



CITY of HOLLYWOOD, FLORIDA

Office of the City Manager

2600 Hollywood Blvd. • P.O. Box 229045 • Hollywood, Florida 33022-9045
Phone (954) 921-3201 • Fax (954) 921-3314 • www.hollywoodfl.org

June 7, 2017

929 Southlake LLC
10063 Sunset Strip
Sunrise, FL 33322

Eli Rouimi
Ero Rentals, LLC
2440 NE Miami Gardens Drive, #102
Miami, FL 33180

RE: Vacation Rental License for 929 N Southlake Drive

Dear Mr. Rouimi,

Earlier this year, I advised you that the property at 929 N Southlake Drive required a change in occupancy due to use for more than 10 transient occupants. On February 7, 2017, your representative, Ileana Ramos, indicated to us that the occupancy would be less than 10 a night. On May 16, 2017, I found a listing for the property advertising that it sleeps 20. Again, I informed you that the building code required a change of occupancy. You stated that the property is only rented to sleep 10 a night and that the listing would be updated.

Yesterday, I received an email from your representative, Abegail Yu, stating that an upcoming rental on June 8 would be sleeping 16 a night. In addition, a search this morning yielded multiple listings in which the property is advertised as "sleeps 20."

According to City Vacation Rental regulations, Ch.119.58 (D)(1):

- (D) *Revocation of license.*
- (1) The City Manager may refuse to issue or renew a license or may revoke a vacation rental license issued under this chapter, if the property owner has willfully withheld or falsified any information required for a vacation rental license.

Our Mission: We are dedicated to providing municipal services for our diverse community in an atmosphere of cooperation, courtesy and respect.
We do this by ensuring all who live, work and play in the City of Hollywood enjoy a high quality of life.

"An Equal Opportunity and Service Provider Agency"

Page 2
929 Southlake LLC
June 7, 2017

As the City Manager's designee, I am revoking the Vacation Rental License for 929 N Southlake Drive based on the attached emails and listings. All rentals of the property must cease or additional violation and fines may apply.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lorie Mertens-Black".

Lorie Mertens-Black
Chief Civic Affairs Officer

c: Mayor, Vice Mayor and City Commissioners
City Manager
City Attorney
Code Compliance Manager

Lorie Mertens-Black

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 7:00 AM
To: Lorie Mertens-Black
Subject: FW: 929 N SouthLake Drive

From: Paul Bassar
Sent: Tuesday, February 7, 2017 4:09 PM
To: 'erorentals1@gmail.com'
Cc: Lorie Mertens-Black; Pauline Wallace
Subject: 929 N SouthLake Drive

Ms. Ramos,

Thank You for stopping by City Hall earlier today to discuss the subject addresses—addressing the maximum amount of personnel who will stay at the subject address (Not to exceed 10).

This email is to confirm that that your Vacation Rental Applications (dated 11/29/2016) has been revised to reflect question:

- Will the Vacation Rental have 10 or fewer occupants: is now changed to **YES**. Based on your verification.

Should the occupancy number reach 10 or more you will be required to inform the City and comply with Florida Building Code (Section 310.1) as it pertains to more than 10 occupants.

Please confirm receipt of this email.

Thank You,

Paul A. Bassar

Director of Procurement & Contract Compliance
City of Hollywood
Office of the City Manager
2600 Hollywood Blvd Suite 419
P.O. Box 229045
33020-9045, FL 33022-9045
Office: 954-921-3628
E-mail: PBASSAR@hollywoodfl.org

Lorie Mertens-Black

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 7:03 AM
To: Lorie Mertens-Black
Subject: FW: FW: 929 N Southlake Drive - sleeps 20
Attachments: image001.png

From: EroRentals.com - Eli Rouimi [<mailto:eli@erorentals.com>]
Sent: Wednesday, May 17, 2017 12:59 AM
To: Lorie Mertens-Black
Cc: Andrew Lanius; Irish Gardner; John Chidsey; Philip Sauer; erorentalsteam
Subject: Re: FW: 929 N Southlake Drive - sleeps 20

Hi Lorie,

We work with hundreds of agents that advertise our property for rent and cannot control the way they advertise besides telling them the way it should be.

