

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC # **247-2016**

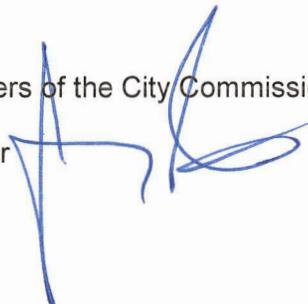
LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 6, 2016

SUBJECT: Short-Term Rental Task Force



The purpose of this Letter to Commission (LTC) is to inform the Mayor and City Commission that I am appointing a dedicated internal Short-Term Rental (STR) Task Force whose mission will be the coordination of investigations amongst several disciplines, in accordance with recently amended STR ordinances.

BACKGROUND

At its March 9, 2016 meeting, the Mayor and City Commission amended Chapter 142, entitled "Zoning Districts and Regulations" Subsection 142-1111 of the Code of the City of Miami Beach to include increased fines and enhanced penalties, including vacation of the property for illegal short-term rental activities. The enhanced fines and penalties were successfully implemented over the course of the Memorial Day Weekend, with support from multiple disciplines (i.e. departments) across the City (see attachment).

With short-term rentals being a complex and multifaceted issue facing our City, additional coordination among departments is needed as these violations span across many disciplines. The goal is that with a designated task force, the enforcement provisions will fill in the blanks seamlessly. This dedicated task force will be chaired by the Code Compliance Director, Hernan Cardeno, and comprised of representatives from Police, Fire, Building, Planning and Zoning, Finance, and Communications.

JLM/SMT/HC/SKS



Attachment

Short Term Rental Violations through Memorial Weekend 2016

	<i>Date</i>	<i>Case Number</i>	<i>Address</i>	<i>Issuing CCO</i>	<i>Section of Code</i>	<i>Zoning District</i>	<i>Fine</i>	<i>Violator</i>
1	05/26/2016	ZV2016-00068	2232 ALTON RD	Del Favero, Gregory	142-905(b)(5)	Single Family Home	\$20,000	Gleason Properties, LLC.
2	05/26/2016	ZV2016-00069	2232 ALTON RD	Del Favero, Gregory	142-905(b)(5)	Single Family Home	\$20,000	Miami World Rental LLC
3	05/27/2016	ZV2016-00070	2232 ALTON RD	Del Favero, Gregory	142-905(b)(5)	Advertisement	\$20,000	Airbnb, Inc.
4	05/27/2016	ZV2016-00071	2232 ALTON RD	Hemmings, Laurel	142-905(b)(5)	Single Family Home	\$40,000	Gleason Properties, LLC.
5	05/27/2016	ZV2016-00072	2232 ALTON RD	Hemmings, Laurel	142-905(b)(5)	Single Family Home	\$40,000	Miami World Rental LLC
	05/27/2016	ZV2016-00072	2232 ALTON RD	Hemmings, Laurel	142-905(b)(5)(b)(1)(b)	Single Family Home, exceeding 5K sq. ft.	\$25,000	Miami World Rental LLC
6	05/27/2016	ZV2016-00073	2232 ALTON RD	Hemmings, Laurel	142-905(b)(5)	Advertisement	\$40,000	Airbnb, Inc.
7	05/27/2016	ZV2016-00075	1556 EUCLID AVE	Enamorado, Christopher	142-1111(a)	Apartment / Townhome	\$20,000	EUCLID DEPOT LP
8	05/27/2016	ZV2016-00077	1560 EUCLID AVE	Caicedo, Jacqueline	142-1111(a)	Apartment / Townhome	\$20,000	EUCLID DEPOT LP
9	05/28/2016	ZV2016-00079	2232 ALTON RD	Ozuna, Johana	142-905(b)(5)	Single Family Home	\$20,000	Miami World Rental LLC
10	05/28/2016	ZV2016-00081	536 14 ST 107	Rosa, Melissa	142-1111(a)	Apartment / Townhome	\$20,000	Latoro LLC
11	05/30/2016	ZV2016-00084	505 74 Street Apt #5	Ozuna, Johana	142-1111(a)	Apartment / Townhome	\$20,000	OVERBOOKING LLC
12	05/30/2016	ZV2016-00085	505 74 Street Apt #5	Ozuna, Johana	142-1111(a)	Advertisement	\$20,000	Airbnb, Inc.
13	05/30/2016	ZV2016-00089	2388 PRAIRIE AVE	Jimenez, Herbert	142-905(b)(5)	Single Family Home	\$20,000	2388 Prairie LLC
14	05/30/2016	ZV2016-00090	1545 MERIDIAN AVE	Parodi, Javier	142-905(b)(5)	Single Family Home	\$20,000	Daniel Sehres
15	05/30/2016	ZV2016-00091	1535 MERIDIAN AVE	Jarquín, Joardeen	142-1111(a)	Apartment / Townhome	\$20,000	Matias Agüero
16	05/30/2016	ZV2016-00092	536 14 ST 107	Rosa, Melissa	142-1111(a)	Advertisement	\$20,000	Airbnb, Inc.