



Islamorada, Village of Islands

Code Compliance Hearing

August 13, 2024 - 2:00 PM

Village Administrative Center & Public Safety Headquarters
Third Floor Conference Room
86800 Overseas Highway
Islamorada, FL 33036

AGENDA

- I. NEW HEARINGS
 - A. A. CEPM2024000027
Islamorada, Village of Islands V. Villa O LLC
- II. HEARINGS ON CASES FROM PREVIOUS AGENDA
 - A. CEBDGC20230000134
Islamorada, Village of Islands V. Mary L. Barley Family Trust
1/10/1996.
- III. HEARINGS ON AFFIDAVITS OF NON-COMPLIANCE
- IV. HEARINGS ON AFFIDAVITS OF COMPLIANCE
- V. REQUESTS FOR FURTHER ACTION
- VI. AFFIDAVITS OF DEFAULT



CODE COMPLIANCE HEARING

Hearing Date: August 13, 2024

Case Number: A. CEPM2024000027

Islamorada, Village of Islands V. Villa O LLC

Property Information:

NEW CASE

Property Owner: VILLA O LLC

74900 OVERSEAS HWY, ISLAMORADA FL 33036

Parcel ID 00393970-000000

Case Background:

Violations:

Section 18-33 of the Village Code entitled prohibition of debris which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of debris upon any improved or unimproved property within the Village.

Section 18-34 of the Village Code entitled "prohibition of noxious, uncultivated or non-native weeds", which is determined by the Code Compliance Officer to exceed 12 inches in average height above the surface of the ground.

Corrective Measures:

Mow overgrown grass and weeds and remove all dead vegetation from the property.

On February 22, 2024, a courtesy letter was sent regular mail regarding the violations with a compliance date of March, 3 2024.

On March 4, 2024, a Notice of Violation was sent regular and certified mail with a compliance date of March 18, 2024.

On March 20, 2024, a Notice of Warning was sent regular and certified mail with a compliance date of April 3, 2024.

On April 15, 2024, I reinspected the property and violations are still outstanding.

On July, 26, 2024, Notice of Hearing was sent by certified mail and regular mail. On the same day, Notice of Posting was placed on the property and at Village Hall. Affidavit of Posting was completed on the same day.

A prehearing inspection was completed on August 6, 2024, and the violations were still outstanding.

Exhibits:

1. Hearing File - 74900 Overseas Hwy (2)

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
VILLA O LLC
Respondent.

CASE NO.: CEP20240000027

NOTICE OF HEARING

To: VILLA O LLC

Re: Violations of the Village Code at

Property Location:	74900 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	MATECUMBE SANDY BEACH
Legal Description:	BK 2 LT 6 MATECUMBE SANDY BEACH LOWER MATCHMBE KEY PB3-127 OR496-41 OR793-1527 OR794-1461 OR831-652 OR2172-2043 OR2569-53/55 OR2721-685/86

Date and Factual Description of Violation(s):

On Wednesday February 21, 2024, while on routine patrol. I observed overgrown grass and weeds, dead vegetation debris, and garbage containers on the floor scattered throughout the right of way abutting this vacant lot property.

Section 18-33 of the Village Code entitled "Prohibition of debris" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of debris upon any improved or unimproved property within the Village.

Section 18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective measures needed to be in compliance with Village code: please mow overgrown grass and weeds to a height not exceeding 12 inches, plus please remove dead vegetation.

You are hereby ordered to appear before the Village Code Compliance Hearing Officer ("Hearing Officer") for a public hearing to address the above violation(s) of the Village Code. This public hearing will be held **Tuesday, August 13th, 2024, at 2:00 PM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 3rd Floor Conference Room, Islamorada, Florida 33036**

In the event the Hearing Officer finds you in violation, the Hearing Officer may levy fines of up to \$250.00 per day for a first violation, up to \$500.00 per day for a repeat violation, or up to \$500.00 per violation for a Citation, against you and your Property for every day that any violation continues beyond the compliance date set in the Notice of Violation or Citation issued by the Code Compliance Officer. If the Hearing Officer finds that the violation is irreparable or irreversible in nature, the Hearing Officer may impose a fine of up to \$5,000.00. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Compliance Officer, the case may be presented to the Hearing Officer even if the violation has been corrected prior to the hearing. You may also be liable for the costs of repairs and the reasonable administrative hearing costs in an amount no less than \$125.00, if found in violation of the Village Code. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the Property and upon any other non-exempt real or personal property you own. The lien may result in a foreclosure of your property and a money judgment against you.

It is your responsibility to request a re-inspection of the Property and Village records, as applicable, to determine whether you complied with this notice of violation, by calling the Code Compliance Officer at (305) 664-6434.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you at this hearing. You will also have the opportunity to present witnesses as well as question the witnesses against you before the Hearing Officer makes a determination. If you wish to present exhibits at the hearing, please bring four (4) copies of each exhibit. Failure to attend the hearing or a finding of a violation may result in a civil penalty and administrative hearing costs assessed against you.

Requests for continuances will not be considered if not received by the Hearing Officer at least ten (10) calendar days before the date set for the hearing.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Hearing Officer, with respect to any matter considered at such hearing or meeting, he or she 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 appeal is to be based.

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at ADA@islamorada.fl.us or by phone at (305) 664-6448 at least five (5) days prior to the hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY.



Andres Garcia
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: VILLA O LLC, 9050 SW 57TH AVE PINECREST, FL 33156 (return receipt number: 9589 0710 5270 1220 6358 40), on July 26, 2024.



Andres Garcia
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us



ISLAMORADA, VILLAGE OF ISLANDS CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO. CEP2024000027

Petitioner,

v.
VILLA O LLC

Respondent.

NOTICE OF WARNING

Date: March 20, 2024

To: VILLA O LLC

Re: Violations of the Village Code at:

Property Location: 74900 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036

Subdivision: MATECUMBE SANDY BEACH

Legal Description: BK 2 LT 6 MATECUMBE SANDY BEACH LOWER MATECUMBE KEY
PB3-127 OR496-41 OR793-1527 OR794-1461 OR831-652 OR2172-2043
OR2569-53/55 OR2721-685/86

A review of the Monroe County tax roll indicates that you are the owner(s) of the above-referenced property (the "Property").

Pursuant to Article III, Chapter 2 of the Village Code, you are in violation of Village Ordinance(s). In order to avoid fines and/or a hearing these violations must be resolved by **April 03, 2024**.

Our investigation on February 22, 2024, found violations(s) of the following:

Section 18-33 of the Village Code entitled "Prohibition of debris" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of debris upon any improved or unimproved property within the Village.

Section 18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective Measures Needed to be in compliance with Village Code: please mow overgrown grass and weeds to a height not exceeding 12 inches, plus please remove dead vegetation.

You are hereby directed to complete the required corrective action(s) no later than the compliance date shown above. Failure to correct the violation(s) shall result in further enforcement including but not limited to a Citation not to exceed \$500.00 dollars per violation and/or issuance of Notices of Violation. This matter may be referred to the Village's Code Compliance Hearing Officer ("Hearing Officer") for an administrative hearing.

If a repeat violation is found, the Code Inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The Code Inspector, upon notifying the violator of a repeat violation shall notify the Hearing Officer and request a hearing. The Hearing Officer shall provide notice as prescribed by this chapter and F.S. §162.12. The case may be presented to the Hearing Officer even if the repeat violation has been corrected, the Hearing Officer retains the right to schedule a hearing to determine the cost and impose a payment of reasonable enforcement fees upon repeat violator. The repeat violator may choose to waive his or her right to this hearing and pay the cost as determined by the Hearing Officer.

A fine imposed shall not exceed \$250.00 per day for the first violation and shall not exceed \$500.00 per day for a repeat violation, and in addition, may include all cost of repairs pursuant to this section. However, if the Hearing Officer finds the violation to be irreparable or irreversible in nature, they may impose a fine not to exceed \$5,000.00 per violation.

A certified copy of an order imposing a fine, or a fine plus repairs cost may be recorded in public records and thereafter shall constitute a lien against the land on which the violation exist and upon any other real or personal property owned by the violator. Upon petition to the circuit court, the order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the perusal property of the violator, but the order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until violator comes into compliance or until judgment is rendered in 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 Village, and the Village may execute a satisfaction or release of lien entered pursuant to this section. No hearing shall be necessary for

the imposition of the lien. You may also be liable for the reasonable administrative hearing costs of \$125.00 if found in violation of the Village Code.

It is your responsibility to schedule a re-inspection of your property if you comply with this notice of violation. If you have any questions concerning this matter, please call the Village at (305) 664-6434.

PLEASE GOVERN YOURSELF ACCORDINGLY.



Andres Garcia
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: VILLA O LLC, 9050 SW 57TH AVE, PINECREST, FL 33156, (return receipt number: 7022 2410 0002 9376 4977), on March 20, 2024



Andres Garcia
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us



ISLAMORADA, VILLAGE OF ISLANDS CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEP20240000027

v.

VILLA O LLC
Respondent.

