



Islamorada, Village of Islands

Code Compliance Hearing

January 14, 2025 - 2:00 PM
Village Administrative Center & Public Safety Headquarters
Third Floor Conference Room
86800 Overseas Highway
Islamorada, FL 33036

AGENDA

- I. CALL TO ORDER / ROLL CALL
- II. NEW HEARINGS
 - A. Case Number CEZONE20240000354
Islamorada Village of Islands v. MM 80 Holdings LLC
 - B. Case Number: CERENT20240000276
Islamorada Village of Islands Vs Capital V Islamorada LLC
- III. HEARINGS ON CASES FROM PREVIOUS AGENDA
- IV. HEARINGS ON AFFIDAVITS OF NON-COMPLIANCE
- V. HEARINGS ON AFFIDAVITS OF COMPLIANCE
- VI. REQUESTS FOR FURTHER ACTION
- VII. AFFIDAVITS OF DEFAULT
- VIII. ADJOURNMENT



CODE COMPLIANCE HEARING

Hearing Date: January 14, 2025

Case Number: Case Number CEZONE20240000354

Islamorada Village of Islands v. MM 80 Holdings LLC

Property Information:

80925 Overseas Hwy, Islamorada FL

Parcel ID 00096190-000900

Case Background:

Violations:

Section 30-215 (b) of the Village Code entitled "site plan review" which provides that site plan approval shall be obtained prior to any amendment to a previously approved site plan.

Section 30-882 of the Village Code entitled "Definitions" (2) Public assembly means a gathering, whether indoor or outdoor, which is designed to be attended by members of the general public, with or without an admission charge. Temporary use means those uses that are uniquely temporary or seasonal in nature, including but not limited to sidewalk sales, flea markets, arts and crafts bazaars, art shows, and seminar/educational events.

Section 30-883 of the Village Code entitled "Temporary uses permitted in all zoning districts" which states, if not already provided for as a permitted conditional use by this chapter, a temporary use shall be a permitted use in any zoning district of the Village provided it meets the criteria set forth in this division.

Corrective Action: Cease all market activities on the property. Apply for and obtain an approved site plan and or permits for these events.

On Wednesday, November 20, 2024, Code received information regarding an advertised farmers market to be held on Sunday November 24, 2024, in the parking lot of this property.

The weekly markets have been held in the past. The tenant was given notice that they were not allowed without an approved site plan and/or an event permit. I sent a warning via email to the tenant on November 21, 2024, that the market was not allowed.

On Sunday, November 24, 2024, I went to the property and documented that the event was being held.

On Monday, November 25, 2024, a Notice of Violation was sent via Certified Mail, Regular Mail and e-mail to cease any future market events. The Compliance date was December 2, 2024.

The markets were also held on Sunday December 1st, 8th, 15th and 22nd.

On Monday, December 23, 2024, I received an email from Mike Anzalone explaining that they would begin the site plan application process. The markets were not held on Sunday December 29, 2024, or Sunday January 5, 2025. As of January 6, 2025, no site plan application has been submitted.

On December 31, 2024, a Notice of Hearing was sent via regular and certified mail and via e-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 December 31, 2024.

On January 3, 2025, I received a copy of a Notice of Default regarding a Violation of Lease to cease the events from the managements attorney, Greg Oropeza. (file attached)

Exhibits:

1. Galleria Hearing File
2. Notice Of Default

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
MM 80 OCEANSIDE HOLDINGS LLC
Respondent.

CASE NO.: CEZONE20240000354

NOTICE OF HEARING

To: MM 80 OCEANSIDE HOLDINGS LLC

Re: Violations of the Village Code at

Property Location:	80925 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	
Legal Description:	5 64 37 ISLAND OF UPPER MATECUMBE PB1-41 PT LOT 6 (LOTS 1, 2, 4, 5 AND PRIVATE ROAD BETWEEN US 1 AND OLD STATE RD 4A) G35-370/71 G43-286/87 G46-32/34 G45-355/56 OR165-593/94 OR444-876/886 OR811-2009/10C OR902-801 OR1404-1957/58 OR1417-1477/78 OR1417-1479/80 OR1417-1481/86AG OR2598-701/03

Date and Factual Description of Violation(s):

On Wednesday, November 20, 2024, I received information regarding a planned flea market starting Sunday November 24th in the parking lot of the MM80 Galleria. This event is not permitted without a site plan or temporary use permit. The host of the event was warned about having the event without proper permitting via email on Thursday November 21st. On Sunday November 24, 2024, I went to the location and observed the flea market underway. The event was also held every Sunday after, through December 22, 2024.

Violations:

Section 30-215(b) of the Village Code entitled "Site plan review" which provides that site plan approval shall be obtained prior to issuance of a building permit for any of the following types of developments:

(3) Any amendment to a previously approved site plan.

Section 30-882 of the Village Code entitled "Definitions" which provides that the following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(2) Public assembly means a gathering, whether indoor or outdoor, which is designed to be attended by members of the general public, with or without an admission charge.

(4) Temporary use means those uses that are required for a defined period of time during the construction phase of permitted development or uses that are uniquely temporary or seasonal in nature, including but not limited to holiday tree and decoration sales, seasonal sales of farm produce, temporary emergency shelters, sidewalk sales, construction project offices, storage, or sales offices for the marketing of the property upon which or near where they are located, model homes, flea markets, arts and crafts bazaars, art shows, and seminar/educational events, whether for profit or otherwise. Events and gatherings located within Founder's Park are governed by regulations available through the village clerk and are not governed by this division.

(5) Regulations herein govern both temporary uses and public assemblies and the term "temporary use" used herein includes "public assembly."

Section 30-883 of the Village Code entitled "Temporary uses permitted in all zoning districts" which provides that if not already provided for as permitted or conditional use by this chapter, a temporary use shall be permitted in any zoning district of the Village provided it meets the criteria set forth in this division. This section shall not override or substitute for any other section of this chapter that requires another type of permit, certification or approval.

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, January 14th, 2025, 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: MM 80 OCEANSIDE HOLDINGS LLC, C/O Registered Agent Alex J Campos 2425 Commerce Ave STE 300 Duluth GA 30096 (return receipt number: 95890710527020524117 49). This Notice Of Hearing was also posted on the property on December 31, 2024.

Via e-mail to property Manager Brandi Horton brandi@bhhsfreewheeler.com

Via e-mail to Tenant, Natalie Wheeler at Galleria80Market@yahoo.com, on December 30, 2024.



Paul Minning
Senior 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. CEZONE20240000354

v.

MM 80 OCEANSIDE HOLDINGS LLC
Respondent

NOTICE OF VIOLATION

Date: November 25, 2024

To: MM 80 OCEANSIDE HOLDINGS LLC

Re: Violations of the Village Code at

Property Location:	80925 OVERSEAS HWY
Subdivision:	
Legal Description:	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).

An investigation on November 25, 2024, found the following violations:

Section 30-215(b) of the Village Code entitled "Site plan review" which provides that site plan approval shall be obtained prior to issuance of a building permit for any of the following types of developments:

(3) Any amendment to a previously approved site plan.

Section 30-882 of the Village Code entitled "Definitions" which provides that the following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(2) Public assembly means a gathering, whether indoor or outdoor, which is designed to be attended by members of the general public, with or without an admission charge.

(4) Temporary use means those uses that are required for a defined period of time during the construction phase of permitted development or uses that are uniquely temporary or seasonal in nature, including but not limited to holiday tree and decoration sales, seasonal sales of farm produce, temporary emergency shelters, sidewalk sales, construction project offices, storage, or sales offices for the marketing of the property upon which or near where they are located, model homes, flea markets, arts and crafts bazaars, art shows, and seminar/educational events, whether for profit or otherwise. Events and gatherings located within Founder's Park are governed by regulations available through the village clerk and are not governed by this division.

(5) Regulations herein govern both temporary uses and public assemblies and the term "temporary use" used herein includes "public assembly."

Section 30-883 of the Village Code entitled "Temporary uses permitted in all zoning districts" which provides that if not already provided for as a permitted or conditional use by this chapter, a temporary use shall be a permitted use in any zoning district of the Village provided it meets the criteria set forth in this division. This section shall not override or substitute for any other section of this chapter that requires another type of permit, certification or approval.

Corrective Measures Needed to Be In Compliance with Villages Code: Cease all market activities on the property. The market requires a site plan review. Setting up any number of tents is a change to the approved site plan and may change the parking, loading, landscaping, etc. requirements. A temporary use permit application can be submitted to the planning department which is only valid for 3 times or less.

In order to avoid fines and/or a hearing these violations must be resolved by **December 02, 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.

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, to: MM 80 OCEANSIDE HOLDINGS LLC, 102 G LAKEVIEW TER MONTGOMERY, TX 77356 (return receipt number: 9589071052702052411756), and to Authorized Agent Alex J. Campos 2425 Commerce Ave Suite 300 Duluth GA 30096 (return receipt number (9589071052702052411763 on November 25, 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. CEZONE20240000354

v.

MM 80 OCEANSIDE HOLDINGS LLC
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 Tuesday, December 31, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (95890710527020524117 49) to MM 80 OCEANSIDE HOLDINGS LLC 102 G LAKEVIEW TER MONTGOMERY, TX 77356. A Copy was also sent to the registered Agent: Alez J. Campos 2425 Commerce Ave STE 300 Duluth GA 30096 via certified mail return receipt (9589 0710 5270 2052 4117 70) A copy of the Notice is attached as Exhibit A.
3. On Tuesday, December 31, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 80925 OVERSEAS HWY, 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.

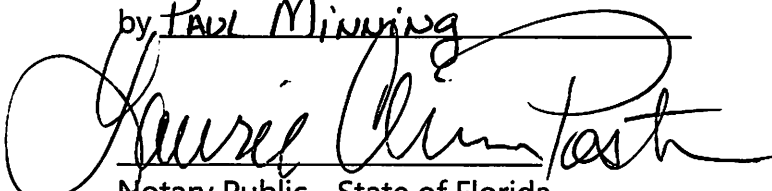
FURTHER AFFIANT SAYETH NOT:

DATED THIS 31st Day of December, 2024


Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 31 day of Dec 2024

by Paul Minning

Notary Public - State of Florida



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

Personally Known X OR
Produced Identification
Type of Identification Produced

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

POSTING NOTICE

CODE COMPLIANCE

CEZONE20240000354
CASE NUMBER

Tuesday, December 31, 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:

December 02, 2024

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

January 14, 2025 at 2:00 PM



Dec 31, 2024 12:26:14 PM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning

Islamorada, Village of Islands
85800 Overseas Highway
Islamorada, FL 33036
Phone (305) 854-5400 Fax (305) 854-6469

POSTING NOTICE

CODE COMPLIANCE

CEZONE20240000354
CASE NUMBER

Tuesday, December 31, 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:

December 02, 2024

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

January 14, 2025 at 2:00 PM

Dec 31, 2024 12:26:24 PM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning

Dec 31, 2024 12:26:18 PM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning

Live in Local Color
Fine Art By Janice Nagel

GALLERY
GIFTS
AIR PLANTS

La Jala
TREE LAND

LANDSCAPE ARCS
772-201-9733

POSTING NOTICE

F-ing Ba
305.877.159

MEIRD TR
hemp * cbd * vapes * local gla

WINE C

9589 0710 5270 2052 4117 63

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 Street and Apt. No., or PO Box No. <u>ALEX J. CAMPOS</u> <u>2425 COMMENCE AVE STE 300</u> City, State, ZIP+4® <u>DULUTH GA 30096</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 2052 4117 56

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 Street and Apt. No., or PO Box No. <u>MM80 OCEANSIDE HOLDINGS LLC</u> <u>102 - G LAKEVIEW TER</u> City, State, ZIP+4® <u>MONTICOMERY TX 77356</u>	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ 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.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: ALEX J. CAMPOS 2425 COMMERCE AVE STE 300 DULUTH, GA 30096		B. Received by (Printed Name) <i>Tiffany D.</i> C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 8990 4064 7565 67		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 ☐ Insured Mail ☐ Registered Mail Restricted Delivery (500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
4. PSN 3811, July 2020 PSN 7530-02-000-9053		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 00096190-000900
 Account# 1111724
 Property ID 1111724
 Millage Group 50VI
 Location 80925 OVERSEAS Hwy, UPPER MATECUMBE KEY
 Address
 Legal 5 64 37 ISLAND OF UPPER MATECUMBE PB1-41 PT LOT 6 (LOTS 1, 2, 4, 5 AND
 Description PRIVATE ROAD BETWEEN US 1 AND OLD STATE RD 4A) G35-370/71 G43-286/87
 G46-32/34 G45-355/56 OR165-593/94 OR444-876/886 OR811-2009/10C OR902-
 801 OR1404-1957/58 OR1417-1477/78 OR1417-1479/80 OR1417-1481/86AG
 OR2598-701/03
 (Note: Not to be used on legal documents.)
 Neighborhood 10024
 Property Class SHOPPING CENTER (1600)
 Subdivision
 Sec/Twp/Rng 05/64/37
 Affordable No
 Housing

**Owner**

MM 80 OCEANSIDE HOLDINGS LLC
 102 G Lakeview Ter
 Montgomery TX 77356

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$848,246	\$828,503	\$875,846	\$875,846
+ Market Misc Value	\$56,818	\$57,029	\$57,240	\$57,453
+ Market Land Value	\$1,050,736	\$1,050,736	\$1,050,736	\$1,050,736
= Just Market Value	\$1,955,800	\$1,936,268	\$1,983,822	\$1,984,035
= Total Assessed Value	\$1,955,800	\$1,936,268	\$1,976,544	\$1,796,859
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,955,800	\$1,936,268	\$1,983,822	\$1,984,035

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,050,736	\$848,246	\$56,818	\$1,955,800	\$1,955,800	\$0	\$1,955,800	\$0
2023	\$1,050,736	\$828,503	\$57,029	\$1,936,268	\$1,936,268	\$0	\$1,936,268	\$0
2022	\$1,050,736	\$875,846	\$57,240	\$1,983,822	\$1,976,544	\$0	\$1,983,822	\$0
2021	\$1,050,736	\$875,846	\$57,453	\$1,984,035	\$1,796,859	\$0	\$1,984,035	\$0
2020	\$1,050,736	\$936,526	\$57,664	\$2,044,926	\$1,633,509	\$0	\$2,044,926	\$0
2019	\$923,724	\$1,101,795	\$57,875	\$2,083,394	\$1,485,009	\$0	\$2,083,394	\$0
2018	\$718,452	\$1,006,561	\$29,797	\$1,754,810	\$1,350,009	\$0	\$1,754,810	\$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.

2024 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000136974

Entity Name: MM 80 OCEANSIDE HOLDINGS LLC

Current Principal Place of Business:

2425 COMMERCE AVE
SUITE 300
DULUTH, GA 30086

Current Mailing Address:

2425 COMMERCE AVE
SUITE 300
DULUTH, GA 30096 US

FEI Number: 46-1280426

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
SUITE 625
TALLAHASSEE, FL 32301 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CAMPOS, ALEX J.
Address 2425 COMMERCE AVE
SUITE 300
City-State-Zip: DULUTH GA 30096

Title AUTHORIZED REPRESENTATIVE
Name RANGEL, LOLITA
Address 2425 COMMERCE AVE
SUITE 300
City-State-Zip: DULUTH GA 30096

Title CFO
Name LEVY, JAY
Address 2425 COMMERCE AVE
SUITE 300
City-State-Zip: DULUTH GA 30096

Title AUTHORIZED REPRESENTATIVE
Name MELCHIORE, KELLY
Address 2425 COMMERCE AVE
SUITE 300
City-State-Zip: DULUTH GA 30096

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KELLY MELCHIORE

AUTHORIZED INDIVIDUAL 01/22/2024

Electronic Signature of Signing Authorized Person(s) Detail

Date

On Nov 21, 2024, at 3:38 PM, Paul Minning
<paul.minning@islamorada.fl.us> wrote:

Good afternoon,

It has come to our attention that you are intending to start the farmers/flea market again this year. You were informed a year ago that these type of markets require site plan approval from the planning department prior to opening. Nothing was ever submitted.

If the market starts again a Notice Of Violation will be issued. If the market continues after that compliance date, the matter will be scheduled for Code Hearing before the Magistrate.

***Best Regards,
Paul Minning***

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*****

Paul Minning
Senior Code Compliance Officer
Islamorada, Village of Islands Florida
paul.minning@islamorada.fl.us
305-304-6517

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

Please Note: 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.

Paul Minning

From: Jennifer DeBoisbriand
Sent: Friday, November 22, 2024 11:19 AM
To: Michael Anzalone; Paul Minning
Cc: galleriamm80market@yahoo.com; brandi@freewheelervacations.com; Sheila Denoncourt; Christian Owens; Andres Garcia; John Annesser; wayne@thesmithlawfirm.com; ashley@thesmithlawfirm.com; John J. Quick; Jose L. Arango
Subject: RE: Farmers Market MM80 Galleria
Categories: CityView Code Enforcement Attachment

Good morning,

As we discussed last year, an ongoing market of any kind will require a site plan review. Setting up any number of tents is a change to the approved site plan and may change the parking, loading, landscaping, etc requirements. In the alternative you can apply for a temporary use permit if the market is being held 3 or less times.

