



Islamorada, Village of Islands

Code Compliance Hearing

February 11, 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. CEBDGC20240000222
Islamorada Village of Islands Vs. Yanko E Gonzalez
 - B. CERENT20240000276
Islamorada Village of Islands Vs. Capital V Islamorada LLC
- III. **HEARINGS ON CASES FROM PREVIOUS AGENDA**
 - A. Case Number: CEBDGC20230000250
Islamorada Village of Islands V. Michael W Hurley & Becky M Hurley
Request To Extend Compliance Deadline
- 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: February 11, 2025

Case Number: CEBDGC20240000222

Islamorada Village of Islands Vs. Yanko E Gonzalez

Property Information:

NEW CASE

Property Owner: Yanko E Gonzalez

147 Plantation Ave, Islamorada, FL 33070

Parcel ID: 00432500-000000

Case Background: Violation:

Section 6-61 of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: new doors and windows.

On July 25, 2024, while conducting a routine patrol in Plantation Key, I found and documented a new door and new windows on this property. A courtesy letter was prepared and issued on the same day.

On August 27, 2024, a case review was conducted and determined that no after-the-fact permits have been applied for. A Notice of Violation was prepared and issued via certified and regular mail the same day, and a copy of that notice was also posted on the property the same day.

On September 27, 2024, a case review was conducted and determined that no after-the-fact permits have been applied. A Notice of Warning was prepared and issued via certified and regular mail the same day, and a copy of that notice was also posted on the property the same day.

On September 27, 2024, I received a call from the property owner in response to the notice posted requesting to know what the case is about. I explained my findings to the owner and was told that he preferred to ask for permitting guidance in person at the Village Hall.

On September 30, 2024, I received verbal communication from the Village's Building Department staff indicating that the property owner physically came into the office to inquire on how to get the necessary permits.

On November 7, 2024, a case review was conducted and determined that no after the fact permits have been applied. The owner was contacted to request a status update from him and was told that he hired a

company called Patriot Windows & Doors to help him in obtaining the necessary documents to submit the necessary permits.

On December 09, 2024, a case review was conducted and determined that no after-the-fact permits have been applied.

On December 17, 2024, a case review was conducted and determined that no after-the-fact permits had been applied for. The owner was contacted to request a status update from him and was told that he had the necessary documentation to apply for the necessary permits.

On January 2, 2025, a case review was conducted and determined that no after-the-fact permits had been applied for. A Notice of Hearing was prepared and issued via certified and regular mail. A copy of that notice was also posted on the property and in Village Hall on the 2nd floor, that same day. An affidavit of posting was also completed on this same day.

On January 29, 2025, a case review was conducted and determined that no after the fact permits have been applied yet.

Exhibits:

1. Hearing File

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
GONZALEZ YANKO E
Respondent.

CASE NO.: CEBDGC20240000222

NOTICE OF HEARING

To: GONZALEZ YANKO E

Re: Violations of the Village Code at

Property Location:	147 PLANTATION AVE, ISLAMORADA, FLORIDA 33036
Subdivision:	PLANTATION KEY COLONY 1ST ADD
Legal Description:	BK 19 LT 27 PLANTATION KEY COLONY FIRST ADDITION PLANTATION KEY OR440-919 OR893-419 OR1025-1364 OR1025-1381 OR1170-2020 OR2750-1071 OR2740-2277 OR2761-505 OR3111-752 OR3124-2181 OR3195-1168

Date and Factual Description of Violation(s):

On Thursday July 25, 2024, while on routine patrol, I observed unpermitted new doors and windows on this property.

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: (1) Land clearing, the placement of fill, commercial and residential demolition, blasting, excavation, or the storage of materials. According to Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish, or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the Building Official and obtain the required permit.

Correctives measures needed to be in compliance with Village code: please apply, obtain, and close an after-the-fact permit for the unpermitted installation of new doors and windows. For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437.

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, February 11th, 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: GONZALEZ YANKO E, 57 N BLACKWATER LN KEY LARGO, FL 33037 (return receipt number: 9589 0710 5270 1220 6331 81), on January 22, 2025.



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. CEBDGC20240000222

v.

GONZALEZ YANKO E

Respondent

NOTICE OF WARNING

Date: September 27, 2024

To: GONZALEZ YANKO E

Re: Violations of the Village Code at

Property Location: 147 PLANTATION AVE

Subdivision: PLANTATION KEY COLONY 1ST ADD

Parcel ID: 00432500-000000

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 **October 28, 2024**.

An investigation on **July 25, 2024**, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

following work: (1) Land clearing, the placement of fill, commercial and residential demolition, blasting, excavation, or the storage of materials. According to Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish, or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the Building Official and obtain the required permit.

Corrective measures needed to be in compliance with Village Code: Please apply, obtain, and close an after-the-fact permit for the unpermitted installation of new doors and windows.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437.

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: GONZALEZ YANKO E, 57 N BLACKWATER LN, KEY LARGO, FL 33037, (return receipt number: 9589 0710 5270 1220 6361 37), on September 27, 2024



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20240000222

v.

GONZALEZ YANKO E
Respondent

NOTICE OF VIOLATION

Date: August 27, 2024

To: GONZALEZ YANKO E

Re: Violations of the Village Code at

Property Location:	147 PLANTATION AVE
Subdivision:	PLANTATION KEY COLONY 1ST ADD
Legal Description:	BK 19 LT 27 PLANTATION KEY COLONY FIRST ADDITION PLANTATION KEY OR440-919 OR893-419 OR1025-1364 OR1025-1381 OR1170-2020 OR2750-1071 OR2740-2277 OR2761-505 OR3111-752 OR3124-2181 OR3195-1168

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 **July 25, 2024**, found the following violation(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: (1) Land clearing, the placement of fill, commercial and residential demolition, blasting, excavation, or the storage of materials. According to Section 105,

Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish, or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the Building Official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: please apply, obtain, and close an after-the-fact permit for the unpermitted installation of new doors and windows.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437.

In order to avoid fines and/or a hearing these violations must be resolved by **September 26, 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: GONZALEZ YANKO E, 57 N BLACKWATER LN KEY LARGO, FL 33037 (return receipt number: 9589 0710 5270 1220 6359 56), on August 27, 2024.



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

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

CODE COMPLIANCE

COURTESY LETTER

Case: CEBDGC20240000222
To: GONZALEZ YANKO E
Date: July 25, 2024
Parcel ID: 00432500-000000
Location: 147 PLANTATION AVE

An inspection by the Village Code Compliance Officer on **July 25, 2024**, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: (1) Land clearing, the placement of fill, commercial and residential demolition, blasting, excavation, or the storage of materials. According to Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish, or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the Building Official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: please apply, obtain, and close an after-the-fact permit for the unpermitted installation of new doors and windows. **within 30 calendar days of the date of this letter.**

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437.

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.

(Please see reverse side of this letter)

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: GONZALEZ YANKO E, 57 N BLACKWATER LN, KEY LARGO, FL 33037, (return receipt number:[NO CERTIFIED NUMBER ENTERED]), on July 25, 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: CEBDGC20240000222

Complete	Activity	Inspector	Field Notes
07/25/2024	Initial Inspection/Record Violations	Andres Garcia	
07/25/2024	Attach Images	Andres Garcia	
07/25/2024	Input Compliance Date or Extension	Andres Garcia	
07/25/2024	Generate Courtesy Letter/Record Delivery	Andres Garcia	
08/27/2024	Reinspection	Andres Garcia	As of today's date, records show no atf permit application for the unpermitted installation of new doors and windows. Andres Garcia 08/27/2024
08/27/2024	Attach Images - Reinspection	Andres Garcia	Not required
08/27/2024	Record Fine Offense Level - NOV	Andres Garcia	
08/27/2024	Record Compliance Date or Extension for NOV	Andres Garcia	
08/27/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	Issued via USPS certified mail under tracking #9589 0710 5270 1220 6359 56. Andres Garcia 08/29/2024
08/27/2024	Info Update	Andres Garcia	A copy of the notice of violation issued by certified mail has been posted on the property. Andres Garcia 08/27/2024
09/27/2024	Reinspection	Andres Garcia	Records still show no permit application for the new doors and windows. Andres Garcia 09/27/2024
09/27/2024	Attach Images - Reinspection	Andres Garcia	Not required
09/27/2024	Record Compliance Date or Extension for NOW	Andres Garcia	
09/27/2024	Generate Notice of Warning Letter	Andres Garcia	

09/27/2024	Info Update	Andres Garcia	A copy of the notice of warning has been posted on the property. Andres Garcia 09/27/2024
09/27/2024	Info Update	Andres Garcia	Received call from property owner (Yanko Gonzalez) in response to the property posting. Explained findings to owner and attempted to provide building department contact information for permitting guidance, but he refused and preferred to come to the office next Monday the 30th and get the guidance in person. Andres Garcia 09/27/2024
10/03/2024	Info Update	Andres Garcia	Received verbal communication from Building that property owner (Yanko Gonzalez) came into the office to inquire about on how to get the necessary permits. Andres Garcia 09/30/2024
10/17/2024	Info Update	Andres Garcia	Notice of Violation certified mail came back as unclaimed. Andres Garcia 10/17/2024
11/07/2024	Info Update	Andres Garcia	Current records show no ATF permit application for the unpermitted doors and windows installation. Contacted owner (Yanko Gonzalez) to request a status from him. He hired a company (Patriot Windows & Doors) that is working on obtaining the necessary documents to submit the necessary permit(s). Owner said he will call them to get an update from them. Will move reinspection date. Andres Garcia 11/07/2024
11/26/2024	Info Update	Andres Garcia	Notice of warning came back unclaimed. Andres Garcia 11/26/2024
12/09/2024	Info Update	Andres Garcia	Current records show no ATF permit application. Will move reinspection date. Andres Garcia 12/09/2024
12/17/2024	Info Update	Andres Garcia	Current records show no ATF permit application for the unpermitted doors

			and windows installation. Contacted owner (Yanko Gonzalez) again to request a status from him. He indicated that has all the required documentation and should be applying for the permit this week. Will move reinspection date. Andres Garcia 12/17/2024
01/02/2025	Info Update	Andres Garcia	Current records show no ATF permit application for the unpermitted doors and windows installation. Will move reinspection date. Andres Garcia 01/02/2025
01/22/2025	Reinspection	Andres Garcia	Current case records show no after the fact permit application for the unpermitted new doors and windows. Andres Garcia 01/22/2025
Pending Task	Prepare Information for Legal	Andres Garcia	
Pending Task	Attach Images - Reinspection	Andres Garcia	

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20240000222

v.

GONZALEZ YANKO E
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, January 22, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6331 81) to GONZALEZ YANKO E 57 N BLACKWATER LN KEY LARGO, FL 33037. A copy of the Notice is attached as Exhibit A.
3. On Wednesday, January 22, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 147 PLANTATION AVE, Plantation Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

FURTHER AFFIANT SAYETH NOT:

DATED THIS 22nd day of January, 2025.



Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 22nd day of January 2025

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 _____

Jan 22, 2025 at 12:39:15 PM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia

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

POSTING NOTICE

CODE COMPLIANCE

CEBDGC20240000222
CASE NUMBER

Wednesday, January 22, 2025
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:

October 28, 2024

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

February 11, 2025 at 2:00 PM



Islamorada, Village of Islands
Andres David Garcia
Code Compliance Officer
86800 Overseas Hwy
Islamorada, FL 33036
Office: (305) 664-6434
Cell: (305) 304-9151
www.islamorada.fl.us

Jan 22, 2025 at 12:39:35 PM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia





Amorada, Village of Islands
Code Compliance
3800 Overseas Hwy
Amorada, FL 33036

CERTIFIED MAIL



9589 0710 5270 1220 6359 56



FP **US POSTAGE**
\$009.92⁰
First-Class - IMI
ZIP 33036

08/27/2024
036B 0011834630

Yanko E Gonzalez
57 N Blackwater Ln
Key Largo FL 33037

unclaimed
J-50

NIXIE 331 CE 1 2210/10/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
EC: 33036 *2106-01977-27-41
33037-290457

Aug 27, 2024 at 11:23:28 AM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20240000222

v.

GONZALEZ YANKO E
Respondent

NOTICE OF VIOLATION

Date: August 27, 2024

To: GONZALEZ YANKO E

Re: Violations of the Village Code at

Property Location:	147 PLANTATION AVE
Subdivision:	PLANTATION KEY COLONY 1ST ADD
Legal Description:	BK 19 LT 27 PLANTATION KEY COLONY FIRST ADDITION PLANTATION KEY OR440-919 OR893-419 OR1025-1364 OR1025-1381 OR1170-2020 OR2750-1071 OR2740-2277 OR2761-505 OR3111-752 OR3124-2181 OR3195-1168

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 July 25, 2024, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: (1) Land clearing, the placement of fill, commercial and residential demolition, blasting, excavation, or the storage of materials. According to Section 105,

Aug 27, 2024 at 11:23:45 AM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia





Islamorada, Village of Islands
 Code Compliance
 86800 Overseas Hwy
 Islamorada, FL 33036

CERTIFIED MAIL



9589 0710 5270 1220 6361

US POSTAGE
\$009.92
 First-Class - IMI
 ZIP 33036
 09/27/2024
 036B 0011834630

Yanko E Gonzalez
 57 N Blackwater Ln
 Key Largo FL 33036

10-3
 m

NIXIE 331 DE 1 0011/19/24
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD
 BC: 33036318200 *Z006-02404-01-39

93260201575
 330363182

Sep 27, 2024 at 11:30:12 AM
Islamorada, FL 33070

Islamorada, Village of Islands
85800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

147 Plantation Ave
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20240000222

v.

GONZALEZ YANKO E

Respondent

NOTICE OF WARNING

Date: September 27, 2024

To: GONZALEZ YANKO E

Re: Violations of the Village Code at

Property Location: 147 PLANTATION AVE

Subdivision: PLANTATION KEY COLONY 1ST ADD

Parcel ID: 00432500-000000

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 **October 28, 2024**.

An investigation on July 25, 2024, found the following violation(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the



Sep 27, 2024 at 11:30:32 AM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia



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 00432500-000000
 Account# 1530379
 Property ID 1530379
 Millage Group 50VI
 Location 147 PLANTATION Ave, PLANTATION KEY
 Address
 Legal BK 19 LT 27 PLANTATION KEY COLONY FIRST ADDITION PLANTATION KEY
 Description OR440-919 OR893-419 OR1025-1364 OR1025-1381 OR1170-2020 OR2750-1071 OR2740-2277 OR2761-505 OR3111-752 OR3124-2181 OR3195-1168
 (Note: Not to be used on legal documents.)
 Neighborhood 1641
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision PLANTATION KEY COLONY 1ST ADD
 Sec/Twp/Rng 05/63/38
 Affordable No
 Housing



Owner

[GONZALEZ YANKO E](#)
 57 N Blackwater Ln
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$207,878	\$198,157	\$188,334	\$161,513
+ Market Misc Value	\$12,504	\$12,537	\$19,134	\$19,160
+ Market Land Value	\$957,480	\$787,800	\$618,120	\$351,480
= Just Market Value	\$1,177,862	\$998,494	\$825,588	\$532,153
= Total Assessed Value	\$1,028,448	\$998,494	\$825,588	\$532,153
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$1,003,448	\$973,494	\$825,588	\$532,153

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$957,480	\$207,878	\$12,504	\$1,177,862	\$1,028,448	\$25,000	\$1,003,448	\$149,414
2023	\$787,800	\$198,157	\$12,537	\$998,494	\$998,494	\$25,000	\$973,494	\$0
2022	\$618,120	\$188,334	\$19,134	\$825,588	\$825,588	\$0	\$825,588	\$0
2021	\$351,480	\$161,513	\$19,160	\$532,153	\$532,153	\$0	\$532,153	\$0
2020	\$351,480	\$161,513	\$19,188	\$532,181	\$532,181	\$0	\$532,181	\$0
2019	\$312,090	\$161,513	\$19,216	\$492,819	\$492,819	\$0	\$492,819	\$0
2018	\$312,090	\$161,513	\$18,206	\$491,809	\$491,809	\$0	\$491,809	\$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
RESIDENTIAL CANAL (010C)	6,000.00	Square Foot	50	120

Buildings

Building ID	23609	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1963
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1983
Building Name		Foundation	CONCR FTR
Gross Sq Ft	1910	Roof Type	GABLE/HIP
Finished Sq Ft	1702	Roof Coverage	ASPHALT SHINGL
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	234	Bedrooms	3
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	41	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,702	1,702	280
OPF	OP PRCH FIN LL	208	0	68
TOTAL		1,910	1,702	348

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
BOAT RAMP	1969	1970	35 x 12	1	420 SF	1
WOOD DOCKS	1981	1982	36 x 8	1	288 SF	3
FENCES	1982	1983	0 x 0	1	1532 SF	2
CH LINK FENCE	2004	2005	0 x 0	1	200 SF	1
WALL AIR COND	1995	2011	0 x 0	1	1 UT	2
UTILITY BLDG	1995	2011	6 x 14	1	84 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
9/22/2022	\$825,000	Warranty Deed	2392552	3195	1168	19 - Unqualified	Improved		
8/17/2021	\$100	Quit Claim Deed	2338992	3124	2181	11 - Unqualified	Improved		
9/4/2015	\$0	Warranty Deed		2761	505	14 - Unqualified	Improved		
4/30/2015	\$0	Quit Claim Deed		2740	2277	14 - Unqualified	Improved		
8/1/1987	\$70,000	Warranty Deed		1025	1381	Q - Qualified	Improved		
9/1/1983	\$90,000	Warranty Deed		893	420	Q - Qualified	Improved		
2/1/1969	\$2,900	Conversion Code		440	919	Q - Qualified	Improved		

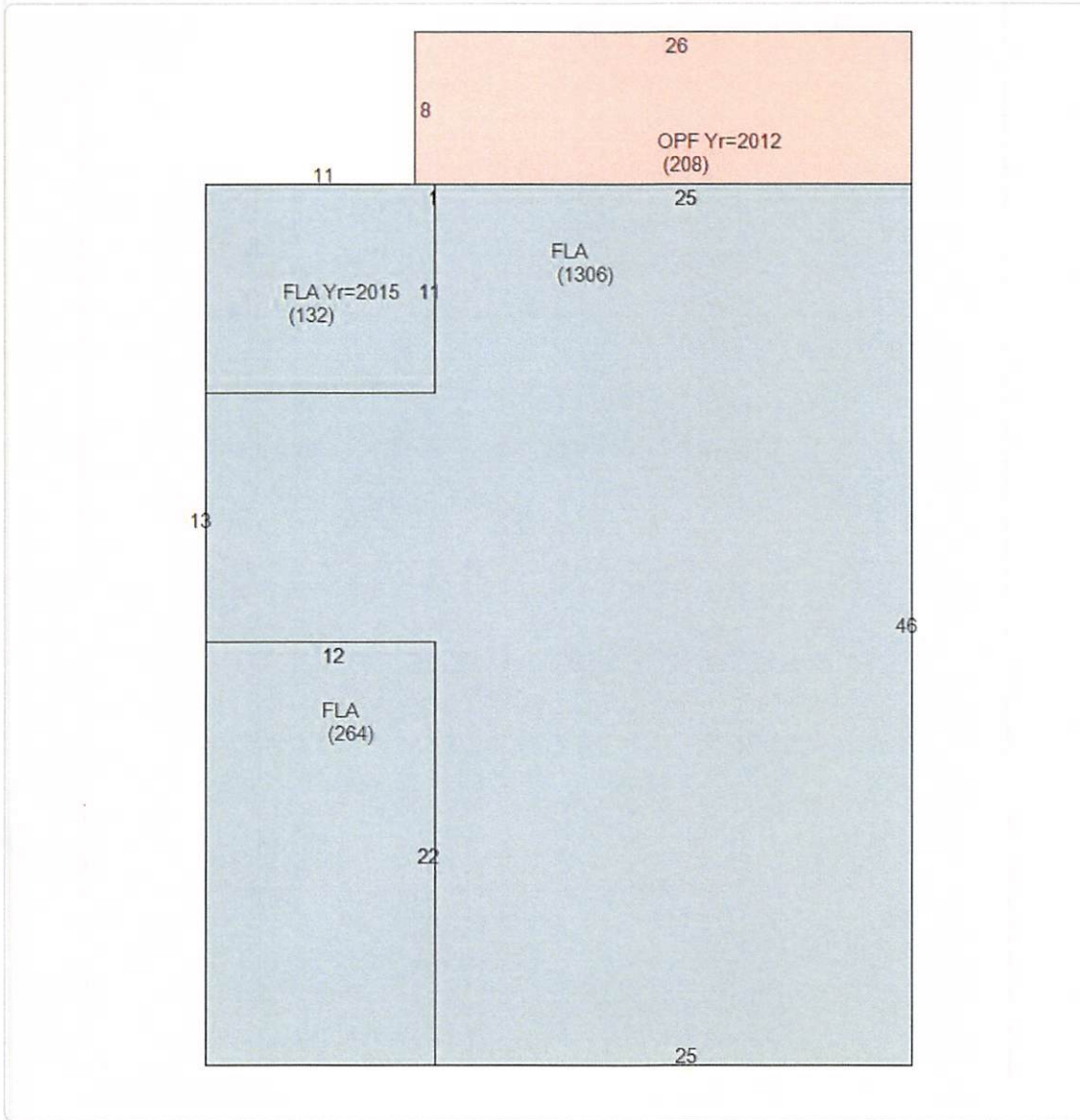
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
0302095	10/29/2003	Completed	\$1		REPL GATES & FENCE PANEL

View Tax Info

[View Taxes for this Parcel](#)

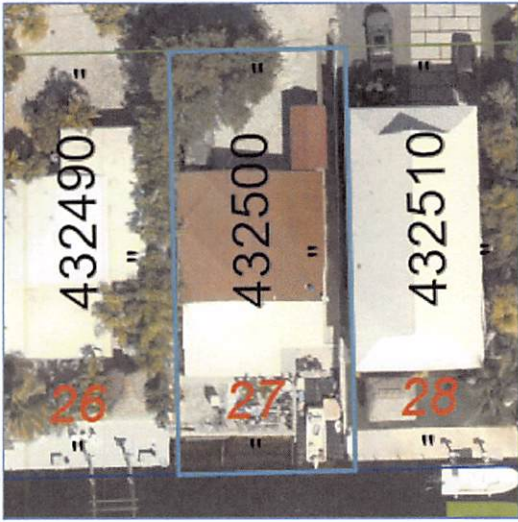
Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 1/29/2025, 1:25:49 AM



1530379-20221018

Jul 25, 2024 at 2:51:31 PM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia



Jul 25, 2024 at 2:51:39 PM
Islamorada, FL 33070
147 Plantation Ave
Andres D. Garcia





Property Review

Parcel Number: 00432500-000000

Property Details

Parcel Number: 00432500-000000
Status: Active
Legal Description: BK 19 LT 27 PLANTATION KEY COLONY FIRST ADDITION PLANTATION KEY OR440-919 OR893-419 OR1025-1364 OR1025-1381 OR1170-2020 OR2750-1071 OR2740-2277 OR2761-505 OR3111-752 OR3124-2181 OR3195-1168

Addresses

Street #	Pre-Direction	Street Name	Direction	Unit #	Status
147		PLANTATION AVE			Active