NOTICE OF VIOLATION

Date: March 04, 2024

To: VILLA O LLC

Re: Violations of the Village Code at

Property Location:	74900 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	
Legal Description:	BK 2 LT 6 MATECUMBE SANDY BEACH LOWER MATCMBE KEY PB3-127 OR496-41 OR793-1527 OR794-1461 OR831-652 OR2172-2043 OR2569-53/55 OR2721-685/86

A review of the Monroe County tax roll indicates that you are the owner(s) of the above-referenced property (the "Property"). Pursuant to Article III, Chapter 2 of the Village Code, the purpose of this notice is to advise you that you are in violation of the Village Code(s).

Our investigation on February 22, 2024, found violations(s) of the following:

Section 18-33 of the Village Code entitled "Prohibition of debris" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of debris upon any improved or unimproved property within the Village.

Section 18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective measures needed to be in compliance with Village code: please mow overgrown grass and weeds to a height not exceeding 12 inches, plus please remove dead vegetation, and abandoned/broken garbage containers located throughout the right of way abutting property.

In order to avoid fines and/or a hearing these violations must be resolved by **March 18, 2024**

Failure to complete the corrective action listed above by the deadline for compliance may result in this matter being referred to the Village's Code Compliance Hearing Officer ("Hearing Officer") for a hearing. If a hearing has not already been scheduled for you, you may request such a hearing by filing a written request with the Village. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified, the case may be presented to the Hearing Officer even if the violation has been corrected prior to the hearing. If the Hearing Officer determines the Property is in violation of the Village Code, a monetary fine of up to \$250.00 per day for a first violation and \$500.00 per day for a repeat violation may be assessed against you and the Property. If the Hearing Officer finds that the violation is irreparable or irreversible in nature, the Hearing Officer may impose a fine of up to \$5,000.00. You may also be liable for the cost of repairs. A certified copy of an order imposing a fine may be recorded in the public records and therefore shall constitute a lien against the Property and upon any other real or personal property owned by you. No hearing shall be necessary for the imposition of the lien. You may also be liable for the reasonable administrative hearing costs of \$125.00 if found in violation of the Village Code. **It is your responsibility to schedule a re-inspection of your property if you comply with this notice of violation. Please contact the Code Compliance Officer whose name appears below to request an inspection.**

PLEASE GOVERN YOURSELF ACCORDINGLY.



Andres David Garcia
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: VILLA O LLC, 9050 SW 57TH AVE PINECREST, FL 33156 (return receipt number: 7022 2410 0002 9376 4885), on March 04, 2024.



Andres David Garcia
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us



ISLAMORADA, VILLAGE OF ISLANDS CODE COMPLIANCE

COURTESY LETTER

Case: CEP20240000027

To: VILLA O LLC

Date: February 22, 2024

Location: 74900 OVERSEAS HWY

Parcel ID: 00393970-000000

An inspection by the Village Code Compliance Officer on February 22, 2024, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 18-33 of the Village Code entitled "Prohibition of debris" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of debris upon any improved or unimproved property within the Village.

Corrective Measures Needed to be in compliance with Village Code: Please remove dead vegetation and abandoned/broken garbage containers located throughout the right of way abutting property. **within 10 calendar days of the date of this letter.**

Section 18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective Measures Needed to be in compliance with Village Code: Please mow overgrown grass and weeds to a height not exceeding 12 inches. **within 10 calendar days of the date of this letter.**

Failure to comply with this request may initiate possible Code Compliance action

Please disregard this letter if you have corrected the violation(s). Your cooperation in this matter is greatly appreciated.

Sincerely,



Andres Garcia
Code Compliance Officer
86800 Overseas Highway Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us

Field Notes

Case Number: CEP2024000027

Complete	Activity	Inspector	Field Notes
02/22/2024	Initial Inspection/Record Violations		
02/22/2024	Attach Images	Andres Garcia	
02/22/2024	Input Compliance Date or Extension	Andres Garcia	
02/22/2024	Generate Courtesy Letter/Record Delivery	Andres Garcia	
03/04/2024	Reinspection	Andres Garcia	
03/04/2024	Attach Images - Reinspection	Andres Garcia	
03/04/2024	Record Fine Offense Level - NOV	Andres Garcia	
03/04/2024	Record Compliance Date or Extension for NOV	Andres Garcia	
03/04/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	
03/20/2024	Reinspection	Andres Garcia	Overgrown grass and weeds and dead vegetation was still observed on the property. Andres Garcia 03/19/2024
03/20/2024	Attach Images - Reinspection	Andres Garcia	
03/20/2024	Record Compliance Date or Extension for NOW	Andres Garcia	
03/20/2024	Generate Notice of Warning Letter	Andres Garcia	
04/18/2024	Reinspection	Andres Garcia	
04/18/2024	Attach Images - Reinspection	Andres Garcia	
07/26/2024	Prepare Information for Legal	Andres Garcia	
07/26/2024	Assign to Hearing/Record Hearing Date	Andres Garcia	

07/26/2024	Generate Notice of Hearing/Property Posting/Record Delivery	Andres Garcia	
07/26/2024	Info Update	Andres Garcia	Notice of Hearing - Summons posted at property and Village Hall (2nd Floor). Andres Garcia 07/26/2024
08/06/2024	Info Update	Andres Garcia	USPS green card for the notice of hearing/summons came back unsigned but tracking records show good service. Andres Garcia 08/06/2024
Pending Task	Pre-Hearing Inspection	Andres Garcia	

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEPM20240000027

v.

VILLA O LLC
Respondent.

AFFIDAVIT OF POSTING

I, Andres Garcia, Code Compliance Officer for Islamorada, Village of Islands, Florida who, after being duly sworn, hereby deposes and says:

1. I am a Code Compliance Officer employed by Islamorada, Village of Islands, Florida.
2. On Friday, July 26, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6358 40) to VILLA O LLC 9050 SW 57TH AVE PINECREST, FL 33156. A copy of the Notice is attached as Exhibit A.
3. On Friday, July 26, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 74900 OVERSEAS HWY, Lower Matecumbe Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

Jul 26, 2024 at 11:29:39 AM
Islamorada, FL 33036
74900 Overseas Highway
Andras D. Garcia

Islamorada, Village of Islands
8800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-8400 Fax: (305) 664-0460

POSTING NOTICE

CODE COMPLIANCE

CERM20240000027
CASE NUMBER

Friday, July 26, 2024
DATE OF POSTING

THE PROPERTY IS IN VIOLATION OF THE CODE OF ISLAMORADA, VILLAGE OF ISLANDS. ATTEMPTS TO SERVE THE ATTACHED NOTICE BY CERTIFIED MAIL AND/OR HAND DELIVERY WERE MADE PRIOR TO OR CONCURRENTLY WITH THE POSTING OF THIS NOTICE. ACCORDINGLY (check one):

THE DEADLINE FOR COMPLIANCE WITH THE ATTACHED WARNING OR CIVIL VIOLATION NOTICE IS:

August 09, 2024

THIS CASE IS NOW SET FOR HEARING BEFORE THE CODE COMPLIANCE HEARING OFFICER, IN ACCORDANCE WITH THE ATTACHED NOTICE, ON:

August 13, 2024 at 2:00 PM



7022 2410 0002 9376 4885

U.S. Postal Service™

174900 ds Hwy

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	
\$	
Total Postage and Fees	
\$	



Sent To Villa O LLC

Street and Apt. No., or PO Box No. 9050 SW 57th Ave

City, State, ZIP+4® Pinecrest FL 33156

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Villa O LLC
9050 SW 57th Ave
Pinecrest FL 33156

2. Article Number

(Transfer from service label)

7022 2410 0002 9376 4885

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail®

Priority Mail Express™

Registered

Return Receipt for Merchandise

Insured Mail

Collect on Delivery

4. Restricted Delivery? (Extra Fee)

Yes

ALERT: FLOODING AND SEVERE WEATHER IN THE SOUTHEAST U.S. MAY IMPACT DELIVERY. [READ MORE](https://about.usps.com...)

USPS Tracking®

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([https://reg.usps.com/xsell?](https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action)

[app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

Tracking Number:

70222410000293764885

[Remove X](#)

[Copy](#) [Add to Informed Delivery](#)
(<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 2:04 pm on March 11, 2024 in MIAMI, FL 33156.

Delivered

Delivered, Left with Individual

MIAMI, FL 33156

March 11, 2024, 2:04 pm

[See All Tracking History](#)

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

[What Do USPS Tracking Statuses Mean?](#)

(<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates [v](#)

USPS Tracking Plus® [v](#)

Product Information [v](#)

[See Less ^](#)

Feedback

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

7022 2410 0002 9376 4977

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____



Sent To Villa O LLC

Street and Apt. No., or PO Box No. 9050 SW 57th Ave

City, State, ZIP+4® Pinecrest FL 33156

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Villa O LLC
9050 SW 57th Ave
Pinecrest FL 33156

2. Article Number
(Transfer from service label)

7022 2410 0002 9376 4977

PS Form 3811, July 2013

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail®
- Registered
- Insured Mail
- Priority Mail Express™
- Return Receipt for Merchandise
- Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

9589 0710 5220 1220 6358 40

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

Sent To

Villa O LLC

Street and Apt. No., or PO Box No.

9050 SW 57th Ave

City, State, ZIP+4®

Pinecrest FL 33156



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Villa O LLC
9050 SW 57th Ave
Pinecrest FL 33156



9590 9402 8990 4064 7570 69

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6358 40

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
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[app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

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Your item was delivered to an individual at the address at 12:52 pm on July 29, 2024 in MIAMI, FL 33156.

