

# MIAMI BEACH

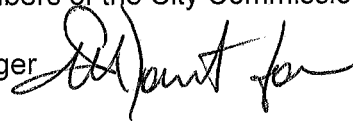
OFFICE OF THE CITY MANAGER

NO. LTC # **339-2016**

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager



DATE: August 17, 2016

SUBJECT: Short-Term Rental Violations

The purpose of this Letter to Commission (LTC) is to inform the Mayor and City Commission of the short-term rental citations that have been issued in violation of Subsections 142-109, 142-905, and 142-1111 of the City of Miami Beach Code of Laws and Ordinances since the enhanced penalties were adopted by the City Commission on March 9, 2016.

Since the effective date of March 19, 2016, 106 citations have been issued to properties for illegal short-term rental activity. With the assistance of the Police Department, 31 locations were vacated of the short-term occupant at the time of the citation. Forty-two citations have been issued for the unlawful advertisement of a short-term property, 18 of which were issued to short-term rental advertising companies, including Airbnb, Inc., Homeaway.com, and Booking.com. In instances where a property had more than one party involved in the leasing or facilitation of short-term rental activities, as some investigations uncovered subletting, all parties were cited.

The first round of appeals for violations issued after the effective date of the amended ordinance is scheduled for a Special Master hearing on September 19, 2016.

The new fine provisions in the amended ordinance along with the ability to immediately cease the illegal rental by vacating the property with police is having an impact and placing the burden on the homeowner to relocate their unlawful rental occupants, but more important, it is providing immediate relief to our neighborhoods.

Attachment: Short-Term Rental Violations: March 19, 2016 – August 15, 2016

JLM/SMT/HC/SKS

C: Susanne M. Torriente, Assistant City Manager  
Hernan Cardeno, Esq., Code Compliance Department Director  
George S. Castell, Code Compliance Manager  
Sarah K. Saunders, Code Compliance Manager

