



# Islamorada, Village of Islands

## Code Compliance Hearing

September 10, 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. Code Compliance Hearing

##### **NEW CASE**

**CASE NUMBER** CEBDGC20220000250

**Islamorada, Village of Islands V. Victor Gircy's**

##### B. NEW CASE

Case: CEP20240000027

Islamorada Village of Islands Vs. VILLA O LLC

74900 Overseas Hwy, Islamorada, FL 33036

00393970-000000

#### II. HEARINGS ON CASES FROM PREVIOUS AGENDA

#### 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

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**Hearing Date:** September 10, 2024  
**Case Number:** Code Compliance Hearing  
**NEW CASE**  
**CASE NUMBER** CEBDGC20220000250  
**Islamorada, Village of Islands V. Victor Gircy's**

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### **Property Information:**

Parcel ID 00434700-000000  
Property Owner, Victor Gircy's  
Tenant, HAM SEAFOOD/ Jose Martinez

### **Case Background:**

#### **Violations:**

Section 30-927 of the Village Code entitled Temporary Storage Units requiring a permit. This pertained to a walk-in freezer and a storage shed.

On June 28, a Notice of Violation was sent by certified mail and regular mail. Corrective measures were to apply for and obtain ATF (after the fact permits) for the shed and walk-in freezer.

Permit # 202200112 for the shed was applied for and failed all reviews. The permit was abandoned on August 21, 2022.

Permit #202200111 for the walk in freezer was applied for and failed all reviews. The permit was abandoned on August 22, 2022.

On April 26, 2023, Mr. Martinez, owner of HAM seafood (tenant), submitted a site plan application for the property.

On March 24, 2024, a Notice of Public Hearing was posted on the property and notices were sent to all property owners within 300 feet of the subject property.

On June 13, 2024, a public hearing was held before the Village Council to discuss Mr. Martinez's site plan application. The Village Council voted 5-0 to deny the application (Resolution No. 24-06-60)

On June 21, 2024, the Village Planning Director sent a letter to Mr. Martinez (applicant/tenant) explaining the site plan denial and corrective actions. The letter explained that all unpermitted items must be removed from the property. Including, but not limited to coolers, refrigerated containers, sheds, an RV, and fishing traps. The compliance date was July 13, 2024. (Thirty days from the Village Council denial)

On July 14, 2024, I reinspected the property and all violations were outstanding.

On July 24, 2024, a Notice of Warning was sent via regular mail, certified mail and hand-delivered to the HAM Seafood retail store. Compliance date was August 7, 2024.

On August 8, 2024, I reinspected the property and all violations were outstanding.

On August 26, 2024, a Notice of Hearing was sent via regular and certified mail. A Notice of Posting and Notice of Hearing were posted on the property and at Village Hall the same day. An Affidavit of Posting was also completed on August 26, 2024.

**Exhibits:**

1- Hearing File - 103 Sunshine, Ham Seafood

**Exhibits:**

1. HAM CASE INFO
2. 20230822\_Field Notes

## CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

**CASE NO.:** CEBDGC20220000250

Petitioner,

v.

GIRCYS VICTOR

Respondent.

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### NOTICE OF HEARING

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**To:** GIRCYS VICTOR

**Re:** Violations of the Village Code at

<b>Property Location:</b>	103 SUNSHINE BLVD, ISLAMORADA, FLORIDA 33036
<b>Subdivision:</b>	
<b>Legal Description:</b>	BK 1 LT 14 AND E 10 FT LOT 15 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63 OR228-456/57 OR332-205/06 OR1317-1713

**Date and Factual Description of Violation(s):**

On Monday, June 27, 2022 an unpermitted conax (metal) storage container was documented at this location. An ATF temporary use permit is required.

**Section 30-927** of the Village Code entitled " Temporary storage units permitted" which provides that Section 105, Chapter 1 of the 2017 Florida Building Code (FBC ) 6th Edition states that any owner or authorized representative 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, they 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, September 10th, 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](mailto: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](mailto: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 Certified Mail/Regular Mail to: GIRCYS VICTOR, PO BOX 1395 ISLAMORADA, FL 33036 (return receipt number: 95890710527020524117), on August 26, 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. CEBDGC20220000250

v.

GIRCYS VICTOR  
Respondent.

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### NOTICE OF VIOLATION

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**Date:** June 28, 2022

**To:** GIRCYS VICTOR

**Re:** Violations of the Village Code at

<b>Property Location:</b>	103 SUNSHINE BLVD, ISLAMORADA, FLORIDA 33036
<b>Subdivision:</b>	
<b>Legal Description:</b>	Legal Description Not Available

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 June 28, 2022, found violation(s) of the following:

**Section 30-927** of the Village Code entitled " Temporary storage units permitted" which provides that Section 105, Chapter 1 of the 2017 Florida Building Code (FBC ) 6th Edition states that any owner or authorized representative 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, they 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 temporary use permit for the metal storage (conax) container. Have all fees paid, inspections completed and close out the permit. Permit information can be obtained from the planning department, Assistant Director Hank Flores at [hank.flores@islamorada.fl.us](mailto:hank.flores@islamorada.fl.us)**

In order to avoid fines and/or a hearing these violations must be resolved by **July 12, 2022**

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) 664-6428.

PLEASE GOVERN YOURSELF ACCORDINGLY.



Paul Minning  
Code Compliance Officer  
86800 Overseas Highway  
Islamorada, FL 33036  
Telephone: (305) 664-6428  
E-mail: [paul.minning@islamorada.fl.us](mailto: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: GIRCYS VICTOR, PO BOX 1395 ISLAMORADA, FL 33036 (return receipt number: 70201810000007309860), on June 28, 2022.



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

## CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS  
Petitioner,

CASE NO. CEBDGC20220000250

v.

GIRCYS VICTOR

Respondent

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### NOTICE OF WARNING

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**Date:** July 24, 2024

**To:** GIRCYS VICTOR

**Re:** Violations of the Village Code at

**Property Location:** 103 SUNSHINE BLVD

**Subdivision:**

**Parcel ID:** 00434700-000000

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). 6-61a work requiring a permit. In order to avoid fines and/or a hearing these violations must be resolved by **August 7<sup>th</sup>, 2024**

Pursuant to Resolution Number 24-06-60 the Village Council held a duly noticed public hearing on June 13, 2024, to consider Jose A Martinez (Applicant) application for site plan approval pursuant to Section 30-215 of the Code of Ordinances.

Village Council **denied** the Request submitted by the Applicant on June 13, 2024.

A site plan denial letter was provided to the Applicant requiring the removal of all unpermitted items on the property within 30 days of the Village Councils application denial.

**Violation of Section 6-61a** of the Village Code entitled work requiring a permit, which provides that Section 105, of the Florida Building Code (FBC ) 6th Edition states that any owner or authorized representative 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, they shall first make application to the building official and obtain the required permit

**Corrective measures needed to be in compliance with Village Code:** Remove all unpermitted items including but not limited to coolers, refrigerated containers, sheds, RV and fishing traps as specified in the letter from the Director of Planning within 14 days of this notice.

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. 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 exists 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) 664-6428.

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 Certified Mail/Hand Deliver/Post on Building to: GIRCYS VICTOR, PO BOX 1395, ISLAMORADA, FL 33036, (return receipt number:95890710527020524116), on July 24, 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**  
86800 Overseas Highway  
Islamorada, FL 33036  
Phone: (305) 664-6400 Fax: (305) 664-6469

## **CODE COMPLIANCE**

ISLAMORADA, VILLAGE OF ISLANDS  
Petitioner,

CASE NO. CEBDGC20220000250

v.

GIRCYS VICTOR  
Respondent.

### **AFFIDAVIT OF POSTING**

I, Paul Minning, 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 Monday, August 26, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589071052702052411718) to Victor Gircy's PO BOX 1395 ISLAMORADA, FL 33036. A copy of the Notice is attached as Exhibit A.
3. On Monday, August 26, 2024, I hand delivered a copy of the attached Notice and a Posting Notice to the following described property located at 103 SUNSHINE BLVD, Plantation 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 delivery are attached as Exhibit B.



Islamorada, Village of Islands  
8680 Overseas Highway  
Islamorada, FL 33036  
Phone: (305) 664-6400 Fax: (305) 664-6469

# POSTING NOTICE

## CODE COMPLIANCE

CEBDGC20220000250  
**CASE NUMBER**

Monday, August 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:

July 12, 2022

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

September 10, 2024 at 2:00 PM



103

Apple Pay

Clover  
VISA

MasterCard  
American Express

**BUSINESS HOURS:**

Mon.	Closed	00
Tues.	Closed	00
Wed.	9	00 - 6:00
Thun.	9:00	00 - 6:00
Fri.	9:00	00 - 6:00
Sat.	9:00	00 - 6:00
Sun.	9:00	00 - 6:00

**FRESH SEAFOOD**  
**WHOLESALE & RETAIL**  
CELL 305-733-XXXX

NOTICE

Powered by  
**NIGHT OWL**  
**VIDEO SECURITY**  
24/7 Surveillance

Aug 26, 2024 1:58:50 PM  
103 Sunshine Boulevard  
Tavernier, Monroe County 33070  
United States  
Paul Minning

7020 1810 0000 0730 9860

<b>U.S. MAIL SERVICE™</b> <b>CERTIFIED MAIL® RECEIPT</b> Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$ _____	 Postmark Here
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 <i>VICTOR GIRCYS</i>	
Street and Apt. No. or P.O. Box No. <i>P.O. BOX 1395</i>	
City, State, ZIP+4® <i>ISLAMORADO, FL 33036</i>	
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:

VICTOR GILCHY'S  
P.O. BOX 1395  
ISLAMORADA, FL  
33036

**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

2. ....

7020 1810 0000 0730 9860

PS Form 3811, July 2013

Domestic Return Receipt

# 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 00434700-000000  
 Account# 1532509  
 Property ID 1532509  
 Millage Group 50VI  
 Location 103 SUNSHINE Blvd, PLANTATION KEY  
 Address  
 Legal BK 1 LT 14 AND E 10 FT LOT 15 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63  
 Description OR228-456/57 OR332-205/06 OR1317-1713  
 (Note: Not to be used on legal documents.)  
 Neighborhood 10020  
 Property Class RETAIL-SINGLE TENANT (1100)  
 Subdivision SUNSHINE ESTATES SEC #1  
 Sec/Twp/Rng 32/62/38  
 Affordable No  
 Housing



### Owner

GIRCYS VICTOR  
 PO Box 1395  
 Islamorada FL 33036

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$91,396	\$90,092	\$95,240	\$109,526
+ Market Misc Value	\$47,197	\$48,198	\$49,198	\$49,878
+ Market Land Value	\$908,548	\$694,030	\$378,562	\$378,562
= Just Market Value	\$1,047,141	\$832,320	\$523,000	\$537,966
= Total Assessed Value	\$435,321	\$395,747	\$359,770	\$327,064
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,047,141	\$832,320	\$523,000	\$537,966

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$694,030	\$90,092	\$48,198	\$832,320	\$395,747	\$0	\$832,320	\$0
2022	\$378,562	\$95,240	\$49,198	\$523,000	\$359,770	\$0	\$523,000	\$0
2021	\$378,562	\$109,526	\$49,878	\$537,966	\$327,064	\$0	\$537,966	\$0
2020	\$378,562	\$113,966	\$51,371	\$543,899	\$297,331	\$0	\$543,899	\$0
2019	\$347,015	\$99,101	\$52,867	\$498,983	\$270,301	\$0	\$498,983	\$0
2018	\$379,730	\$94,323	\$52,722	\$526,775	\$245,729	\$0	\$526,775	\$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.



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

## **Application Review Comments/Corrections**

**Date:** October 03, 2023

**Application Number:** PLSPR20230049

Dear Applicant,

The following corrections to your submitted documents are necessary to complete the application approval process. Please review the Comment/Correction section below, make the appropriate amendments, and upload via CityView Portal. Please use the "New Version" button on the line item to which you are uploading.

**Building Department Review** Reviewed by: Sheila Denoncourt  
**Contact Email:** sheila.denoncourt@islamorada.fl.us

**Comment/Correction:**

1. Provide permitting for all structures listed as "existing".
2. (1) ADA parking space required.

**Planning Review** Reviewed by: Jennifer DeBoisbriand  
**Contact Email:** jennifer.deboisbriand@islamorada.fl.us

**Comment/Correction:**

1. Class D Bufferyard required. Variance can be requested from Village Council.
2. All non permitted structures must be removed from the site.
3. RV on site must be removed. Property has no dwelling unit rights.

**Environmental Services Review** Reviewed by: Daniel Parobok  
**Contact Email:** daniel.parobok@islamorada.fl.us

**Comment/Correction:**

1. Provide the following landscaping shall be provided or waived via variance by the Village Council:

- 1) Provide 4 canopy street trees per Sec. 30-817
- 2) Provide a 20' Class D zoning boundary Buffer along the western property line per Sec. 30-816.
- 3) Provide 1,500 square feet of off-street parking landscaping including 5 canopy trees, 1 understory tree, and 12 shrubs per Sec. 30-818.
- 4) Provide a terminal landscaping parking island with one canopy tree at the end of the row of parking per Sec. 30-818.

Should you require further information regarding this review, please contact the "Reviewed by" Staff Member who is requesting the corrections.



Jennifer DeBoisbriand  
Planning Director  
86800 Overseas Highway  
Islamorada, FL 33036  
Telephone:  
E-mail: [jennifer.deboisbriand@islamorada.fl.us](mailto:jennifer.deboisbriand@islamorada.fl.us)



**ISLAMORADA, VILLAGE OF ISLANDS**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**  
86800 Overseas Highway ♦ Islamorada, Florida 33036 ♦ 305-664-6400 ♦  
[www.islamorada.fl.us](http://www.islamorada.fl.us)

May 24, 2024

PROPERTY OWNERS (ADJACENT OR WITHIN 300 FT)

**NOTICE OF PUBLIC HEARING (File No. PLSR20230049)**

NOTICE IS HEREBY GIVEN that on June 13, 2024 at 05:30 PM, or as soon thereafter as possible, the Village Council of Islamorada, Village of Islands, Florida will hold a public hearing at the Founders Park Community Center, 87000 Overseas Highway, Islamorada, Florida, to consider the following item:

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, REQUEST FOR PUBLIC HEARING RELATING TO THE PLANNING DIRECTOR'S NOTICE OF INTENT TO ISSUE SITE PLAN APPROVAL WITH CONDITIONS (PLSR20230049); FOR PROPERTY LOCATED AT 103 SUNSHINE BLVD, ON PLANTATION KEY HAVING PARCEL NUMBER 00434700-000000; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE**

A copy of the application, staff report, and related materials may be inspected at the Planning and Development Services Department, Islamorada Administrative Center and Public Safety Headquarters, 86800 Overseas Highway, Islamorada, Village of Islands, Florida, between the hours of 8:00 AM and 5:00 PM.

Affected parties may appear at the public hearing, be heard, and submit evidence with respect to the application.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Village Council, 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.

ADA Assistance: 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 Village at 305-664-6412 (TTY 305-664-8890) at least three days prior thereto. Two or more committee members from various Village Committees may be present at this meeting.

Sincerely,

A handwritten signature in blue ink that reads "Jamie Terry".

Jamie Terry  
Planning & Zoning Technician  
Telephone: (305) 664-6426  
E-mail: [jamie.terry@islamorada.fl.us](mailto:jamie.terry@islamorada.fl.us)

**RESOLUTION NO. 24-06-60**

**A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, REQUEST FOR PUBLIC HEARING RELATING TO THE PLANNING DIRECTOR'S NOTICE OF INTENT TO ISSUE SITE PLAN APPROVAL WITH CONDITIONS (PLSPR20230049); FOR PROPERTY LOCATED AT 103 SUNSHINE BLVD, ON PLANTATION KEY HAVING PARCEL NUMBER 00434700-000000; AS LEGALLY DESCRIBED HEREIN; PROVIDING FOR THE TRANSMITTAL OF THIS RESOLUTION TO THE FLORIDA DEPARTMENT OF COMMERCE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Jose A Martinez (the "Applicant") has submitted an application for Site Plan Approval pursuant to Section 30-215 of the Code of Ordinances (the "Code") of Islamorada, Village of Islands, Florida (the "Village") for the modification of the existing commercial property to include the addition of outdoor walk-in food coolers. The proposed project is located at 103 Sunshine Blvd on Plantation Key, having real estate number 00434700-000000 (the "Property"); and

**WHEREAS**, property owners within 300 feet of the Property were sent a copy of the Planning Director's (the "Director") Notice of Intent to Issue (NOI) Site Plan Approval with conditions February 16, 2024, and the Applicant posted a sign on the Property on February 17, 2024; and

**WHEREAS**, on March 6, 2024, Paula Albert-Franz requested a public hearing relating to the Director's NOI; and

**WHEREAS**, on June 13, 2024, a duly noticed public hearing was held by the Village Council to consider the Director's intent to issue Site Plan Approval with Conditions (PLSPR20230049).

**NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals.** The above recitals are true and correct and incorporated into this Resolution by this reference.

**Section 2. Findings of Fact.**

The Village Council, having considered the testimony and evidence presented by all parties, including Village Staff, does hereby find and determine:

(1) The Application for a Site Plan Approval with Conditions **does not meet** the requirements set forth in Code Section 30-215 and **has not** demonstrated through competent substantial evidence that the criteria for granting the Request have been met; and

(2) The Village Council **denies** the Request submitted by the Applicant, which is attached as Exhibit "A" and incorporated herein by this reference, for the following described property:

Lot 14 and E 10 feet of Lot 15, Block 1 of Sunshine Estates Sec 1 located in Plantation Key, according to the plat thereof as recorded in Plat Book 4, Page 63, of the Public Records of Monroe County Florida.

**Section 3. Conclusions of Law.**

Based upon the above Findings of Fact, the Village Council does hereby make the following Conclusions of Law:

(1) The Request has been processed in accordance with the Village Comprehensive Plan and the Code; and

(2) In rendering its decision, as reflected in this Resolution, the Village Council has:

- (a) Accorded procedural due process; and
- (b) Observed the essential requirements of the law; and
- (c) Supported its decision by competent substantial evidence contained within the record.

**Section 4. Effective Date.**

This Resolution shall not take effect until after both thirty (30) days following the date it is filed with the Village Clerk, during which time the Request herein shall be subject to appeal as provided in the Code; and following the thirty (30) days, this resolution shall not be effective or acted upon by the Applicant until forty-five (45) days following the rendition to the Department of Commerce (DOC), pursuant to Chapter 9J-1 of the Florida Administrative Code. During those forty-five (45) days, the DOC may appeal this resolution to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this Resolution until the appeal is resolved by agreement or order.

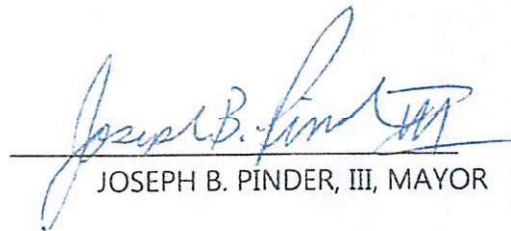
Motion to adopt by Councilmember Gregg, second by Councilmember Jolin.

**FINAL VOTE AT ADOPTION**

**VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS:**

Mayor Joseph B. Pinder III	Yes
Vice Mayor Sharon Mahoney	Yes
Councilmember Elizabeth Jolin	Yes
Councilmember Mark Gregg	Yes
Councilmember Henry Rosenthal	Yes

**PASSED AND ADOPTED ON JUNE 13, 2024.**



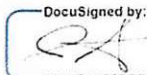
JOSEPH B. PINDER, III, MAYOR

ATTEST:



MARNE MCGRATH, VILLAGE CLERK

APPROVED AS TO FORM AND LEGALITY  
FOR THE USE AND BENEFIT OF  
ISLAMORADA, VILLAGE OF ISLANDS ONLY

DocuSigned by:  
  
 362BEA47EDCD417  
 JOHN J. QUICK, INTERIM VILLAGE ATTORNEY



**ISLAMORADA, VILLAGE OF ISLANDS**  
**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**

86800 Overseas Highway • Islamorada, Florida 33036 • [www.islamorada.fl.us](http://www.islamorada.fl.us)

June 21, 2024

Jose A. Martinez  
HAM Seafood  
103 Sunshine Blvd  
Islamorada, FL 33036

Re: 103 Sunshine Blvd – Site Plan Application Denial

Dear Mr. Martinez:

As you are aware on June 13, 2024, the Village Council voted to deny your request for Site Plan Approval. This denial prohibits the issuance of any building permits for several items on your property. Therefore, you must remove all unpermitted items, including but not limited to coolers, refrigerated containers, sheds, RV and fishing traps within 30 days of the date of the Council decision. You may need a demolition permit to remove some of these items. You can contact the building department to determine if a permit is required.

If you have any questions please contact me at (305) 664-64406 or [jennifer.deboisbriand@islamorada.fl.us](mailto:jennifer.deboisbriand@islamorada.fl.us).

Thank you for your anticipated cooperation.

Sincerely,

A handwritten signature in black ink that reads "Jennifer DeBoisbriand".

Jennifer DeBoisbriand  
Planning Director



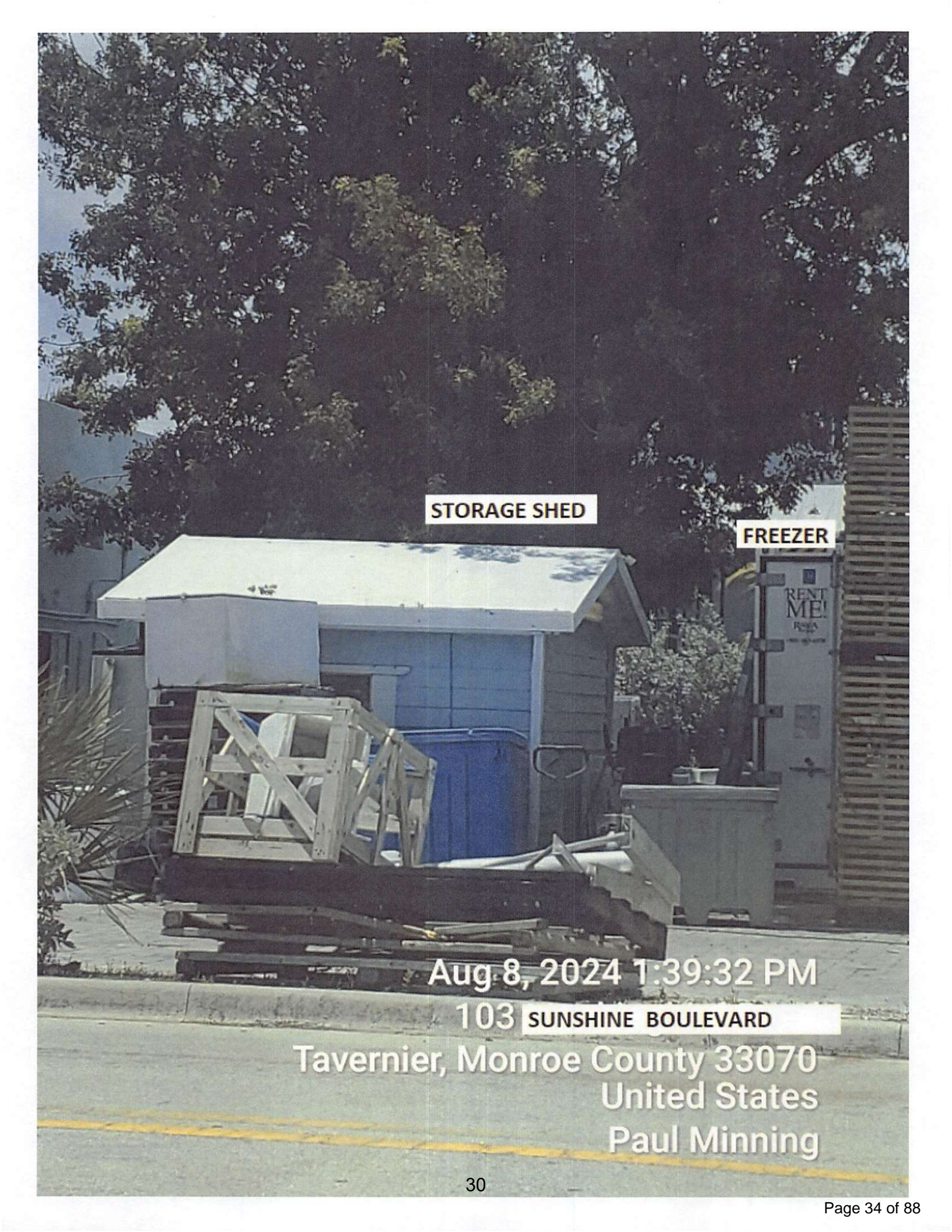


Monday, June 27, 2022 10:30:25  
103 Sunshine Boulevard  
Tavernier, Monroe County 33070  
United States



WALK-IN FREEZER

SHED



**STORAGE SHED**

**FREEZER**

**Aug 8, 2024 1:39:32 PM**

**103 SUNSHINE BOULEVARD**

**Tavernier, Monroe County 33070**

**United States**

**Paul Minning**



Aug 8, 2024 1:39:37 PM

103 **SUNSHINE BOULEVARD**

Tavernier, Monroe County 33070

United States

Paul Minning

## Field Notes

**Case Number: CEBDGC20220000250**

Complete	Activity	Inspector	Field Notes
06/28/2022	Initial Inspection/Record Violations	Paul Minning	
06/28/2022	Contact Owner	Paul Minning	
06/28/2022	Attach Images - Reinspection	Paul Minning	
06/28/2022	Record Fine Offense Level - NOV	Paul Minning	
06/28/2022	Record Compliance Date or Extension for NOV	Paul Minning	
06/28/2022	Generate Notice of Violation/Record Delivery	Paul Minning	
07/18/2022	Info Update	Paul Minning	I stopped at the property and spoke to HAM seafood owner Jose Martinez ( 305-733-4543) He showed me the storage container which is actually a freezer that is hooked up and running. He claims that it has been there for months. He also said that there is an open electrical permit on it that has been returned for corrections. Paul Minning 7/16/22 11:00am. That permit has been returned for corrections, they are due by 8/21/22. I will move up my reinspection date until then.
08/22/2023	Info Update	Paul Minning	Permit PRELT202200111 is now in abandoned status. All permit reviews were failed. The code case will be scheduled for hearing since nothing has been done with the permit for a year.
10/02/2023	Info Update	Paul Minning	Per planning director hold off on hearing, they are working to resolve all the code violations on the property under the open planning application. Paul Minning 10/2/23 3:30PM.
01/29/2024	Info Update	Paul Minning	Site plan is under review by Planning and Building to address the violations on both code cases. I will move up my reinspection date. Paul Minning 1/19/24 9:00am.
04/22/2024	Info Update	Paul Minning	Site plan review has been assigned to Council review for 6/13/24. I will move up my reinspection date. Paul Minning

			04/22/2024 10:40 AM
06/21/2024	Reinspection	Paul Minning	
06/21/2024	Info Update	Paul Minning	Site plan was denied by Village Council. Conditions from Director of Planning are in docs and images. (letter) The code case will remain open until the applicant complies with those conditions.Paul Minning 06/21/2024 2:56 PM
07/24/2024	Reinspection	Paul Minning	
07/24/2024	Attach Images - Reinspection	Paul Minning	
07/24/2024	Record Compliance Date or Extension for NOW	Paul Minning	
07/24/2024	Generate Notice of Warning Letter	Paul Minning	
08/08/2024	Reinspection	Paul Minning	
08/08/2024	Attach Images - Reinspection	Paul Minning	
08/26/2024	Prepare Information for Legal	Paul Minning	
08/26/2024	Assign to Hearing/Record Hearing Date	Paul Minning	
08/26/2024	Generate Notice of Hearing/Property Posting/Record Delivery	Paul Minning	
Pending Task	Pre-Hearing Inspection	Paul Minning	



## CODE COMPLIANCE HEARING

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**Hearing Date:** September 10, 2024

**Case Number:** NEW CASE

**Case:** CEPM2024000027

**Islamorada Village of Islands Vs. VILLA O LLC**

**74900 Overseas Hwy, Islamorada, FL 33036**

**00393970-000000**

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### **Property Information:**

**NEW CASE**

Property Owner: VILLA O LLC

79400 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, a Notice of Hearing was sent by certified mail and regular mail. On the same day, a Notice of Posting was placed on the property and at Village Hall (2nd Floor). Affidavit of posting was completed that same day.

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

On August 14, 2024, the hearing for this case was postponed to the next available hearing.

On August 27, 2024, a second notice of Hearing was sent by certified and regular mail. On the same day, a Notice of Posting was placed on the property and at Village Hall (2nd Floor). Affidavit of posting was completed on August 30, 2024.

A second prehearing inspection was completed August 30, 2024, and the violations were still outstanding.

**Exhibits:**

1. Hearing File - 74900 Overseas Hwy

**Exhibits:**

1. CEPM20240000027

## CODE COMPLIANCE

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

**CASE NO.:** CEPM20240000027

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### NOTICE OF HEARING

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**To:** VILLA O LLC

**Re:** Violations of the Village Code at

<b>Property Location:</b>	74900 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
<b>Subdivision:</b>	MATECUMBE SANDY BEACH
<b>Legal Description:</b>	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

**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, and abandoned/broken garbage containers located throughout the right of way abutting property.

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, September 10th, 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 6359 63), on August 27, 2024.



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

## CODE COMPLIANCE

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

**CASE NO.:** CEP20240000027

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### NOTICE OF HEARING

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**To:** VILLA O LLC

**Re:** Violations of the Village Code at

<b>Property Location:</b>	74900 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
<b>Subdivision:</b>	MATECUMBE SANDY BEACH
<b>Legal Description:</b>	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

**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](mailto: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.

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### NOTICE OF WARNING

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**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 MATCHMBE 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 violation(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](mailto: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. CEP2024000027

v.

VILLA O LLC  
Respondent.

## NOTICE OF VIOLATION

**Date:** March 04, 2024

**To:** VILLA O LLC

**Re:** Violations of the Village Code at

<b>Property Location:</b>	74900 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
<b>Subdivision:</b>	
<b>Legal Description:</b>	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 violation(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: CEPM20240000027**

<b>Complete</b>	<b>Activity</b>	<b>Inspector</b>	<b>Field Notes</b>
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
08/12/2024	Pre-Hearing Inspection	Andres Garcia	
08/13/2024	Record Hearing Outcome	Paul Minning	
08/16/2024	Info Update	Andres Garcia	Obtained contact information for possible property owners. I emailed them to let them know about the existence of this case with the required corrective action. Andres Garcia 08/16/2024
08/27/2024	Reinspection	Andres Garcia	
08/27/2024	Attach Images - Reinspection	Andres Garcia	
08/27/2024	Prepare Information for Legal	Andres Garcia	
08/27/2024	Assign to Hearing/Record Hearing Date	Andres Garcia	
08/27/2024	Generate Notice of Hearing/Property Posting/Record Delivery	Andres Garcia	
08/27/2024	Info Update	Andres Garcia	Hearing notice posted at property and Village Hall (2nd Floor). Andres Garcia 08/27/2024
08/30/2024	Pre-Hearing Inspection	Andres Garcia	Site visit determined property is still in violation. Andres Garcia 08/30/2024
Pending Task	Record Hearing Outcome	Andres Garcia	

## **CODE COMPLIANCE**

ISLAMORADA, VILLAGE OF ISLANDS  
Petitioner,

CASE NO. CEP2024000027

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 Tuesday, August 27, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6359 63) to VILLA O LLC 9050 SW 57TH AVE PINECREST, FL 33156. A copy of the Notice is attached as Exhibit A.
3. On Friday, Tuesday, August 27, 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.



Aug 27, 2024 at 12:23:20 PM  
Islamorada, FL 33036  
74900 Overseas Hwy  
Andres D. Garcia

Islamorada, Village of Islands  
8500 Overseas Highway  
Islamorada, FL 33036  
Phone: (305) 664-6600 Fax: (305) 664-5600

# POSTING NOTICE

## CODE COMPLIANCE

CEPM20240000027  
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

March 03, 2024

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

September 10, 2024 at 2:00 PM



Aug 27 2024 at 12:23:39 PM  
Islamorada, FL 33086  
74900 Overseas Hwy  
Andres D. Garcia

## **CODE COMPLIANCE**

**ISLAMORADA, VILLAGE OF ISLANDS**  
Petitioner,

**CASE NO. CEP2024000027**

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.**

FURTHER AFFIANT SAYETH NOT:

DATED THIS 26<sup>th</sup> day of July, 2024

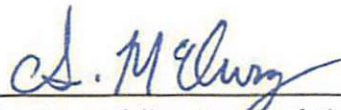


Code Compliance Officer

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 26 day of July 2024,

by Andres Garcia



Notary Public - State of Florida

SHANNON L. MCCLURG  
Commission # HH 389286  
Expires April 20, 2027



SHANNON L. MCCLURG  
Commission # HH 389286  
Expires April 20, 2027

Shannon McClurg

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known X OR  
Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

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

Islamorada, Village of Islands  
8660 Overseas Highway  
Islamorada, FL 33036  
Phone (305) 654-6400 Fax (305) 664-6450

# POSTING NOTICE

## CODE COMPLIANCE

CEPM20240000027  
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



**Track Packages  
Anytime, Anywhere**

Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

([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:

[Remove X](#)

## 9589071052701220635963

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

### Latest Update

Your item was delivered to an individual at the address at 11:43 am on August 30, 2024 in MIAMI, FL 33156.

Get More Out of USPS Tracking:  
[USPS Tracking Plus®](#)

### Delivered

**Delivered, Left with Individual**  
MIAMI, FL 33156  
August 30, 2024, 11:43 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean?](#)  
(<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates ∨

USPS Tracking Plus® ∨

Product Information ∨

[See Less ^](#)

Feedback

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

**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®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

40 Mail Restricted Delivery  
 (over \$500)

### Track Packages Anytime, Anywhere

Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

([https://reg.usps.com/xsell?](https://reg.usps.com/xsell?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>)

Tracking Number:

Remove X

## 9589071052701220635840

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

### Latest Update

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

[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 ∨

USPS Tracking Plus® ∨

Product Information ∨

[See Less ^](#)

Feedback

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

**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

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

4. Restricted Delivery? (Extra Fee)  Yes

PS Form 3811, July 2013

Domestic Return Receipt

**Track Packages  
Anytime, Anywhere**

Get the free Informed Delivery® feature to receive automated notifications on your packages

[Learn More](#)

([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)

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

Tracking Number:

[Remove X](#)

## 70222410000293764885

[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.

Get More Out of USPS Tracking:  
**USPS Tracking Plus®**

### Delivered

**Delivered, Left with Individual**

MIAMI, FL 33156  
March 11, 2024, 2:04 pm

[See All Tracking History](#)

[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

## Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

# 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 00393970-000000  
 Account# 1482277  
 Property ID 1482277  
 Millage Group 50VI  
 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 VACANT RES (0000)  
 Class  
 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

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$0	\$0	\$0	\$0
+ Market Misc Value	\$85	\$85	\$85	\$85
+ Market Land Value	\$1,285,507	\$1,262,386	\$971,066	\$420,795
= Just Market Value	\$1,285,592	\$1,262,471	\$971,151	\$420,880
= Total Assessed Value	\$431,813	\$392,557	\$356,870	\$324,427
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,285,592	\$1,262,471	\$971,151	\$420,880

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2023	\$1,262,386	\$0	\$85	\$1,262,471	\$392,557	\$0	\$1,262,471	\$0
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**

2024 TRIM Notice (PDF)

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

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

Contact Us



[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
[Last Data Upload: 8/30/2024, 8:02:28 AM](#)