Delivered

Delivered, Left with Individual

MIAMI, FL 33156

July 29, 2024, 12:52 pm

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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 00393970-000000
 Account# 1482277
 Property ID 1482277
 Millage Group 50V1
 Location 74900 OVERSEAS Hwy, LOWER MATECUMBE KEY
 Address
 Legal BK 2 LT 6 MATECUMBE SANDY BEACH LOWER MATCMBE KEY PB3-127 OR496-41
 Description OR793-1527 OR794-1461 OR831-652 OR2172-2043 OR2569-53/55 OR2721-685/86
 (Note: Not to be used on legal documents.)
 Neighborhood 1465
 Property Class VACANT RES (0000)
 Subdivision MATECUMBE SANDY BEACH
 Sec/Twp/Rng 20/64/36
 Affordable No
 Housing



Owner

[VILLA O LLC](#)
 9050 SW 57th Ave
 Pinecrest FL 33156

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$85	\$85	\$85	\$85
+ Market Land Value	\$1,262,386	\$971,066	\$420,795	\$416,171
= Just Market Value	\$1,262,471	\$971,151	\$420,880	\$416,256
= Total Assessed Value	\$392,557	\$356,870	\$324,427	\$294,934
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,262,471	\$971,151	\$420,880	\$416,256

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$971,066	\$0	\$85	\$971,151	\$356,870	\$0	\$971,151	\$0
2021	\$420,795	\$0	\$85	\$420,880	\$324,427	\$0	\$420,880	\$0
2020	\$416,171	\$0	\$85	\$416,256	\$294,934	\$0	\$416,256	\$0
2019	\$268,037	\$0	\$85	\$268,122	\$268,122	\$0	\$268,122	\$0
2018	\$249,865	\$0	\$85	\$249,950	\$249,950	\$0	\$249,950	\$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
RESIDENTIALLANE/LAKE UNPERMITTED (01LM)	32,450.00	Square Foot	0	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1996	1997	4 x 12	1	48 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/14/2015	\$980,000	Warranty Deed		2721	685	05 - Qualified	Vacant		
4/27/2012	\$0	Quit Claim Deed		2569	53	11 - Unqualified	Vacant		
11/28/2005	\$750,000	Warranty Deed		2172	2043	C - Unqualified	Vacant		
7/1/1979	\$60,000	Conversion Code		794	1461	Q - Qualified	Vacant		

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
SFC20061419	8/10/2009	9/30/2019	\$1,000,000	Residential	SFR
9730927	3/1/1997	12/1/1997	\$1		FENCE

View Tax Info

[View Taxes for this Parcel](#)

Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

No data available for the following modules: Buildings, Sketches (click to enlarge).

Feb 21, 2024 at 2:02:25 PM

74900 Overseas Hwy
Islamorada FL 33036
United States



Feb 23, 2024 at 2:02:36 PM
74900 Overseas Hwy
Islamorada FL 33036
United States

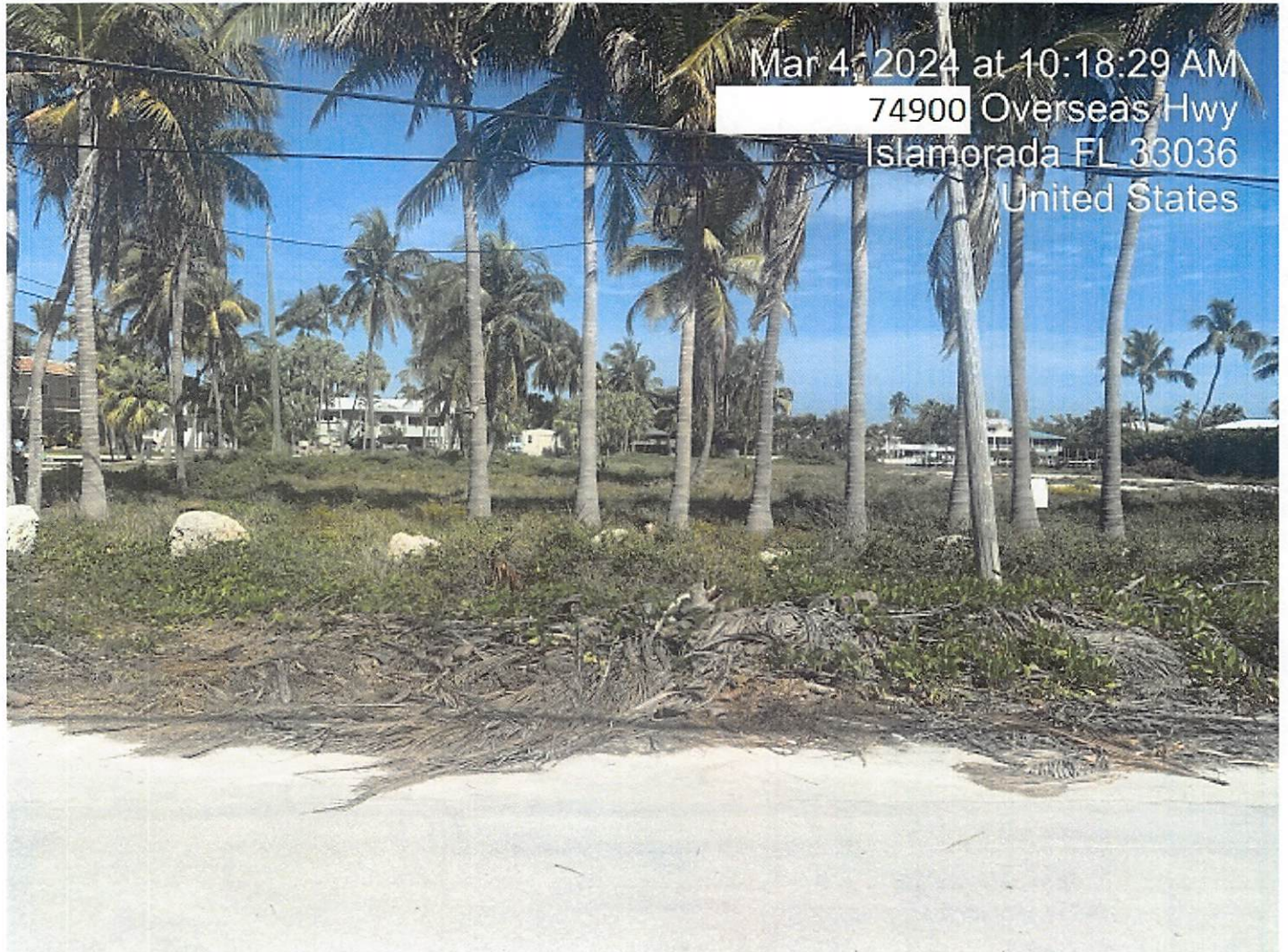




Feb 21, 2024 at 2:02:48 PM

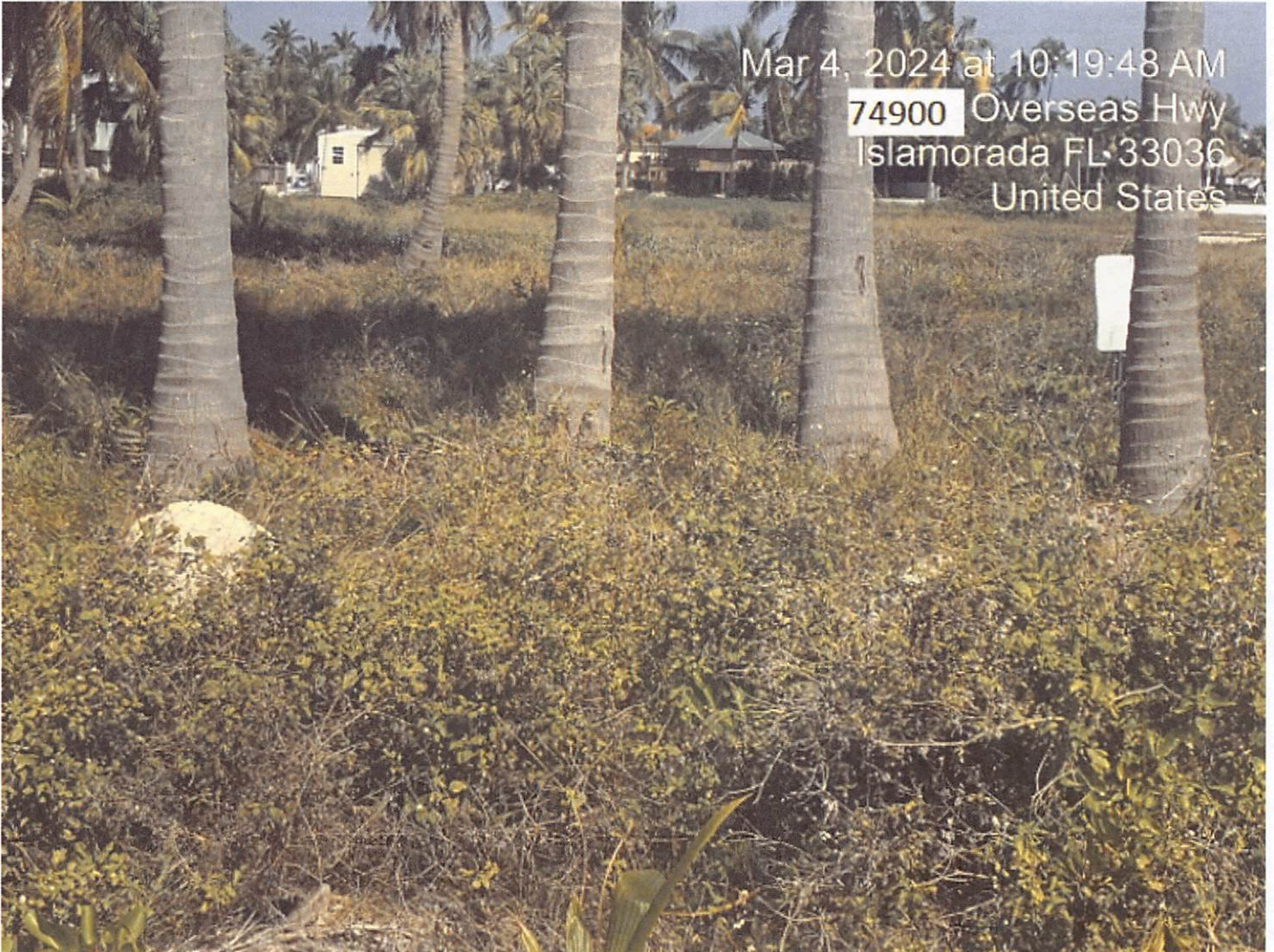
74900 Overseas Hwy
Islamorada FL 33036
United States