I contacted the salesperson that handled this page and they told me they made the necessary changes to remove that it sleeps 20.

Thank you for bringing this to my attention,

Eli Rouimi

On Tue, May 16, 2017 at 12:30 PM Lorie Mertens-Black <LMertensBlack@hollywoodfl.org> wrote:

Eli, in January we mailed a letter to you explaining that per the building code the property needed to change occupancy. Ms. Ramos came in on Feb. 7 to speak with Paul Bassar and explained that the property would not sleep more than 10. However, I see that it is being advertised to sleep 20. This is a violation of the state building code and the property owner may be cited if it is not rectified. Please advise the owner and start the process to change occupancy.

Lorie Mertens-Black

< Back to search results Home Hollywood Lakes, Hollywood, FL, USA VRBO Listing #254313

Book Now!! May Promo \$999/N!!! Luxury Mansion 8 BR @ Hollywood! Sleeps 20!!

★★★★★ (8 Reviews)

- Overview
- Reviews
- Rates
- Calendar
- Location
- Manager Info
- Photos



Scriptepad 1 Login - Help - List Your Property

Like 15

Book Online or call VRBO Booking Assistance: 888-640-7927

Avg. Nightly **\$2,200**

05/24/2017	06/29/2017
------------	------------

2 adults

Minimum stay 1 night
 Request to Book

Booking confirmation within 24 hours
 Get an Instant Quote

Pay with confidence



When you book through the VRBO website, your booking is backed by our Book with Confidence Guarantee. Learn more

Save to my favorites

Report this listing

Lorie Mertens-Black

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 11:48 AM
To: Lorie Mertens-Black
Subject: FW: Casa Grande Event Permit request

From: Abegail Yu [mailto:erorentals5@gmail.com]
Sent: Tuesday, June 06, 2017 2:03 PM
To: Lorie Mertens-Black; Karen Zorsky; Chris O'Brien; Tamikia Bacon; Gus Zambrano; Paul Bassar; Jeffrey Sheffel; Andrew Lanius; Denise Manos; Toni Bridges; Chuck Ellis; Mel Standley; John Chidsey; Julie Papagno; Andres Astacio; John Marino; Michael Sinnes
Subject: Casa Grande Event Permit request

Hello,

One of our guest for our managed vacation house in 929 N Southlake Dr. Hollywood, FL will be having a small wedding for about 30 people. These 30 people are coming to Florida and only about 16 people are staying in the house. No DJs or any loud music that will disturb the neighbors during the event.

Here are the details:

Type of event: Wedding

Date: June 8, 2017

Number of people attending: 30 people

We want to make sure that we are in compliance with the city rules and regulations. These guests have already been informed about the strictly no street parking policy.

Kindly advise if there is a need to pay for an event permit and if there is a need for an off-duty security officer. We understand that the police officer will be paid on-site, if ever there is a need for such.

Please let me know if there is anything you need from us regarding this booking. I look forward to hearing from you.

Best Regards,

Abegail Yu

Sales Manager

EroRentals LLC / Carrington Real Estate Services (Formely The Real Estate Club)

Specializing in Short Term Vacation Rentals, Bank Notes & Foreclosures



Direct: (786) 505 7119
Miami: (305) 434 4076 ext 402
NYC: (212) 738 9286 ext 103
TOLL FREE: 1 (844) ERO - RENTals ext 402
eFax: (305) 434-4076
Email: erorentals5@gmail.com
Real Estate: www.eroestate.com
Vacation Rentals: www.erorentals.com

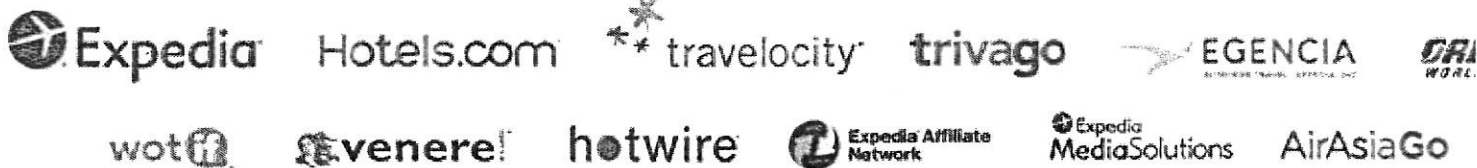
Follow us on:



Address:

2440 NE Miami Gardens Dr.
Suite 102, Miami FL 33180

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Rent Short Term Vacation Rentals Directly From Owners and save over 50% front desk rate.

