

David Starks

LiivUP

david@liivup.com

(504) 710-0554

August 1, 2025

Clerk of Council

New Orleans City Council

1300 Perdido Street, Room 1E09

New Orleans, LA 70112

RE: Formal Appeal – Request to Renew Commercial STR Licenses for Pre-Existing Properties

Dear Clerk of Council,

I am writing on behalf of Mr. Joseph Fertitta, the owner of several properties that were previously licensed as Commercial Short Term Rentals in the City of New Orleans. I work closely with Mr. Fertitta in the management of these properties through our company, LiivUP, and am submitting this appeal on his behalf.

This letter is a formal request for consideration regarding the current Interim Zoning District (IZD) restrictions on Commercial STRs. The properties in question were all formerly licensed and operated in full compliance with applicable city regulations during their period of lawful activity.

Regrettably, due to an administrative oversight, we failed to submit renewal applications for these licenses prior to their expiration. We acknowledge and sincerely apologize for this mistake. We have always strived to maintain the highest standards of regulatory compliance and responsible property management.

We respectfully ask that the Council consider allowing the renewal of these licenses based on the fact that these are not new STRs, but rather existing, previously approved Commercial STRs. These properties were established and operating long before the IZD was enacted, and we hope they can be distinguished from new applications currently affected by the zoning change.

We understand the City's goals in regulating STRs to preserve neighborhood character and housing availability, and we support those efforts. At the same time, we believe there is merit in preserving continuity for operators who have demonstrated a history of compliance and good-faith participation in the regulatory process.

We would be grateful for the opportunity to continue lawful operations and are fully prepared to provide any supporting documentation or participate in any hearings necessary to support this request.

Thank you for your time, consideration, and dedication to the City of New Orleans.

Sincerely,

David Starks

On behalf of Joseph Fertitta

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1039 Constance 1	20-CSTR-24124
1039 Constance 2	20-CSTR-24125
1039 Constance 3	20-CSTR-24129
1039 Constance 4	20-CSTR-24130
1039 Constance 5	20-CSTR-24131
1039 Constance 6	20-CSTR-24132
1039 Constance 7	20-CSTR-24134
1039 Constance 8	20-CSTR-24136

521 St Joseph St	22-CSTR-17714
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527 St Joseph Unit C	23-CSTR-01174
527 St Joseph PHF	23-CSTR-01172
527 St Joseph PHG	23-CSTR-01173