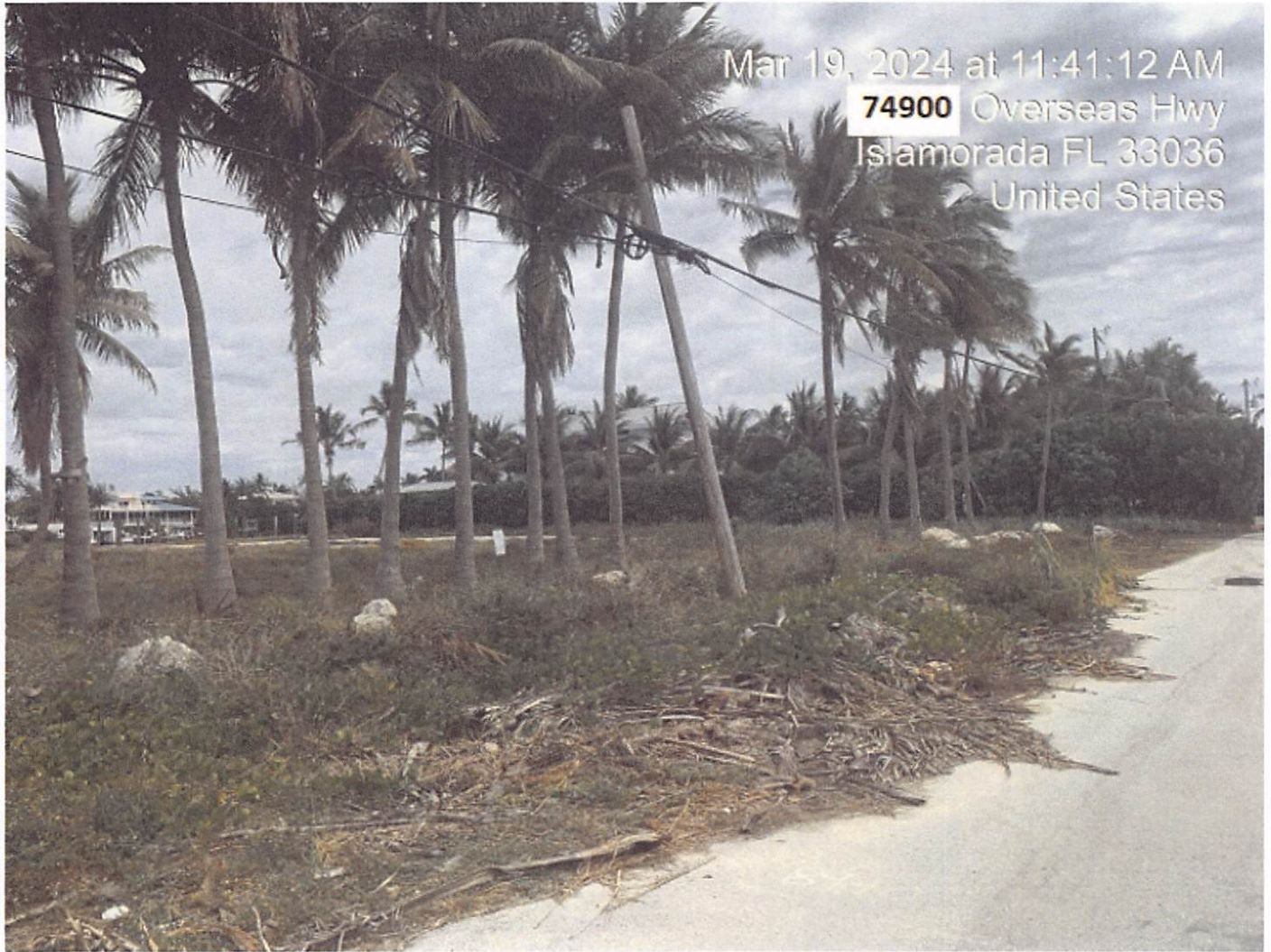




Mar 4, 2024 at 10:18:29 AM
74900 Overseas Hwy
Islamorada FL 33036
United States

Mar 4, 2024 at 10:19:48 AM
74900 Overseas Hwy
Islamorada FL 33036
United States





Mar 19, 2024 at 11:41:12 AM

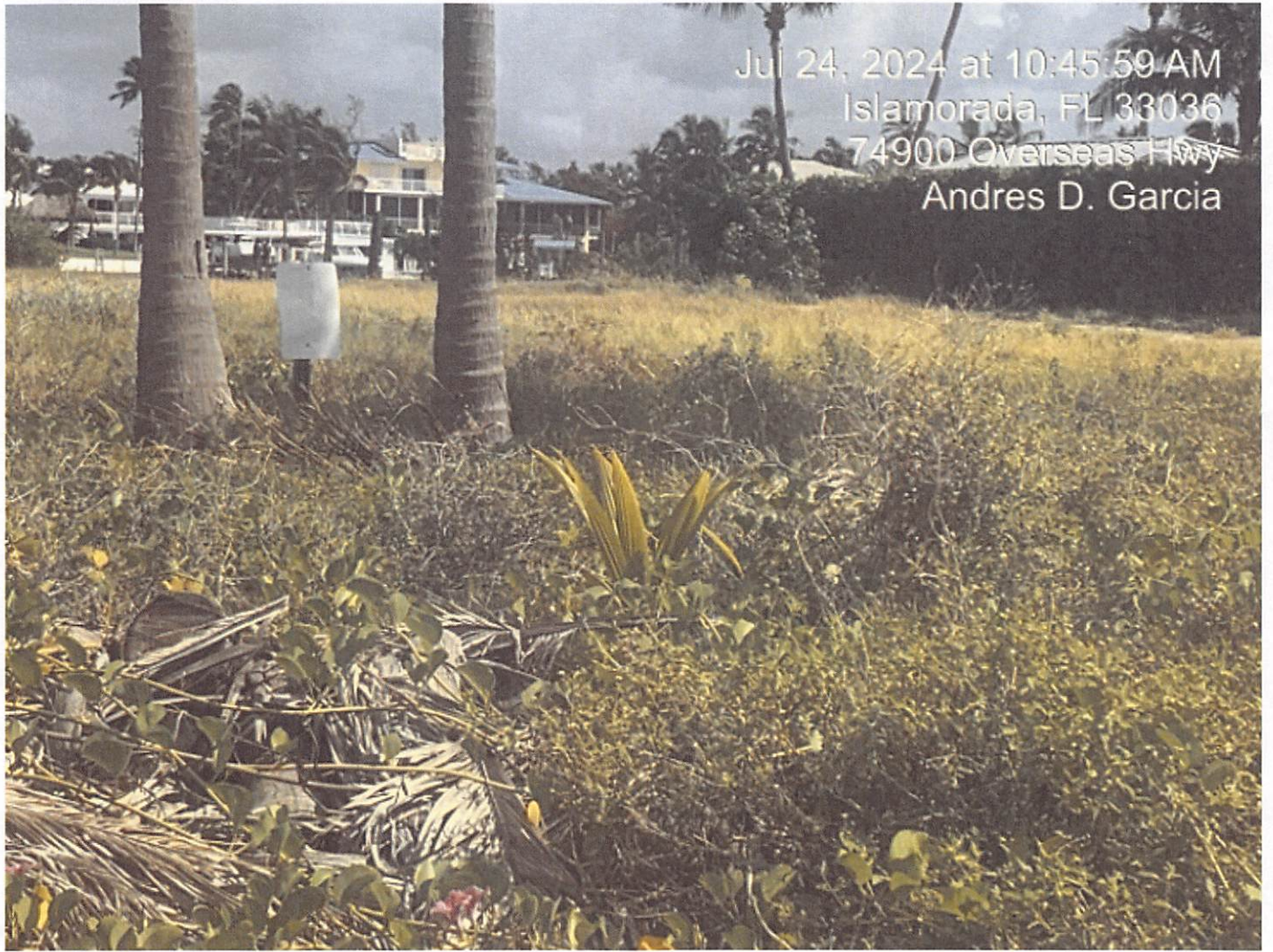
74900 Overseas Hwy
Islamorada FL 33036
United States