"Own a condo on the beach? Let us rent it for you short term & begin to generate extremely high returns. ASK US HOW!"


Sent with [Mailtrack](#)

Lisa Wasserman

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 12:08 PM
To: Lisa Wasserman
Subject: FW: 929 tripadvisor sleeps 20

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 7:33 AM
To: Lorie Mertens-Black
Subject: 929 tripadvisor sleeps 20

Overview Amenities Availability Map




1 of 53

from **\$2,525** /night

Additional fees may be applied by manager

Book Now

Or, send the owner a message
[Send Message](#)

 **The Property Has Payment Protection**

Some properties have a caution label to help you stay safe. [Learn more about paying safely](#)

Overview

Villa - 8 Bedrooms, 5 Bathrooms, Sleeps 20

Hollywood, Broward County, Florida

[Send to a friend](#)

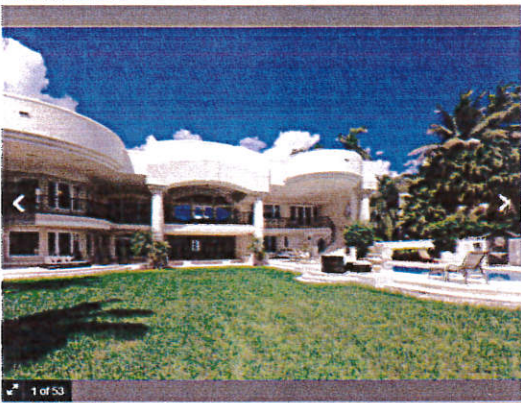
7:31 AM 6/7/2017

tripadvisor Hollywood

About Hollywood Hotels **Vacation Rentals** Restaurants Things to do Flights

Casa Grande ~ RA130687

Overview Amenities Availability Map




1 of 53

from **\$2,525** /night

Additional fees may be applied by manager

Book Now

Or, send the owner a message
[Send Message](#)

 **The Property Has Payment Protection**

Some properties have a caution label to help you stay safe. [Learn more about paying safely](#)

7:32 AM 6/7/2017

Lisa Wasserman

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 12:08 PM
To: Lisa Wasserman
Subject: FW: 929 expedia sleeps 20

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 7:31 AM
To: Lorie Mertens-Black
Subject: 929 expedia sleeps 20

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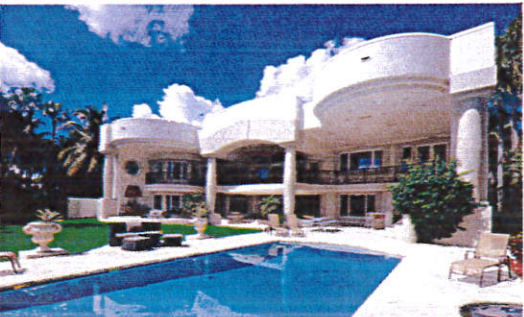
Expedia.com • Hotels • United States of America • Florida • Fort Lauderdale Hotels • La Casa Grande Fort Lauderdale

La Casa Grande ★★★★★

North Southlake Drive, Hollywood, FL 1-888-593-6674

Select Dates Price Guarantee Get more as an Expedia+ member

Photos • Units • Amenities • Policies



Points of Interest
Aventura Mall - 3.7 miles
Boomers - 3.7 miles
View all on Map


BE A LONG weekend Save 50% on Sundays
Hilton
BOOK NOW

7:24 AM 6/7/2017

Photos • Units • Amenities • Policies

Adults: 2 Children: 0
Rooms: 2

Adults: 2 Children: 0
Rooms: 2 **UPDATE**

Type	Options	Expedia+	Avg rate per night
 <p>House, Multiple Bedrooms, Kitchen, Bay View (Boatslip) 10000 square feet Sleeps 20 guests (up to 15 children) More details</p>	<ul style="list-style-type: none"> Free Parking Free Internet Full Kitchen No Expedia booking or credit card fees 		We are sold out