**Short-Term Rental Violations: March 19, 2016 - August 15, 2016**

<i>Date</i>	<i>Case Number</i>	<i>Address</i>	<i>Section of Code</i>	<i>Zoning District</i>	<i>Fine</i>	<i>Violator</i>
03/20/2016	CE16003393	211 Michigan AV	142-1111(a)	Apartment / Townhome	\$20,000.00	Daniel Rozo
03/22/2016	CE16003488	950 Penn AV#B7	142-1111(a)	Apartment / Townhome	\$20,000.00	Stanslav Litvinyuk
03/23/2016	CE16003533	7747 Atlantic Way	142-905(b)(5)	Single Family Home	\$20,000.00	Robert Swedroe
03/26/2016	CE16003611	31 Venitian Way Belle Isle	142-1111(a)	Apartment / Townhome	\$20,000.00	Euroamerican Group Inc.
03/26/2016	CE16003612	31 Venitian Way Belle Isle	142-1111(a)(2)	Apartment / Townhome	\$20,000.00	Euroamerican Group Inc.
03/31/2016	CE16003778	1545 Meridian AV	142-905(b)(5)	Advertisement	\$20,000.00	Daniel J Sehres
04/07/2016	CE16003993	2621 Flamingo Way	142-905(a)	Single Family Home	\$20,000.00	Blanchmont Real Estate LLC
04/07/2016	CE16003995	2621 Flamingo Way	142-905(a)	Advertisement	\$20,000.00	Blanchmont Real Estate LLC
04/08/2016	CE16004031	2502 Prairie AV	142-905(a)	Advertisement	\$20,000.00	Monsant LLC Innove Investment Group LLC
04/08/2016	CE16004032	2502 Prairie AV	142-905(a)	Single Family Home	\$20,000.00	Monsant LLC Innove Investment Group LLC
04/11/2016	CE16004126	950 S Shore DR	142-905(b)(5)	Single Family Home	\$20,000.00	Dongjiang Liao
04/12/2016	CE16004138	1025 47 ST	142-905 (b)(5)	Single Family Home	\$20,000.00	JJS FUNDING SERVICES LLC
04/14/2016	CE16004195	31 Venitian Way Belle Isle	142-1111(a)	Advertisement	\$20,000.00	Vista Mare South Beach Inc
04/18/2016	CE16004372	BLM Investments LLC	142-905(b)(5)	Advertisement	\$20,000.00	1833 W 24TH ST
04/20/2016	CE16004400	2702 Alton RD	142-905(b)(5)	Single Family Home	\$20,000.00	Victor Marra
04/21/2016	CE16004426	5777 Pinetree DR	142-905(b)(5)	Advertisement	\$20,000.00	Miami Waterfront Development
05/02/2016	ZV2016-00002	1401 BAY 509	142-1111(a)	Apartment / Townhome	\$20,000.00	Homecrew LLC
05/05/2016	ZV2016-00005	5750 La Gorce DR	142-905(b)(5)	Advertisement	\$20,000.00	Diana Copelia Dorantes
05/06/2016	ZV2016-00009	1040 JEFFERSON AVE	142-1111(a)	Apartment / Townhome	\$20,000.00	Carly Allon
05/06/2016	ZV2016-00011	1575 STILLWATER DR	142-905(b)(5)	Single Family Home	\$40,000.00	Dalila Tromberg
05/15/2016	ZV2016-00031	4424 N Bay RD	142-905(b)(5)	Advertisement	\$20,000.00	Jason Zabelta
05/17/2016	ZV2016-00034	940 10 ST	142-1111(a)	Apartment / Townhome	\$20,000.00	POINTE SOUTH LLC
05/17/2016	ZV2016-00039	4424 N Bay RD	142-905(b)(5)	Single Family Home	\$20,000.00	Jon Shields
05/17/2016	ZV2016-00040	4424 N Bay RD	142-109	Single Family Home	\$25,000.00	Jon Shields
05/21/2016	ZV2016-00049	244 W Rivo Alto	142-905(b)(5)	Advertisement	\$20,000.00	Reed Zaroff
05/21/2016	ZV2016-00050	302 S Coconut LN	142-905(b)(5)	Advertisement	\$20,000.00	G3 Visas & Passport Inc.
05/21/2016	ZV2016-00052	244 W Rivo Alto	142-905(b)(5)	Advertisement	\$20,000.00	SOBEAUTIFUL LIFESTYLE LLC
05/26/2016	ZV2016-00068	2232 ALTON RD	142-905(b)(5)	Single Family Home	\$20,000.00	Gleason Properties, LLC.
05/26/2016	ZV2016-00069	2232 ALTON RD	142-905(b)(5)	Single Family Home	\$20,000.00	Miami World Rental LLC
05/27/2016	ZV2016-00070	2232 ALTON RD	142-905(b)(5)	Advertisement	\$20,000.00	Airbnb, Inc.
05/27/2016	ZV2016-00071	2232 ALTON RD	142-905(b)(5)	Single Family Home	\$65,000.00	Gleason Properties, LLC.
05/27/2016	ZV2016-00072	2232 ALTON RD	142-905(b)(5)	Single Family Home	\$40,000.00	Miami World Rental LLC
05/27/2016	ZV2016-00073	2232 ALTON RD	142-905(b)(5)	Advertisement	\$40,000.00	Airbnb, Inc.
05/27/2016	ZV2016-00075	1556 Euclid AV	142-1111(a)	Apartment / Townhome	\$20,000.00	Euclid Depot LP
05/27/2016	ZV2016-00077	1560 Euclid AV	142-1111(a)	Apartment / Townhome	\$20,000.00	Euclid Depot LP
05/28/2016	ZV2016-00079	2232 ALTON RD	142-905(b)(5)	Single Family Home	\$20,000.00	Miami World INVEST, LLC.
05/28/2016	ZV2016-00081	536 14 ST	142-1111(a)	Apartment / Townhome	\$20,000.00	G One LLC
05/30/2016	ZV2016-00084	505 74 ST A-5	142-1111(a)	Apartment / Townhome	\$20,000.00	Overbooking LLC
05/30/2016	ZV2016-00085	505 74 ST A-5	142-1111(a)	Advertisement	\$20,000.00	Airbnb, Inc.
05/30/2016	ZV2016-00089	2388 Prairie AV	142-905(b)(5)	Single Family Home	\$20,000.00	2388 Prairie LLC
05/30/2016	ZV2016-00090	1545 MERIDIAN AVE	142-905(b)(5)	Single Family Home	\$40,000.00	Daniel Sehres
05/31/2016	ZV2016-00091	1535 MERIDIAN AVE 9	142-1111(a)	Apartment / Townhome	\$20,000.00	Matias Agüero
05/28/2016	ZV2016-00092	536 14th ST	142-1111(a)	Apartment / Townhome	\$20,000.00	Airbnb, Inc.
06/03/2016	ZV2016-00099	920 STILLWATER DR	142-905(b)(5)	Single Family Home	\$20,000.00	Lily Munne

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07/31/2016	ZV2016-00344	1601 EUCLID AVE	142-1111 (a)	Advertisement	\$20,000.00	Airbnb, Inc.
07/15/2016	ZV2016-00249	244 RIVO ALTO DR	142-905(b)(5)	Single Family Home	\$60,000.00	Reed Zaroff
07/15/2016	ZV2016-00250	244 RIVO ALTO DR	142-905(b)(5)	Single Family Home	\$60,000.00	Jamey Kolka
07/16/2016	ZV2016-00254	244 RIVO ALTO DR	142-905(b)(5)	Advertisement	\$80,000.00	Reed Zaroff
07/18/2016	ZV2016-00256	1510 WEST AVE 1	142-1111 (a)	Apartment / Townhome	\$40,000.00	Simon ITAH
07/19/2016	ZV2016-00257	1001 N SHORE DR	142-905(b)(5)	Advertisement	\$20,000.00	Miaben LLC c/o Leopold Korn P.A. R.A.
07/23/2016	ZV2016-00311	1325 MERIDIAN AVE 6	142-1111 (a)	Apartment / Townhome	\$20,000.00	FAP 2013 INC
07/24/2016	ZV2016-00314	710 LENOX AVE	142-1111 (a)	Advertisement	\$20,000.00	EL VERONESE INC
07/24/2016	ZV2016-00315	710 LENOX AVE	142-1111 (a)	Advertisement	\$20,000.00	PRIME KEY MANAGEMENT, LLC c/o SPERDUTO, GUY D, EL CHIOGGIOTTO CONDOMINIUM ASSOCIATION, INC. c/o
07/24/2016	ZV2016-00316	761 EUCLID AV	142-1111 (a)	Advertisement	\$20,000.00	Law Offices of Isaac Benmerg
07/24/2016	ZV2016-00351	710 LENOX AVE	142-1111 (a)	Advertisement	\$20,000.00	BOOKING.COM (USA) INC.
07/24/2016	ZV2016-00318	710 LENOX AVE	142-1111 (a)	Apartment / Townhome	\$40,000.00	EL VERONESE INC
07/28/2016	ZV2016-00333	540 15 ST 102	142-1111 (a)	Apartment / Townhome	\$20,000.00	HANS W KAEHLER GODOY
07/29/2016	ZV2016-00338	1565 NORMANDY DR	142-905(b)(5)	Single Family Home	\$20,000.00	ELIZABETH & JOVIANNA GONZALEZ JTRS
08/02/2016	ZV2016-00353	1526 PENNSYLVANIA AVE UNIT 19	142-1111 (a)	Apartment / Townhome	\$20,000.00	PRINCESS PENN 208 LLC C/O FEDERICO OLIVIERI
08/06/2016	ZV2016-00374	5300 PINE TREE DR	142-905(b)(5)	Advertisement	\$20,000.00	5300 PINETREE, LLC %JAGODZINSKI, CHRISTIAN
08/06/2016	ZV2016-00376	1545 MERIDIAN AVE	142-905(b)(5)	Advertisement	\$60,000.00	Daniel Sehres
08/12/2016	ZV2016-00396	1401 BAY RD 511	142-1111 (a)	Apartment / Townhome	\$20,000.00	Louis Fernandez