

**Agenda**  
**CITY OF KEY COLONY BEACH**  
**CODE COMPLIANCE HEARING**  
Wednesday, May 13<sup>th</sup>, 2026 - 9:30 AM  
Virtually - via Zoom Only

1. **Call to Order**
  2. **Pursuant to Florida Statutes Section 286.0105**, be advised that, if a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at today's hearing, that person will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeals it to be based.
  3. **Pursuant to Florida Statute Section 162.07**, if the City of Key Colony Beach prevails in prosecuting a case before the Special Magistrate, the City of Key Colony Beach shall be entitled to recover all costs incurred in prosecuting the case before the Special Magistrate, and such costs may be included in the lien authorized under Section 162.06(3), Florida Statutes.
  4. **Swearing in of Witnesses to Testify**
  5. **Cases for Today's Hearing**
    - a. Property Address/Owner: 320 5<sup>th</sup> Street – L&C Investment Partners, LLC and Vu Luong  
Violation: Rental Without a License, Chapter 9, Sections 9-22, 9-28
      1. EXHIBIT A: City of Key Colony Beach Code of Ordinances – Sections 9-22 through 9-28 – **Pgs. 1-5**
      2. EXHIBIT B: City of Key Colony Beach Code of Ordinances – Sections 1-9 through 1-10 – **Pgs. 6-23**
      3. EXHIBIT C: Warranty Deed, 320 5<sup>th</sup> Street – **Pgs. 24-26**
      4. EXHIBIT D: Property Record Card – **Pgs. 27-31**
      5. EXHIBIT E: 25/26 Monroe County Business Tax Receipt – **Pgs. 32-35**
      6. EXHIBIT F: Code Violation & Correction Notice 4/13/2026 – **Pgs. 36-45**
      7. EXHIBIT G: Correspondence between the City and Property Owner – **Pgs. 46-54**
      8. EXHIBIT H: Checklist for Issuing Vacation Rental Licenses (STR) - **Pgs. 55-56**
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**EXHIBIT A**

**CITY OF KEY COLONY BEACH**

**Code of Ordinances**

**Sections 9-22 through 9-28**

- **Sec. 9-22. - Vacation rental regulations.**

(a)

Every owner operating a vacation rental within the city must register the property and pay the business tax according to the requirements as outlined in chapter 9 of the City Code of Ordinances.

(b)

*Application.* The application for vacation rental registration shall be in the form required by the city and shall include at a minimum:

(1)

An acknowledgment that the property owner has received the city's vacation rental use regulations.

a.

Copies of necessary county business tax payment.

b.

A copy of any necessary state licenses.

c.

The appropriate application fee, as may be established by separate resolution.

d.

The name, address and telephone number of the owner and the property manager. A designated local contact person shall be included on each application. This contact person shall be available twenty-four (24) hours a day, seven (7) days a week. In the event of temporary unavailability of the local contact person, a substitute shall be designated by the local contact person. The owner or property manager may serve as the local contact person, if the requirements are met.

e.

A city inspection report prepared by the city building official or his/her designee. The inspection fee shall be set by resolution.

(2)

*Name.* Each vacation rental unit requires a separate registration and business tax payment in the name of the owner.

(3)

*Term of tax payment.* Each vacation rental tax payment shall have a term of one (1) year, and must be renewed by the owner or property manager or the owner's authorized agent prior to expiration in order to avoid interruption of permitted vacation rental activity. After expiration of a tax payment and registration, no rental activity may occur.

(4)

*Transfer of tax payment.* Vacation rental taxes paid may be transferred from one owner to another, but not from one vacation rental unit to another. In the event ownership of a permitted unit is changed, the new owner or owner's authorized agent shall apply for a transfer and pay the city a transfer fee. In the event that a local contact person or property manager is permanently replaced during a tax period, the city shall be immediately notified and the transfer fee shall be paid, if applicable.

(Ord. No. 392-2007, 5-10-07)

- **Sec. 9-23. - City certification of property managers and local contact persons.**

Any property manager, owner managing his or her own property, or local contact person must successfully take the Key Colony Beach training session and receive a certificate of completion issued by the city after satisfactorily completing the session. Certification renewal will be required every two (2) years upon completion of course work.

(Ord. No. 392-2007, 5-10-07)

- **Sec. 9-24. - Length of rental tenancies.**

No rental contract or use shall be for less than seven (7) days in zoning districts R-1 and R-2.

(Ord. No. 392-2007, 5-10-07)

- **Sec. 9-25. - Occupancy.**

Permitted occupancy shall be two (2) persons for each bedroom, plus two (2) per living room, provided that occupancy shall not exceed one (1) person per two hundred (200) square feet of interior area. The maximum occupancy of any vacation rental unit shall be ten (10) persons. For vacation rental units in zoning districts R-H and R-3, the National Fire Protection Life Safety Code 101 occupancy regulations will be followed.

(Ord. No. 392-2007, 5-10-07)

• **Sec. 9-26. - Miscellaneous requirements.**

(a)

Each vacation rental unit shall be equipped with at least two (2) trash containers. Schedules of garbage pickup and recycling pickup shall be posted in the rental property.

(b)

Prior to occupancy of a vacation rental unit, the occupants of each unit shall be provided with a written copy of the Key Colony Beach Vacation Rental Ordinance and a written rental agreement specifying the names of all of the tenants and the tag numbers of the tenant's vehicles.

(c)

A copy of the ordinance [from which this chapter derives] shall be readily available in each vacation rental unit in no less than 12-point type.

(d)

A copy of the rental agreement must be maintained by the occupants on the property at all times and made available for review at the request of the municipal police officer or code enforcement officer.

(e)

An owner or property manager, or in the absence of a property manager, the local contact person, shall serve the following essential functions:

(1)

Remain available twenty-four (24) hours a day, seven (7) days per week to handle problems with tenants.

(2)

Reach the rental property within sixty (60) minutes in the event of requested assistance by any city employee.

(3)

Monitor the property no less than once per rental week to assure compliance by renters with city ordinances.

(Ord. No. 392-2007, 5-10-07; Ord. No. 397-2007, 9-27-07)

- **Sec. 9-27. - Mandatory evacuation.**

All vacation rental units shall be evacuated upon posting of a nonresident evacuation order issued for Key Colony Beach.

(Ord. No. 392-2007, 5-10-07)

- **Sec. 9-28. - Violations.**

(a)

Violations of the provisions of the ordinance from which this article derives shall be punishable by a fine of up to five hundred dollars (\$500.00) per day, and may result in a suspension or revocation of a vacation rental license.

(b)

A rental license shall be automatically suspended for nonpayment of a fine after due. Upon payment of the fine, the registration shall be reinstated.

(c)

A certificate of completion of a property manager or local contact person may be suspended or revoked upon violation of this article by the actions of the property manager or local contact person.

(d)

All holders of rental licenses shall be current on payment of city fees, including, but not limited to stormwater and sewer. Failure to pay when due shall be cause for referral to the code enforcement board, which shall, in addition to other fines and penalties set forth in subsection (a) above, have the power to suspend or revoke the rental license.

**EXHIBIT B**

**CITY OF KEY COLONY BEACH**

**Code of Ordinances**

**Sections 1-9 through 1-10 and**

**Schedule of Violations and Penalties**

**Sec. 1-9. - General penalty.**

- (a) Whenever in this Code or in any ordinance or resolution of the city, or rule, regulation or order promulgated by any officer or agent of the city under authority duly vested in him or it, any act is prohibited or declared to be unlawful, or the doing of any act is required or the failure to do any act is declared unlawful and no specific penalty is provided for the violation thereof, the violation of such provision shall be punishable by a fine as provided by F.S. § 162.22. Each day such offense continues shall constitute a separate offense.
- (b) In addition to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provisions of this Code or any ordinance, resolution, rule, regulation or order shall be deemed a public nuisance and may be abated by the city as provided by law.

(Ord. No. 23, 8-10-61; Ord. No. 318-1999, 12-24-98)

Sec. 1-10. - Organization of code enforcement board; appointment of special master.

(a) *Intent.* It is the intent of this section to promote, protect and improve the health, safety and welfare of the citizens of the City of Key Colony Beach Florida, by providing an equitable, expeditious, effective and inexpensive method of enforcing the ordinances of the City of Key Colony Beach, Florida. The city commission may appoint one or more code enforcement special masters in addition to a code enforcement board to serve at the pleasure of the city commission. The code enforcement board and/or code enforcement special master shall have such power and duties to enforce such codes and ordinances, conduct hearings, and assess fines, as provided herein.

(b) *Definitions.*

- (1) *Local governing body* means the governing body of the City of Key Colony Beach.
- (2) *Code enforcement officer* means any authorized agent or employee of the municipality appointed by the city whose duty it is to assure code compliance.
- (3) *Code enforcement clerk* means any authorized agent or employee of the municipality appointed by the city commission whose duties are to assist in code compliance by performing clerical and record keeping duties.
- (4) *City attorney* means the legal counselor for the municipality.
- (5) *Enforcement board* means the code enforcement board.
- (6) *Special master* means the code enforcement special master appointed by the city commission.
- (7) *Hearing* means a regular or special convening by the code enforcement board or special master to transact any business within the powers of the board or special master on behalf of the city.
- (8) *Prosecutor* means the city attorney, or any attorney appointed by the city commission to present cases to the code enforcement board or special master on behalf of the city.
- (9) a. *Repeat violation of a finding of fact* means a violation of a provision of a code or ordinance by a person whom the code enforcement board or special master has previously found to have violated the same provision within five (5) years prior to the violation.  
b. *Repeat violation of a minor offense* means a violation of a provision of a code or ordinance by a person to whom the code officer has previously issued a citation for the same provision within six (6) months prior to the violation.

(c) *Code enforcement board and special master.*

- (1) *Organization of code enforcement board.* The code enforcement board shall consist of seven (7) members who shall be appointed by the city commission no later than the second regular meeting of the city commission in the month of April. The city commission may appoint two

(2) alternate members who shall serve as full members in the absence of a regular member. The members of the code enforcement board shall be residents of the City of Key Colony Beach. A member may be reappointed by the city commission. Appointments shall be made on the basis of experience or interest in the subject matter jurisdiction of the code enforcement board, in the sole discretion of the city commission.

The membership of the enforcement board shall, whenever possible, include an architect, businessman, an engineer, a general contractor, a subcontractor and a realtor or other qualified individual. Appointments to fill any vacancy on the enforcement board shall be for the remainder of the unexpired term of office. All other appointments or reappointments shall be made for a term of three (3) years. If any member fails to attend two (2) of three (3) successive meetings without cause and without prior approval of the chairman, the board shall declare the member's office vacant, and the city commission shall promptly fill such vacancy. The members shall serve in accordance with the city Charter and may be suspended and removed as provided in the city Code of Ordinances for removal of city boards. The city commission may waive the residency requirements for membership of the board in the case of unforeseen and unusual circumstances that are in the best interest of the city.

The members of the enforcement board shall elect a chairman and a vice-chairman from among its members. The presence of four (4) members or more shall constitute a quorum of the enforcement board. Members shall serve without compensation but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the city commission.

The city attorney shall either be counsel to the code enforcement board or shall represent the city by presenting cases before the board or special master, but in no case, shall the city attorney serve in both capacities.

(2) *Appointment of special master.* The code enforcement special master shall be an attorney licensed in the State of Florida. The appointment shall be made by the city commission on the basis of experience or interest in the fields of zoning, building control, and code enforcement. The code enforcement special master may be compensated by resolution of the city commission. The city commission shall provide such clerical and administrative personnel as the city commission shall deem is reasonably required to support the activities of the code enforcement special master for the proper performance of his duties. The code enforcement special master shall not be authorized to engage, hire, or use any person, except those provided or authorized by the city commission, to assist him in the performance of his duties.

(d) *Initiation of proceedings.*

(1)

It shall be the duty of the code officer to initiate enforcement proceedings of the various codes and ordinances; however, no member of the board shall have the power to initiate such enforcement proceedings.

- (2) Except as provided in subsections (d)(3) and (4), if an alleged violation of a code or ordinance is found, the code officer shall notify the alleged violator and give him a reasonable time to correct the alleged violation. Should the alleged violation continue beyond the time specified for correction, the code officer shall notify the enforcement board chair and request a hearing pursuant to the procedure in subsection (e). The chair of the code enforcement board through the clerical staff shall schedule a hearing before the board or special master. The chair with the concurrence of the city attorney may set any matter to the special master. In the event of a disagreement, the code enforcement board shall make the decision. Written notice shall be hand delivered or mailed to said violator in accordance with subsection (k). At the option of the code enforcement board chair, notice may additionally be served by publication or posting as provided in F.S. § 162.12.
- (3) If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code officer, the case may be presented to the enforcement board or special master. Even if the violation has been corrected prior to the board hearing, the case may be presented to the enforcement board or special master. The notice shall so state.

If a repeat violation is found, the code officer shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code officer, upon notifying the violator of a repeat violation, shall notify the code enforcement board chair and request a hearing. The code enforcement board chair, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to Florida Statute 162.12. The case may be presented to the enforcement board or special master even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board or special master retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator. The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board or special master.

- (4) If the code officer has reason to believe a violation presents a serious threat to the public health, safety, and welfare, or if the violation is irreparable or irreversible in nature, the code officer shall make a reasonable effort to notify the violator and may immediately notify the enforcement board chair and request a hearing.

(e) *Hearing procedures.*

- (1)

The chair of the enforcement board may call hearings of the enforcement board or special master. Hearings for the code enforcement board may also be called by written notice signed by at least three (3) members of the enforcement board. At any hearing, the enforcement board or special master may set a future hearing date. The enforcement board shall attempt to convene no less frequently than once every two (2) months, but it may meet more or less often as the demand necessitates.

- (2) At a hearing before the code enforcement board or code enforcement special master, the burden of proof shall be upon the city to show, by a preponderance of evidence, that a violation does or did exist. The case on behalf of the city shall be presented first; and the alleged violator or his duly designated representative, shall then be provided an opportunity to present his case. All hearings shall be held at city hall and shall be open to the public. Minutes shall be kept and a tape recording shall be made of all hearings. The commission of the City of Key Colony Beach shall provide clerical and administrative personnel as may be reasonably required by the enforcement board for the proper performances of its duties.
- (3) Each case before the enforcement board or special master shall be presented by the city attorney, code enforcement officer, or other attorney. If the city substantially prevails in prosecuting a case the city shall be entitled to recover all costs incurred in prosecuting the case including attorney fees and special master fees.
- (4) All testimony shall be under oath. The code enforcement board or special master shall take testimony from the code officer, the alleged violator, and any other person familiar with the case or having knowledge concerning it. The code enforcement board or special master shall not be bound by formal rules of evidence. Irrelevant, immaterial or duly repetitious evidence shall be excluded; but all other evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their affairs shall be admissible, whether or not such evidence would be admissible in a trial in a court of law within the state. Any part of the evidence may be received in written form. The alleged violator, or his duly authorized representative and the prosecutor or code officer shall be permitted to cross examine any witness before the code enforcement board or special master. All hearings shall be conducted so as to ensure fundamental due process.
- (5) At the conclusion of a hearing before the enforcement board, the board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The finding shall be by motion approved by a majority of those present and voting, except that at least four members of the enforcement board must vote in order for the action to be official.

At the conclusion of a hearing before the special master, the special master may issue findings of fact and conclusions of law, and shall issue an order affording the proper relief consistent with the powers granted to the special master. At the conclusion of the hearing, the special master may render his order orally. In such event, the order shall be reduced to

writing and mailed to the alleged violator within a reasonable time following the date of the hearing. Should the special master find he is unable to render a decision because of questions of law or other matters of such a nature that a decision cannot be immediately made, the special master may withhold rendering his decision until a later date. In such case, further discussion of the pending matter shall only take place at a public hearing held by the special master.

- (6) If the board or special master finds that the alleged violator did not commit the violation as alleged, the violation shall be dismissed. In such case, the alleged violator shall not be liable for the payment of any civil penalties or reasonable costs of the investigation, prosecution and the administrative hearing.
- (7) If the code enforcement board or special master finds that the alleged violator committed the violation as alleged, the board or special master shall issue findings of fact and conclusions of law, which shall include an order that shall have the force of law. The order shall set forth the steps necessary to be accomplished in order to bring a violation into compliance with the Code or ordinance that has been violated; shall, if applicable, specify the date by which the violation must be corrected; shall, if applicable, specify that a fine may be imposed if the order is not complied with by such date; and shall, if applicable, impose the accrued civil penalties upon such violator and assess such other civil penalties as provided in this article. The board or special master may impose reasonable costs incurred by the city for the investigation and prosecution of the matter and for the administrative hearing.
- (8) A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns.

If an order is recorded in the public records pursuant to this section and the order is complied with by the date specified in the order, the enforcement board chair or special master shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.

(f) *Powers.*

The enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings. Procedure should be Roberts Rules of Order published by Scott Forsman Company, latest edition.
- (2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by any person authorized by law.

- (3) Subpoena evidence to its hearings.
- (4) Take testimony under oath.
- (5) Issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance with the Code or ordinance that has been violated.
- (6) Order the payment of fines as provided in this article and the payment of reasonable costs incurred by the city for the investigation and prosecution of the matter and for the legal costs of the administrative hearing.

The special master shall have the power to:

- (1) Establish rules of procedure for the conduct of hearings.
  - (2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by any person authorized by law.
  - (3) Issue subpoenas for records, surveys, documentary materials or other evidence.
  - (4) Take testimony under oath.
  - (5) Issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance with the Code or ordinance that has been violated.
  - (6) Order the payment of fines as provided in this article and the payment of reasonable costs incurred by the city for the investigation and prosecution of the matter and for the costs of the administrative hearing.
- (g) *Administrative fines, costs of repair, and liens.*
- (1) Upon being notified by the code officer that an order of the enforcement board or special master has not been complied with within the time established in such order or upon finding that a repeat violation has been committed, the code enforcement board or special master may order the violator to pay a fine to the city in an amount specified in this section for each day the violation continues past the compliance date established in the order of the board or special master or, in the case of a repeat violation for each day the repeat violation continues past the date of notice to the violator of a repeat violation.

In addition, if the violation is a violation described in F.S. § 162.06(4), the enforcement board or special master shall notify the city commission, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. Enforcement shall be as provided in F.S. Ch. 162.

- (2) a.

*Establishment of schedule of violations and penalties.* All violations, fines, and penalties establish by the city commission shall be set forth in a "schedule of violations and penalties" which shall be adopted, and may be amended from time to time, by resolution of the city commission based on upon the recommendation of the planning and zoning board. All violations, fines, and penalties in the schedule of violations and penalties are adopted as a reflection of the actual cost of providing the applicable services, and are intended to recoup only the city's actual costs involved with the administration and enforcement of such services.

- b. *Reservation.* The city commission shall have the right to amend the schedule of violations and penalties on an annual basis to reflect the correct, true, and accurate cost of enforcement of the relevant provisions of the Code contained therein.
- c. *Conflicting provisions.* In the event of a conflict between a violation and penalty set forth in the Code of Ordinances and those set forth in the schedule of violations and penalties set forth in the schedule of violations and penalties shall govern, regardless of the date of enactment of the conflicting provision of Code.

(3) A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists or, if the violator does not own the land, upon any other real or personal property owned by the violator and may be enforced in the same manner as a court judgement by the sheriffs of this state, including levy against the personal property, but shall not be deemed otherwise to be a judgement of a court except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgement is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the city, and the city may execute a satisfaction or release of lien entered pursuant to this section.

After three (3) months from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to take appropriate action as provided herein. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under Section 4, Art. 10 of the State Constitution.

- (h) *Duration and priority of lien.* Code enforcement liens shall be superior and paramount to the interest on such parcel or property of any owner, lessee, tenant, mortgagee or other person except the lien of county taxes and shall be on a parity with lien of any such county taxes. No lien provided under the Local Government Code Enforcement Boards Act shall continue for a period longer than twenty (20) years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure.

The local governing body shall be entitled to collect all costs incurred in recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice, unless a notice of lis pendens is recorded.

- (i) *Appeals.* An aggrieved party, including the local governing body, may appeal a final administrative order of the enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the enforcement board. If a person decides to appeal any decision made by the code enforcement board or special master with respect to any matter considered at a hearing, that person will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. An appeal shall be filed within thirty (30) days of the execution of the order to be appealed.
- (j) *Rehearing provision.* A party who meets the criteria set forth in this section may move for a new hearing on the matter. A motion for rehearing must be served within ten (10) days after filing the special master's order. The time cannot be extended. A motion that is served within the ten-day period may be amended to allege new grounds with permission of the code board chair or special master. The time for service of the motion is ten (10) days after the filing of the code board or special master's order. On his own initiative, the code board chair or special master may order a rehearing within ten (10) days after the entry of the code enforcement board or special master's order that has been entered. If a notice of appeal is filed by the moving party before the motion for rehearing is heard, the motion is waived. The grounds for a motion for rehearing fall into one (1) or more of the following categories:
  - (1) Errors on the face of the record.
  - (2) Errors committed during the public hearing.
  - (3) Misconduct of the code enforcement board or special master.
  - (4) Misconduct of a party.
  - (5) Misconduct of a third person.
  - (6) Misconduct of a witness.
  - (7) Newly discovered evidence.
  - (8) The verdict is contrary to the evidence.
  - (9) The verdict is contrary to law.
- (k) *Notices.*
  - (1) All notices required by this section shall be by certified mail, return receipt requested, or when mail would not be effective, by hand delivery by the code inspector or police officer. If unclaimed or refused, notice shall be posted on-premises. Notice of such posting shall be sent

to alleged violator by regular mail.

- (2) In addition to providing notice as set forth in subsection (h)(1), at the option of the code enforcement board, notice may also be served by publication or posting, as follows:
  - a. 1. Such notice shall be published once during each week for four (4) consecutive weeks (four (4) publications being sufficient) in a newspaper of general circulation in the county where the code enforcement board is located. The newspaper shall meet such requirements as are prescribed under chapter 50 for legal and official advertisements.
  2. Proof of publication shall be made as provided in F.S. §§ 50.041 and 50.051.
  - b. 1. In lieu of publication as described in subsection (k)(2)a.1, such notice may be posted for at least ten (10) days in at least two (2) locations, one of which shall be the property upon which the violation is alleged to exist and the other of which shall be at City Hall.
  2. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date and places of its posting.
  - c. Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail as required under subsection (k)(1). Evidence that an attempt has been made to hand deliver or mail notice as provided in subsection (k)(1), together with proof of publication or posting as provided in subsection (k)(2), shall be sufficient to show that the notice requirements of this part have been met, without regard to whether or not the alleged violator actually received such notice.
- (l) *Provisions of act supplemental.* Nothing contained in F.S. §§ 166.051—166.062 shall prohibit a local governing body from enforcing its codes by any other means.
- (m) *Supplemental ordinance enforcement procedures.*
  - (1) Citations for minor infractions.
    - a. A code enforcement officer is authorized to issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a civil infraction in violation of a duly enacted code or ordinance and that the county court will hear the charge.
    - b. Prior to issuing a citation, a code enforcement officer shall:
      1. Provide notice to the person that the person has committed a violation of a code or ordinance.
      2. Establish a reasonable time period within which the person must correct the violation.

Such time period shall be no more than thirty (30) days. If, upon personal investigation, a code enforcement officer finds that the person has not corrected the violation within the time period, a code enforcement officer may issue a citation to the person who has committed the violation.

A code enforcement officer does not have to provide the person with a reasonable time period to correct the violation prior to issuing a citation and may immediately issue a citation if a repeat violation is found or if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety, or welfare or if the violation is irreparable or irreversible.

- c. A citation issued by a code enforcement officer shall be in a form prescribed by the municipality and shall contain:
  1. The date and time of issuance.
  2. The name and address of the person to whom the citation is issued.
  3. The date and time the civil infraction was committed.
  4. The facts constituting reasonable cause.
  5. The number or section of the code or ordinance violated.
  6. The name and authority of the code enforcement officer.
  7. The procedure for the person to follow in order to pay the civil penalty or to contest the citation.
  8. The applicable civil penalty if the person elects to contest the citation shall be five hundred dollars (\$500.00).
  9. The applicable civil penalty if the person elects not to contest the citation.
  10. A conspicuous statement that if the person fails to pay the civil penalty within the time allowed or fails to appear in court to contest the citation, the person shall be deemed to have waived his or her rights to contest the citation and that, in such case, judgment may be entered against the person for an amount up to the maximum civil penalty.
- d. After issuing a citation to an alleged violator, and ascertaining that the civil penalty has not been paid within the time allowed in the citation, a code enforcement officer shall deposit the original citation and one (1) copy of the citation with the county court. The alleged violator may contest the citation in county court.
- e. The maximum civil penalty for the violation shall be five hundred dollars (\$500.00).
- f. A civil penalty of less than the maximum civil penalty shall apply if the person who has committed the civil infraction does not contest the citation and pays the civil penalty within the time allowed. The schedule of civil penalties of this section shall be applicable.
- g. The civil clerk shall be authorized to file a lien against the property on which the violation occurred if the violator fails to pay the citation within the time designated on the citation. The filing of said lien shall be stayed during any period of time the matter is being appealed at county court.

- h. Any person who willfully refuses to sign and accept a citation issued by a code enforcement officer shall be guilty of a misdemeanor of the second degree punishable as provided in F.S. § 775.082 or F.S. § 775.083.
- i. The provisions of this part shall not apply to the enforcement pursuant to F.S. §§ 553.79 and 553.80 of building codes adopted pursuant to F.S. § 553.73 as they apply to construction, provided that a building permit is either not required or has been issued by the municipality. For the purposes of this subsection, "building codes" means only those codes adopted pursuant to F.S. § 553.73.

**SCHEDULE OF VIOLATIONS AND PENALTIES**  
(Updated Fall 2022)

*City Code Section	Item in Violation	*Penalty
4-6	Animals running at large	\$100.00 per violation
<u>4-8</u>	Noisy animals	\$100.00 per violation
<u>4-9</u>	Vicious, dangerous animals	\$100.00 per day
<u>4-10</u>	Removal of animal defecation	\$50.00 per violation
5-1	Prohibited vessel operations	\$250.00 per violation
5-4	Vessels as commercial establishments	\$250.00 per day
5-5	Anchoring limitations	\$250.00 per day
5-6	Rafting of vessels	\$250.00 per day
5-7	Discharge into waters	\$500.00 per day
<u>5-9</u>	Fishing on Sadowski Bridge and Sunset Pier	\$100.00 per violation
<u>5-11</u>	Diving and snorkeling prohibitions during "mini" season	\$500.00 per violation

<u>5-15</u>	Living aboard vessels	\$500.00 per day
<u>5-40</u>	Exceeding overall boat length at waterfront property	\$200.00 per day
<u>5-80</u>	Boat and trailer parking	\$100.00 per day
<u>5-82</u>	Boats and trailers parked in City right-of-way	\$100.00 per day
6-6	Working without building permit	\$250.00 per day
<u>6-10</u>	Permitted working days and hours	\$250.00 per violation
<u>6-50</u>	Display street numbers on buildings	\$100.00 per day
<u>6-56</u>	Buildings and property maintenance	\$250.00 per day
<u>6-59</u>	Limitations on parking trailers and recreational vehicles	\$100.00 per day
7-2	Garbage and trash accumulation	\$100.00 per day
7-5	Use garbage cans	\$50.00 per day
7-6	Garbage cans specifications	\$50.00 per day
<u>7-7</u>	Location and placement of garbage cans	\$50.00 per day
<u>7-12</u>	Dumping and littering	\$500.00 per day
<u>8-6</u>	Lots maintained in mowable condition	\$250.00 per day
<u>9-4</u>	Doing business without a license	\$500.00 per day
<u>9-20</u>	Rental property owner's tax	\$500.00 per day
<u>9-25</u>	Exceeding rental occupancy	\$500.00 per day

<u>10-2</u>	Loud or disturbing noise	\$250.00 per violation
<u>10-3</u>	Specific noise prohibitions	\$250.00 per violation
<u>11-2</u>	Camping prohibition	\$100.00 per day
<u>11-4</u>	False fire alarms: (1 <sup>st</sup> violation) (2 <sup>nd</sup> and subsequent violations)	Warning  \$250.00 per day
<u>11-5</u>	False burglar alarm (1 <sup>st</sup> violation) (2 <sup>nd</sup> violation) (3 <sup>rd</sup> violation) (4 <sup>th</sup> and subsequent violations)	Warning  \$100.00 per day \$250.00 per day \$500.00 per day
<u>12-9</u>	City parking open hours	\$250.00 per day
<u>14-4</u>	Damaging sewer facilities	\$500.00 per day
<u>14-10</u>	Prohibited discharges (sewer and storm drains)	\$500.00 per day
<u>17-1</u>	City Street Speed Limit 25mph.	Per Florida Statutes
<u>17-6</u>	Parking prohibited without owner's permission	\$50.00 per day
101-26(8)	Nuisance lighting	\$50.00 per day
101-31	Garage sale	\$25.00 per violation
101-32(3)	Burning of refuse	\$100.00 per day
101-34	Home occupations	\$250.00 per day
101-35	Inoperative vehicles	\$100.00 per day

101-55	Illegal parking (Commercial and recreational vehicles)	\$100.00 per day
101-55(3)	Prohibition on use of vehicles, motorhomes, trailers and campers as residence	\$100.00 per day
101-67	Landscape maintenance	\$50.00 per day
101-131	Prohibited signage	\$50.00 per violation
101-136	Temporary signage	\$50.00 per day
101-137	Sign maintenance	\$50.00 per day
F.S. § 316.1955.57	Parking in handicapped space	\$250.00 per day
***F.S. § 316.2065(7)	Bicycle safety requirements	\$64.50 per violation
***F.S. § 316.2065(d)	Bicycle helmet requirement for passengers under age 16	\$64.50 per violation
^New	Short-term vacation rental w/out license	\$500.00 per day
^New	Short-term vacation rental less than 7 days	\$500.00 per day
^New	Short-term rental w/excessive number of tenants	\$500.00 per day
^New	Short-term rental (cleaning not acceptable)	\$250.00 per day
^New	2 <sup>nd</sup> violation for short-term vacation property	\$500.00 per day, and license suspension for 30 days.

∧New	3 <sup>rd</sup> violation for short-term vacation property	\$500.00 per day, and license suspension for 1 year.
∧New	Dangerous structures posing safety risk	\$500.00 per day
∧New	Violation of recreation vehicle parking ordinance	\$100.00 per day
∧New	Long-term vacation rental w/out rental license	\$500.00 per day
∧New	Long-term vacation rental w/excessive number of tenants	\$500.00 per day
∧New	Long-term rental (cleaning not acceptable)	\$250.00 per day
∧New	2 <sup>nd</sup> violation for long-term vacation property	\$500.00 per day, and license suspension for 30 days.
∧New	3 <sup>rd</sup> violation for long-term vacation property	\$500.00 per day, and license suspension for 30 days.
∧New	Subleasing dock space	\$250.00 per day
∧New	Permit fee for Solar Panel Installation	\$500.00 **additional 2.5% State surcharge
∧New	Notary Fees	Non-residents, not related to city business \$10.00 per seal (maximum of 2 seals per day)

\* Sec. 1-10(g)(2) sets maximum fine of \$500.00 per day; See also, F.S. § 162.09(2)(a) (setting maximum fine shall not exceed \$500.00).

\*\* All violations/penalties set forth herein are subject to an administrative fee of \$338.00.

\*\*\* An additional fine of \$2.50 will be assessed exclusive of the penalty set forth above, to be paid to the State's General Fund for safety programs.

Nothing in this section shall prohibit the code officer from initiating enforcement procedures before the code enforcement board in lieu of issuing a citation under this supplemental procedure.

(Ord. No. 175, §§ 1—11, 8-12-82; Ord. No. 210, § 2, 6-26-86; Ord. No. 214, 8-7-86; Ord. No. 273, 5-9-91; Ord. No. 296-1995, 5-11-95; Ord. No. 303-1996, 9-12-96; Ord. No. 312-1998, 5-28-98; Ord. No. 318-1999, 12-24-98; Ord. No. 329-1999, 7-22-99; Ord. No. 408-2009, 3-26-09; Ord. No. 446-2015, 8-27-15; Ord. No. 458-2019, 2-28-19; Ord. No. 2021-467, § 3, 10-28-21)

**EXHIBIT C**

**Warranty Deed**

**320 5<sup>th</sup> Street, Key Colony Beach, FL**

**Parcel Identification Number 00073480-000000**

Prepared by and return to:

**Gregory S. Oropeza**  
Attorney

**Oropeza Stones & Cardenas, PLLC**

**221 Simonton Street**

**Key West, FL 33040**

**(305) 294-0252**

File Number: **24-677**

Consideration: **\$1,875,000.00**

Parcel Identification No.: **00073480-000000**

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6 day of September, 2024 between Harvey Jerry Wyles, a married man, and his spouse, Betty M. Wyles, whose post office address is 615 Charter Drive, Longs, SC 29568 of the County of Horry, State of South Carolina, grantor\*, and L&C Partners Investment Group LLC, a Texas Limited Liability Company whose post office address is 34429 FM 732, San Benito, TX 78586 of the County of Cameron, State of Texas, grantee\*.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

**Lot 36, Block 4, Key Colony Beach, according to the plat thereof as recorded in Plat Book 3, Page 120, Public Records of Monroe County, Florida.**

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Witness  
Printed Name: Theresa Perry Smith  
Address: 2068 Waverette Loop 1  
Conway SC 29526

[Signature]  
Harvey Jerry Wyles

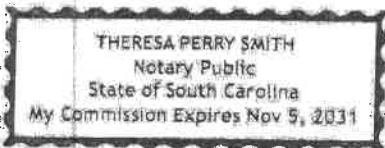
[Signature]  
Witness  
Printed Name: Joseph A. Smith  
Address: 2068 Waverette Loop  
Conway SC 29526

[Signature]  
Betty M. Wyles

State of SC  
County of Horry

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of September, 2024 by Harvey Jerry Wyles, who  are personally known or  have produced a driver's license as identification and Betty M. Wyles, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: Theresa Perry Smith  
My Commission Expires: 11-5-31

**EXHIBIT D**

**Property Record Card**

**320 5th Street, Key Colony Beach, FL**

**Parcel Identification Number 00073480-000000**

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00073480-000000  
**Account#** 1077569  
**Property ID** 1077569  
**Millage Group** 50KC  
**Location** 320 5TH ST, KEY COLONY BEACH  
**Address**  
**Legal** BK 4 LT 36 KEY COLONY BEACH PB3-120 SHELTER KEY OR114-314 OR380-643 OR533-977 OR533-1086 OR833-612 OR840-358 OR930-1286 OR1274-2249/50 OR1349-879 OR1984-2140 OR2778-1867 OR2808-2217 OR2936-1858 OR3291-1918  
**Description**  
 (Note: Not to be used on legal documents.)  
**Neighborhood** 5015  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision** KEY COLONY BEACH  
**Sec/Twp/Rng** 04/66/33  
**Affordable** No  
**Housing**



### Owner

LAND C PARTNERS INVESTMENT GROUP LLC  
 34429 FM 732  
 San Benito TX 78586

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$541,457	\$413,806	\$399,926	\$285,474
+ Market Misc Value	\$78,228	\$79,728	\$81,651	\$84,027
+ Market Land Value	\$737,880	\$919,512	\$845,724	\$544,896
= Just Market Value	\$1,357,565	\$1,413,046	\$1,327,301	\$914,397
= Total Assessed Value	\$1,357,565	\$1,413,046	\$693,479	\$673,281
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,357,565	\$1,413,046	\$668,479	\$648,281

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$919,512	\$413,806	\$79,728	\$1,413,046	\$1,413,046	\$0	\$1,413,046	\$0
2023	\$845,724	\$399,926	\$81,651	\$1,327,301	\$693,479	\$25,000	\$668,479	\$500,000
2022	\$544,896	\$285,474	\$84,027	\$914,397	\$673,281	\$25,000	\$648,281	\$241,116
2021	\$318,648	\$253,574	\$84,998	\$657,220	\$653,671	\$25,000	\$628,671	\$3,549
2020	\$304,590	\$257,048	\$83,008	\$644,646	\$644,646	\$25,000	\$619,646	\$0
2019	\$308,880	\$170,207	\$80,136	\$559,223	\$559,223	\$0	\$559,223	\$0
2018	\$310,613	\$232,073	\$73,143	\$615,829	\$615,829	\$0	\$615,829	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	6,600.00	Square Foot	60	110

### Buildings

Building ID	6032	Exterior Walls	VINYL SIDING
Style	2 STORY ON GRADE	Year Built	1971
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	4900	Roof Type	GABLE/HIP
Finished Sq Ft	3234	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CONC S/B GRND
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED
Perimeter	328	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	10	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,234	3,234	328
OUU	OP PR UNFIN UL	490	0	118
OPF	OP PRCH FIN LL	651	0	132
OUF	OP PRCH FIN UL	343	0	112
SBF	UTIL FIN BLK	182	0	54
<b>TOTAL</b>		<b>4,900</b>	<b>3,234</b>	<b>744</b>

### Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1975	1976	6 x 60	1	360 SF	5
RES POOL	2006	2007	0 x 0	1	286 SF	4
CONCRETE DOCK	1987	1988	0 x 0	1	300 SF	5
CH LINK FENCE	1989	1990	0 x 0	1	300 SF	3
BRICK PATIO	1994	1995	19 x 40	1	760 SF	3
BRICK PATIO	2006	2007	0 x 0	1	144 SF	3
CONC PATIO	2006	2007	0 x 0	1	400 SF	2
WROUGHT IRON	1999	2000	0 x 0	1	300 SF	5
BOAT LIFT	2019	2020	0 x 0	1	1 UT	2
AIR COND	2018	2019	0 x 0	1	2 UT	1

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
9/6/2024	\$1,875,000	Warranty Deed	2473908	3291	1918	01 - Qualified		
11/12/2018	\$540,000	Warranty Deed	2194883	2936	1858	12 - Unqualified		
7/29/2016	\$100	Certificate of Title		2808	2217	12 - Unqualified		
11/19/2014	\$100	Quit Claim Deed		2778	1867	11 - Unqualified		
11/19/2014	\$100	Quit Claim Deed		2716	701	98 - Unqualified		
2/24/2004	\$920,000	Warranty Deed		1984	2140	Q - Qualified		
4/1/1995	\$350,000	Warranty Deed		1349	0879	Q - Qualified		
12/1/1984	\$110,000	Warranty Deed		930	1286	Q - Qualified		
2/1/1970	\$4,500	Conversion Code		533	1086	Q - Qualified		

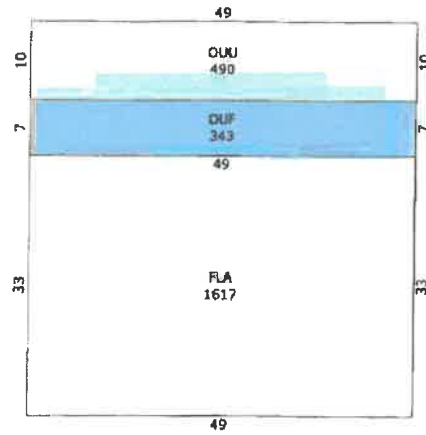
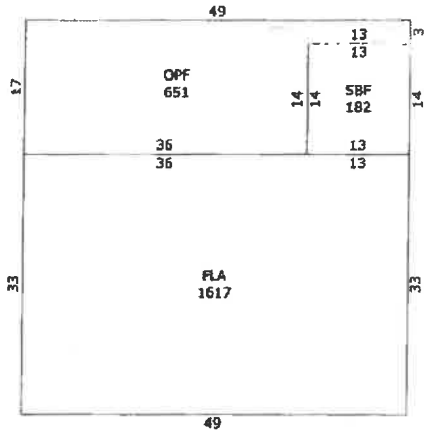
### Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
11542	08/26/2020	Completed	\$16,250	Residential	RE-ROOF - REMOVE SHINGLES / REPLACE WITH TU PLUS PEEL & STICK FELT & INSTALL 5V CRIMP WHITE ROOF PANELS
11177	07/05/2019	Completed	\$17,000	Residential	INSTALL NEW 15,000 LB ELEVATOR BOAT LIFT
10960	12/07/2018	Completed	\$28,393	Residential	INTERIOR & EXTERIOR REPAIRS INCLUDING 42 IN GUARDRAILS, SLIDING DOORS, CABINERY, PAINT & GENERAL REPAIRS
9125	02/17/2016	Completed	\$40,000	Residential	INTERIOR/ EXTERIOR REPAIRS SEWER CERTIFICATION/ FLOOR TILE/ BATH ALT/INT DEMO/ VACATION RENTAL
5875	08/10/2006	Completed	\$1,500	Residential	REPLACE A/C CONDENSER
5721	02/22/2006	Completed	\$11,300	Residential	NEW PAVERS IN DRIVEWAY
5659	01/13/2006	Completed	\$20,000	Residential	POOL DECK
4894	09/24/2003	Completed	\$1,500	Residential	REPLACE A/C UNIT

### View Tax Info

[View Taxes for this Parcel](#)

[Sketches \(click to enlarge\)](#)



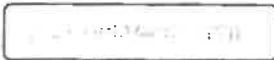
Photos



Map



TRIM Notice



NOTICE TO THE PUBLIC  
The following information is being made available to the public through the  
Internet. If you have any questions or comments, please contact the  
City of San Diego, Department of Public Works, at (619) 444-3333.  
If you are unable to reach the City of San Diego, please contact the  
City of San Diego, Department of Public Works, at (619) 444-3333.

[User Privacy Policy](#) - [GDPR Privacy Notice](#)  
Last Data Upload: 5/4/2026, 11:10:32 PM



**EXHIBIT E**

**2025-2026 Monroe County Business Tax Receipt**

**320 5<sup>th</sup> Street, Key Colony Beach, FL**

**2025 / 2026  
MONROE COUNTY BUSINESS TAX RECEIPT  
EXPIRES SEPTEMBER 30, 2026**

RECEIPT# 25230-142899

Business Name: VU LUONG

Owner Name: VU LUONG  
Mailing Address: 34429 FM 732  
SAN BENITO, TX 78586-6707

Business Location: 320 5TH ST  
KEY COLONY BEACH, FL 33051  
Business Phone: 956-264-6911  
Business Type: APARTMENTS CONDOS HOUSES & COMMERCIAL  
UNITS (NON TRANSIENT)

Rooms 1

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
20.00	0.00	20.00	5.00	0.00	5.00	30.00

**Paid WRB-25-00050689 03/18/2026 30.00**

THIS BECOMES A TAX RECEIPT  
WHEN VALIDATED

**Sam C. Steele, CFC, Tax Collector  
PO Box 1129, Key West, FL 33041**

THIS IS ONLY A TAX.  
YOU MUST MEET ALL  
COUNTY AND/OR  
MUNICIPALITY  
PLANNING, ZONING AND  
LICENSING  
REQUIREMENTS.

**MONROE COUNTY BUSINESS TAX RECEIPT  
P.O. Box 1129, Key West, FL 33041-1129  
EXPIRES SEPTEMBER 30, 2026**

RECEIPT# 25230-142899

Business Name: VU LUONG

Owner Name: VU LUONG  
Mailing Address: 34429 FM 732  
SAN BENITO, TX 78586-6707

Business Location: 320 5TH ST  
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UNITS (NON TRANSIENT)

Rooms 1

Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid
20.00	0.00	20.00	5.00	0.00	5.00	30.00

**Paid WRB-25-00050689 03/18/2026 30.00**

[Search](#) > [Account Summary](#) > Bill Details

## Business Tax Account #142899

VU LUONG

Renew or request a change to your Business Tax account

### Current owner:

VU LUONG

### Current business address:

320 5TH ST  
KEY COLONY BEACH, FL 33051

 [More Details](#)

### Flags:

 NON-TRANSIENT 6 MONTHS OR LESS



[Get bills by email](#)

---

## 2026 Details

<b>Account number:</b>	142899
<b>Business start date:</b>	12/12/2023
<b>Physical business location:</b>	CITY OF KEY COLONY BEACH
<b>Business address:</b>	VU LUONG 320 5TH ST KEY COLONY BEACH, FL 33051
<b>Mailing address:</b>	VU LUONG 34429 FM 732 SAN BENITO, TX 78586-6707
<b>Owner(s):</b>	VU LUONG 34429 FM 732 SAN BENITO, TX 78586-6707



[Search](#) > Account Summary

## Business Tax Account #142899

VU LUONG

Renew or request a change to your Business Tax account

### Current owner:

VU LUONG

### Current business address:

320 5TH ST

KEY COLONY BEACH, FL 33051

 [More Details](#)

### Flags:

 NON-TRANSIENT 6 MONTHS OR LESS




[Get bills by email](#)

---

## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **03/18/2026** for **\$30.00**.  [Print receipt\(s\) \(PDF\)](#)

---

## Account History

### RECEIPTS

### AMOUNT DUE

[2026 Receipt #25230-142899](#)

\$0.00

**EXHIBIT F**

**Code Violation and Correction Notice 4/13/2026  
and Related Documentation**

# City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



## Code Violation

And

## Correction Notice 4/13/2026

**Property Address:** 320 5<sup>th</sup> Street, Key Colony Beach, FL 33051  
**Homeowner:** L & C Investment Partners, LLC and Vu Aluong  
34429 FM 732  
San Benito, TX 78586  
**Violation:** Vacation Rental Without a License, Chapter 9,  
Sections 9-22,9-28

### I. Factual History:

A. On March 11<sup>th</sup>, 2026, a code enforcement investigation was initiated regarding a small dog running at large on 5<sup>th</sup> St. During the efforts of rescuing the small dog, an adult male exited the property located at 320 5<sup>th</sup> St. and identified himself as the owner of the dog in question. During the investigation, the property owner, Mr. Vu Aluong, confirmed via telephone that the property is currently occupied by renters. Mr. Aluong was formally advised that he is in violation of local ordinances for operating a rental without the required license. Mr. Vu Aluong was advised to contact City Hall to start the process of applying for a rental license. He stated that he was going to come to City Hall the next following day to start the process of getting a rental license. Mr. Aluong also mentioned "he was not aware that he needed a Rental License". He was advised that he can start the process faster by applying online, he again, stated, he was busy that day, that he was going to start the process the following day.

B. The Same day, March 11<sup>th</sup>, 2026, City Hall was informed of the situation and in turn at 12:56 PM an email was sent to Mr. Aluong, advising him of the process and instructions to apply for the Rental License, this was the Initial notice in writing.

# *City of Key Colony Beach*

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



- C. On March 12<sup>th</sup>, 2026, at 2:42 PM city hall sent a follow-up email was sent to Mr. Aluong, after speaking to him on the phone the same day, reiterating the need for a rental license and safety inspection.
- D. March 13<sup>th</sup>, 2026, at 11:29AM, city hall, send another email, because they have not heard from the previous follow up email.
- E. During a follow-up phone call on Monday morning, March 16, 2026, Mr. Aluong was advised that he was in active violation of city ordinances. He stated he was too busy that day to address the matter immediately but committed to starting the application process no later than Tuesday, March 17<sup>th</sup>, 2026.
- F. On Wednesday, March 18<sup>th</sup>, 2026, a follow-up email was sent to Mr. Aluong establishing a firm deadline for the submission of the license application and the completion of the required safety inspection.
- G. March 18<sup>th</sup>, 2026, (A Week after being notified of the violation) Mr. Aluong, Applied for Rental – License, he was referred to Building Code to set up Inspection.
- H. On March 20<sup>th</sup>, 2026, at 8:21 AM an email was sent to Mr. Aluong confirming the scheduling of his inspection with Building code which was set for 3/24/2026.
- I. On March 27<sup>th</sup>, 2026 City Hall dispatched a formal email to Mr. Aluong to initiate the mandatory licensing proceedings. He failed to show for the inspection on Friday the 24<sup>th</sup> of March 2026.
- J. The formal communication clearly outlined the consequences of failing to meet the compliance deadline and detailed the standard procedures that would follow should the violation remain unresolved.

# City of Key Colony Beach

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## K. 9-22 – Vacation Rental Regulations, which states:

- (a) Every owner operating a vacation rental within the city must register the property and pay the business tax according to the requirements as outlined in chapter 9 of the City Code of Ordinances.
- (b) **Application.** The application for vacation rental registration shall be in the form required by the city and shall include at a minimum:
  - (1) An acknowledgment that the property owner has received the city's vacation rental use regulations.
    - a. Copies of necessary county business tax payment.
    - b. A copy of any necessary state licenses.
    - c. The appropriate application fee, as may be established by separate resolution.
    - d. The Name, address and telephone number of the owner and the property manager. A designated local contact person shall be included in each application. This contact person shall be available twenty-four (24) hours a day, seven (7) days a week. In the event of temporary unavailability of the local contact person, a substitute shall be designated by the local contact person. The owner or property manager may serve as the local contact person, if the requirements are met.
    - e. A City inspection report prepared by the city building official or his/her designee. The inspection fee shall be set by resolution.
  - (2) **Name.** Each vacation rental unit requires a separate registration and business tax payment in the name of the owner.
  - (3) **Term of tax payment.** Each vacation rental tax payment shall have a term of one (1) year and must be renewed by the owner or property manager or the owner's authorized agent prior to expiration, to avoid interruption of permitted rental activity. After expiration of tax payment and registration, no rental activity may occur.

(4) Transfer of tax payment. Vacation rental taxes paid may be transferred from one owner to another, but not from one vacation rental unit to another. In the event ownership of a permitted unit is changed, the new owner or owner's authorized agent shall apply for a transfer and pay the city a transfer fee. In the event that a local contact person or property manager is permanently replaced during a tax period, the city shall be immediately notified, and the transfer fee shall be paid, if applicable.

L. Engaging in the rental business without a license has a consequence of a daily \$250.00 fine, see **Sec. 9-28 – Violations, states:**

(a) Violations of the provisions of the ordinance from which this article Derives shall be punishable by a fine of up to two hundred and fifty dollars (\$250.00) per day and may result in a suspension or revocation of a vacation rental license.

M. This means a potential daily fine accruing from March 4th, 2026.

II. Conclusions of Fact and Law:

A. The factual history and the Key Colony Beach Code of Ordinances, specifically 9-22 and 9-28, are included and incorporated herein.

B. Based on the investigative facts, it is determined that L & C Investment Partners, LLC and Vu Aluong, or others on his behalf, were/are actively renting 320 5<sup>th</sup> Street, Key Colony Beach, FL without a current, valid rental license issued by the City of Key Colony Beach.

C. Given the failure of a current rental inspection, which now includes proper state fire safety egress parameters, Key Colony Beach Code Compliance has reason to believe this violation presents a serious threat to public health, safety and welfare.

D. The penalty for a violation of Key Colony Beach Ordinance 9-22, as set forth on 9-28, is \$250.00 Two hundred and fifty dollars per day, starting March 4<sup>th</sup>, 2026.

III. Corrective Action:

A. A daily fine of \$250.00 shall be assessed effective March 4th, 2026, as compensation for the irreversible harm caused by this rental violation; however, should a settlement be reached to remedy the violation, the city will waive the initial accrual and instead, charge the daily fine from March 11<sup>th</sup>, 2026, until the date payment is received in full, otherwise the fine shall continue to accrue retroactively from the original date of March 4<sup>th</sup>, 2026.(this is the date when the tenants moved in) this day, a call to Local PD was made for "suspicious vehicles" their RV and vehicles were blocking the right away.

B. The homeowner, L & C Investment Partners, LLC and Vu Aluong, must immediately cease and desist engaging in the rental of this property unless and until the requisite licenses are obtained and on file.

C. This corrective action is in addition to any fines to be assessed for the violation of Key Colony Beach Ordinance 9-22 as per 9-28. To determine the fines assessed, a Board hearing shall be set for May 13<sup>th</sup>, 2026.

**CIVIL PENALTIES**

**IF YOU ELECT NOT CONTEST THIS CITATION:** You must pay a civil penalty in the amount of **\$ 10,000.00** within [Number of days, pending City Hall instructions] days of the date of issuance.