Please note that per the Village Code **sec 30-882:**

Temporary use means those uses that are required for a defined period of time during the construction phase of permitted development **or uses that are uniquely temporary or seasonal in nature, including but not limited to** holiday tree and decoration sales, seasonal sales of farm produce, temporary emergency shelters, **sidewalk sales,** construction project offices, storage, or sales offices for the marketing of the property upon which or near where they are located, model homes, **flea markets, arts and crafts bazaars, art shows, and seminar/educational events, whether for profit or otherwise.** Events and gatherings located within Founder's Park are governed by regulations available through the village clerk and are not governed by this division.

Section 30-883:

If not already provided for as a permitted or conditional use by this chapter, a temporary use shall be a permitted use in any zoning district of the village provided it meets the criteria set forth in this division. This section shall not override or substitute for any other section of this chapter that requires another type of permit, certification or approval.

If a site plan approval is not granted or a temporary use permit is not granted and the market proceeds, the Village will continue with Code Enforcement proceedings.

Jennifer DeBoisbriand

Planning Director
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Office: (305) 664-6440
Cell: (305) 304-7396
Jennifer.DeBoisbriand@islamorada.fl.us

From: Michael Anzalone <mikeyontheboat@aol.com>

Sent: Friday, November 22, 2024 5:51 AM

To: Paul Minning <paul.minning@islamorada.fl.us>

Cc: galleriamm80market@yahoo.com; brandi@freewheelervacations.com; Jennifer DeBoisbriand <jennifer.deboisbriand@islamorada.fl.us>; Sheila Denoncourt <sheila.denoncourt@islamorada.fl.us>; Christian Owens <christian.owens@islamorada.fl.us>; Andres Garcia <andres.garcia@islamorada.fl.us>; John Annesser <JAnnesser@aa-firm.com>; wayne@thesmithlawfirm.com; ashley@thesmithlawfirm.com

Subject: Re: Farmers Market MM80 Galleria

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

to all concerned.

Here we go again. I thought this was addressed last year as after I brought forth the village ordinance there was no further talk and the matter was dropped, I had spoken with the head of the planning department and requested criteria for the need of a permit for a gathering while I don't have it in front of me, I recall that even a child's birthday party of 150 people would require a special event permit, and if it was a commercial event, it would be required when I believe the amount of people at the event at any given time was 250 people or more. When you think of a farmers market or a flea market, you probably think of acres and acres of tents and hundreds of people. The market at the galleria or I'd rather call it a tent sale is comprised of approximately 15 tents, and at my observation at the busiest there was less than 50 people there at any given time so according to the village ordinance this wouldn't require any type of permitting. Some of the tents are actually tenants at the galleria and some are local charities like save the reef foundation where monies are raised to restore our ecosystem. These vendors set up for free. There is no set fee for a vendor however a tip is required for Ms Wheeler who is the main coordinator and parking attendant This market was set up five years ago out of necessity because the village had no ordinances controlling parking from a neighboring business that overflowed and maxed out the Galleria parking causing issues with it's tenants At the time I was managing the property and the way I saw it to cost-effectively handle it was to put a few tents on approximately 4000 ft.² or less of unused parking lot and having it offset the cost of hiring the parking attendant Most of the stores at the galleria are closed on Sunday morning from nine in the morning till two in the afternoon an the ones that are open benefit from the added foot traffic. I thought this was to be the year of common sense government? And while there was talk of creating ordinances regarding such markets nothing materialized and regardless we would have been grandfathered in. In closing, lay off! It is so small it shouldnt be worthy of the time spent on this subject.

Respectfully

Mike Anzalone

36 year resident of Islamorada.

Sent from my iPhone

Paul Minning

From: Michael Anzalone <mikeyontheboat@aol.com>
Sent: Tuesday, November 26, 2024 3:29 PM
To: Jennifer DeBoisbriand
Cc: Kim Harrington; Paul Minning; John Annesser; Wayne Smith; Ashley Sybesma
Subject: Galleria market

Categories: CityView Code Enforcement Attachment

This Message Is From an Untrusted Sender

Report Suspicious

You have not previously corresponded with this sender.

To all

Please be advised that I have no association whatsoever with the Islamorada farmers market run by Natalie Wheeler. Please leave me off any future correspondence.

Respectfully,

Michael Anzalone.

Sent from my iPhone

Paul Minning

From: Michael Anzalone <mikeyontheboat@aol.com>
Sent: Monday, December 23, 2024 5:31 PM
To: Paul Minning
Cc: Natalie Wheeler; greg@oropezastonescardenas.com
Subject: Temporary use permit

Categories: CityView Code Enforcement Attachment

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Paul

Please be advised that I am helping prepare a temporary use permit application for the galleria market. I'm waiting on the management company to provide a site plan. We will handle it expodisiously.

Have a great holiday

Mike Anzalone

Sent from my iPhone

Paul Minning

From: Greg Oropeza <greg@oropezastonescardenas.com>
Sent: Thursday, January 2, 2025 8:52 AM
To: Paul Minning
Cc: Jennifer DeBoisbriand; Lisa Kehoe; Will Langley; Brandi Horton
Subject: Re: Galleria

This Message Is From an Untrusted Sender[Report Suspicious](#)

You have not previously corresponded with this sender.

I understand, unfortunately we have to follow the landlord tenant act and the lease on noticing. Once we were made aware of the violation we noticed the default under the lease. It is the tenant causing the violation, not the property owner.

We will continue to pursue the default and eventual eviction of the tenant if they do not cure.

I handled the foreclosure of the property when Anzalone owned it so I understand his say one thing and not do it...

Gregory S. Oropeza, Esq.

Oropeza Stones & Cardenas, PLLC
221 Simonton Street
Key West, Florida 33040
Tel: 305.294.0252
Oropezastonescardenas.com

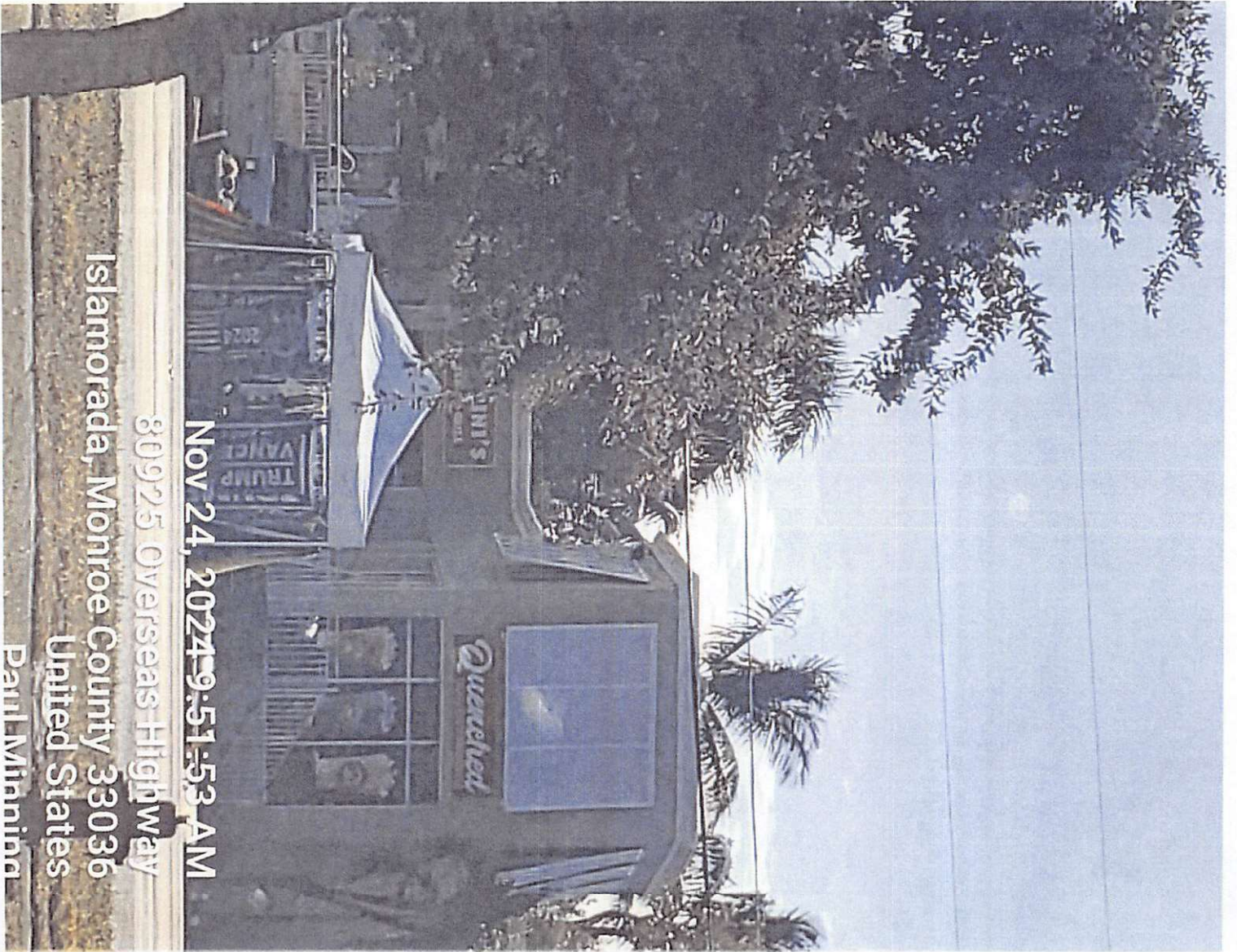
On Jan 2, 2025, at 6:17 AM, Paul Minning <paul.minning@islamorada.fl.us> wrote:

Good Morning,

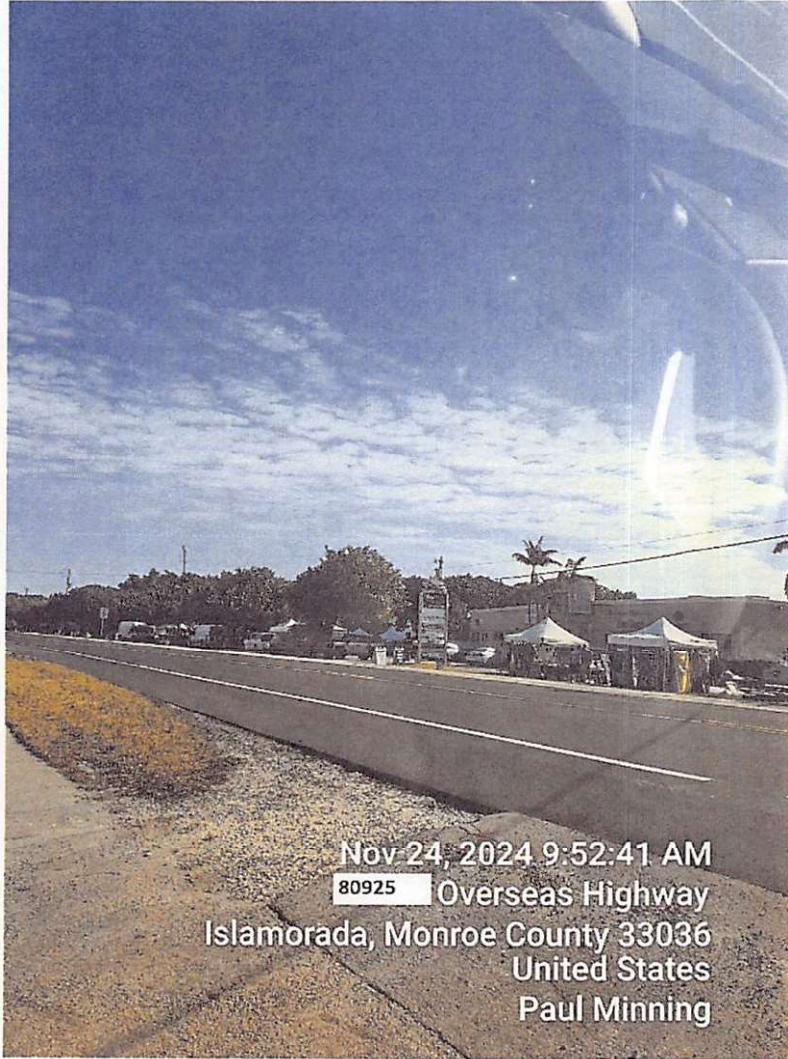
We have been dealing with these unpermitted markets for years. If the market stops completely we might consider an extension during the site plan/permit application process.

If the market continues we will proceed with the hearing to obtain an order imposing daily fines for the violations. In the past, Mr. Anzalone has told us that the markets would stop but they have not.