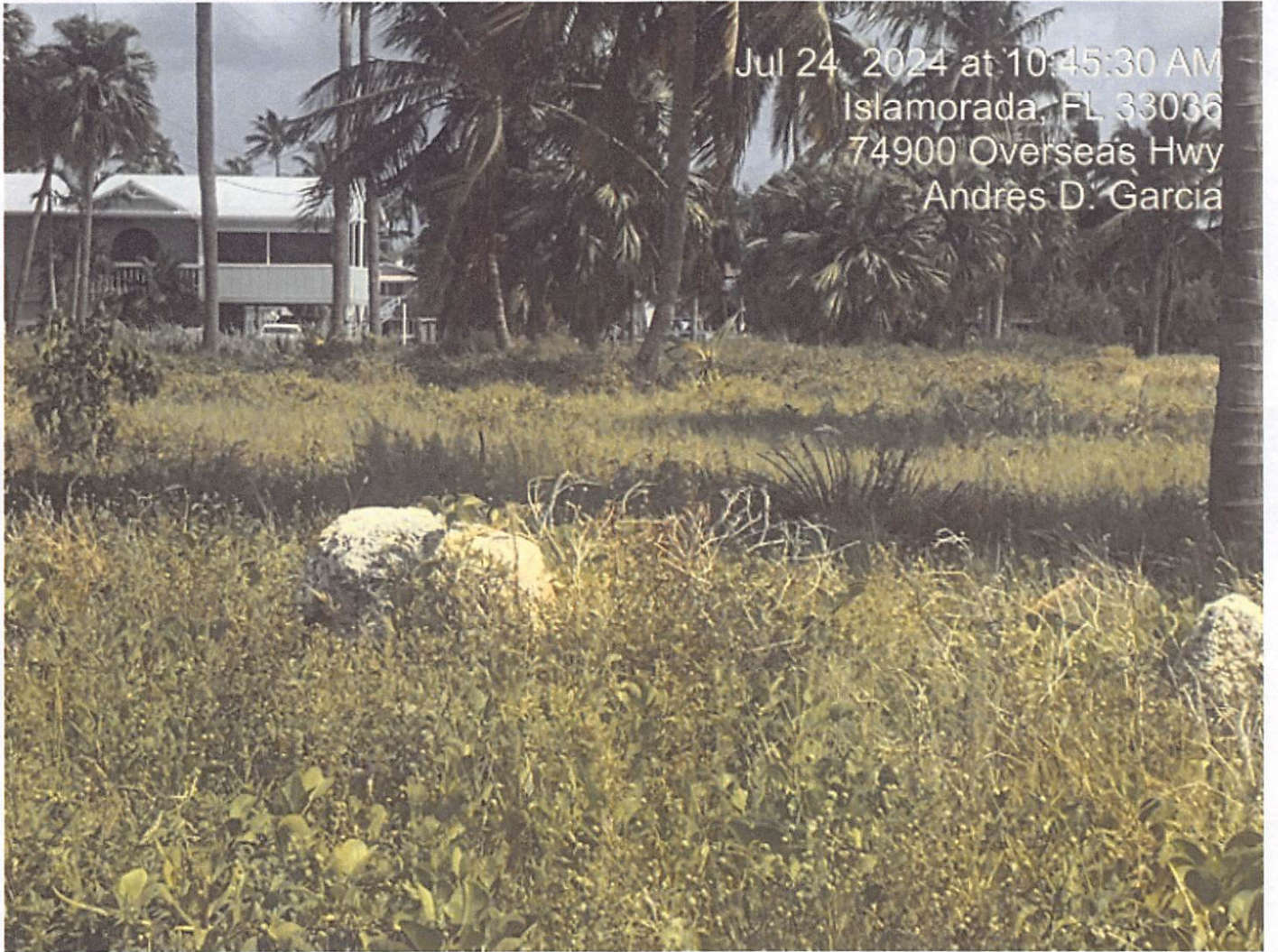












Jul 24, 2024 at 10:45:30 AM
Islamorada, FL 33036
74900 Overseas Hwy
Andres D. Garcia



CODE COMPLIANCE HEARING

Hearing Date: August 13, 2024

Case Number: CEBDGC20230000134

Islamorada, Village of Islands V. Mary L. Barley Family Trust 1/10/1996.

Property Information:

Property Owner: Mary L. Barley Family Trust 1996

Parcel ID 00402260-000000

11 De Leon St. Islamorada, FL 33036

Case Background:

Violations:

1- Section 6-61(a) of the Village Code entitled "Work requiring a building permit"

2- Section 50-24(a) of the Village Code entitled "permit required" which provides that a Village ROW permit shall be required for all landscaping, construction, or maintenance activity within the Village Right-Of-Way.

Corrective Action:

Obtain an after the fact right of way building permit for landscaping, pavers and propane tank located in the Village Right-of-way. Have all fees paid, inspections completed and close the permits to close the code case. Or, apply for a demolition permit to remove all unpermitted work and the propane tank in the Village right of way.

On November 14, 2023, the Hearing Officer for the Village held a public hearing and issued an order Imposing Civil Penalties Upon Default. The order was signed December 4, 2023. The order was recorded at Monroe County Clerk of the Court office on December 11, 2023.

Pursuant to the order, the violator was to comply by applying and obtaining after the fact permits or a demolition permit, request and pass inspections on or before 120 days from the date of the signed order. The ordered date of compliance was April 2, 2024. No permit applications were submitted during the 120 days.

On April 4, 2024, the respondent requested a Motion to extend the compliance date an additional 120 days from the compliance date of April 2, 2024, via e-mail.

A Code Hearing was held on May 14, 2024, and it was agreed that the case would be reviewed at the next available hearing to allow time for compliance.

Permit PRBLD202400363 for the pavers was applied for on April 10, 2024, and was issued on April 26, 2024. Final inspections were completed on May 15, 2024, and the permit closed.

Permit PRFUE202400520 for the propane tank was applied for on May 21, 2024, and was issued on June 4, 2024. Final inspections were completed on June 12, 2024, and the permit closed, bringing the property into compliance.

The property was out of compliance for 71 days. Accrued fines (\$150 per day) total \$10,650.00 and the \$125.00 admin fee is due from the November 14, 2023, Hearing.

Exhibits:

1. Mary_Barley_NOH_Attachment

Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO.: CEBDGC20230000134

Petitioner,

v.

BARLEY MARY L FAMILY TRUST 1/10/1996

Respondent.

NOTICE OF HEARING

To: BARLEY MARY L FAMILY TRUST 1/10/1996

Re: Violations of the Village Code at

Property Location:	11 DE LEON ST, ISLAMORADA, FLORIDA 33036
Subdivision:	
Legal Description:	ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 14 & ADJ BAY BOTTOM OR356-516(II DEED 24086) OR593-529 OR844-2445/46 OR1252-589/90 OR1559-688/89EST OR1728-2257/85M/T OR2042-319/22 OR2172-109/11

Date and Factual Description of Violation(s):

On Thursday, March 16, 2023, an unpermitted propane tank, pavers and landscaping constructed and installed on Village ROW was documented at this location.

Section 50-24(a) of the Village Code entitled "Permit required" which provides that a Village rights-of-way permit shall be required for all landscaping, construction or maintenance activity within the Village rights-of-way unless the person performing the work is exempt from obtaining a Village rights-of-way permit by state statute or this article. This includes, but is not limited to, any activity involving trenching, repair or installation of overhead wires, constructing, installing, or maintaining of any structure, driveway connections, culvert, or pavement, or placement of any sign or object; any tree or brush trimming activity; or the installation of landscaping features in the Village rights-of-way. The holder of a permit required by this section shall not open cut any roadway in the Village, unless it can be demonstrated to the Village that directional bore installation is not available. The Village may require the applicant to indemnify the Village for any activity or placement of facilities in the Village rights-of-way, provide for off-street dirt storage, prohibit street cuts during certain times, determine the size and length of any pavement cut, and prohibit cuts on new pavement. A permit from the State Department of

Transportation may be required for the construction of accessways to, or construction within, the rights-of-way of any part of the state highway system as defined in F.S. § 334.03.

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: pursuant to Florida Building Code Section 105 which provides that any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit

You are hereby ordered to appear before the Village Code Compliance Hearing Officer ("Hearing Officer") for a public hearing to address the above violation(s) of the Village Code. This public hearing will be held **Tuesday, August 13th, 2024, at 2:00 PM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 3rd Floor Conference Room, Islamorada, Florida 33036**

In the event the Hearing Officer finds you in violation, the Hearing Officer may levy fines of up to \$250.00 per day for a first violation, up to \$500.00 per day for a repeat violation, or up to \$500.00 per violation for a Citation, against you and your Property for every day that any violation continues beyond the compliance date set in the Notice of Violation or Citation issued by the Code Compliance Officer. If the Hearing Officer finds that the violation is irreparable or irreversible in nature, the Hearing Officer may impose a fine of up to \$5,000.00. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Compliance Officer, the case may be presented to the Hearing Officer even if the violation has been corrected prior to the hearing. You may also be liable for the costs of repairs and the reasonable administrative hearing costs in an amount no less than \$125.00, if found in violation of the Village Code. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the Property and upon any other non-exempt real or personal property you own. The lien may result in a foreclosure of your property and a money judgment against you.

