"*



Please be aware that the law expressly prohibits retaliation or discriminating against a person who has opposed an unlawful housing practice, or who has filed a charge, testified, assisted or participated in any investigation, proceeding, hearing or conference under either Palm Beach County's Fair Housing Ordinance.

When communicating with OEO regarding this matter, please use case numbers:
PBE0 Case No.: 2001084.

Sincerely,

A handwritten signature in cursive script that reads "Pamela Guerrier". The signature is written in black ink and includes a long, sweeping horizontal line at the end.

Pamela Guerrier
Director
Palm Beach County Office of Equal Opportunity

Enclosures



INITIAL REQUEST FOR INFORMATION
RE: COMPLAINT OF HOUSING DISCRIMINATION

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RE: PBE0 No.: 2001084

Dear Sir/Madam:

Pursuant to the provisions of Palm Beach County Ordinance 90-1, as amended, please furnish this agency with your sworn written answer to the complaint of housing discrimination within **ten (10) days** of the date of receipt of this request. Additionally, at the time of filing your answer to the complaint, also submit the information and documents as described on the enclosure(s) herein.

This is an initial document request. During the course of the investigation in this case, it may be necessary to require the production of additional information, including access to premises at reasonable times and upon reasonable notice.

Sincerely,

Pamela Guerrier
Director
Palm Beach County Office of Equal Opportunity

Enclosures

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Request for Information and Documents

Joan Schiff v. Mizner Country Club, Inc.
PBEO Case No.: 2001084

Palm Beach County Code, Chapter 15, Article III (Housing and Places of Public Accommodation) sets forth the policy of the Board of County Commissioners to assure, within constitutional limitations, equal opportunity to all persons to live in available housing facilities regardless of race, sex, color, religion, national origin, handicap, familial status, sexual orientation, age, marital status, or gender identity or expression and to that end, to prohibit discrimination in housing within Palm Beach County.

The Palm Beach County Office of Equal Opportunity is responsible for investigating complaints of housing discrimination and attempting to conciliate and mediate such complaints. This office is an objective fact-finding and enforcement agency and does not make findings as to the merits of a complaint until it has received and considered evidence from all parties involved. Accordingly, it is requested that you respond to the following items.

1. Position Statement. Submit a written position statement answering each of the allegations as stated in the complaint. Submit copies of all documents relating to the allegations raised in the complaint and all written statements in your possession or control which relate, or pertain to, the allegations. Include any evidentiary documentation, for example: affidavits, witness statements, "official" rental/lease documents, and any other substantiating records which support your position.
2. Name and Address of Organization/Business. Give the correct legal name and address of the specific organization/business/agency named in the complaint. If the address includes a postal box number, give a street address as well.
3. Legal/Authorized Representative. State the name, title, business address, and business telephone number of the person with or through whom there should be communication(s) relating to this matter.
4. Type of Operation. Describe the type of business operation, i.e., what is its primary function (inn, hotel, motel, restaurant, cafeteria, motion picture house, theater, concert hall, sports arena, stadium, etc.) Also, submit details of the size of your business' enterprise, including the following:
 - a) amount and type of all other businesses owned or managed;
 - b) geographic area of your operation;
 - c) other kinds of business(es) in which you are engaged (e.g., real estate, sales, building management, property development, rentals);
 - d) Other holdings.



REQUEST FOR INFORMATION

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5. If you are a participant in any multiple-listing services, or other service connected with the listing and sale or rental of real estate, please give: (a) the name of such service; (b) the organization or agency operating such service, and a description of your participation in it.
6. Does management advertise for sale or rental in newspapers, telephone directories, radio, television, or other communications media? If so, please provide a copy of any such advertising material or the name(s) and locations of the media utilized.
7. Please identify all written rules and policies relating to tenants' duties and conduct. Have all tenants been given copies of these rules? If not, explain how tenants are made aware of the contents of the rules
8. Have you published any type of non-discriminatory policy, poster, and other type of notice regarding federal, state or local fair housing laws? Please explain.
9. If your business operation is a condominium or homeowner association, or similar operation, please identify if a specific provision of your declarations, prospectus, by-laws or similar documents apply in this case. **DO NOT send the document now. You may be asked to submit during the investigation**
10. If the matter raised in this complaint has, or can easily be resolved, please contact Palm Beach County Office of Equal Opportunity.

Please submit any additional information that you believe to be relevant to this complaint.

CC: Joan Schiff C/o Lewis Kasman