



PARADISE

Jennifer Graber
Property Manager

Coldwell Banker Paradise
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Re: Zietz Residence – Conditional Use – 462 Granada Street (B Side)

In reference to the Code Enforcement comments:

1. This property is currently managed by Coldwell Banker Paradise (CBP). The CBP office is open Monday - Friday from 9:00am – 5:00pm, Saturday 9:00am – 4:00pm, Sunday 11:00am – 4:00pm and any after hour calls are directed to the property manager's cell phone.
2. We comply with all local ordinances and respond to any noise complaints immediately.
3. Garbage, yard and recycling receptacles are on a concrete pad located on the south side of the home and picked up weekly on: Monday (trash) and Thursday is for all waste.
4. Two (2) people per bedroom are permitted to stay at one time.
5. This home has a paved concrete driveway with ample parking for two vehicles.
6. CBP has a designated bookkeeper who collects and pays the appropriate sales tax monthly on behalf of the property owner.
7. CBP works with several vendors who are licensed and insured to handle maintenance issues in a timely fashion. This includes but is not limited to lawn maintenance, pest control and cleaning services.
8. Mr. Zietz purchased this home as a property in disrepair and has rehabilitated it into a welcomed addition to South Beach. He is currently renting side A as an annual and will continue to do so.

Please let me know if you need additional information.

Best regards,

Jennifer Graber