It is your responsibility to request a re-inspection of the Property and Village records, as applicable, to determine whether you complied with this notice of violation, by calling the Code Compliance Officer at (305) 664-6428.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you at this hearing. You will also have the opportunity to present witnesses as well as question the witnesses against you before the Hearing Officer makes a determination. If you wish to present exhibits at the hearing, please bring four (4) copies of each exhibit. Failure to attend the hearing or a finding of a violation may result in a civil penalty and administrative hearing costs assessed against you.

Requests for continuances will not be considered if not received by the Hearing Officer at least ten (10) calendar days before the date set for the hearing.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Hearing Officer, with respect to any matter considered at such hearing or meeting, he or she 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 appeal is to be based.

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at ADA@islamorada.fl.us or by phone at (305) 664-6448 at least five (5) days prior to the hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY.



Paul Minning
Senior Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6428
E-mail: paul.minning@islamorada.fl.us

Certificate of Service

I, Paul Minning, do hereby certify that a true and correct copy of the foregoing has been furnished via to: BARLEY MARY L FAMILY TRUST 1/10/1996, PO BOX 1915 ISLAMORADA, FL 33036 (return receipt number: (95890710527020524116) and to: MR RUSSELL A YAGEL, ESQ. HERSHOFF, LUPINO & YAGEL, LLP, 88539 OVERSEAS HWY, TAVERNIER FL 33070 (return receipt number: 9589 0710 5270 2052 4116 on July 23, 2024.



Paul Minning
Senior Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6428
E-mail: paul.minning@islamorada.fl.us



ISLAMORADA, VILLAGE OF ISLANDS CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20230000134

v.

MARY L BARLEY FAMILY TRUST 1/10/1996
Respondent.

NOTICE OF VIOLATION

Date: May 04, 2023

To: MARY L BARLEY FAMILY TRUST 1/10/1996

Re: Violations of the Village Code at

Property Location:	11 DE LEON ST, ISLAMORADA, FLORIDA 33036
Subdivision:	
Legal Description:	ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 14 & ADJ BAY BOTTOM OR356-516(II DEED 24086) OR593-529 OR844-2445/46 OR1252-589/90 OR1559-688/89EST OR1728-2257/85M/T OR2042-319/22 OR2172-109/11

A review of the Monroe County tax roll indicates that you are the owner(s) of the above-referenced property (the "Property"). Pursuant to Article III, Chapter 2 of the Village Code, the purpose of this notice is to advise you that you are in violation of the Village Code(s).

Our investigation on April 20, 2023, found violations(s) of the following:

Section 50-24(a) of the Village Code entitled "Permit required" which provides that a Village right-of-way permit shall be required for all landscaping, construction, or maintenance activity within the Village right-of-way unless the person performing the work is exempt from obtaining a Village right-of-way permit by state statute or this article. This includes, but is not limited to, any activity involving trenching, repair or installation of overhead wires, constructing, installing, or maintaining of any structure, driveway connections, culvert, or pavement, or placement of any sign or object; any tree or brush trimming activity; or the installation of landscaping features in the Village right-of-way. The holder of a permit required by this section shall not open cut any

roadway in the Village, unless it can be demonstrated to the Village that directional bore installation is not available. The Village may require the applicant to indemnify the Village for any activity or placement of facilities in the Village right-of-way, provide for off-street dirt storage, prohibit street cuts during certain times, determine the size and length of any pavement cut, and prohibit cuts on new pavement. A permit from the State Department of Transportation may be required for the construction of accessways to, or construction within, the right-of-way of any part of the state highway system as defined in F.S. § 334.03.

Corrective Measures Needed To Be In Compliance with Villages Code:

Apply for and obtain an After-the-Fact (ATF) Right-of-Way with Building Permit for landscaping, construction, installation of propane tank and pavers in the Village Right-of-Way, or a Demolition Permit for the removal of all unpermitted landscaping, construction, propane tank and pavers, request and pass required inspections to finalize permit and close out code case.

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: pursuant to Florida Building Code Section 105 which provides that any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit

Corrective Measures Needed To Be In Compliance with Villages Code:

Apply for and obtain an After-the-Fact (ATF) Right-of-Way Building Permit for installation of propane tank and pavers on Village Right-of-Way (or apply for and obtain a Building Permit for demolition and removal of unpermitted propane tank and pavers on Village Right-of-Way), request and pass required inspections to finalize permit and close code case.

In order to avoid fines and/or a hearing these violations must be resolved by **May 18, 2023**

Failure to complete the corrective action listed above by the deadline for compliance may result in this matter being referred to the Village's Code Compliance Hearing Officer ("Hearing Officer") for a hearing. If a hearing has not already been scheduled for you, you may request such a hearing by filing a written request with the Village. If the violation is corrected and then recurs, or if the violation is not corrected by the time specified, the case may be presented to the Hearing Officer even if the violation has been corrected prior to the hearing. If the Hearing Officer determines the Property is in violation of the Village Code, a monetary fine of up to \$250.00 per day for a first violation and \$500.00 per day for a repeat violation may be assessed against you and the Property. If the Hearing Officer finds that the violation is irreparable or irreversible in nature, the Hearing Officer may impose a fine of up to \$5,000.00. You may also be liable for the cost of repairs. A certified copy of an order imposing a fine may be recorded in the public records and therefore shall constitute a lien against the Property and upon any other real or personal property owned by you. No hearing shall be necessary for the imposition of the lien. You may also be liable for the reasonable administrative hearing costs of \$125.00 if found in violation of the Village Code. **It is your responsibility to schedule a re-inspection of your property if you comply with this notice of violation. Please contact the Code Compliance Officer whose name appears below to request an inspection.**

If you have any questions concerning this matter, please call the Village at (305) 664-6435.

PLEASE GOVERN YOURSELF ACCORDINGLY.

A handwritten signature in blue ink that reads "Carlota de la Sierra". The signature is fluid and cursive.

Carlota de la Sierra
Senior Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: carlota.delasierra@islamorada.fl.us

Certificate of Service

I, Carlota de la Sierra, do hereby certify that a true and correct copy of the foregoing has been furnished via Certified Mail/US First Class Mail to: MARY L BARLEY FAMILY TRUST 1/10/1996, PO BOX 1915, ISLAMORADA, FL 33036 and RUSS YAGEL, ESQ., HERSHOFF, LUPINO & YAGEL, LLP, 88539 OVERSEAS HIGHWAY, TAVERNIER, FL 33070 (return receipt number: 70222410000293763550 & 70222410000293763567), on May 04, 2023.



Carlota de la Sierra
Senior Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: carlota.delasierra@islamorada.fl.us

This instrument prepared by and after recording return to:
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, Florida 33036
Attn: Code Compliance Officer

Doc # 2443305 Bk# 3254 Pg# 47
Recorded 12/11/2023 3:26 PM Page 1 of 2

Filed and Recorded in Official Records of
MONROE COUNTY KEVIN MADOK, CPA

**ISLAMORADA VILLAGE OF ISLANDS, FLORIDA
CODE COMPLIANCE HEARING OFFICER**

ISLAMORADA, VILLAGE OF ISLANDS

Case No. CEBDGC20230000134

Petitioner,

v.

MARY L BARLEY FAMILY TRUST 1/10/1996

Respondent.

ORDER IMPOSING CIVIL PENALTIES UPON DEFAULT

This matter came before the Islamorada, Village of Islands ("Village") Code Compliance Hearing Officer ("Hearing Officer") on November 14, 2023. Having heard testimony and based on the evidence presented, the Hearing Officer enters the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The subject property is located at 11 De Leon St, Islamorada, FL 33036 ("Property") having Monroe County Property Appraiser's Real Estate Parcel ID number 00402260-000000 and Alternate Key Number 1494615 and legally described as:

ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 14
& ADJ BAY BOTTOM OR356-516(II DEED 24086) OR593-529
OR844-2445/46 OR1252-589/90 OR1559-688/89EST OR1728-
2257/85M/T OR2042-319/22 OR2172-109/11 (the "Property").

2. MARY L BARLEY FAMILY TRUST 1/10/1996 ("Violator") is the owner of the Property, as defined herein, and is responsible for the violations on the Property that is the subject of this code compliance action.
3. The Hearing Officer affirms the decision of the Code Compliance Officer and finds the Violator to be in violation of Section 6-61(a) of the Village Code entitled "Work requiring building permit" and Section 50-24(a) of the Village Code entitled "Permit required" of the Village Code.