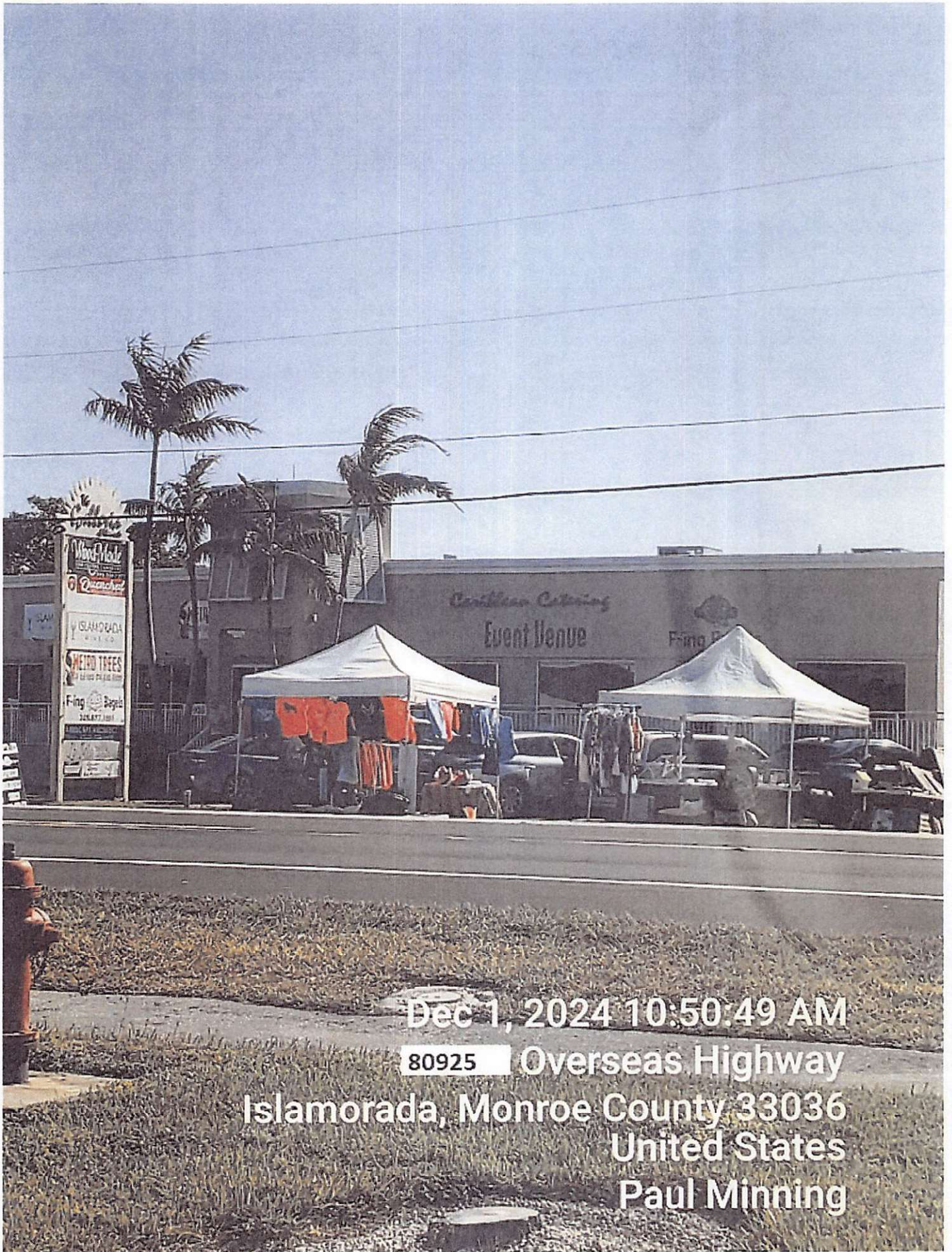
Best Regards
Paul Minning



Nov 24, 2024 9:51:53 AM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning



Nov 24, 2024 9:52:41 AM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning



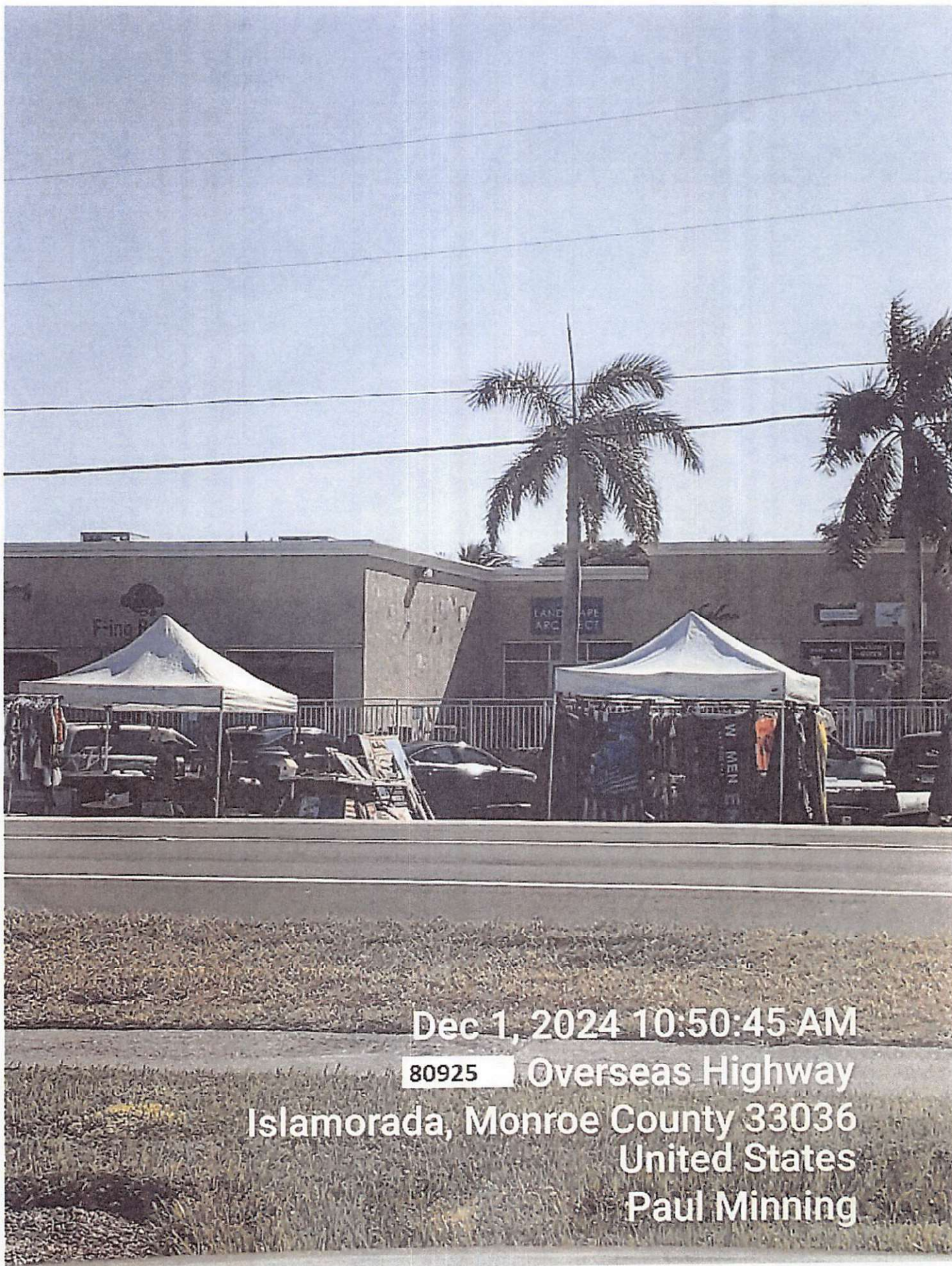
Dec 1, 2024 10:50:49 AM

80925 Overseas Highway

Islamorada, Monroe County 33036

United States

Paul Minning



Dec 1, 2024 10:50:45 AM

80925

Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning



Dec 1, 2024 10:51:35 AM
80925 Overseas Highway

Islamorada, Monroe County 33036
United States
Paul Minninn

Dec 8, 2024 at 8:51:17 AM
+24.909035,-80.645531

80925

Overseas Hwy
Islamorada FL 33036
United States
Christian Owens



Dec 8, 2024 at 8:29:43 AM
+24.911817,-80.643631

80925

Overseas Hwy
Islamorada FL 33036
United States
Christian Owens



Dec 15, 2024 at 8:41:35 AM
+24.909211,-80.645735

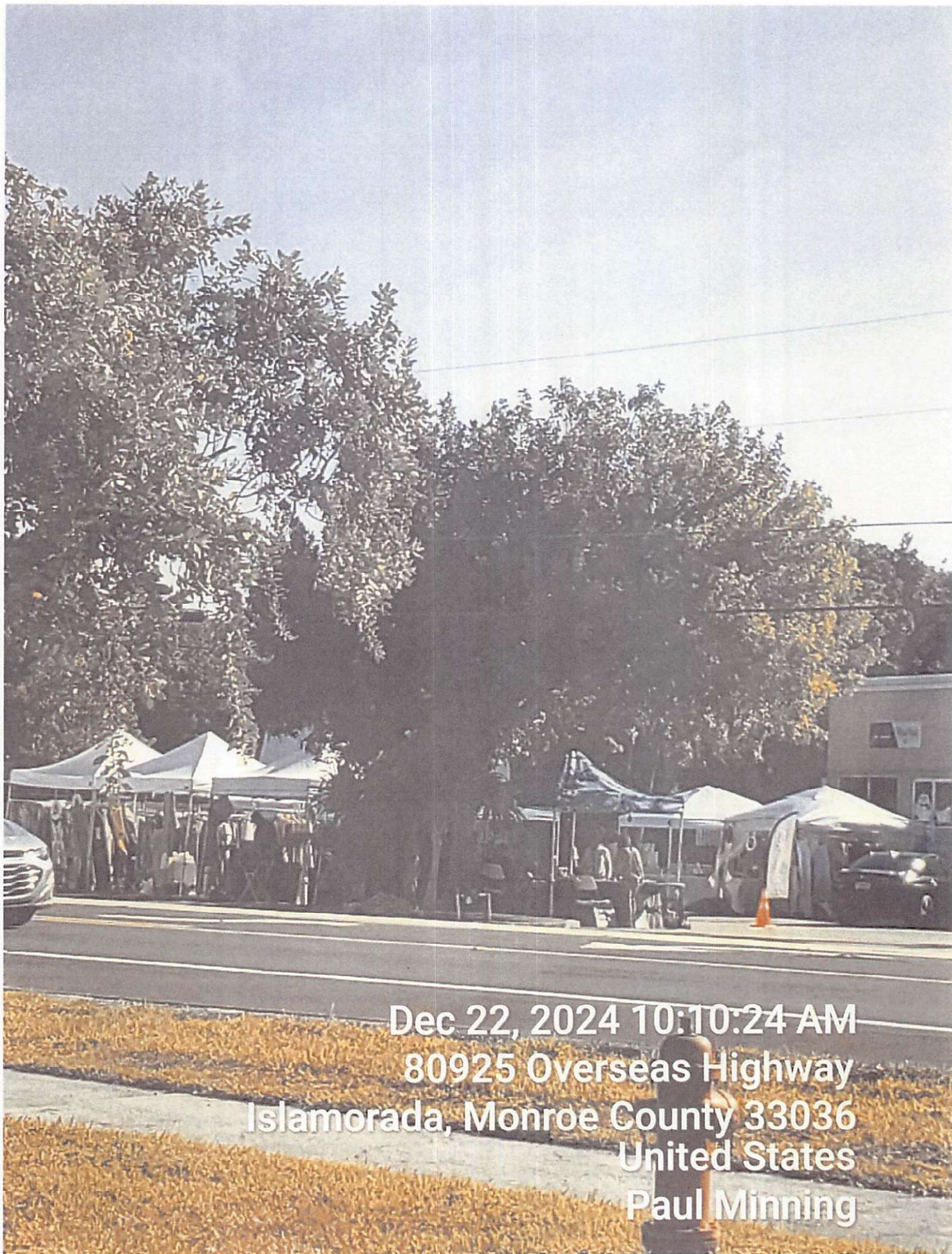
80925 Overseas Hwy

Islamorada FL 33036

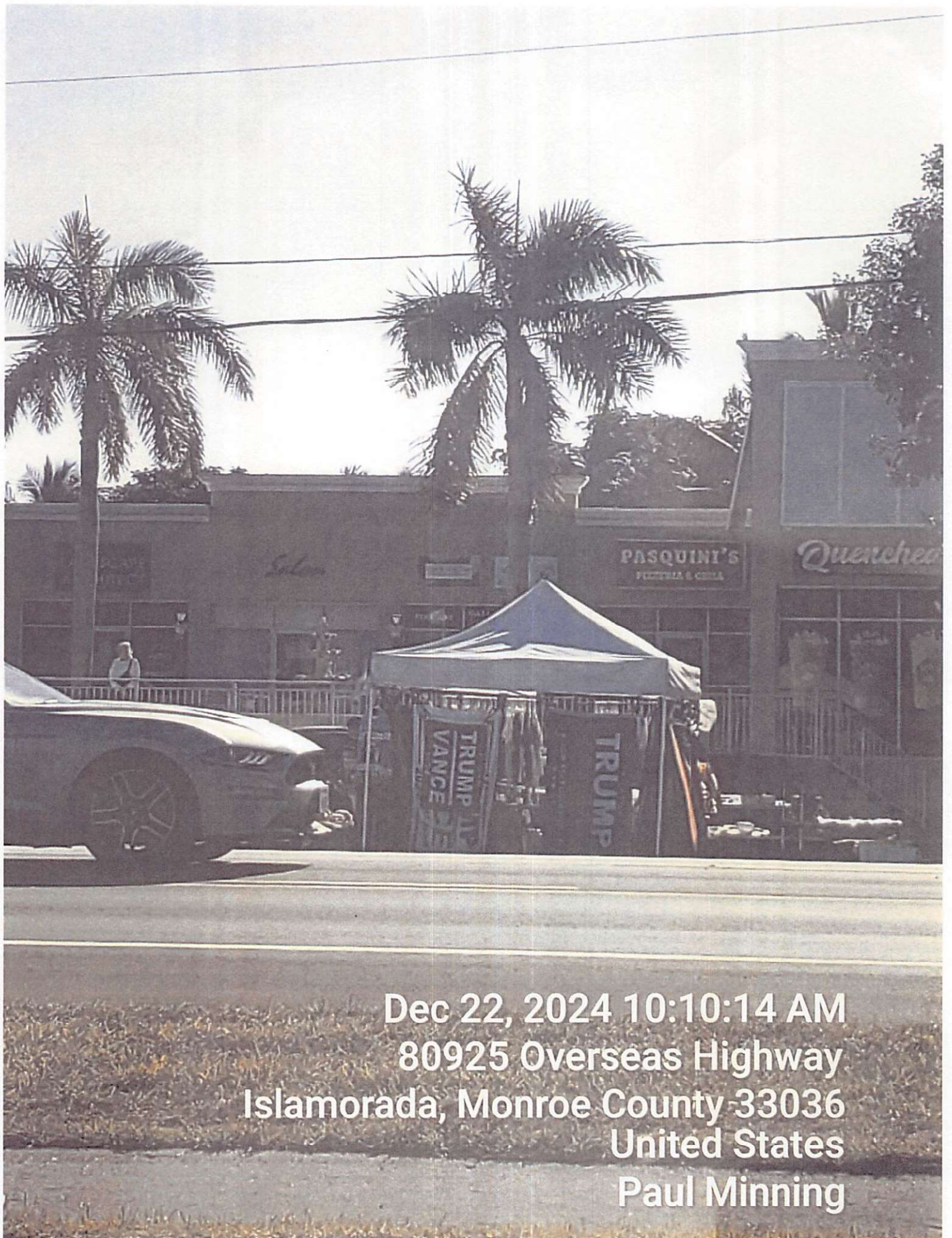
United States

Christian Owens





Dec 22, 2024 10:10:24 AM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning



Dec 22, 2024 10:10:14 AM
80925 Overseas Highway
Islamorada, Monroe County 33036
United States
Paul Minning



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | AUDREY M. PERRY

VIA EMAIL, U.S. REGULAR
AND FEDERAL EXPRESS

December 23, 2024

Natalie Wheeler
Unit 6, The Galleria of Islamorada
80925 Overseas Highway
Islamorada, Florida 33036

RE: Notice of Default, Violation of Lease and Rules and Regulations – Unit 6 The
Galleria of Islamorada 80925 Overseas Highway Islamorada, Florida 33036.

Mrs. Wheeler:

The undersigned represents the interests of B. William Langley and Berkshire Hathaway, the Property Manager pursuant to court order of the real property located at 80925 Overseas Highway Islamorada, Florida 33036 (the "Property"), with respect to that certain Commercial Lease Agreement dated December 3, 2021 (the "Lease") to which you are the Tenant (the "Tenant"). The Lease allows the Tenant to use and occupy the Property for the sole purpose of a wholesale retail Café Restaurant, Bakery and other related retail sales. No other uses are permitted under the terms and conditions of the Lease. Additionally, the Lease obligates the Tenant to comply with all applicable laws, ordinances, and regulations issued by public authorities. On November 25, 2024, the Landlord received a Code Violation notice citing the Tenant's actions. A copy of the Code Violation notice is attached hereto and incorporated herein. Specifically, the violation concerns the unauthorized "Public Assembly" resulting from the unpermitted outdoor "Market" organized and conducted by the Tenant. Under the terms of the Lease, the Tenant is required to cease any outdoor events, including Farmers Markets and Art Shows, if such events are subject to governmental restrictions. Despite receiving the Code Violation notice, the Tenant has continued to organize and operate these events, thereby defaulting on the Lease.

This letter shall serve as **NOTICE OF DEFAULT OF LEASE AND OF RULES AND REGULATIONS**. As of the date of this Notice, the Tenant is in default of Lease provisions and governmental rules and regulations. Such defaults include:

- The continuance of the Outdoor Markets/Art Show/Farmers Markets in violation of governmental restrictions as evidenced by the Code Violation.

Pursuant to the terms and conditions of the Lease, Tenant shall have twenty (20) days, or on or before January 11, 2025, to cure all such defects or to remove all of Tenant's belongings and possessions and surrender the Property to the Landlord. In the event the Tenant fails to cure the above referenced defaults, or to otherwise remove all of Tenant's possessions and belongings and surrender the Property to the Landlord, the Landlord shall have no choice but to initiate legal eviction proceedings against the Tenant, costs of which shall be tolled to Lessee pursuant to the terms and provisions of the Lease.

GOVERN YOURSELF ACCORDINGLY.

Sincerely,



Gregory S. Oropeza, Esq.



CODE COMPLIANCE HEARING

Hearing Date: January 14, 2025

Case Number: Case Number: CERENT20240000276

Islamorada Village of Islands Vs Capital V Islamorada LLC

Property Information:

Property Owner: Capital V Islamorada LLC

76184 Overseas Hwy, Islamorada, FL. 33036

Parcel ID: 00395020-000000

Case Background:

Violations:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective Measures:

Cease all short-term rentals to include the advertised 3-night minimum stay and change to a 28-night minimum stay. The property can attempt to apply for a short-term rental license, but

not all properties qualify. If the property qualifies and obtains the short-term rental license, the property can be rented with a 7-night minimum stay. Please contact the Village Planning Department for licensing requirements and guidance.

On September 18, 2024, I found an unlicensed short term rental being advertised on Airbnb for this property. A Courtesy Letter was prepared and issued via regular mail that same day with a compliance date of October 2, 2024. A copy of that letter was posted on the property that same day.

On October 3, 2024, a Notice of Violation was prepared and issued via regular and certified mail with a compliance date of October 17, 2024. A copy of that notice was posted on the property that same day.

On October 21, 2024, a Notice of Warning was prepared and issued via regular and certified mail with a compliance date of November 4, 2024. A copy of that notice was posted on the property that same day.

On November 4, 2024, a case review was conducted and determined that the violations are still outstanding. A citation was prepared and issued via regular and certified mail. A copy of that citation was posted on the property that same day.

On November 18, 2024, I received a call from a person claiming to be the property owner (Mr. Vince Virga) indicating that he wants to appeal the citation.

On November 20, 2024, a Notice of Hearing was prepared and issued via regular and certified mail for the December 17, 2024 Hearing. A copy of that notice was posted on the property and in Village Hall (2nd Floor). An additional copy was also emailed to Mr. Vince that same day, plus the affidavit of posting was also completed on the same day.

On November 21, 2024, I received an email from Mr. Vince indicating that he cannot attend the hearing due to work-related reasons and requested to move the hearing date for later that month. Upon reviewing his request with my supervisors, it was agreed to move the hearing date to January 14, 2025, once the hearing dates for 2025 were approved.

On December 26, 2024, a second Notice of Hearing was prepared and issued via regular and certified mail. A copy of that notice was posted on the property and in Village Hall (2nd Floor). An additional copy was also emailed to Mr. Vince that same day, plus the affidavit of posting was also completed on the same day.

On January 6, 2025, a case review was conducted and determined that property is partially in compliance by now showing a 28-night minimum stay in its advertised Airbnb listing, but the citation still remains unpaid.

Exhibits:

1. Hearing File

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
CAPITAL V ISLAMORADA LLC
Respondent.

CASE NO.: CERENT20240000276

NOTICE OF HEARING

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

Date and Factual Description of Violation(s):

On Wednesday, September 18, 2024, I found an unlicensed short-term rental being advertised for this property.

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain

an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility.

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

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, January 14th, 2025, 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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6330 99) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (return receipt number: 9589 0710 5270 1220 6331 05), on December 26, 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.
CAPITAL V ISLAMORADA LLC
Respondent.

CASE NO.: CERENT20240000276

NOTICE OF HEARING

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

Date and Factual Description of Violation(s):

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Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

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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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6351 16) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (return receipt number: 9589 0710 5270 1220 6351 23), on November 20, 2024.



