

929 Southlake LLC
10063 Sunset Strip
Sunrise, FL 33322

City Clerk
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33020
pcerny@hollywoodfl.org
954-921-3211

April 6, 2018

Re: Notice of Appeal of City Manager's Denial of Application for Vacation Rental License for 929 N. Southlake Drive

Dear City Clerk,

Pursuant to section 119.56 of the City of Hollywood Code of Ordinances, 929 Southlake LLC (the "Owner") appeals the City Manager's decision to deny the Owner's application for a vacation rental license.

I am a first-generation immigrant, and my English is still very limited. I came to America as a young man with only \$165 and a desire to accomplish the American Dream. A life of hard work and sacrifice has allowed me to be able to afford a home in Hollywood. My goal in purchasing this house was to have a relaxing vacation home for my family and friends and also to generate rental income. Obviously, the experience of owning this home has been anything but relaxing.

I took title to the property located at 929 N Southlake Dr., Hollywood, FL 3301 a/k/a Hollywood Lakes Section 1-32 B (the "House") on June 2, 2016. Two weeks later, I contracted with a property management company and entrusted the House to them. The company represented itself to me as a professional, experienced management company familiar with the rules and laws regarding renting vacation homes in Florida. I placed my trust in the management company's expertise. As it would turn out, this trust was misplaced.

As the City is now aware, shortly after the management company began managing the House, the House was cited numerous times for various violations of the City Code.

Code Violations		
V16-09647	Commingled waste in excess of 4 cubic yards prohibited	7/15/2016
V16-12658	Single Family District - General Zoning Restrictions	9/6/2016

V16-12667	Vacation Rental License required.	9/6/2016
V16-12678	Litter receptacle required for single family residence or duplex.	9/6/2016
V16-14072	Litter receptacles required--single family or duplex residence.	10/4/2016
V16-16602	Litter receptacle required for single family residence or duplex.	12/5/2016
V17-04754	General parking regulations	5/2/2017
V17-07936	Vacation Rental License required.	6/21/2017
V17-08194	General parking regulations	6/23/2017
V17-10651	Garbage receptacles required; Overflowing receptacle.	8/10/2017

In each instance, I learned of the violation only after the fact. The management company explained away the violations as overreaching by the City and the neighbors. The management company did not tell me that a guest had hosted a raucous party attended by over 100 people, which I learned of only by hiring an attorney to attend the violation hearing.

As the owner of the House, I cannot shirk responsibility by blaming the management company. As soon as I learned of the true nature and extent of the violations occurring at the House, I terminated our cooperation. I then sought to sell the House. In my efforts to sell the House, I allowed a potential buyer to stay in the House for several nights, for which I charged rent. Because this was a potential buyer, I did not think this would require a vacation rental license. I was mistaken, resulting in the violation below. I promptly paid the penalty assessed and have not rented the House since then.

Code Violations		
V17-14933	Vacation Rental License required.	11/21/2017

Around March 1, 2018, I applied for a new vacation rental license from the City of Hollywood. The City Manager notified me on March 29 of his decision to deny my application.

Going forward, I would like to continue to rent the House as a vacation home. I want to continue to share the beauty of the House and the City of Hollywood with guests from out of town. I ask for another chance to improve the management and operation of the House. I intend to manage the House myself and to strictly enforce the rules of the City and the rental agreement. I will ensure that my guests are respectful of my Hollywood neighbors. I will rent only to families and prohibit parties, loud noises, and other disruptions.

Therefore, I request the City Clerk reverse the City Manager's denial of 929 Southlake LLC's application for a vacation rental license. I request a hearing on this issue. Please contact me if you have any questions. I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Long Deng', with a horizontal line underneath it.

Long Deng
Manager, 929 Southlake LLC