**IF YOU ELECT TO CONTEST THIS CITATION:** You must request a hearing in County Court within [pending city hall approval ] days. If you are found to have committed the violation, the court may impose a civil penalty up to a maximum of \$500.00

D. *Failure to pay the civil penalty within the time allowed, or failure to appear in court to contest the citation, shall be deemed a waiver of all rights to contest the citation. in such case, judgment may be entered against the person for an amount up to the maximum civil penalty*

Martha Dreyer  
Code Enforcement Officer  
[codeofficer@keycolonybeach.net](mailto:codeofficer@keycolonybeach.net)  
305-395-8619  
City of Key Colony Beach  
P.O. Box 510141  
Key Colony Beach, FL 33051

# City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



In Re: City of Key Colony Beach vs. L&C Investment Partners, and Vu Aluong

320 5<sup>th</sup> St., Key Colony Beach, FL 33051

Public Hearing, May 13, 2026

## AFFIDAVIT OF SERVICE

STATE OF FLORIDA )

COUNTY OF MONROE )

Before me, the undersigned authority personally appeared Martha J. Dreyer, who, having been first duly sworn according to law, deposes and says:


1. I am Code Enforcement Officer for the City of Key Colony Beach, FL., 33051, and I have scheduled a Public Board Hearing in the above matter for May 13, 2026.
2. I hereby confirm that service of the Notice of Code Violation and Correction Notice dated April 13<sup>th</sup>, 2026, was served upon the Respondent in the following manner, with proof thereof:
  - A. April 13<sup>th</sup>, 2026, service by Certified mail to: Land C. Partners Investment Group, LLC. Located at: 34429 FM 732, San Benito, TX., 78586
  - B. April 13<sup>th</sup>, 2026, service by regular mail to: Land C. Partners Investment Group, LLC. Located at: 34429 FM 732, San Benito, TX., 78586
  - C. Affidavit of Posting, placed on April 13<sup>th</sup>, 2026, posted at their front door, at: 320 5<sup>th</sup> St. Key Colony Beach, FL 33051.
  - D. April 13<sup>th</sup>, 2026, service by email to respondent's known and used email address: vualuong@gmail.com.

# City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



E. Notice of the continued hearing date of May 13, 2026, was also sent to Respondent on April 13<sup>th</sup>, 2026, by Certified Mail, regular mail and email.

  
Signature

Sworn and subscribed before me this 13<sup>th</sup> day of April, 2026.



Notary Public, State of Florida



My Commission Expires: 9/25/2029

# City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



**In Re: City of Key Colony Beach vs. L&C Investment Partners, and Vu Aluong**

**320 5<sup>th</sup> Street, Key Colony Beach, FL 33051**

**Public Hearing May 13, 2026**

## **AFFIDAVIT OF POSTING**

STATE OF FLORIDA            )

COUNTY OF MONROE        )

Before me, the undersigned authority, personally appeared Martha J Dreyer, who, having been first duly sworn according to law, deposes and says:

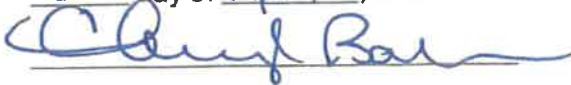
1. I am Code Enforcement Officer for the City of Key Colony Beach, FL 33051, and I have scheduled a Board Hearing in the matter for May 13, 2026.

2. I hereby confirm that on April 13<sup>th</sup>, 2026, (no less than 25 days prior to the public hearing) I posted a copy of the Public Hearing at the following addresses: 320 5<sup>th</sup> Street, Key Colony Beach, FL 33051, the property Business Office, Post Office and at City Hall.

  
\_\_\_\_\_  
Signature

Sworn and subscribed before me this

13<sup>th</sup> day of April, 2026



Notary Public, State of Florida

My Commission expires: 9/25/2029



*City of Key Colony Beach*

PO Box 510141 Key Colony Beach, Florida • Phone # 305-289-1212 • Fax# 305-289-1767



## NOTICE OF PUBLIC HEARING

**Date:** April 13<sup>th</sup>, 2026

**To:** L & C Investment Partners, LLC, & Vu Aluong  
34429 FM 732  
San Benito, TX 78586

Notice is hereby given that the City of Key Colony Beach, Florida, will hold a Public Hearing conducted by the State of Florida, Division of Administrative Hearings (DOAH) on **Wednesday, May 13, 2026, at 9:30 a.m.**, via Zoom only, to hear argument and evidence as to why the property owners of **320 5th Street, L&C Investment Partners, LLC, and Vu Aluong**, are in violation of relevant provisions of the Key Colony Beach Code of Ordinances, Chapter 9, et al., including Sections 9-22 and 9-28, relative to their property being rented without a license, and why corrective action, including an assessment of a fine, should be imposed.

This hearing will be conducted virtually via Zoom Meetings only. Members of the public who wish to attend may email the City Clerk at [cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net) or call 305-289-1212, ext. 2, for instructions on attending via Zoom.

Interested parties may attend the hearing and be heard with respect to the requested action.

If any person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at the May 13<sup>th</sup>, 2026 Hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

City of Key Colony Beach

**EXHIBIT G**

**Correspondence Between City of Key Colony Beach and Property Owner**

## Jimmie Banks Hicks, Jr

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**From:** Silvia Roussin <cityclerk@keycolonybeach.net>  
**Sent:** Friday, March 27, 2026 3:49 PM  
**To:** Samantha Rodamer; L and C Partners Investment Group LLC; Par Darnall  
**Cc:** vualuong@gmail.com; Code Officer; KCB 852  
**Subject:** RE: Follow Up – Rental License Application for 320 5th Street

**Importance:** High

Good afternoon, Vu,

Building Official Loreno informed me that he was unable to conduct the scheduled safety inspection at the property today because no one was present.

As a result, I am referring this matter to the Code Enforcement Officer for further action, which may include formally finding the property in violation of the City Code and assessing applicable fines.

Regards,

*Silvia Roussin*  
City Clerk  
City of Key Colony Beach  
305 289 1212 ext. 2  
Fax 305 289 1767  
[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)

Please note: Florida has a very broad public records law. Written communications to or from this office regarding State or County or City business constitute public records and are available to the public and media upon request unless the information is subject to a specific statutory exemption. Therefore, your email message may be subject to public disclosure.

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If you are an entity authorized to provide confidential information to a government entity, please indicate the exemption to Florida Chapter 119 and verify its applicability before sending. If you are authorized to receive confidential information from the City of Key Colony Beach it will be so noted and with the statutory exemption applicable. Exempt material retransmission or disclosure is governed by Florida Law. The recipient is charged with compliance regarding any retransmission or disclosure. The City of Key Colony Beach shall not be liable for any inappropriate retransmission or disclosure.

**From:** Silvia Roussin  
**Sent:** Wednesday, March 18, 2026 11:17 AM  
**To:** Samantha Rodamer <buildingassistant@keycolonybeach.net>; L and C Partners Investment Group LLC <LandCpartners@outlook.com>; Par Darnall <clerk2@keycolonybeach.net>

Cc: vualuong@gmail.com

Subject: RE: Follow Up – Rental License Application for 320 5th Street

Good Morning, Vu,

As previously communicated, you have been given a deadline of the end of this week to schedule the required safety inspection and submit a license application. We remain hopeful that you will take the necessary steps to comply within this timeframe.

Please understand that while voluntary compliance is strongly preferred, I am obligated to refer this matter to Code Enforcement if compliance cannot be achieved by the stated deadline.

If the matter is referred for further enforcement action, the following procedures and consequences may apply:

- **Immediate assessment of daily fines of \$250 per day** for renting without a valid license.
- **Retroactive fines**, calculated from the date it can be reasonably established that rental activity began without proper authorization.
- **Accrual of unpaid fines**, which may continue to increase until compliance is achieved.
- **Enforcement actions for non-payment**, which may include the placement of a lien against the property and other legal remedies available to the City.

Please understand that these measures are intended to ensure fairness and compliance across all properties operating within the City. Avoiding these actions is straightforward—by completing the required inspection and submitting your application promptly.

If you have any questions regarding the process or need assistance completing the requirements, please contact our office as soon as possible.

We strongly encourage you to act immediately to avoid escalation.

Best Regards,

*Silvia Roussin*

City Clerk

City of Key Colony Beach

305 289 1212 ext. 2

Fax 305 289 1767

[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)

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**From:** Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>  
**Sent:** Tuesday, March 17, 2026 2:16 PM  
**To:** Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>; L and C Partners Investment Group LLC <[LandCpartners@outlook.com](mailto:LandCpartners@outlook.com)>; Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>  
**Cc:** [vualuong@gmail.com](mailto:vualuong@gmail.com)  
**Subject:** Re: Follow Up – Rental License Application for 320 5th Street

Good afternoon. Vu,  
For reference, please see the email below from the City Clerk.  
To recap our phone call, you confirmed again you will be reaching out to your tenants to inquire on which day this week they will be available for the inspection. You are currently waiting on paperwork to submit your license application; however, I stated the inspection can be completed prior to submission as tenants are currently in house with no license. We discussed the deadline listed in the email below for the inspection to be scheduled by the end of the day today & be conducted by the end of the week.  
Please also confirm the date your current tenants are checking out. I will await your response.