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

Citation #

2024-0010

**ISLAMORADA, VILLAGE OF ISLANDS
CODE COMPLIANCE CITATION
CODE CASE # CERENT20240000276**

Repeat Violation	DATE	TIME	OFFICER
	November 04, 2024	00:00	Andres Garcia

This citation is issued to provide you with written notice that the Code Compliance Officer listed above has just and reasonable grounds that you have committed a civil infraction on:

Wednesday, September 18, 2024

Located At:

76184 OVERSEAS HWY, ISLAMORADA, FL 33036.

You committed a violation of the following section(s) of the Islamorada, Village of Islands code:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village Code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please

contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

IF YOU ELECT NOT TO CONTEST THE CITATION YOU MUST:

Correct the violation(s) on or before 11/18/2024 and pay the reduced fine of \$1,600.00

All payments can be made in person or mailed to:

Islamorada Administrative Center Public Safety Headquarters, 3rd Floor
86800 Overseas Hwy
Islamorada, FL 33036.

IF YOU CONTEST THE CITATION, YOU MUST REQUEST A HEARING

A request for hearing must be in writing and made in person or mailed to Islamorada Administrative Center Public Safety Headquarters, Code Compliance Department, 2nd Floor, 86800 Overseas Hwy Islamorada, FL 33036.

If you fail to pay the fine within 14 calendar days after issuance, correct the violation within the time allowed, or fail to appear before the Code Compliance Hearing Officer, you shall be deemed to have waived your right to contest the citation and a final order may be entered against you for an amount up to the maximum fine of \$ 500.00 per day per violation that the violation(s) continues plus an administrative fee of \$125.00. Each day of continued violation after the time period for correction shall be deemed continuing violation subject to additional penalty in the same amount without need for issuance of additional civil violation notices.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.

Any person who willfully refuses to sign and accept this citation shall be guilty of a misdemeanor of the second degree, punishable as provided in statute 775.082 or statute 775.083.

_____ Signature of Violator	_____ Date
Unable to hand deliver. Citation will be mailed, certified.	
 _____ Signature of Code Compliance Officer	November 04, 2024 _____ Date 09:03 _____ Time

CODE COMPLIANCE

Citation Number	Parcel ID	Owner Name	Total Amount Due	Amount Paid
2024-0010 Case Number CERENT20240000276	00395020-000000	CAPITAL V ISLAMORADA LLC	1,600.00	

DESCRIPTION OF VIOLATION(S)

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village Code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

To make a payment please send check or money order payable to Islamorada, Village of Islands:

Islamorada, Village of Islands
Attn: Finance Department
86800 Overseas Highway
Islamorada, FL 33036



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

Certified Mail #1 (Property Owner): 9589 0710 5270 1220 6350 55

Certified Mail #2 (Registered Agent): 9589 0710 5270 1220 6350 62

**** Please sign and return this notice with your payment****

**I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT
ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.**

Any person who willfully refuses to sign and accept this citation shall be guilty of a misdemeanor of the second degree,
punishable as provided in statute 775.082 or statute 775.083.

Signature of Violator

Date

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC

Respondent

NOTICE OF WARNING

Date: October 21, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at:

Property Location: 76184 OVERSEAS HWY

Subdivision: MATE OCEAN BAY SUBD SEC 1 AMD EXT

Parcel ID: 00395020-000000

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). In order to avoid fines and/or a hearing these violations must be resolved by **November 04, 2024**.

An investigation on **September 18, 2024**, found the following violations(s):

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village Code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility.

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

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 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.

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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6350 24), AND LAW OFFICES OF RAY A. SCHLICHTE JR PA (LLC's Registered Agent), 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 (return receipt number: 9589 0710 5270 1220 6360 52) on October 21, 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,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
Respondent

NOTICE OF VIOLATION

Date: October 03, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

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).

An investigation on **September 18, 2024**, found the following violations(s):

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. Within 14 calendar days of the date of this letter.

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay. Within 14 calendar days of the date of this letter.

In order to avoid fines and/or a hearing these violations must be resolved by **October 17, 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 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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6361 99), AND LAW OFFICES OF RAY A. SCHLICHTE JR PA (LLC's Registered Agent), 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 (return receipt number: 9589 0710 5270 1220 6361 68) on October 03, 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
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

COURTESY LETTER

Case: CERENT20240000276
To: CAPITAL V ISLAMORADA LLC
Date: September 18, 2024
Parcel ID: 00395020-000000
Location: 76184 OVERSEAS HWY

An inspection by the Village Code Compliance Officer on **September 18, 2024**, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective Measures Needed to Be in Compliance with Villages Code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. **within 14 calendar days of the date of this letter.**

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay. **within 14 calendar days of the date of this letter.**

NOTICE: Failure to comply with this request may initiate additional 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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR, FORT LAUDERDALE, FL 33304, (return receipt number:[NO CERTIFIED NUMBER ENTERED]), on September 18, 2024



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: CERENT20240000276

Complete	Activity	Inspector	Field Notes
09/18/2024	Initial Inspection/Record Violations	Andres Garcia	
09/18/2024	Attach Images	Andres Garcia	
09/18/2024	Input Compliance Date or Extension	Andres Garcia	
09/18/2024	Generate Courtesy Letter/Record Delivery	Andres Garcia	
09/18/2024	Info Update	Andres Garcia	A copy of the courtesy letter has been posted on the property. Andres Garcia 09/18/2024
10/03/2024	ReInspection	Andres Garcia	Case review determined that this property is still advertising a short term rental without a Village license and for a 3 night minimum stay. Andres Garcia 10/03/2024
10/03/2024	Record Fine Offense Level - NOV	Andres Garcia	
10/03/2024	Attach Images - ReInspection	Andres Garcia	
10/03/2024	Record Compliance Date or Extension for NOV	Andres Garcia	
10/03/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	A copy of the notice of violation has been issued to the LLC's registered agent. Andres Garcia 10/03/2024
10/03/2024	Info Update	Andres Garcia	A copy of the notice of violation has been posted on the property. Andres Garcia 10/03/2024
10/21/2024	ReInspection	Andres Garcia	Case review determined that this property is still advertising a short term rental without a Village license and for a 3 night minimum stay. Andres Garcia 10/21/2024
10/21/2024	Attach Images - ReInspection	Andres Garcia	
10/21/2024	Record Compliance Date	Andres Garcia	

	or Extension for NOW		
10/21/2024	Generate Notice of Warning Letter	Andres Garcia	A copy of the notice of warning has been issued to the LLC's registered agent. Andres Garcia 10/21/2024
10/21/2024	Info Update	Andres Garcia	A copy of the notice of warning has been posted on the property. Andres Garcia 10/21/2024
11/04/2024	ReInspection	Andres Garcia	Case review determined that this property is still advertising a short term rental without a Village license and for a 3 night minimum stay. Andres Garcia 11/04/2024
11/04/2024	Attach Images - ReInspection	Andres Garcia	
11/04/2024	Record Fine Offense Level - Citation	Andres Garcia	
11/04/2024	Generate Citation/Record Delivery	Andres Garcia	
11/04/2024	Info Update	Andres Garcia	A copy of the citation has been posted on the property. Andres Garcia 11/04/2024
11/18/2024	Citation Contested? (Waiting)	Andres Garcia	Received call and email from property owner (Vince Virga) indicating that he wants to appeal the citation for this case. Andres Garcia 11/18/2024
11/20/2024	Assign to Hearing	Andres Garcia	
11/20/2024	Generate Notice of Hearing/Property Posting/Summons	Andres Garcia	
11/20/2024	Info Update	Andres Garcia	I copy of the Notice of Hearing has been emailed to the owner. Andres Garcia 11/20/2024
11/25/2024	Info Update	Andres Garcia	Received notification from owner indicating that he cannot attend December's hearing to appeal his citation due to some work commitment. Upon consulting with my supervisors, it was determined to offer the owner to ability to attend January's hearing either physically or via zoom.

			Andres Garcia 11/21/2024
12/11/2024	Continuance Requested?	Andres Garcia	
12/26/2024	Pre-Hearing Inspection - Citation Process	Andres Garcia	Hearing postponed to January 14, 2025.
12/26/2024	ReInspection	Andres Garcia	To prepare case for January 14, 2025 hearing. Andres Garcia 12/26/2024
Pending Task	Prepare Information for Legal	Andres Garcia	
Pending Task	Attach Images - ReInspection	Andres Garcia	

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
Respondent.

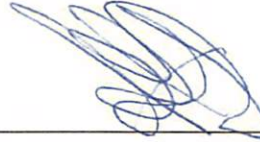
AFFIDAVIT OF POSTING

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 Wednesday, November 20, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested to CAPITAL V ISLAMORADA LLC 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (9589 0710 5270 1220 6351 16) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (9589 0710 5270 1220 6351 23) A copy of the Notice is attached as Exhibit A.
3. On Wednesday, November 20, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 76184 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 20th day of November, 2024



Code Compliance Officer

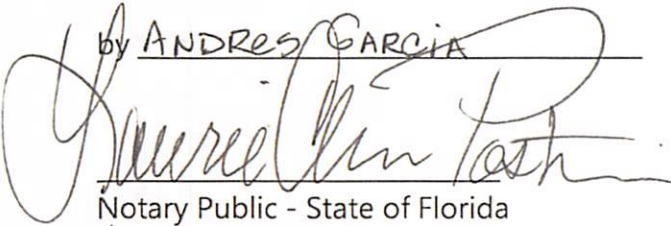
STATE OF FLORIDA)

)SS

COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 21 day of Nov 2024

by ANDRES GARCIA



Notary Public - State of Florida

Laurie Ann Posttrion

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

Personally Known ☒ OR

Produced Identification _____

Type of Identification Produced _____



Nov 20, 2024 at 1:21:42 PM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Islamorada, Village of Islands
8800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 864-6400 Fax: (305) 864-6488

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000276
CASE NUMBER

Wednesday, November 20, 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:

November 18, 2024

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

December 10, 2024 at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 864-6484





Nov 20, 2024 at 1:21:54 PM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA 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 Thursday, December 26, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6330 99) to CAPITAL V ISLAMORADA LLC - 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304, and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. - 2134 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 (9589 0710 5270 1220 6331 05) A copy of the Notice is attached as Exhibit A.
3. On Thursday, December 26, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 76184 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 26th day of December, 2024.



Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 26th day of December 2024,
by Andres Garcia

Evelyn Marie Fraley
Notary Public - State of Florida



EVELYN MARIE FRALEY
Commission # HH 380282
Expires April 8, 2027

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

Personally Known ☒ OR
Produced Identification _____
Type of Identification Produced _____

Dec 26, 2024 at 11:08:00 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-8400 Fax: (305) 664-8469

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000276
CASE NUMBER

Thursday, December 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:

November 04, 2024

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

January 14, 2025 at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 664-6434



Islamorada, Village of
Andres D. Garcia
Code Compliance
86800 Overseas Hwy
Islamorada, FL 33036
Office: (305) 664-8400
Cell: (305) 664-8469
Email: andres@islamoradafl.com

Dec 26, 2024 at 11:08:19 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia



Sep 18, 2024 at 10:15:57 AM

Islamorada, FL 33036

76184 Oversea Hwy

Andres D. Garcia

Islamorada, Village of Islands

86800 Overseas Highway

Islamorada, FL 33036

Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

COURTESY LETTER

Case: CERENT20240000276

To: CAPITAL V ISLAMORADA LLC

Date: September 18, 2024

Parcel ID: 00395020-000000

Location: 76184 OVERSEAS HWY

An inspection by the Village Code Compliance Officer on **September 18, 2024**, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.



Sep 18, 2024 at 10:16:34 AM
Islamorada, FL 33036
76184 Oversea Hwy
Andres D. Garcia

Oct 3 2024 at 11:18:06 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
Respondent

NOTICE OF VIOLATION

Date: October 03, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026- 2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040- 2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

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).

An investigation on September 18, 2024, found the following violations(s):



Oct 3, 2024 at 11:18:22 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D Garcia

Oct 21, 2024 at 10:46:43 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Islamorada, Village of Islands
88600 Overseas Highway
Islamorada, FL 33036
Phone: (305) 864-6400 Fax: (305) 664-6469

CODE COMPLIANCE

CASE NO. CERENT20240000276

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CAPITAL V ISLAMORADA LLC
Respondent

NOTICE OF WARNING

Date: October 21, 2024
To: CAPITAL V ISLAMORADA LLC
Re: Violations of the Village Code at:

Property Location: 76184 OVERSEAS HWY
Subdivision: MATE OCEAN BAY SUBD SEC 1 AMD EXT
Parcel ID: 00395020-000000

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). In order to avoid fines and/or a hearing these violations must be resolved by November 04, 2024.

An investigation on September 18, 2024, found the following violations(s):



Islamorada, Village of Islands
Andres D. Garcia
Code Compliance Officer
88600 Overseas Highway
Islamorada, FL 33036
Phone: (305) 864-6400
Fax: (305) 664-6469
www.islamoradafl.com



Oct 21, 2024 at 10:47:03 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Nov 4, 2024 at 10:25:27 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Order #
PDA-0016

ISLAMORADA, VILLAGE OF ISLANDS
CODE COMPLIANCE CITATION
CODE CASE # CERENT202400000276

Repeat Violation	DATE	TIME	OFFICER
	November 06, 2024	00:00	Andres Garcia

This citation is issued to advise you with written notice that the Code Compliance Officer issued above has just and responsible grounds that you have committed a civil infraction on:

Location At:	Wednesday, September 18, 2024
	76184 OVERSEAS HWY ISLAMORADA, FL 33036

You committed a violation of the following sections of the Islamorada, Village of Islands code:

Section 30-128(b)(4) of the Village Code entitled "Annual registration of vacation rental use" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development fees, state income and Monroe County occupational license fees have been paid for the year. No vacation rental use may commence unless it has been registered according to this section.

Section 30-128(b)(5) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that every owner operating a vacation rental use within the Village shall initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approval registration and maintain the license during all years of rental.

Section 30-128(b)(6) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a source governmental zoning district.

Section 30-128(b)(7) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of name and Village license number. All advertising of vacation rental units that are not legally licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village Code change of advertising in all right monogram signs and signs of short term rental Islamorada area where Village monogram signs with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please





Nov 4, 2024 at 10:25:53 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

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:

Capital V Islamabad LLC
632 Intracoastal Dr
Fort Lauderdale FL 33034



9590 9402 8990 4064 7568 19

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6361

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
☐ Insured Mail
☐ Registered Mail Restricted Delivery (0)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

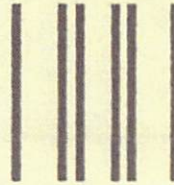
USPS TRACKING #



MIAMI FL 330

7 OCT 2024 PM 6 L

9590 9402 8990 4064 7568 19



76184 018 Hwy (VR)

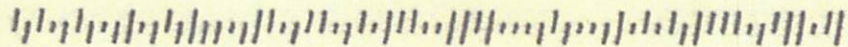
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

96-316200



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:

Capital V Islamorada LLC
c/o Law Offices Of Ray A. Schlichte
JR. PA Reg Agent.
2134 Hollywood Blvd.
Hollywood FL 33020



9590 9402 8990 4064 7568 02

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6361 68

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?
If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

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

Domestic Return Receipt

USPS TRACKING#



7 OCT 2024 PM 4 L

9590 9402 8990 4064 7568 02

United States
Postal Service

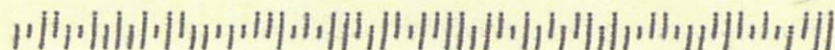
• Sender: Please print your name, address, and ZIP+4® in this box •

**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

76184 O/S Hwy (VR)

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

36-316200



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:

Capital V Islamorada
c/o Law Offices of Ray A. Schlichte Jr. PA.
2134 Hollywood Blvd.
Hollywood FL 33020



9590 9402 8990 4064 7567 58

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6360 52

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

1 Mail

1 Mail Restricted Delivery
(500)

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

Domestic Return Receipt

USPS TRACKING#



MIAMI FL 330

20 OCT 2024 PM 6 L

9590 9402 8990 4064 7567 58



76184 015 Hwy (VR)

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036

16-316200



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:

Capital V Islamorada LLC
632 Intracoastal Dr
Fort Lauderdale FL 33304



9590 9402 8860 4005 4712 07

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6350 55

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11-7-24

D. Is delivery address different from item 1? ☐ YesIf 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
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

Domestic Return Receipt

USPS TRACKING #



9590 9402 8860 4005 4712 07



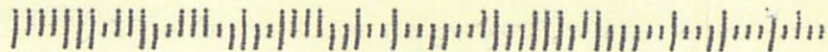
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

36-316200



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:

Capital V Islamorada LLC
c/o Law Offices of Ray A. Schlichte
JR. P.A. Reg Agent
2134 Hollywood Blvd.
Hollywood FL 33020



9590 9402 8860 4005 4711 77

2. Article Number (Transfer from service label)

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? ☐ YesIf 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
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#

MIAMI FL 330

NOV 2024 PM 4 L

76184 OS Hwy (VR)

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

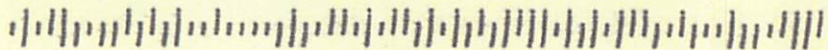
9590 9402 8860 4005 4711 77

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036

36-316200



ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701220635116

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item arrived at the FORT LAUDERDALE, FL 33334 post office at 9:04 am on December 5, 2024 and is ready for pickup. Your item may be picked up at OAKLAND PARK, 3350 NE 12TH AVE, OAKLAND PARK, FL 333349997, M-F 0830-1730; SAT 0830-1400.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Available for Pickup

Available for Pickup

OAKLAND PARK

3350 NE 12TH AVE

OAKLAND PARK FL 33334-9997

M-F 0830-1730; SAT 0830-1400

December 5, 2024, 9:04 am

Reminder to Schedule Redelivery of your item

November 30, 2024

See All Tracking History

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

Text & Email Updates

▼

USPS Tracking Plus®**Product Information****See Less**

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

9589071052701220635123

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Remove X

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

In Transit to Next Facility

November 29, 2024

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

November 22, 2024, 8:18 pm

See All Tracking History

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701220633099

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

January 5, 2025

Notice Left (No Authorized Recipient Available)

FORT LAUDERDALE, FL 33304

December 31, 2024, 3:59 pm

See All Tracking History

Feedback

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

Text & Email Updates

USPS Tracking Plus®

Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701220633105

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:38 pm on December 30, 2024 in HOLLYWOOD, FL 33020.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HOLLYWOOD, FL 33020

December 30, 2024, 3:38 pm

See All Tracking History

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

Text & Email Updates

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Product Information

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Track Another Package

Enter tracking or barcode numbers

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 00395020-000000
 Account# 1487422
 Property ID 1487422
 Millage Group 50VI
 Location 76184 OVERSEAS Hwy, LOWER MATECUMBE KEY
 Address
 Legal BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948)
 Description OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/91 OR2658-267/69
 (Note: Not to be used on legal documents.)
 Neighborhood 1475
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision MATE OCEAN BAY SUBD SEC 1 AMD EXT
 Sec/Twp/Rng 15/64/36
 Affordable No
 Housing

Owner

CAPITAL V ISLAMORADA LLC
 632 Intracoastal Dr
 Fort Lauderdale FL 33304

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$923,688	\$885,234	\$888,404	\$433,272
+ Market Misc Value	\$118,815	\$121,931	\$114,679	\$131,529
+ Market Land Value	\$4,571,903	\$4,149,656	\$3,267,931	\$2,133,520
= Just Market Value	\$5,614,406	\$5,156,821	\$4,271,014	\$2,698,321
= Total Assessed Value	\$3,274,862	\$2,977,147	\$2,706,497	\$2,082,573
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,614,406	\$5,156,821	\$4,271,014	\$2,698,321

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$4,571,903	\$923,688	\$118,815	\$5,614,406	\$3,274,862	\$0	\$5,614,406	\$0
2023	\$4,149,656	\$885,234	\$121,931	\$5,156,821	\$2,977,147	\$0	\$5,156,821	\$0
2022	\$3,267,931	\$888,404	\$114,679	\$4,271,014	\$2,706,497	\$0	\$4,271,014	\$0
2021	\$2,133,520	\$433,272	\$131,529	\$2,698,321	\$2,082,573	\$0	\$2,698,321	\$0
2020	\$1,463,233	\$394,408	\$35,607	\$1,893,248	\$1,893,248	\$0	\$1,893,248	\$0
2019	\$1,463,233	\$394,408	\$35,607	\$1,893,248	\$1,893,248	\$0	\$1,893,248	\$0
2018	\$1,463,233	\$394,408	\$35,607	\$1,893,248	\$1,893,248	\$0	\$1,893,248	\$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
RES OPEN BAY LOTS (010B)	29,400.00	Square Foot	100	245
RES=HWY TO WATER UNPERMITTED (01HWM)	13,750.00	Square Foot	50	250
ENVIRONMENTALLY SENS (000X)	0.49	Acreage	0	0

Buildings

Building ID	21264	Exterior Walls	C.B.S. with 0% WD FRAME
Style	STILT 2 STORY	Year Built	1979
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2019
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	7368	Roof Type	IRR/CUSTOM
Finished Sq Ft	3257	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	278	Bedrooms	4
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	1
Depreciation %	4	Grade	700
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	945	0	310
FLA	FLOOR LIV AREA	3,257	3,257	496
GBF	GAR FIN BLOCK	515	0	91
OPF	OP PRCH FIN LL	1,457	0	191
PTO	PATIO	168	0	52
SBF	UTIL FIN BLK	1,026	0	162
TOTAL		7,368	3,257	1,302

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1989	1990	5 x 500	1	2500 SF	1
BOAT LIFT	2002	2003	20 x 20	1	2 UT	2
WOOD DOCKS	1980	1981	4 x 150	1	600 SF	4
CUSTOM PATIO	2017	2018	0 x 0	1	1150 SF	4
RES POOL	2017	2018	17 x 30	1	510 SF	3
TIKI	1980	1981	16 x 23	1	368 SF	3
FENCES	1978	1979	6 x 150	1	900 SF	5
WROUGHT IRON	2000	2011	8 x 20	1	160 SF	4

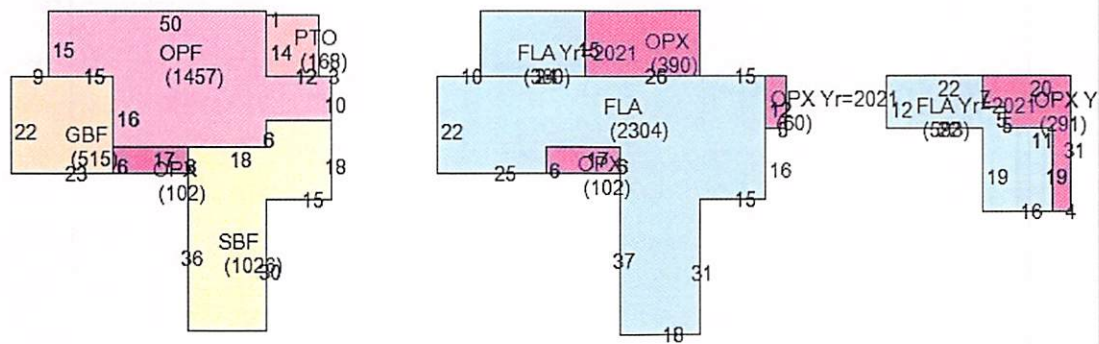
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/30/2013	\$1,750,000	Warranty Deed		2658	267	05 - Qualified	Improved		
12/13/2010	\$258,500	Quit Claim Deed		2497	1388	11 - Unqualified	Improved		
6/6/2000	\$765,000	Warranty Deed		1637	2242	M - Unqualified	Improved		
9/1/1987	\$362,500	Warranty Deed		1026	2389	M - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD201901524	02/13/2020	Completed	\$65,000	Residential	DEMO ENTRY WALL, BUILD NEW 6' CONCRETE BLOCK WALL, INSTALL NE 8' WOOD FENCE, 4X4 WOOD POST WITH 2X4 FRAMING & 1X8 FENCING, INSTALL NEW GATE
PRBLD201900013	05/07/2019	Completed	\$225,000	Residential	R/R WINDOWS (19) & DOORS (5), NEW TRUSS ROOF W/ 3RD FLOOR OFFICE, NEW ENTRY & REAR STAIRS, NEW KITCHEN, FLOORING, VANITIES, ENCLOSE PORTION OF PORCH 1383 SF / 389 SF HABITABLE
PRBLD201602738	11/15/2016	Completed	\$59,500	Residential	POOL & DECK
0101041	07/19/2001	Completed	\$1	Residential	INTERIOR REMODEL/3RD FLR
0006441	01/09/2001	Completed	\$1	Residential	DOCK REPAIR/BOAT LIFT

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Photos.

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Contact Us

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Detail by Entity Name

Florida Limited Liability Company
CAPITAL V ISLAMORADA, LLC

Filing Information

Document Number	L13000135566
FEI/EIN Number	N/A
Date Filed	09/25/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/09/2013
Event Effective Date	NONE

Principal Address

632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Changed: 05/12/2023

Mailing Address

632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Changed: 05/12/2023

Registered Agent Name & Address

LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A.
2134 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGRM

CAPITAL V INVESTMENTS, LLC
632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
-------------	------------

2022	04/09/2022
2023	05/12/2023
2024	08/01/2024

Document Images

08/01/2024 -- ANNUAL REPORT	View image in PDF format
05/12/2023 -- ANNUAL REPORT	View image in PDF format
04/09/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
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04/14/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
10/09/2013 -- LC Amendment	View image in PDF format
09/25/2013 -- Florida Limited Liability	View image in PDF format

Island Beach House Oasis Your Memory Maker awaits

[Share](#) [Save](#)

Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ No reviews yet



Hosted by Sean

Superhost · 12 years hosting

SHORT TERM VACATION RENTALS (LESS THAN 28 NIGHTS) CANNOT BE CONDUCTED NOR ADVERTIZED WITHIN THE VILLAGE WITHOUT A VALID LICENSE. PLUS, ALL SHORT-TERM RENTAL ADVERTIZEMENTS MUST INCLUDE A VALID AND CLEARLY VISIBLE VILLAGE LICENSE NUMBER.



Sean is a Superhost

Superhosts are experienced, highly rated Hosts.

Island Beach House Oasis Your Memory Maker awaits

The space

There is luxury, luxury and unrivaled, and then there is the Bay front Island Beach House Oasis that offers that and

https://www.airbnb.com/rooms/665868898027104148?source_impression_id=p3_1726663608_P37a8JSvTeBuD9GR&check_in=2024-11-01&guests=... 1/7

more. Situated on just a hair under one acres of ...

[Show more >](#)

Where you'll sleep



Bedroom 1
1 king bed



Bedroom 2
1 king bed



What this place offers



Bay view



Garden view



Beach access – Beachfront



Kitchen



Wifi



Dedicated workspace



Free parking on premises



Pool



Hot tub



Pets allowed

Show all 57 amenities

\$5,335 night

CHECK-IN
11/1/2024

CHECKOUT
11/4/2024

GUESTS
1 guest



Reserve

You won't be charged yet

\$5,616 x 3 nights \$16,848

Early bird discount **-\$842**

Cleaning fee \$800

Total before taxes \$16,806

[Report this listing](#)

MINIMUM 7 NIGHT STAY PER VILLAGE CODE SECTION 30-1297(A) ONCE SHORT-TERM RENTAL LICENSE IS OBTAINED. IF NOT, PLEASE CHANGE TO AT LEAST A 28-NIGHT MINIMUM STAY.

3 nights in Islamorada

Nov 1, 2024 - Nov 4, 2024

< November 2024							De		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
					1	2	1	2	3
3	4	5	6	7	8	9	8	9	10
10	11	12	13	14	15	16	15	16	17
17	18	19	20	21	22	23	22	23	24
24	25	26	27	28	29	30	29	30	31



No reviews (yet)

This host has 43 reviews for other places to stay. [Show other reviews](#)



Where you'll be

Islamorada, Florida, United States

Island Beach House Oasis Your Memory Maker awaits

[Share](#) [Save](#)

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★ No reviews yet



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https://www.airbnb.com/rooms/665868898027104148?source_impression_id=p3_1727961061_P3wI2mw8-dOSsJlv&guests=1&adults=1&check_in=2... 1/7

more. Situated on just a hair under one acres of ...

Show more >

Where you'll sleep

MINIMUM 7 NIGHT STAY PER VILLAGE CODE SECTION 30-1297(A) ONCE SHORT-TERM RENTAL LICENSE IS OBTAINED. IF UNABLE TO OBTAIN IT, PLEASE CHANGE TO AT LEAST A 28-NIGHT MINIMUM STAY.

Bedroom 1

1 king bed

Bedroom 2

1 king bed

What this place offers

- Bay view
- Garden view
- Beach access – Beachfront
- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Pool
- Hot tub
- Pets allowed

Show all 57 amenities

\$15,600 night

CHECK-IN

1/1/2025

CHECKOUT

1/4/2025

GUESTS

1 guest

Reserve

You won't be charged yet

\$15,600 x 3 nights

\$46,800

Cleaning fee

\$800

Total before taxes

\$47,600

[Report this listing](#)

https://www.airbnb.com/rooms/665868898027104148?source_impression_id=p3_1727961061_P3wl2mw8-dOSsJlv&guests=1&adults=1&check_in=2... 2/7

72

Page 114 of 216

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

< January 2025							Fe		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
			1	2	3	4			
5	6	7	8	9	10	11	2	3	4
12	13	14	15	16	17	18	9	10	11
19	20	21	22	23	24	25	16	17	18
26	27	28	29	30	31		23	24	25



No reviews (yet)

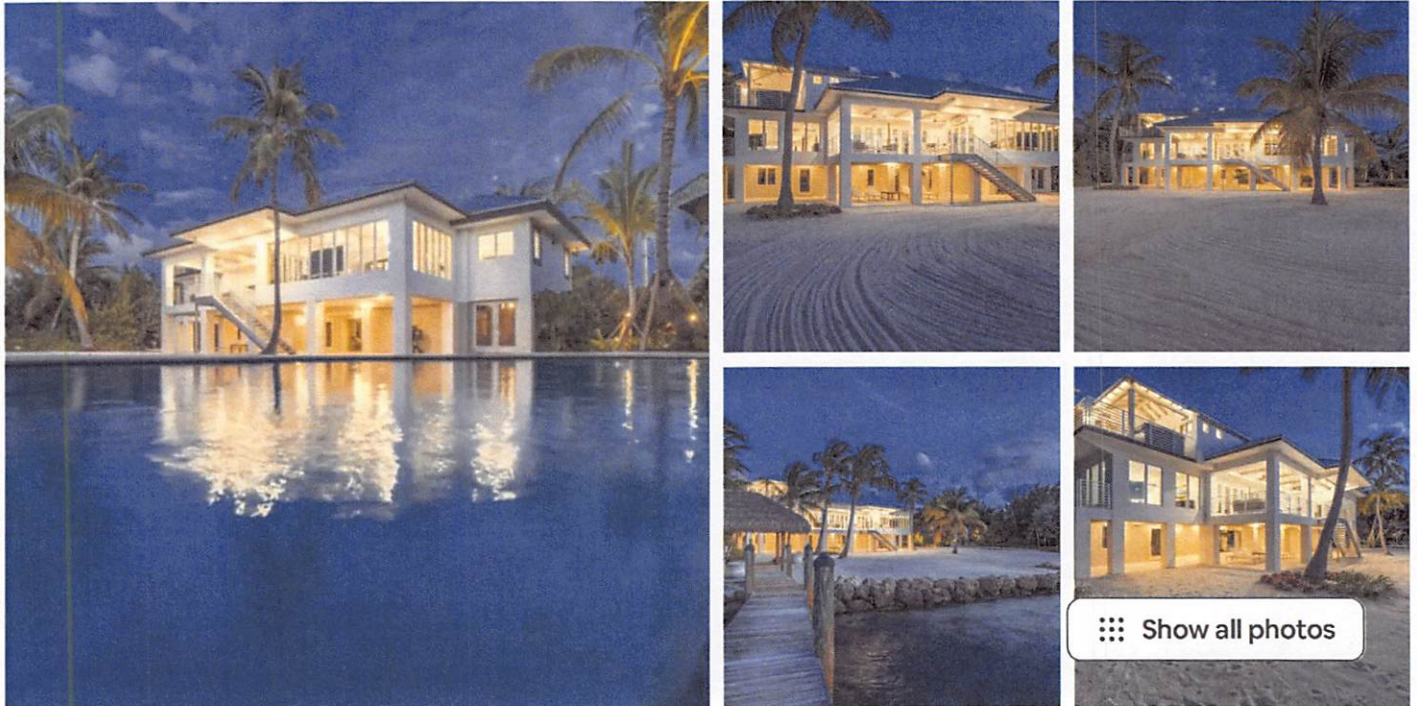
This host has 43 reviews for other places to stay. [Show other reviews](#)



Where you'll be

Islamorada, Florida, United States

Island Beach House Oasis Your Memory Maker awaits

[↑ Share](#) [♡ Save](#)

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Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ No reviews yet

**Hosted by Sean**

Superhost · 12 years hosting

MINIMUM 7 NIGHT
STAY PER VILLAGE
CODE SECTION
30-1297(A) ONCE
SHORT-TERM RENTAL
LICENSE IS OBTAINED.
IF UNABLE TO OBTAIN
IT, PLEASE CHANGE TO
AT LEAST A 28-NIGHT
MINIMUM STAY.

**Ocean and beach views**

Soak up the views during your stay.

**Sean is a Superhost**

Superhosts are experienced, highly rated Hosts.

Island Beach House Oasis Your Memory Maker awaits**The space**

There is luxury, luxury and unrivaled, and then there is the Bay front Island Beach House Oasis that offers that and more. Situated on just a hair under one acres of manicure...

[Show more >](#)**\$15,600** nightCHECK-IN
1/1/2025CHECKOUT
1/4/2025GUESTS
1 guest

Reserve

You won't be charged yet

\$15,600 x 3 nights \$46,800Cleaning fee \$800**Total before taxes \$47,600**

**Extend your trip
and save
Add 5 nights**

[Report this listing](#)**Where you'll sleep****Bedroom 1**

1 king bed

**Bedroom 2**

1 king bed



What this place offers

-  Bay view
-  Garden view
-  Beach access – Beachfront
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  Pool
-  Hot tub
-  Pets allowed

Show all 57 amenities

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

<

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
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Island Beach House Oasis Your Memory Maker awaits

[Share](#) [Save](#)

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★ No reviews yet



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MINIMUM 7 NIGHT
STAY PER VILLAGE
CODE SECTION
30-1297(A) ONCE
SHORT-TERM RENTAL
LICENSE IS OBTAINED.
IF UNABLE TO OBTAIN
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MINIMUM STAY.