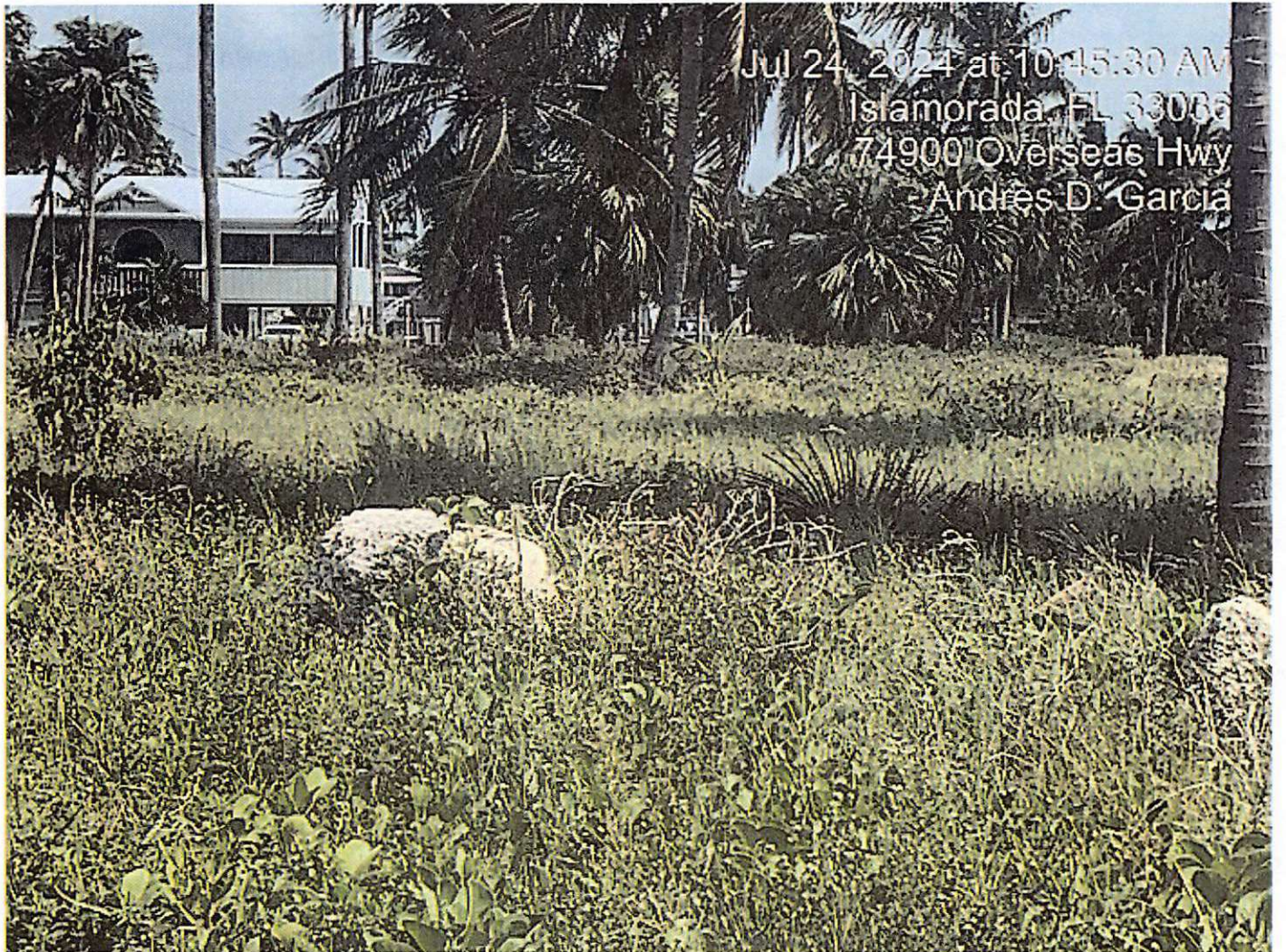




Tuesday, April 16, 2024 at 10:02:33 AM  
Islamorada, FL 33036  
74900 Overseas Hwy









Aug 30, 2024 at 10:57 AM  
Islamorada, FL 33036  
74900 Overseas Hwy  
Andres D. Garcia



## Andres Garcia

---

**From:** Andres Garcia  
**Sent:** Friday, August 16, 2024 11:21 AM  
**To:** eg@synergy8capital.com; ricardo.tabet@me.com  
**Subject:** FW: Code Compliance Violation at 74900 Overseas Hwy. Islamorada, FL 33036 (Case CEP20240000027)  
**Attachments:** TC\_02957.JPG; TC\_02956.JPG; TC\_02958.JPG; TC\_02961.JPG  
**Categories:** CityView Code Enforcement Attachment

Good morning,

My name is Andres Garcia, Code Compliance Officer for the Village of Islamorada. I retrieved these email addresses from the historical records we have for the property mentioned above. This email communication is towards the current owner we have on file, which is **Villa O LLC**.

Please be informed that, as you probably already know, we have an open code compliance case because of failure to maintain this vacant lot property. We already sent a couple of notices to the mailing address we have on file (9050 SW 57<sup>th</sup> Ave, Pinecrest, FL 33156). Please mow all overgrown grass and weeds (including the one extending into the public right of way) and remove all junk and debris from the property (to include the dead vegetation). I attached some photos taken yesterday August 15, 2024, for your reference.

I will be conducting a reinspection by the end of this month/beginning of next one. If you have any questions, comments, or concerns, please contact me. My contact information lies below in my signature.

Please disregard this communication if you are not the current property owners. If that is the case, please forward this email if you keep communication with them.

All the best,



Andres David Garcia  
Code Compliance Officer  
**Islamorada – Village of Islands**  
**Code Compliance Department**  
Village Administrative Center  
86800 Overseas Highway 2<sup>nd</sup> Floor  
Islamorada, FL 33036  
Office: (305) 664-6434  
Website: <https://www.islamorada.fl.us/>

Florida Public Records Law provides that most written communications to or from municipal employees regarding Village business are public records, available to the public and media upon request. Therefore, this email may be subject to public disclosure.

The Florida Legislature adopted, and the governor signed into law, effective July 1, 2021, an amendment to F.S. 162.21 and F.S. 166.0415, that prohibits a code inspector from initiating an investigation of a potential violation by way of an anonymous complaint. To investigate, complainant must have provided the complainant's name and address with the complaint to the "governing body" before an investigation occurs. The only exception is if there is reason for the investigator to believe a present and imminent threat to the public health, safety and welfare or imminent destruction of habitat or sensitive resources has or is occurring.

**\*\*How are we doing? Click [here](#) to complete our Customer Survey\*\***