Case No. CEBDGC20230000134

ORDER

It is hereby ORDERED, that:

4. The Violator shall comply with code Section 6-61(a) and Section 50-24(a) as referred to in paragraph 3 of this order by applying for and obtaining an after-the-fact building permit or a demolition permit, requesting and passing inspections, on or before one hundred twenty (120) days from the date of this signed Order.
5. The Violator shall pay an administrative fee of \$125.00 within one hundred twenty (120) days from the date of this signed Order.
6. If the Violator fail to timely correct the violations by the dates specified in this Order, the Violator shall pay a fine of \$150.00 per day until the Violator corrects the violations.
7. **It is the responsibility of the Violator to arrange for a re-inspection of the Property and Village records, as applicable, to determine compliance with this Order.**
8. A certified copy of this order may be recorded in the Public Records of Monroe County, Florida, 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 the Violator does not bring the violations into compliance with this Order within the time specified, the Hearing Officer may enter an Order Imposing Fine. A certified copy of an Order Imposing Fine may recorded in the Public Records of Monroe County, Florida, and once recorded shall constitute a lien against the property upon which the violation exists and upon any other real or personal property owned by the Violator.

DONE AND ORDERED at Islamorada, Village of Islands, Monroe County, Florida, on this 14th day of November 2023.

CODE COMPLIANCE HEARING OFFICER
FOR ISLAMORADA, VILLAGE OF ISLANDS



Michael Pawelczyk

Order Signed: Dec. 4, 2023

PURSUANT TO SECTION 2-121 OF THE VILLAGE CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MONROE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that the original of this order was filed with the Monroe County Clerk of Court on this 11th day of DECEMBER, 2023 and that, on the same date, a true and correct copy of the foregoing order was sent via mailed () faxed and mailed () hand delivered, emailed to the person listed below:

Other party or his/her attorney:

RUSSELL A. YAGEL, ESQ
HERSHOFF, LUPINO, & YAGEL, LLC.
88539 OVERSEAS HIGHWAY
TAVERNIER, FL 33070

Fax Number: _____

Email: RYAGEL@HLYLAW.COM

Certified Mail Return Receipt: 9589 0710 5270 1327 3746 80

Confirmation Number (if applicable): _____


MARY L BARLEY FAMILY TRUST 1/10/1996
PO BOX 1915
ISLAMORADA, FL 33036

Fax Number: _____

Email: _____

Certified Mail Return Receipt: 9589 0710 5270 1327 3746 97

Confirmation Number (if applicable): _____



Signature of Code Compliance Officer
86800 Overseas Highway, 2nd Floor
Islamorada, Florida 33036
Telephone Number: 305-664-6435

ISLAMORADA, VILLAGE OF ISLANDS
CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS,

Petitioner,

CASE NO.: CEBDGC20230000134

vs.

MARY L. BARLEY FAMILY TRUST 1/10/1996,

Respondent.

_____ /

MOTION TO EXTEND COMPLIANCE DATE

COMES NOW Respondent, The MARY L. BARLEY FAMILY TRUST 1/10/1996, by and through undersigned counsel, and moves the Code Compliance Hearing Officer (“Hearing Officer”) for an order extending the date by which the Respondent has to comply with the final Order Imposing Civil Penalty Upon Default entered on December 4, 2023, in the above-styled matter (“Final Order”) and in support thereof would show and state:

1. The alleged violations asserted in the instant case occurred over 15 years ago and as revealed in the hearing, one of the alleged violations, to wit: the installation of pavers, was actually permitted but allegedly never received a final inspection¹.
2. Respondent has taken an appeal of the Final Order, but, nonetheless, is working to obtain after the fact permits as required by paragraph 4 of the Final Order.

¹ Respondent has challenged the legal authority of the Village to take enforcement action in a matter pending in the Circuit Court in and for Monroe County, Florida, Case # 23- CA-34-P and is filing an Amended Complaint asserting, *inter alia*, the Respondent is the victim of selective enforcement.

3. The submission of the applications for after the fact permits have been delayed, in part, due to current requirements related to obtaining building permits. Respondent cannot locate the actual contractor that initially performed the installation of the pavers and thus has been working to find an alternative contractor.

4. Additionally, the Respondent will be applying for a permit to relocate the alleged offending LP gas tank, and, through miscommunication with the company that is being hired to perform the work (Amerigas), that application has been delayed. Such delay was caused in part by the Respondent's absence from the County for some 3 weeks.

5. As noted above, the alleged violations have existed for many years, and thus the Village will suffer no harm by extending the compliance date; furthermore, the Respondent, notwithstanding of her challenges to the enforcement action, is working in good faith to resolve the alleged violations.

WHEREFORE, Respondent requests the Hearing Officer enter an order extending the time Respondent has to comply with the Final Order, and/or the provisions of the code alleged to have been violated, by an additional 120 days from the current compliance date or April 2, 2024.

CERTIFICATE OF SERVICE

WE HEREBY CERTIFY that a true and correct copy of foregoing was served via Email Transmission this **4th** day **April, 2024** to: Paul Minning, Senior Code Compliance Officer Islamorada, Village of Islands [paul.minning@islamorada.fl.us]; Jennifer DeBoisbriand, Islamorada, Village of Islands Planning Director [jennifer.deboisbriand@islamorada.fl.us]; John Quick, Esq. [JQuick@wsh-law.com] Counsel for Islamorada, Village of Islands and Jose L. Arango [JLArango@wsh-law.com] Counsel for Islamorada, Village of Islands.

HERSHOFF, LUPINO & YAGEL, LLP

Attorney for Respondent

88539 Overseas Highway

Tavernier, FL 33070

(305) 852-8440 - Telephone

(305) 852-8848 – Facsimile

RYagel@HLYlaw.com – Primary

TDavis@HLYlaw.com - Secondary

By: /s/ **Russell A. Yagel**

RUSSELL A. YAGEL, ESQ.

Florida Bar No.: #727090

Field Notes

Case Number: CEBDGC20230000134

Complete	Activity	Inspector	Field Notes
04/20/2023	Generate Courtesy Letter/Record Delivery	Carlota de la Sierra	
04/20/2023	Initial Inspection/Record Violations	Carlota de la Sierra	
04/20/2023	Attach Images	Carlota de la Sierra	
04/20/2023	Input Compliance Date or Extension	Carlota de la Sierra	
05/03/2023	ReInspection	Carlota de la Sierra	
05/04/2023	ReInspection	Carlota de la Sierra	
05/04/2023	Attach Images - ReInspection	Carlota de la Sierra	
05/04/2023	Record Fine Offense Level - NOV	Carlota de la Sierra	
05/04/2023	Record Compliance Date or Extension for NOV	Carlota de la Sierra	
05/04/2023	Generate Notice of Violation/Record Delivery	Carlota de la Sierra	
05/23/2023	ReInspection	Carlota de la Sierra	
08/25/2023	ReInspection	Carlota de la Sierra	
08/25/2023	Attach Images - ReInspection	Carlota de la Sierra	
08/25/2023	Prepare Information for Legal	Carlota de la Sierra	
08/25/2023	Assign to Hearing/Record Hearing Date	Carlota de la Sierra	Atty Russ Yagel has requested reassignment to October 2023 Code Hearing due to a scheduling conflict - reassigned to Oct 10, 2023 as requested.
08/30/2023	Generate Notice of Hearing/Property Posting/Record Delivery	Carlota de la Sierra	
09/06/2023	Pre-Hearing Inspection	Carlota de la Sierra	

10/10/2023	Record Hearing Outcome	Carlota de la Sierra	ORDERED CONTINUANCE TO NOVEMBER 14, 2023
12/04/2023	Record Hearing Outcome	Carlota de la Sierra	SM affirmed violations, ordered compliance to obtain an ATF permit or demolition permit, request & pass inspections to close permit & code case within 120 days from date of signed order plus \$125 Admin Fee - order signed on 12/4/2023 - needs to be compliant by 04/02/2024 - if not compliant by 4/2/24, \$150.00 daily fine will begin to accrue
01/08/2024	Info Update	Carlota de la Sierra	Reassigned to Code Officer Paul Minning - Carlota de la Sierra 01/08/2024 1:58 PM
04/02/2024	Post Hearing Inspection	Paul Minning	**See DOCS & IMAGES for email and copy of Notice of Appeal of Code Enforcement Order filed in Circuit Court and sent by Atty Russ Yagel - Carlota de la Sierra 01/08/2024 2:06 PM
04/15/2024	Info Update	Paul Minning	Motion to extend compliance date recieved via email from Atty Russ Yagel on April 4, 2024. Copy forwarded to SM to review on May code hearing. Paul Minning 04/15/2024 7:44 AM
04/15/2024	Generate Affidavit of NonCompliance	Paul Minning	
04/22/2024	Pre-Hearing Inspection	Paul Minning	
04/22/2024	Generate Notice of Hearing/Property Posting/Summons	Paul Minning	
04/22/2024	Assign to 2nd Hearing/Record Hearing Date	Paul Minning	
05/02/2024	Info Update	Paul Minning	Paver Permit 202400363 was issued on 4/26/24. Permit 202400406 for the propane tank is in plan check. Paul Minning 05/02/2024 8:21 AM.
05/05/2024	Continuance Requested?	Paul Minning	
05/10/2024	Pre-Hearing Inspection - Citation Process	Paul Minning	
05/15/2024	Record Hearing Outcome - Citation	Paul Minning	SM agreed to allow a compliance extension. Both ATF permits have been applied for. One has been issued, the other has been returned for correction. Fines will continue to accrue and the case will be reviewed

			again at July hearing. Paul Minning 05/15/2024 9:49 AM
06/12/2024	Info Update	Paul Minning	Paver permit closed on 5/15. Permit for the propane tank has been issued, waiting on final inspection. Paul Minning 06/07/2024 3:24 PM
06/18/2024	Info Update	Paul Minning	Propane Tank permit closed on 6/11/24. Property is now compliant with outstanding accrued fines of \$10,500.00 and \$125 admin fee due. Paul Minning 06/17/2024 3:26 PM
Pending Task	Record 2nd Hearing Outcome	Paul Minning	
Pending Task	Assign to Hearing	Paul Minning	

Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20230000134

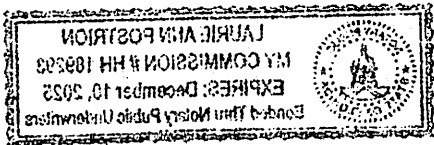
v.

BARLEY MARY L FAMILY TRUST 1/10/1996
Respondent.

AFFIDAVIT OF POSTING

I, Paul Minning, Senior Code Compliance Officer for Islamorada, Village of Islands, Florida who, after being duly sworn, hereby deposes and says:

1. I am a Code Compliance Officer employed by Islamorada, Village of Islands, Florida.
2. On Tuesday, July 23, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (95890710527020524116) to BARLEY MARY L FAMILY TRUST 1/10/1996 PO BOX 1915 ISLAMORADA, FL 33036. A copy of the Notice is attached as Exhibit A.
3. On Tuesday, July 23, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 11 DE LEON ST, Upper Matecumbe Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.



Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

POSTING NOTICE

CODE COMPLIANCE

CEBDGC20230000134
CASE NUMBER

Tuesday, July 23, 2024
DATE OF POSTING

THE PROPERTY IS IN VIOLATION OF THE CODE OF ISLAMORADA, VILLAGE OF ISLANDS. ATTEMPTS TO SERVE THE ATTACHED NOTICE BY CERTIFIED MAIL AND/OR HAND DELIVERY WERE MADE PRIOR TO OR CONCURRENTLY WITH THE POSTING OF THIS NOTICE. ACCORDINGLY (check one):

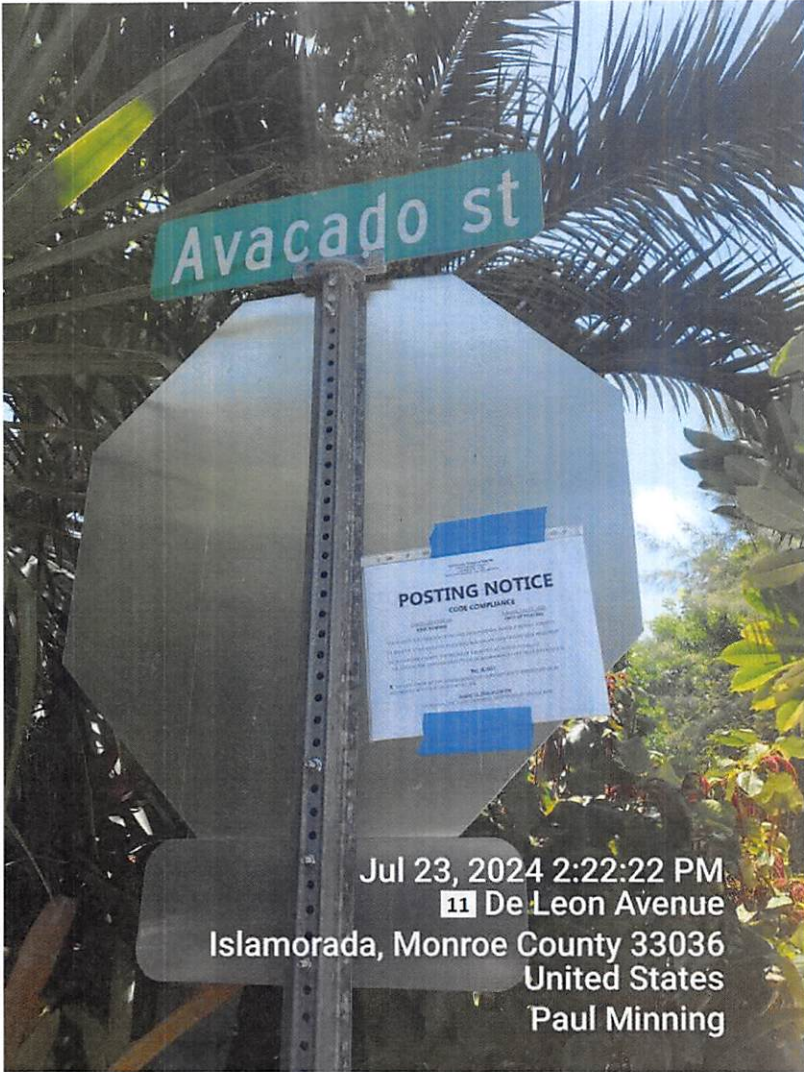
THE DEADLINE FOR COMPLIANCE WITH THE ATTACHED WARNING OR CIVIL VIOLATION NOTICE IS:

May 18, 2023

X THIS CASE IS NOW SET FOR HEARING BEFORE THE CODE COMPLIANCE HEARING OFFICER, IN ACCORDANCE WITH THE ATTACHED NOTICE, ON:

August 13, 2024, at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 664-6428



Jul 23, 2024 2:22:22 PM
11 De Leon Avenue
Islamorada, Monroe County 33036
United States
Paul Minning

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to:</p> <p><i>MARY BARLEY FAMILY TRUST P.O. BOX 1915 ISLAMORADA, FL 33036</i></p>	<p>B. Received by (Printed Name) <i>Mary Barley</i> C. Date of Delivery <i>7-27-24</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p style="text-align: center;">  9590 9402 8990 4064 7566 04 </p> <p>2. Article Number (Transfer from service label)</p> <p><i>9589 0710 5270 2052 4116 71</i></p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery																	

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY															
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature</p> <p><input checked="" type="checkbox"/> <i>Danay Castro</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>															
<p>1. Article Addressed to:</p> <p><i>RUSS YAGEL HLY LAW 88539 OVERSEAS HWY TAVERNER, FL 33070</i></p>	<p>B. Received by (<i>Printed Name</i>)</p> <p><i>Danay Castro</i></p>	<p>C. Date of Delivery</p> <p><i>7/26/24</i></p>														
<p>9590 9402 8990 4064 7566 28</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>															
<p>2. Article Number (<i>Transfer from service label</i>)</p> <p>9589 0710 5270 2052 4116 88</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery (00)</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Mail Restricted Delivery (00)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®															
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™															
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery															
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™															
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery															
<input type="checkbox"/> Collect on Delivery Restricted Delivery																
<input type="checkbox"/> Mail Restricted Delivery (00)																
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																

9589 0710 5270 2052 4116 71

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To	MARY L SALLEY FAMILY TRUST
Street and Apt. No., or PO Box No.	P.O. BOX 1915
City, State, ZIP+4®	ISLAMORADA, FL 33036

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2052 4116 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To	ROSSYAGEL HLY LAW
Street and Apt. No., or PO Box No.	88539 OVERSEAS HWY
City, State, ZIP+4®	TAVERNIER FL 33070

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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 00402260-000000
 Account# 1494615
 Property ID 1494615
 Millage Group 50VI
 Location 11 DE LEON St, UPPER MATECUMBE KEY
 Address
 Legal ISLAMORADA PB1-48 UPPER MATECUMBE PT LOT 14 & ADJ BAY BOTTOM OR356-516(II DEED 24086) OR593-529 OR844-2445/46 OR1252-589/90 OR1559-688/89EST OR1728-2257/85M/T OR2042-319/22 OR2172-109/11
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 4450
 Property SINGLE FAMILY RESID (0100)
 Class
 Subdivision ISLAMORADA, TOWNSITE OF
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

BARLEY MARY L FAMILY TRUST 1/10/1996
 PO Box 1915
 Islamorada FL 33036

Valuation

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$701,456	\$618,952	\$509,555	\$515,621
+ Market Misc Value	\$63,224	\$64,426	\$63,689	\$64,950
+ Market Land Value	\$1,671,814	\$1,067,845	\$1,067,845	\$880,988
= Just Market Value	\$2,436,494	\$1,751,223	\$1,641,089	\$1,461,559
= Total Assessed Value	\$1,120,606	\$1,087,967	\$1,072,946	\$1,048,824
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$1,095,106	\$1,062,467	\$1,047,446	\$1,023,324

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$1,067,845	\$618,952	\$64,426	\$1,751,223	\$1,087,967	\$25,500	\$1,062,467	\$500,000
2020	\$1,067,845	\$509,555	\$63,689	\$1,641,089	\$1,072,946	\$25,500	\$1,047,446	\$500,000
2019	\$880,988	\$515,621	\$64,950	\$1,461,559	\$1,048,824	\$25,500	\$1,023,324	\$412,735
2018	\$806,491	\$527,753	\$59,347	\$1,393,591	\$1,029,268	\$25,500	\$1,003,768	\$364,323

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
RES WATERFRONT (010W)	17,570.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	0.28	Acreage	0	0