Ocean and beach views

Soak up the views during your stay.



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Superhosts are experienced, highly rated Hosts.

\$15,600 night

CHECK-IN
1/1/2025CHECKOUT
1/4/2025GUESTS
1 guest

Reserve

You won't be charged yet

\$15,600 x 3 nights \$46,800

Cleaning fee \$999

Total before taxes \$47,799



Extend your trip
and save
Add 5 nights

[Report this listing](#)

Island Beach House Oasis Your Memory Maker awaits

The space

There is luxury, luxury and unrivaled, and then there is the Bay front Island Beach House Oasis that offers that and more. Situated on just a hair under one acres of manicure...

[Show more >](#)

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

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What this place offers

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-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  Pool
-  Hot tub
-  Pets allowed

Show all 57 amenities

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

<

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
----	----	----	----	----	----	----	----	----	----

Andres Garcia

From: Andres Garcia
Sent: Thursday, December 26, 2024 10:30 AM
To: Vince Virga
Subject: FW: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)
Attachments: 2nd Notice of Hearing_Summons (2nd NOH).pdf
Categories: CityView Code Enforcement Attachment

Please see attached,

A copy of it is also being issued via certified mail.

Please let me know if you prefer to attend via zoom so I can facilitate that document once available.

All the best,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd 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****

From: Andres Garcia <andres.garcia@islamorada.fl.us>

Sent: Thursday, December 26, 2024 9:02 AM

To: Vince Virga <vince@skillstorm.com>; Andres Garcia <andres.garcia@islamorada.fl.us>

Subject: RE: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)

Good morning, Vince.

I hope you had a great Christmas Holiday,

Please be informed that I now have the Special Magistrate hearing dates for next year.

Your appeal is set for January 14, 2025. At the Islamorada Village Administrative Center (Village Hall) on the 3rd Floor.

The hearing time starts at 2pm, but I cannot guarantee that your case will be the first to be heard.

I will be providing you the documents later today.

All the best,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd Floor
Islamorada, FL 33036
Office: (305) 664-6434
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****How are we doing? Click [here](#) to complete our Customer Survey****

From: Vince Virga <vince@skillstorm.com>

Sent: Monday, November 25, 2024 11:48 AM

To: Andres Garcia <andres.garcia@islamorada.fl.us>

Cc: Paul Minning <paul.minning@islamorada.fl.us>

Subject: Re: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Thank you.

Have a great day and **STORM ON!**

Vince Virga

Cofounder, Chairman

C 954-608-2167

 [@VVirga](https://twitter.com/VVirga)

 [Vince Virga](https://www.linkedin.com/in/VinceVirga)



SKILLSTORM

Accelerating Opportunity



[SkillStorm is Proud to be an Award Winning Employer of US Veterans!](#)

From: Andres Garcia <andres.garcia@islamorada.fl.us>

Date: Monday, November 25, 2024 at 9:10 AM

To: Vince Virga <vince@skillstorm.com>

Cc: Paul Minning <paul.minning@islamorada.fl.us>

Subject: RE: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)



EXTERNAL SENDER – Do not open attachments or links unless you expected the email or have verified via phone or text message with the sender.

(Be suspicious of requests for gift cards, wire transfers, direct deposits, HR requests, background checks, etc.)

Good morning, Vince.

My apologies for not getting back to you on Friday as I was on a medical leave.

Once I have the hearing dates confirmed for the next year 2025, to include the January one, will let you know and include the applicable documentation.

Have great holiday season to you and your family as well.

Sincerely,



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

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

From: Vince Virga <vince@skillstorm.com>
Sent: Thursday, November 21, 2024 10:37 AM
To: Andres Garcia <andres.garcia@islamorada.fl.us>
Cc: Paul Minning <paul.minning@islamorada.fl.us>
Subject: Re: Code Compliance, Citation #2024-0010

Good morning, Andres.

I am available on 1/14 and have the date saved in my calendar. Please let me know when you can confirm. Have a great holiday season.

Have a great day and **STORM ON!**

Vince Virga
Cofounder, Chairman
C 954-608-2167



[SkillStorm is Proud to be an Award Winning Employer of US Veterans!](#)

From: Andres Garcia <andres.garcia@islamorada.fl.us>
Date: Thursday, November 21, 2024 at 9:40 AM
To: Vince Virga <vince@skillstorm.com>
Cc: Paul Minning <paul.minning@islamorada.fl.us>
Subject: RE: Code Compliance, Citation #2024-0010

EXTERNAL SENDER – Do not open attachments or links unless you expected the email or have verified via phone or text message with the sender.

(Be suspicious of requests for gift cards, wire transfers, direct deposits, HR requests, background checks, etc.)

Good morning, Vince.

Upon consulting with my supervisors, the best that I can offer is to postpone your appeal to the January 14, 2025, hearing.

Please have in mind that this date is tentative because I have not received the hearing schedule for next year. But our hearings are normally held the 2nd Tuesday of each month.

Please let me know if you will be available on that date. You do not need to be physically present if you do not want to, it can be done remotely via Zoom.

All the best,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd 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****

From: Vince Virga <vince@skillstorm.com>
Sent: Wednesday, November 20, 2024 4:18 PM
To: Andres Garcia <andres.garcia@islamorada.fl.us>
Subject: Re: Code Compliance, Citation #2024-0010

Hi Andres,

Unfortunately, I'm not available on 12/17. I'm hosting my company's annual conference that week in Orlando from 12/16-12/18. Can we move the hearing to the afternoon of 12/19 or anytime on 12/20? Otherwise, please propose some alternative dates that work for you.

Thank you.

Have a great day and **STORM ON!**

Vince Virga

Cofounder, Chairman

C 954-608-2167

 [@VVirga](#)

 [Vince Virga](#)



[SkillStorm is Proud to be an Award Winning Employer of US Veterans!](#)

From: Andres Garcia <andres.garcia@islamorada.fl.us>
Date: Wednesday, November 20, 2024 at 12:35 PM
To: Vince Virga <vince@skillstorm.com>
Subject: RE: Code Compliance, Citation #2024-0010

EXTERNAL SENDER – Do not open attachments or links unless you expected the email or have verified via phone or text message with the sender.

(Be suspicious of requests for gift cards, wire transfers, direct deposits, HR requests, background checks, etc.)
Good afternoon, Vince.

The hearing has been set for Tuesday, December 17, 2024, at the Village Hall (Conference Room on the 3rd Floor). The hearing starts at 2:00 pm, but I cannot guarantee that this case will be the first one to be heard.

I attached the Notice of Hearing for your convenience, as it is also being mailed via certified mail.

The Village Hall address is 86800 Overseas Hwy, Islamorada, FL. 33036 (the building next to Founder's Park where fire station #21 is). If you cannot attend physically for any reason, please let me know in advance to request the Zoom access information for you.

Sincerely and all the best,



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

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

From: Vince Virga <vince@skillstorm.com>
Sent: Monday, November 18, 2024 12:27 PM
To: Andres Garcia <andres.garcia@islamorada.fl.us>
Subject: Code Compliance, Citation #2024-0010

Andres,

I received a Code Compliance Citation from your office. I'm not sure why I've received this as I have no knowledge of the Airbnb advertisement you reference in the citation.

Please see the attached form, acknowledging receipt of the citation and my notification that I am contesting the citation and formally requesting a hearing.

Please call me to discuss on my cell phone at 954-608-2167.

Thank you.

Have a great day and **STORM ON!**

Vince Virga

Cofounder, Chairman

C 954-608-2167



[@VVirga](#)



[Vince Virga](#)



SKILLSTORM

Accelerating Opportunity



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CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
CAPITAL V ISLAMORADA LLC
Respondent.

CASE NO.: CERENT20240000276

NOTICE OF HEARING

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(I DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

Date and Factual Description of Violation(s):

On Wednesday, September 18, 2024, I found an unlicensed short-term rental being advertised for this property.

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain

an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility.

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

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, January 14th, 2025, 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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6330 99) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (return receipt number: 9589 0710 5270 1220 6331 05), on December 26, 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.
CAPITAL V ISLAMORADA LLC
Respondent.

CASE NO.: CERENT20240000276

NOTICE OF HEARING

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

Date and Factual Description of Violation(s):

On Wednesday, September 18, 2024, I found an unlicensed short-term rental being advertised for this property.

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain

an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

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Corrective measures needed to be in compliance with Village code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility.

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

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, December 17th, 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.

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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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6351 16) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (return receipt number: 9589 0710 5270 1220 6351 23), on November 20, 2024.



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

Citation #

2024-0010

**ISLAMORADA, VILLAGE OF ISLANDS
CODE COMPLIANCE CITATION
CODE CASE # CERENT20240000276**

Repeat Violation	DATE	TIME	OFFICER
	November 04, 2024	00:00	Andres Garcia

This citation is issued to provide you with written notice that the Code Compliance Officer listed above has just and reasonable grounds that you have committed a civil infraction on:

Wednesday, September 18, 2024

Located At:

76184 OVERSEAS HWY, ISLAMORADA, FL 33036.

You committed a violation of the following section(s) of the Islamorada, Village of Islands code:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

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Corrective measures needed to be in compliance with Village Code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please

contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

IF YOU ELECT NOT TO CONTEST THE CITATION YOU MUST:

Correct the violation(s) on or before 11/18/2024 and pay the reduced fine of \$1,600.00

All payments can be made in person or mailed to:

Islamorada Administrative Center Public Safety Headquarters, 3rd Floor
86800 Overseas Hwy
Islamorada, FL 33036.

IF YOU CONTEST THE CITATION, YOU MUST REQUEST A HEARING

A request for hearing must be in writing and made in person or mailed to Islamorada Administrative Center Public Safety Headquarters, Code Compliance Department, 2nd Floor, 86800 Overseas Hwy Islamorada, FL 33036.

If you fail to pay the fine within 14 calendar days after issuance, correct the violation within the time allowed, or fail to appear before the Code Compliance Hearing Officer, you shall be deemed to have waived your right to contest the citation and a final order may be entered against you for an amount up to the maximum fine of \$ 500.00 per day per violation that the violation(s) continues plus an administrative fee of \$125.00. Each day of continued violation after the time period for correction shall be deemed continuing violation subject to additional penalty in the same amount without need for issuance of additional civil violation notices.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT. Any person who willfully refuses to sign and accept this citation shall be guilty of a misdemeanor of the second degree, punishable as provided in statute 775.082 or statute 775.083.

_____ Signature of Violator	_____ Date
Unable to hand deliver. Citation will be mailed, certified.	
 _____ Signature of Code Compliance Officer	November 04, 2024 _____ Date 09:03 _____ Time

CODE COMPLIANCE

Citation Number	Parcel ID	Owner Name	Total Amount Due	Amount Paid
2024-0010 Case Number CERENT20240000276	00395020-000000	CAPITAL V ISLAMORADA LLC	1,600.00	

DESCRIPTION OF VIOLATION(S)

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

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To make a payment please send check or money order payable to Islamorada, Village of Islands:

Islamorada, Village of Islands
Attn: Finance Department
86800 Overseas Highway
Islamorada, FL 33036



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

Certified Mail #1 (Property Owner): 9589 0710 5270 1220 6350 55

Certified Mail #2 (Registered Agent): 9589 0710 5270 1220 6350 62

**** Please sign and return this notice with your payment****

**I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT
ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.**

Any person who willfully refuses to sign and accept this citation shall be guilty of a misdemeanor of the second degree,
punishable as provided in statute 775.082 or statute 775.083.

Signature of Violator

Date

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC

Respondent

NOTICE OF WARNING

Date: October 21, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at:

Property Location: 76184 OVERSEAS HWY

Subdivision: MATE OCEAN BAY SUBD SEC 1 AMD EXT

Parcel ID: 00395020-000000

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). In order to avoid fines and/or a hearing these violations must be resolved by **November 04, 2024**.

An investigation on **September 18, 2024**, found the following violations(s):

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

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Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay.

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 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.

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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6350 24), AND LAW OFFICES OF RAY A. SCHLICHTE JR PA (LLC's Registered Agent), 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 (return receipt number: 9589 0710 5270 1220 6360 52) on October 21, 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,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
Respondent

NOTICE OF VIOLATION

Date: October 03, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

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).

An investigation on **September 18, 2024**, found the following violations(s):

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. Within 14 calendar days of the date of this letter.

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay. Within 14 calendar days of the date of this letter.

In order to avoid fines and/or a hearing these violations must be resolved by **October 17, 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 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: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6361 99), AND LAW OFFICES OF RAY A. SCHLICHTE JR PA (LLC's Registered Agent), 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 (return receipt number: 9589 0710 5270 1220 6361 68) on October 03, 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
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

COURTESY LETTER

Case: CERENT20240000276
To: CAPITAL V ISLAMORADA LLC
Date: September 18, 2024
Parcel ID: 00395020-000000
Location: 76184 OVERSEAS HWY

An inspection by the Village Code Compliance Officer on **September 18, 2024**, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

Corrective Measures Needed to Be in Compliance with Villages Code: change all advertising to 28-night minimum rentals and cease all short-term rentals. Islamorada does allow 7-night minimum rentals with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please contact Anita Muxo, Planning & Zoning Coordinator at anita.muxo@islamorada.fl.us or 305-664-6498 for information regarding vacation rental license eligibility. **within 14 calendar days of the date of this letter.**

Additionally, please change your short-term rental advertising to reflect at least a 7-night minimum stay once the short-term vacation rental license is obtained. If unable to obtain it, change your advertising to a 28-night minimum stay. **within 14 calendar days of the date of this letter.**

NOTICE: Failure to comply with this request may initiate additional 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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR, FORT LAUDERDALE, FL 33304, (return receipt number:[NO CERTIFIED NUMBER ENTERED]), on September 18, 2024



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: CERENT20240000276

Complete	Activity	Inspector	Field Notes
09/18/2024	Initial Inspection/Record Violations	Andres Garcia	
09/18/2024	Attach Images	Andres Garcia	
09/18/2024	Input Compliance Date or Extension	Andres Garcia	
09/18/2024	Generate Courtesy Letter/Record Delivery	Andres Garcia	
09/18/2024	Info Update	Andres Garcia	A copy of the courtesy letter has been posted on the property. Andres Garcia 09/18/2024
10/03/2024	ReInspection	Andres Garcia	Case review determined that this property is still advertising a short term rental without a Village license and for a 3 night minimum stay. Andres Garcia 10/03/2024
10/03/2024	Record Fine Offense Level - NOV	Andres Garcia	
10/03/2024	Attach Images - ReInspection	Andres Garcia	
10/03/2024	Record Compliance Date or Extension for NOV	Andres Garcia	
10/03/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	A copy of the notice of violation has been issued to the LLC's registered agent. Andres Garcia 10/03/2024
10/03/2024	Info Update	Andres Garcia	A copy of the notice of violation has been posted on the property. Andres Garcia 10/03/2024
10/21/2024	ReInspection	Andres Garcia	Case review determined that this property is still advertising a short term rental without a Village license and for a 3 night minimum stay. Andres Garcia 10/21/2024
10/21/2024	Attach Images - ReInspection	Andres Garcia	
10/21/2024	Record Compliance Date	Andres Garcia	

	or Extension for NOW		
10/21/2024	Generate Notice of Warning Letter	Andres Garcia	A copy of the notice of warning has been issued to the LLC's registered agent. Andres Garcia 10/21/2024
10/21/2024	Info Update	Andres Garcia	A copy of the notice of warning has been posted on the property. Andres Garcia 10/21/2024
11/04/2024	ReInspection	Andres Garcia	Case review determined that this property is still advertising a short term rental without a Village license and for a 3 night minimum stay. Andres Garcia 11/04/2024
11/04/2024	Attach Images - ReInspection	Andres Garcia	
11/04/2024	Record Fine Offense Level - Citation	Andres Garcia	
11/04/2024	Generate Citation/Record Delivery	Andres Garcia	
11/04/2024	Info Update	Andres Garcia	A copy of the citation has been posted on the property. Andres Garcia 11/04/2024
11/18/2024	Citation Contested? (Waiting)	Andres Garcia	Received call and email from property owner (Vince Virga) indicating that he wants to appeal the citation for this case. Andres Garcia 11/18/2024
11/20/2024	Assign to Hearing	Andres Garcia	
11/20/2024	Generate Notice of Hearing/Property Posting/Summons	Andres Garcia	
11/20/2024	Info Update	Andres Garcia	I copy of the Notice of Hearing has been emailed to the owner. Andres Garcia 11/20/2024
11/25/2024	Info Update	Andres Garcia	Received notification from owner indicating that he cannot attend December's hearing to appeal his citation due to some work commitment. Upon consulting with my supervisors, it was determined to offer the owner to ability to attend January's hearing either physically or via zoom.

			Andres Garcia 11/21/2024
12/11/2024	Continuance Requested?	Andres Garcia	
12/26/2024	Pre-Hearing Inspection - Citation Process	Andres Garcia	Hearing postponed to January 14, 2025.
12/26/2024	ReInspection	Andres Garcia	To prepare case for January 14, 2025 hearing. Andres Garcia 12/26/2024
Pending Task	Prepare Information for Legal	Andres Garcia	
Pending Task	Attach Images - ReInspection	Andres Garcia	

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
Respondent.