Beachfront vacation home with outdoor pool and bars/lounges

Popular property highlights
Free self parking
Free WiFi

Hilton
BOOK NOW

7:25 AM 6/7/2017

Lisa Wasserman

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 12:08 PM
To: Lisa Wasserman
Subject: FW: 929 vaystays, sleeps 20

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 7:22 AM
To: Lorie Mertens-Black
Subject: 929 vaystays, sleeps 20

Photos Overview Calendar Location Contact Manager \$ 999 Per Night

stores and many shopping options to choose from including:

Aventura Mall, Hollywood Circle and Hollywood Boardwalk, Gunstream Fencing & Casino and Ward, Ora Dining, Everting, Lou Reed, Simonses, etc. There are tons of activities and attractions including: Bike Runner Rentals, Parasailing, Banana Boats and Guided Boat Tours. The Aventura Mall is just directly in front of the condo and a only 8 minutes away. For laundercare, Kroger is 10 minutes, Miami Airport 23 minutes, Hollywood Hard Rock Cafe & Casino is a 15 minute drive. Shopping Centers and Supermarkets are 3 minutes away. Hollywood Beach has the perfect beach spots with 0.5 mile of beautiful white sand. The beach is filled with activities like jet skiing, sailing, kitesurfing.

Bedrooms: 7 Bedrooms, Sleeps 20, Seats for 15-20

- Bedroom 1: 1 king, 3 seats 2
- Bedroom 2: 1 king, 3 seats 2
- Bedroom 3: 1 king, 3 seats 2
- Bedroom 4: 1 king, 3 seats 2
- Bedroom 5: 2 twin, single, 3 seats 2
- Bedroom 6: 2 double, 3 seats 4
- Bedroom 7: 2 sleep sofa, futon, 3 seats 2
- Bedroom 8: 1 sleep sofa, futon, 3 seats 2

Bathrooms: 4 Bathrooms, 1 Half Bathroom

- Bathroom 1: toilet, shower
- Bathroom 2: toilet
- Bathroom 3: toilet, shower

Book It Now

Vayavitsy
Hi there! If you have questions or need assistance you can chat with us here!

7:19 AM 6/7/2017

https://www.vaystays.com/vacation-home/rentals/47-8-bedrooms-hollywood-florida/... \$ 999 N SO... casa gran... Book La C... La Cas... Book La...

File Edit View Favorites Tools Help

La Casa Grande

Hollywood, Florida Mac ★★★★★ 2 Reviews

Bedrooms 7
Bathrooms 5
Sleeps 20

From \$ 999 Per Night

Book It Now

Vayavitsy
Hi there! If you have questions or need assistance you can chat with us here!

Hi there, property manager here. How can we help you?

7:21 AM 6/7/2017

Lisa Wasserman

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 12:08 PM
To: Lisa Wasserman
Subject: FW: 929 at bookings.com

From: Lorie Mertens-Black
Sent: Wednesday, June 07, 2017 7:13 AM
To: Lorie Mertens-Black
Subject: 929 at bookings.com

Most Popular Facilities

- Free WiFi
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Lock in a great price for your upcoming stay
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Vacation Home info

When do you want to stay in Hollywood?

Check-in Date: Check-out Date: [Check availability](#)

Rooms: Adults: Children:

Price	Room Type
20	Eight Bedroom Villa with Private Pool Bedroom 1: 2 full beds Bedroom 2: 2 sofa beds Bedroom 3: 1 sofa bed Bedroom 4: 1 king bed Bedroom 5: 1 king bed Bedroom 6: 1 king bed Bedroom 7: 2 twin beds Bedroom 8: 1 king bed

[Show prices](#)

Just booked in Hollywood: 2 properties like Casa Grande on the Bay were just booked

What's Nearby? [Great location - show map](#) [See availability](#)

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Book your vacation home stay

Vacation Home Prices & Info | Facilities | House Rules | The Fine Print | **Reviews From Other Travelers (1)**

Casa Grande on the Bay Beach
 929 North Southlake Drive, Hollywood, FL 33019, United States of America -
 Excellent location - show map

[Book your vacation home stay](#)

Search

Destination/Property Name:

Check-in:

Check-out:

Are you traveling for work? Yes No

Rooms: Adults: Children: