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**Sent:** Friday, April 27, 2018 5:20 PM

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**Cc:** 'Jeffery A. Boone' <JBoone@boone-law.com>; 'Holly Laird' <hlairdpbs@gmail.com>

**Subject:** RE: Rezone Petition No. 16-04RZ/ Request for Affected Person Status

Ms. Stelzer et al:

This firm represents Pinebrook South Homeowners' Association, Inc. This is to request Affected Person status for the Association with regard to Rezone Petition No. 16-04RZ at the May 8, 2018 public hearing of the Venice City Council and otherwise.

The Association is the homeowners association for the community which is immediately adjacent to the subject property. It is by law the representative of the homeowners in that community, who will be aggrieved or adversely affected by the subject rezoning to a greater degree than the public at large.

The Association has standing and is entitled to Affected Person status under applicable case law, including but not limited to Renard v. Dade County, 261 So.2d 832 (Fla. 1972); Southwest Ranches Homeowners Association, Inc. v. County of Broward, 502 So.2d 931, 934-935 (Fla. 4th DCA 1987); Florida Rock Properties v. Keyser, 709 So. 2d 175, 177 (Fla. 5th DCA 1998); Exch. Investments, Inc. v. Alachua County, 481 So. 2d 1223 (Fla. 1st DCA 1985); City of St. Petersburg, Bd. of Adjustment v. Maribelli, 728 So.2d 1197 (2d DCA Fla. 1999) and Paragon Group, Inc. v. Hoeksema, 475 So.2d 244 (2d DCA Fla. 1985).

Affected Person status was granted to the Association by unanimous vote of the City Planning Commission at its hearing in this matter on April 3, 2018.

Thank you for your considerations and those of the City Council. If you need anything further, please let me know.

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