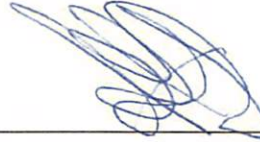
AFFIDAVIT OF POSTING

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 Wednesday, November 20, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested to CAPITAL V ISLAMORADA LLC 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (9589 0710 5270 1220 6351 16) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (9589 0710 5270 1220 6351 23) A copy of the Notice is attached as Exhibit A.
3. On Wednesday, November 20, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 76184 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 20th day of November, 2024



Code Compliance Officer

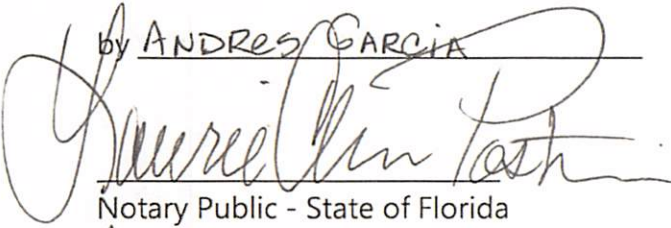
STATE OF FLORIDA)

)SS

COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 21 day of Nov 2024

by ANDRES GARCIA



Notary Public - State of Florida

Laurie Ann Postrior

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

Personally Known ☒ OR

Produced Identification _____

Type of Identification Produced _____



Nov 20, 2024 at 1:21:42 PM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Islamorada, Village of Islands
8800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 864-6400 Fax: (305) 864-6488

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000276
CASE NUMBER

Wednesday, November 20, 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:

November 18, 2024

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

December 10, 2024 at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 864-6484



Islamorada, Village of Islands
Andres D. Garcia
Code Compliance Officer
76184 Overseas Hwy
Islamorada, FL 33036
Phone: (305) 864-6400
Fax: (305) 864-6488
www.islamoradafl.gov



Nov 20, 2024 at 1:21:54 PM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA 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 Thursday, December 26, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6330 99) to CAPITAL V ISLAMORADA LLC - 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304, and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. - 2134 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 (9589 0710 5270 1220 6331 05) A copy of the Notice is attached as Exhibit A.
3. On Thursday, December 26, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 76184 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 26th day of December, 2024.



Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 26th day of December 2024,
by Andres Garcia

Evelyn Marie Fraley
Notary Public - State of Florida



EVELYN MARIE FRALEY
Commission # HH 380282
Expires April 8, 2027

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

Personally Known ☒ OR
Produced Identification _____
Type of Identification Produced _____

Dec 26, 2024 at 11:08:00 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-8400 Fax: (305) 664-8469

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000276
CASE NUMBER

Thursday, December 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:

November 04, 2024

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

January 14, 2025 at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 664-6434



Islamorada, Village of
Andres D. Garcia
Code Compliance
86800 Overseas Hwy
Islamorada, FL 33036
Office: (305) 664-8400
Cell: (305) 664-8469
Email: andres@islamoradafl.com
Web: islamoradafl.com

Dec 26, 2024 at 11:08:19 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia



Sep 18, 2024 at 10:15:57 AM

Islamorada, FL 33036

76184 Oversea Hwy

Andres D. Garcia

Islamorada, Village of Islands

86800 Overseas Highway

Islamorada, FL 33036

Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

COURTESY LETTER

Case: CERENT20240000276

To: CAPITAL V ISLAMORADA LLC

Date: September 18, 2024

Parcel ID: 00395020-000000

Location: 76184 OVERSEAS HWY

An inspection by the Village Code Compliance Officer on **September 18, 2024**, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 30-1295(a) of the Village Code entitled "Annual registration of vacation rental uses" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the initial annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development taxes, state licenses and Monroe County occupational licenses have been paid for the year. No vacation rental use may continue unless it has been registered according to this section.

Section 30-1296(a) of the Village Code entitled "Vacation rental license regulations" which provides that every owner operating a vacation rental use within the Village must initially obtain an active Village vacation rental license for each vacation rental unit subsequent to approved registration and maintain the license during all terms of rental.

Section 30-1297(a) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a tourist commercial zoning district.

Section 30-1297(n) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.



Sep 18, 2024 at 10:16:34 AM
Islamorada, FL 33036
76184 Oversea Hwy
Andres D. Garcia

Oct 3 2024 at 11:18:06 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
Respondent

NOTICE OF VIOLATION

Date: October 03, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

Property Location:	76184 OVERSEAS HWY
Subdivision:	MATE OCEAN BAY SUBD SEC 1 AMD EXT
Legal Description:	BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948) OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026- 2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040- 2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/

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).

An investigation on September 18, 2024, found the following violations(s):



Oct 21, 2024 at 10:46:43 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Islamorada, Village of Islands
88600 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

CASE NO. CERENT20240000276

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CAPITAL V ISLAMORADA LLC
Respondent

NOTICE OF WARNING

Date: October 21, 2024
To: CAPITAL V ISLAMORADA LLC
Re: Violations of the Village Code at:

Property Location: 76184 OVERSEAS HWY
Subdivision: MATE OCEAN BAY SUBD SEC 1 AMD EXT
Parcel ID: 00395020-000000

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). In order to avoid fines and/or a hearing these violations must be resolved by November 04, 2024.

An investigation on September 18, 2024, found the following violations(s):



Islamorada, Village of Islands
Andres D. Garcia
Code Compliance Officer
88600 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400
Fax: (305) 664-6469
www.islamoradafl.com



Nov 4, 2024 at 10:25:27 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

Order #
PDA-0016

ISLAMORADA, VILLAGE OF ISLANDS
CODE COMPLIANCE CITATION
CODE CASE # CERENT202400000276

Repeat Violation	DATE	TIME	OFFICER
	November 06, 2024	09:00	Andres Garcia

This citation is issued to advise you with written notice that the Code Compliance Officer issued above has just and responsible grounds that you have committed a civil infraction on:

Receiving, September 18, 2024
Located At: 76184 OVERSEAS HWY ISLAMORADA, FL 33036

You committed a violation of the following sections of the Islamorada, Village of Islands code:

Section 30-128(b)(4) of the Village Code entitled "Annual registration of vacation rental use" which provides that every owner operating a vacation rental use within the Village shall register the use with the Village during the annual annual registration period which shall be determined by the Director of Planning and Development Services. At the time of initial registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary state tax, Monroe County tourist development fees, state income and Monroe County occupational license fees have been paid for the year. No vacation rental use may receive a use if it has been registered according to this section.

Section 30-128(b)(5) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that every owner operating a vacation rental use within the Village shall initially obtain an active village vacation rental license for each vacation rental unit subsequent to approval registration and maintain the license during all years of rental.

Section 30-128(b)(6) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that no vacation rental use in a residential subdivision shall be for less than seven days, unless otherwise permitted in a source governmental zoning district.

Section 30-128(b)(7) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental use shall require identification of name and village license number. All advertising of vacation rental use that are not legally licensed by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village Code change of advertising in 30 night minimum rental and close of short term rental Islamorada plan when 7 night minimum rental with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please





Nov 4, 2024 at 10:25:53 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia

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:

Capital V Islamabad LLC
632 Intracoastal Dr
Fort Lauderdale FL 33034



9590 9402 8990 4064 7568 19

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6361

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
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

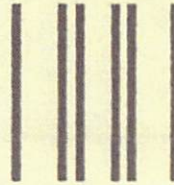
USPS TRACKING #



MIAMI FL 330

7 OCT 2024 PM 6 L

9590 9402 8990 4064 7568 19



76184 018 Hwy (VR)

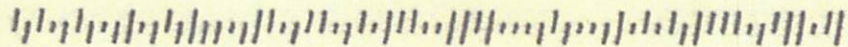
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

96-316200



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:

Capital V Islamorada LLC
c/o Law Offices Of Ray A. Schlichte
JR. PA Reg Agent.
2134 Hollywood Blvd.
Hollywood FL 33020



9590 9402 8990 4064 7568 02

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6361 68

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
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery
(00)

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

Domestic Return Receipt

USPS TRACKING#



7 OCT 2024 PM 4 L

9590 9402 8990 4064 7568 02

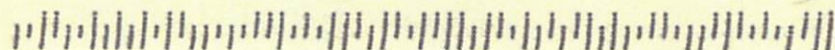
United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box •

**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

76184 O/S Hwy (VR)
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

36-316200



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.
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1. Article Addressed to:

Capital V Islamorada
c/o Law Offices of Ray A. Schlichte Jr. PA.
2134 Hollywood Blvd.
Hollywood FL 33020



9590 9402 8990 4064 7567 58

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6360 52

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

1 Mail

1 Mail Restricted Delivery
(500)

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

Domestic Return Receipt

USPS TRACKING#



MIAMI FL 330

20 OCT 2024 PM 6 L

9590 9402 8990 4064 7567 58



76184 o/s Hwy (VR)

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

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Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

16-316200



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:

Capital V Islamorada LLC
632 Intracoastal Dr
Fort Lauderdale FL 33304



9590 9402 8860 4005 4712 07

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6350 55

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

11-7-24

D. Is delivery address different from item 1? ☐ YesIf 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☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted DeliveryMail Restricted Delivery
(00)

Domestic Return Receipt

USPS TRACKING #



9590 9402 8860 4005 4712 07



76184d's Hwy (VR)

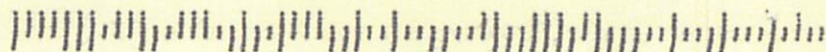
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Postage & Fees Paid
USPS
Permit No. G-10

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**Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036**

36-316200



SENDER: COMPLETE THIS SECTION

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Hollywood FL 33020



9590 9402 8860 4005 4711 77

2. Article Number (Transfer from service label)

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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
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

USPS TRACKING#

MIAMI FL 330

NOV 2024 PM 4 L

76184 OS Hwy (VR)

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

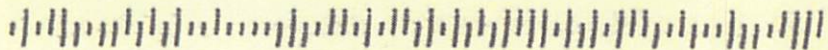
9590 9402 8860 4005 4711 77

United States
Postal Service

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Islamorada Village of Islands
Code Enforcement
86800 Overseas Highway
Islamorada, FL 33036

36-316200



ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701220635116

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item arrived at the FORT LAUDERDALE, FL 33334 post office at 9:04 am on December 5, 2024 and is ready for pickup. Your item may be picked up at OAKLAND PARK, 3350 NE 12TH AVE, OAKLAND PARK, FL 333349997, M-F 0830-1730; SAT 0830-1400.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Available for Pickup

Available for Pickup

OAKLAND PARK

3350 NE 12TH AVE

OAKLAND PARK FL 33334-9997

M-F 0830-1730; SAT 0830-1400

December 5, 2024, 9:04 am

Reminder to Schedule Redelivery of your item

November 30, 2024

See All Tracking History

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

Text & Email Updates

▼

USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

9589071052701220635123

Remove X

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

In Transit to Next Facility

November 29, 2024

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

November 22, 2024, 8:18 pm

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

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701220633099

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

January 5, 2025

Notice Left (No Authorized Recipient Available)

FORT LAUDERDALE, FL 33304

December 31, 2024, 3:59 pm

See All Tracking History

Feedback

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

Text & Email Updates

USPS Tracking Plus®

Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

ALERT: USPS WILL RESUME MAIL SERVICE TO CANADA ON MONDAY, JANUARY 6, 2025. [REA...](#)

ALERT: MAJOR WINTER STORM FROM CENTRAL PLAINS THROUGH MID-ATLANTIC U.S. MAY...

USPS Tracking®

FAQs >

Tracking Number:

Remove X

9589071052701220633105

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:38 pm on December 30, 2024 in HOLLYWOOD, FL 33020.

Feedback

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HOLLYWOOD, FL 33020

December 30, 2024, 3:38 pm

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 ^

Track Another Package

Enter tracking or barcode numbers

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 00395020-000000
 Account# 1487422
 Property ID 1487422
 Millage Group 50VI
 Location 76184 OVERSEAS Hwy, LOWER MATECUMBE KEY
 Address
 Legal BK 2 LT 10 AND N 1/2 LT 9 MAT OCEAN-BAY AND ADJ BAY BTM SEC-1 AMENDED AND EXTENDED PB2-96 G54-454 OR137-518(II DEED 21948)
 Description OR425-694 OR512-163 OR593-259 OR600-816 OR600-817C OR752-1562 OR762-1762 OR919-231R/S OR994-562 OR1004-734/35C OR1026-2389/90 OR1274-327/29 OR1287-1988/89M/T OR1637-2242/44 OR2040-2056D/C OR2040-2054/55R/S OR2049-902/08F/J OR2442-387/88 OR2497-1388/90/91 OR2658-267/69
 (Note: Not to be used on legal documents.)
 Neighborhood 1475
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision MATE OCEAN BAY SUBD SEC 1 AMD EXT
 Sec/Twp/Rng 15/64/36
 Affordable No
 Housing

Owner

CAPITAL V ISLAMORADA LLC
 632 Intracoastal Dr
 Fort Lauderdale FL 33304

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$923,688	\$885,234	\$888,404	\$433,272
+ Market Misc Value	\$118,815	\$121,931	\$114,679	\$131,529
+ Market Land Value	\$4,571,903	\$4,149,656	\$3,267,931	\$2,133,520
= Just Market Value	\$5,614,406	\$5,156,821	\$4,271,014	\$2,698,321
= Total Assessed Value	\$3,274,862	\$2,977,147	\$2,706,497	\$2,082,573
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$5,614,406	\$5,156,821	\$4,271,014	\$2,698,321

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$4,571,903	\$923,688	\$118,815	\$5,614,406	\$3,274,862	\$0	\$5,614,406	\$0
2023	\$4,149,656	\$885,234	\$121,931	\$5,156,821	\$2,977,147	\$0	\$5,156,821	\$0
2022	\$3,267,931	\$888,404	\$114,679	\$4,271,014	\$2,706,497	\$0	\$4,271,014	\$0
2021	\$2,133,520	\$433,272	\$131,529	\$2,698,321	\$2,082,573	\$0	\$2,698,321	\$0
2020	\$1,463,233	\$394,408	\$35,607	\$1,893,248	\$1,893,248	\$0	\$1,893,248	\$0
2019	\$1,463,233	\$394,408	\$35,607	\$1,893,248	\$1,893,248	\$0	\$1,893,248	\$0
2018	\$1,463,233	\$394,408	\$35,607	\$1,893,248	\$1,893,248	\$0	\$1,893,248	\$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
RES OPEN BAY LOTS (010B)	29,400.00	Square Foot	100	245
RES=HWY TO WATER UNPERMITTED (01HWM)	13,750.00	Square Foot	50	250
ENVIRONMENTALLY SENS (000X)	0.49	Acreage	0	0

Buildings

Building ID	21264	Exterior Walls	C.B.S. with 0% WD FRAME
Style	STILT 2 STORY	Year Built	1979
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2019
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	7368	Roof Type	IRR/CUSTOM
Finished Sq Ft	3257	Roof Coverage	METAL
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	278	Bedrooms	4
Functional Obs	0	Full Bathrooms	4
Economic Obs	0	Half Bathrooms	1
Depreciation %	4	Grade	700
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	945	0	310
FLA	FLOOR LIV AREA	3,257	3,257	496
GBF	GAR FIN BLOCK	515	0	91
OPF	OP PRCH FIN LL	1,457	0	191
PTO	PATIO	168	0	52
SBF	UTIL FIN BLK	1,026	0	162
TOTAL		7,368	3,257	1,302

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1989	1990	5 x 500	1	2500 SF	1
BOAT LIFT	2002	2003	20 x 20	1	2 UT	2
WOOD DOCKS	1980	1981	4 x 150	1	600 SF	4
CUSTOM PATIO	2017	2018	0 x 0	1	1150 SF	4
RES POOL	2017	2018	17 x 30	1	510 SF	3
TIKI	1980	1981	16 x 23	1	368 SF	3
FENCES	1978	1979	6 x 150	1	900 SF	5
WROUGHT IRON	2000	2011	8 x 20	1	160 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/30/2013	\$1,750,000	Warranty Deed		2658	267	05 - Qualified	Improved		
12/13/2010	\$258,500	Quit Claim Deed		2497	1388	11 - Unqualified	Improved		
6/6/2000	\$765,000	Warranty Deed		1637	2242	M - Unqualified	Improved		
9/1/1987	\$362,500	Warranty Deed		1026	2389	M - Unqualified	Improved		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD201901524	02/13/2020	Completed	\$65,000	Residential	DEMO ENTRY WALL, BUILD NEW 6' CONCRETE BLOCK WALL, INSTALL NE 8' WOOD FENCE, 4X4 WOOD POST WITH 2X4 FRAMING & 1X8 FENCING, INSTALL NEW GATE
PRBLD201900013	05/07/2019	Completed	\$225,000	Residential	R/R WINDOWS (19) & DOORS (5), NEW TRUSS ROOF W/ 3RD FLOOR OFFICE, NEW ENTRY & REAR STAIRS, NEW KITCHEN, FLOORING, VANITIES, ENCLOSE PORTION OF PORCH 1383 SF / 389 SF HABITABLE
PRBLD201602738	11/15/2016	Completed	\$59,500	Residential	POOL & DECK
0101041	07/19/2001	Completed	\$1	Residential	INTERIOR REMODEL/3RD FLR
0006441	01/09/2001	Completed	\$1	Residential	DOCK REPAIR/BOAT LIFT

View Tax Info
[View Taxes for this Parcel](#)
Sketches (click to enlarge)



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Photos.