Thank you.

Kind Regards,  
Samantha Rodamer  
Building Assistant  
City of Key Colony Beach  
(305)289-1212, ext. 110 (office)  
(786)933-0726 (cell)  
[Buildingassistant@keycolonybeach.net](mailto:Buildingassistant@keycolonybeach.net)

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**From:** Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>  
**Sent:** Tuesday, March 17, 2026 10:08 AM  
**To:** L and C Partners Investment Group LLC <[LandCpartners@outlook.com](mailto:LandCpartners@outlook.com)>; Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>; Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>  
**Cc:** [vualuong@gmail.com](mailto:vualuong@gmail.com) <[vualuong@gmail.com](mailto:vualuong@gmail.com)>; Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>  
**Subject:** RE: Follow Up – Rental License Application for 320 5th Street

Good Morning,

I hope you are doing well.

At this time, it appears that a safety inspection has not yet been scheduled. Please arrange for the required inspection today and ensure it is completed by the end of this week.

As a reminder, the property is currently being rented without a valid business license. Per City Code, this may result in a fine of \$250.00 per day.

As previously discussed, we are allowing the current renters to complete their stay; however, no new rentals are permitted until all vacation rental requirements have been fully satisfied. Please confirm the date the current renters will be checking out.

If compliance is not achieved by the end of this week, I will need to refer this matter to the Code Compliance Officer for further action.

Please feel free to reach out if you have any questions or need assistance.

Best regards,  
Silvia

*Silvia Roussin*  
City Clerk  
City of Key Colony Beach  
305 289 1212 ext. 2  
Fax 305 289 1767  
[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)

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**From:** Silvia Roussin  
**Sent:** Friday, March 13, 2026 8:22 AM

To: 'L and C Partners Investment Group LLC' <[LandCpartners@outlook.com](mailto:LandCpartners@outlook.com)>; Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>; Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>  
Cc: [vualuong@gmail.com](mailto:vualuong@gmail.com)  
Subject: RE: Follow Up – Rental License Application for 320 5th Street

Good Morning,

Please follow up today to advise when you will be available for the safety inspection.

Kindly make this a priority. At this time, the property is being rented without the required license, and it is important for the City that the inspection be completed as soon as possible so the property can come into compliance.

Thank you.

*Silvia Roussin*

City Clerk

City of Key Colony Beach

305 289 1212 ext. 2

Fax 305 289 1767

[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)

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**From:** L and C Partners Investment Group LLC <[LandCpartners@outlook.com](mailto:LandCpartners@outlook.com)>

**Sent:** Thursday, March 12, 2026 3:37 PM

**To:** Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>; Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>

**Cc:** [vualuong@gmail.com](mailto:vualuong@gmail.com); Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>

**Subject:** Re: Follow Up – Rental License Application for 320 5th Street

Thank you! Will do

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**From:** Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>

**Sent:** Thursday, March 12, 2026 2:21 PM

**To:** L and C Partners Investment Group LLC <[LandCpartners@outlook.com](mailto:LandCpartners@outlook.com)>; Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>

**Cc:** [vualuong@gmail.com](mailto:vualuong@gmail.com) <[vualuong@gmail.com](mailto:vualuong@gmail.com)>; Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>  
**Subject:** Re: Follow Up – Rental License Application for 320 5th Street

Hello,

Please see the attached checklist. I will wait for your response for scheduling.

Kind Regards,  
Samantha Rodamer  
Building Assistant  
City of Key Colony Beach  
(305)289-1212, ext. 110 (office)  
(786)933-0726 (cell)  
[Buildingassistant@keycolonybeach.net](mailto:Buildingassistant@keycolonybeach.net)

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**From:** L and C Partners Investment Group LLC <[LandCpartners@outlook.com](mailto:LandCpartners@outlook.com)>  
**Sent:** Thursday, March 12, 2026 2:57 PM  
**To:** Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>; Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>  
**Cc:** [vualuong@gmail.com](mailto:vualuong@gmail.com) <[vualuong@gmail.com](mailto:vualuong@gmail.com)>; Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>  
**Subject:** Re: Follow Up – Rental License Application for 320 5th Street

Good afternoon,

I won't be available tomorrow. Let me check my schedule for the following days, and I will let you know. Do you have a checklist for the safety inspection? Please send me a text if I do not reply to the emails.

Thank you!

---

**From:** Samantha Rodamer <[buildingassistant@keycolonybeach.net](mailto:buildingassistant@keycolonybeach.net)>  
**Sent:** Thursday, March 12, 2026 1:53 PM  
**To:** Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)>  
**Cc:** [landcpartners@outlook.com](mailto:landcpartners@outlook.com) <[landcpartners@outlook.com](mailto:landcpartners@outlook.com)>; [vualuong@gmail.com](mailto:vualuong@gmail.com) <[vualuong@gmail.com](mailto:vualuong@gmail.com)>; Silvia Roussin <[cityclerk@keycolonybeach.net](mailto:cityclerk@keycolonybeach.net)>  
**Subject:** Re: Follow Up – Rental License Application for 320 5th Street

Good afternoon,

Regarding the safety inspection for 320 5th Street, we can accommodate this inspection as soon as tomorrow, Friday March 13th. Please let me now if you're available, if not, we can accommodate your next earliest availability.

Thank you.

Kind Regards,  
Samantha Rodamer  
Building Assistant  
City of Key Colony Beach  
(305)289-1212, ext. 110 (office)  
(786)933-0726 (cell)  
[Buildingassistant@keycolonybeach.net](mailto:Buildingassistant@keycolonybeach.net)

Please note: Florida has a very broad public records law. Written communications to or from this office regarding State or County or City business constitute public records and are available to the public and media upon request unless the information is subject to a specific statutory exemption. Therefore, your email message may be subject to public disclosure.

Please be advised that under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity.

If you are an entity authorized to provide confidential information to a government entity, please indicate the exemption to Florida Chapter 119 and verify its applicability before sending. If you are authorized to receive confidential information from the City of Key Colony Beach it will be so noted and with the statutory exemption applicable. Exempt material retransmission or disclosure is governed by Florida Law. The recipient is charged with compliance regarding any retransmission or disclosure. The City of Key Colony Beach shall not be liable for any inappropriate retransmission or disclosure.

On Mar 12, 2026, at 2:42 PM, Par Darnall <[clerk2@keycolonybeach.net](mailto:clerk2@keycolonybeach.net)> wrote:

Good afternoon,

Thank you for taking the time to speak with me today and confirming that your assistant is working on completing the application for a rental license for the property located at 320 5th Street.

I just wanted to reiterate that a rental license must be issued before any additional renters can stay at the property. The renters who are currently there may remain until the end of their scheduled rental period, but no new renters are permitted to stay at the property until the rental license has been approved and issued.

You will also need to have a safety inspection completed before the license can be issued. I have included Samantha with the Building Department on this email, and she will reach out to you to schedule the inspection.

I will follow up with you tomorrow to confirm that the rental license application has been submitted.

Thank you for your prompt attention to this matter.

Samantha Vu's number is 714-717-2500

Kind regards,

***Par Darnall***

Administrative Assistant  
City of Key Colony Beach  
305-289-1212 Ext. 129

**EXHIBIT H**

**City of Key Colony Beach**

**Checklist for Issuing Vacation Rental Licenses (STR)**

**Checklist for Issuing Rental Licenses (STR):**

- Complete application received. Date: \_\_\_\_\_ (Print application)
- Safety Inspection complete. Date passed: \_\_\_\_\_
- No open Code Violations/all Fines Paid
- Address/Property Owner verified on Property Appraiser's website (print & attach PC card)
- Square footage verified with correct Number of Occupants  
\_\_\_\_\_ sq ft, \_\_\_\_\_ BRs = \_\_\_\_\_ people  
(2 ppl/each BR + 2 ppl/living room, not to exceed 1 psn/200 sq ft – 10 ppl MAX)
- Verify License Type
- Property Owner's signature attached to license application
- Property Manager Certificate of Completion on file (print & attach)
- Property Manager's signature attached to license application
- Local Contact Certificate of Completion on file (print & attach if different from the Property Manager)
- Local Contact's signature attached to license application
- Monroe County Business Tax document on file for correct license year (print & attach)
- No Balance Due

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

License application #: \_\_\_\_\_

*Responsible Employee*

Reviewed by \_\_\_\_\_

Date: \_\_\_\_\_

*Administrative Approval*

City Clerk: \_\_\_\_\_

Date: \_\_\_\_\_