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 1/4/2025, 1:27:09 AM](#)

Contact Us

Developed by





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CAPITAL V ISLAMORADA, LLC

Filing Information

Document Number	L13000135566
FEI/EIN Number	N/A
Date Filed	09/25/2013
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/09/2013
Event Effective Date	NONE

Principal Address

632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Changed: 05/12/2023

Mailing Address

632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Changed: 05/12/2023

Registered Agent Name & Address

LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A.
2134 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGRM

CAPITAL V INVESTMENTS, LLC
632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
-------------	------------

2022	04/09/2022
2023	05/12/2023
2024	08/01/2024

Document Images

08/01/2024 -- ANNUAL REPORT	View image in PDF format
05/12/2023 -- ANNUAL REPORT	View image in PDF format
04/09/2022 -- ANNUAL REPORT	View image in PDF format
04/14/2021 -- ANNUAL REPORT	View image in PDF format
06/22/2020 -- ANNUAL REPORT	View image in PDF format
06/17/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
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04/21/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
10/09/2013 -- LC Amendment	View image in PDF format
09/25/2013 -- Florida Limited Liability	View image in PDF format

Island Beach House Oasis Your Memory Maker awaits

[Share](#) [Save](#)

Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ No reviews yet



Hosted by Sean

Superhost · 12 years hosting

SHORT TERM VACATION RENTALS (LESS THAN 28 NIGHTS) CANNOT BE CONDUCTED NOR ADVERTIZED WITHIN THE VILLAGE WITHOUT A VALID LICENSE. PLUS, ALL SHORT-TERM RENTAL ADVERTIZEMENTS MUST INCLUDE A VALID AND CLEARLY VISIBLE VILLAGE LICENSE NUMBER.



Sean is a Superhost

Superhosts are experienced, highly rated Hosts.

Island Beach House Oasis Your Memory Maker awaits

The space

There is luxury, luxury and unrivaled, and then there is the Bay front Island Beach House Oasis that offers that and

https://www.airbnb.com/rooms/665868898027104148?source_impression_id=p3_1726663608_P37a8JSvTeBuD9GR&check_in=2024-11-01&guests=... 1/7

more. Situated on just a hair under one acres of ...

Show more >

Where you'll sleep



Bedroom 1
1 king bed



Bedroom 2
1 king bed

What this place offers

-  Bay view
-  Garden view
-  Beach access – Beachfront
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  Pool
-  Hot tub
-  Pets allowed

Show all 57 amenities

\$5,335 night

CHECK-IN 11/1/2024	CHECKOUT 11/4/2024
GUESTS 1 guest	▼

Reserve

You won't be charged yet

\$5,616 x 3 nights \$16,848

Early bird discount -\$842

Cleaning fee \$800

Total before taxes \$16,806

Report this listing

MINIMUM 7 NIGHT STAY PER VILLAGE CODE SECTION 30-1297(A) ONCE SHORT-TERM RENTAL LICENSE IS OBTAINED. IF NOT, PLEASE CHANGE TO AT LEAST A 28-NIGHT MINIMUM STAY.

3 nights in Islamorada

Nov 1, 2024 - Nov 4, 2024

<

November 2024

De

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
					1	2	1	2	3
3	4	5	6	7	8	9	8	9	10
10	11	12	13	14	15	16	15	16	17
17	18	19	20	21	22	23	22	23	24
24	25	26	27	28	29	30	29	30	31



No reviews (yet)

This host has 43 reviews for other places to stay. [Show other reviews](#)



Where you'll be

Islamorada, Florida, United States

Island Beach House Oasis Your Memory Maker awaits

[Share](#) [Save](#)

Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ No reviews yet



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https://www.airbnb.com/rooms/665868898027104148?source_impression_id=p3_1727961061_P3wI2mw8-dOSsJlv&guests=1&adults=1&check_in=2... 1/7

more. Situated on just a hair under one acres of ...

Show more >

Where you'll sleep

MINIMUM 7 NIGHT STAY PER VILLAGE CODE SECTION 30-1297(A) ONCE SHORT-TERM RENTAL LICENSE IS OBTAINED. IF UNABLE TO OBTAIN IT, PLEASE CHANGE TO AT LEAST A 28-NIGHT MINIMUM STAY.

Bedroom 1

1 king bed

Bedroom 2

1 king bed

What this place offers

Bay view

Garden view

Beach access – Beachfront

Kitchen

Wifi

Dedicated workspace

Free parking on premises

Pool

Hot tub

Pets allowed

Show all 57 amenities

\$15,600 night

CHECK-IN

1/1/2025

CHECKOUT

1/4/2025

GUESTS

1 guest

Reserve

You won't be charged yet

\$15,600 x 3 nights

\$46,800

Cleaning fee

\$800

Total before taxes

\$47,600

Report this listing

https://www.airbnb.com/rooms/665868898027104148?source_impression_id=p3_1727961061_P3wl2mw8-dOSsJlv&guests=1&adults=1&check_in=2... 2/7

72

Page 201 of 216

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

< January 2025							Fe		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
			1	2	3	4			
5	6	7	8	9	10	11	2	3	4
12	13	14	15	16	17	18	9	10	11
19	20	21	22	23	24	25	16	17	18
26	27	28	29	30	31		23	24	25



No reviews (yet)

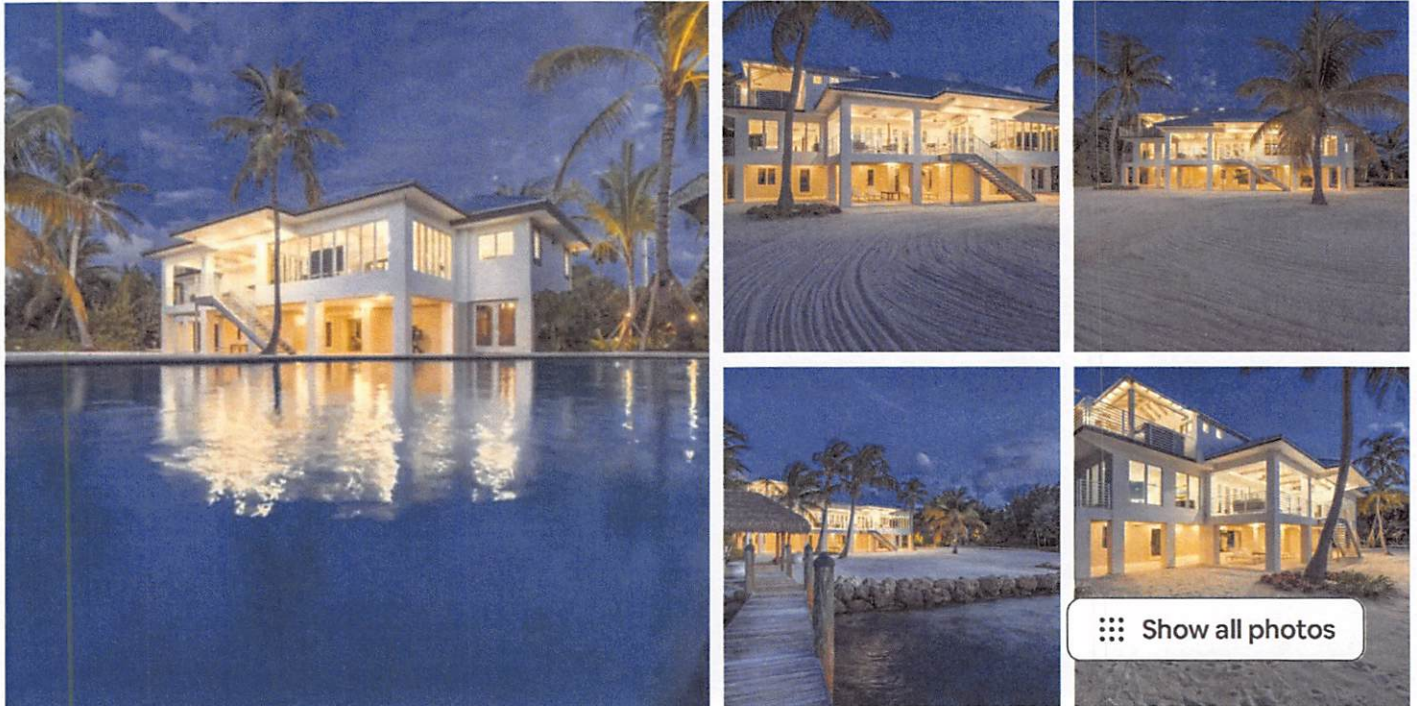
This host has 43 reviews for other places to stay. [Show other reviews](#)



Where you'll be

Islamorada, Florida, United States

Island Beach House Oasis Your Memory Maker awaits

[↑ Share](#) [♥ Save](#)

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Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ No reviews yet



Hosted by Sean

Superhost · 12 years hosting

MINIMUM 7 NIGHT
STAY PER VILLAGE
CODE SECTION
30-1297(A) ONCE
SHORT-TERM RENTAL
LICENSE IS OBTAINED.
IF UNABLE TO OBTAIN
IT, PLEASE CHANGE TO
AT LEAST A 28-NIGHT
MINIMUM STAY.



Ocean and beach views

Soak up the views during your stay.



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The space

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[Show more >](#)

\$15,600 night

CHECK-IN
1/1/2025

CHECKOUT
1/4/2025

GUESTS
1 guest



Reserve

You won't be charged yet

\$15,600 x 3 nights \$46,800

Cleaning fee \$800

Total before taxes \$47,600



Extend your trip
and save
Add 5 nights



[Report this listing](#)

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

1 king bed



What this place offers

-  Bay view
-  Garden view
-  Beach access – Beachfront
-  Kitchen
-  Wifi
-  Dedicated workspace
-  Free parking on premises
-  Pool
-  Hot tub
-  Pets allowed

Show all 57 amenities

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

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Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
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Island Beach House Oasis Your Memory Maker awaits

[Share](#) [Save](#)

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\$15,600 night

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1/1/2025CHECKOUT
1/4/2025GUESTS
1 guest

Reserve

You won't be charged yet

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Cleaning fee \$999

Total before taxes \$47,799



Extend your trip
and save
Add 5 nights

[Report this listing](#)

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-  Pets allowed

Show all 57 amenities

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

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Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
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Andres Garcia

From: Andres Garcia
Sent: Thursday, December 26, 2024 10:30 AM
To: Vince Virga
Subject: FW: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)
Attachments: 2nd Notice of Hearing_Summons (2nd NOH).pdf
Categories: CityView Code Enforcement Attachment

Please see attached,

A copy of it is also being issued via certified mail.

Please let me know if you prefer to attend via zoom so I can facilitate that document once available.

All the best,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd 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****

From: Andres Garcia <andres.garcia@islamorada.fl.us>

Sent: Thursday, December 26, 2024 9:02 AM

To: Vince Virga <vince@skillstorm.com>; Andres Garcia <andres.garcia@islamorada.fl.us>

Subject: RE: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)

Good morning, Vince.

I hope you had a great Christmas Holiday,

Please be informed that I now have the Special Magistrate hearing dates for next year.

Your appeal is set for January 14, 2025. At the Islamorada Village Administrative Center (Village Hall) on the 3rd Floor.

The hearing time starts at 2pm, but I cannot guarantee that your case will be the first to be heard.

I will be providing you the documents later today.

All the best,



Andres David Garcia

Code Compliance Officer

Islamorada – Village of Islands

Code Compliance Department

Village Administrative Center

86800 Overseas Highway 2nd Floor

Islamorada, FL 33036

Office: (305) 664-6434

Website: <https://www.islamorada.fl.us/>

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

From: Vince Virga <vince@skillstorm.com>

Sent: Monday, November 25, 2024 11:48 AM

To: Andres Garcia <andres.garcia@islamorada.fl.us>

Cc: Paul Minning <paul.minning@islamorada.fl.us>

Subject: Re: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Thank you.

Have a great day and **STORM ON!**

Vince Virga

Cofounder, Chairman

C 954-608-2167

 @VVirga

 Vince Virga



SKILLSTORM

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[SkillStorm is Proud to be an Award Winning Employer of US Veterans!](#)

From: Andres Garcia <andres.garcia@islamorada.fl.us>

Date: Monday, November 25, 2024 at 9:10 AM

To: Vince Virga <vince@skillstorm.com>

Cc: Paul Minning <paul.minning@islamorada.fl.us>

Subject: RE: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)



EXTERNAL SENDER – Do not open attachments or links unless you expected the email or have verified via phone or text message with the sender.

(Be suspicious of requests for gift cards, wire transfers, direct deposits, HR requests, background checks, etc.)

Good morning, Vince.

My apologies for not getting back to you on Friday as I was on a medical leave.

Once I have the hearing dates confirmed for the next year 2025, to include the January one, will let you know and include the applicable documentation.

Have great holiday season to you and your family as well.

Sincerely,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd Floor
Islamorada, FL 33036
Office: (305) 664-6434
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****How are we doing? Click [here](#) to complete our Customer Survey****

From: Vince Virga <vince@skillstorm.com>
Sent: Thursday, November 21, 2024 10:37 AM
To: Andres Garcia <andres.garcia@islamorada.fl.us>
Cc: Paul Minning <paul.minning@islamorada.fl.us>
Subject: Re: Code Compliance, Citation #2024-0010

Good morning, Andres.

I am available on 1/14 and have the date saved in my calendar. Please let me know when you can confirm. Have a great holiday season.

Have a great day and **STORM ON!**

Vince Virga
Cofounder, Chairman
C 954-608-2167



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From: Andres Garcia <andres.garcia@islamorada.fl.us>
Date: Thursday, November 21, 2024 at 9:40 AM
To: Vince Virga <vince@skillstorm.com>
Cc: Paul Minning <paul.minning@islamorada.fl.us>
Subject: RE: Code Compliance, Citation #2024-0010

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(Be suspicious of requests for gift cards, wire transfers, direct deposits, HR requests, background checks, etc.)

Good morning, Vince.

Upon consulting with my supervisors, the best that I can offer is to postpone your appeal to the January 14, 2025, hearing.

Please have in mind that this date is tentative because I have not received the hearing schedule for next year. But our hearings are normally held the 2nd Tuesday of each month.

Please let me know if you will be available on that date. You do not need to be physically present if you do not want to, it can be done remotely via Zoom.

All the best,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd Floor
Islamorada, FL 33036

Office: (305) 664-6434

Website: <https://www.islamorada.fl.us/>

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

From: Vince Virga <vince@skillstorm.com>
Sent: Wednesday, November 20, 2024 4:18 PM
To: Andres Garcia <andres.garcia@islamorada.fl.us>
Subject: Re: Code Compliance, Citation #2024-0010

Hi Andres,

Unfortunately, I'm not available on 12/17. I'm hosting my company's annual conference that week in Orlando from 12/16-12/18. Can we move the hearing to the afternoon of 12/19 or anytime on 12/20? Otherwise, please propose some alternative dates that work for you.

Thank you.

Have a great day and **STORM ON!**

Vince Virga

Cofounder, Chairman

C 954-608-2167

 [@VVirga](#)

 [Vince Virga](#)



[SkillStorm is Proud to be an Award Winning Employer of US Veterans!](#)

From: Andres Garcia <andres.garcia@islamorada.fl.us>
Date: Wednesday, November 20, 2024 at 12:35 PM
To: Vince Virga <vince@skillstorm.com>
Subject: RE: Code Compliance, Citation #2024-0010

EXTERNAL SENDER – Do not open attachments or links unless you expected the email or have verified via phone or text message with the sender.

(Be suspicious of requests for gift cards, wire transfers, direct deposits, HR requests, background checks, etc.)
Good afternoon, Vince.

The hearing has been set for Tuesday, December 17, 2024, at the Village Hall (Conference Room on the 3rd Floor). The hearing starts at 2:00 pm, but I cannot guarantee that this case will be the first one to be heard.

I attached the Notice of Hearing for your convenience, as it is also being mailed via certified mail.

The Village Hall address is 86800 Overseas Hwy, Islamorada, FL. 33036 (the building next to Founder's Park where fire station #21 is). If you cannot attend physically for any reason, please let me know in advance to request the Zoom access information for you.

Sincerely and all the best,



Andres David Garcia
Code Compliance Officer
Islamorada – Village of Islands
Code Compliance Department
Village Administrative Center
86800 Overseas Highway 2nd Floor
Islamorada, FL 33036
Office: (305) 664-6434
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****How are we doing? Click [here](#) to complete our Customer Survey****

From: Vince Virga <vince@skillstorm.com>
Sent: Monday, November 18, 2024 12:27 PM
To: Andres Garcia <andres.garcia@islamorada.fl.us>
Subject: Code Compliance, Citation #2024-0010

Andres,

I received a Code Compliance Citation from your office. I'm not sure why I've received this as I have no knowledge of the Airbnb advertisement you reference in the citation.

Please see the attached form, acknowledging receipt of the citation and my notification that I am contesting the citation and formally requesting a hearing.

Please call me to discuss on my cell phone at 954-608-2167.

Thank you.

Have a great day and **STORM ON!**

Vince Virga

Cofounder, Chairman

C 954-608-2167



[@VVirga](#)



[Vince Virga](#)



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