Contacts

Type	Description
Property Owner/Owner of Record	GONZALEZ YANKO E, Address:57 N BLACKWATER LN, Phone:(305) 877-0800
Historic Owner	DELGADO RUBEN SR , Address:3901 SW 192ND TER
Historic Owner	DELGADO RUBEN
Historic Owner	DELGADO GABRIEL
Historic Owner	DELGADO SR RUBEN, Address:3901 SW 192ND TER
Historic Owner	DELGADO GABRIEL, Address:147 PLANTATION AVE
Historic Owner	DELGADO RUBEN, Address:147 PLANTATION AVE
Historic Owner	R&G PLANTATION KEY LLC, Address:206 S MAIN ST

Zone (Residential Single-Family (R1) Zoning District)


Zone Type: Residential Single-Family (R1) Zoning District
Status: Active

Code Enforcement Complaints

Reference #	Type	Status	Date Entered
CEBDGC20240000222	Building Code	Summons Issued	07/25/2024
	Description: On Thursday July 25 2024, while on routine patrol, I observed unpermitted new doors and windows on this property.		
CEWST20220000426	Rubbish/Waste Removal	Closed - Remedied	11/29/2022
	Description: On Monday 11/28/22 code recieved a call from Barbara Duggan (305-218-9712) 151 Plantation Ave, regarding debris located on the road at 147 Plantation Ave. I went to the property and documented debris out front along the road.		
CEPM20200000181	Property Maintenance	Closed - Remedied	05/04/2020
	Description: Received complaint of debris on ROW		
CEPM20190000067	Property Maintenance	Closed - Remedied	04/15/2019
	Description: Debris on right of way		

Permit Applications

Permit #	Type	Work Class	Status	Date Issued
SCP201000946	SEWER CONNECTION	PLUMBING	Closed	09/24/2010
	Permits:			
	Description: INSTALL CONNECTION TO CENTRAL SEWER			

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CODE COMPLIANCE HEARING

Hearing Date: February 11, 2025

Case Number: CERENT20240000276

Islamorada Village of Islands Vs. Capital V Islamorada LLC

Property Information:

NEW CASE

Property Owner: Capital V Islamorada LLC

76184 Overseas Hwy

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. Virga 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. Virga 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, 2024, 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. Virga 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.

This case was scheduled to be heard on the last January 14 Hearing, 2025, but I was unable to attend due to an emergency medical leave. My supervisor spoke with Mr. Virga and offered him to option to either move forward with hearing the case without me, or to reschedule it. The second option was chosen and the case was rescheduled to the next available hearing.

On January 24, 2025, a third 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);

another copy was emailed to Mr. Virga that same day, and the affidavit of posting was also completed on the same day.

On January 31, 2025, an additional case review was conducted and determined that property is partially in compliance by still showing a 28-night minimum stay in its advertised Airbnb listing, but the citation still remains unpaid.

Exhibits:

1. Hearing File
2. Post Hearing File - Additional Documents (New NOH, New Affidavit, New Posting Photos)

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. SCHLICHTER, JR., P.A. (return receipt number: 9589 0710 5270 1220 6331 05), on December 26, 2024.



Andres Garcia
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CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO.: CERENT20240000276

Petitioner,

v.

CAPITAL V ISLAMORADA LLC

Respondent.

NOTICE OF HEARING

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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 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.

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

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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.	
	November 04, 2024
Signature of Code Compliance Officer	Date
	09:03
	Time

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

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.

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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. 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. SCHLICHTER 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.

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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.

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

Islamorada, Village of Islands
8500 Overseas Highway
Islamorada, FL 33036
Phone: (305) 864-6400 Fax: (305) 864-6489

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) 864-6434



Islamorada, Village of Islands
Andres D. Garcia
Code Compliance Officer
76184 Overseas Hwy
Islamorada, FL 33036
Phone: (305) 864-6434
andres.garcia@islamoradafl.com

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.

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) 664-6469

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) 664-6469
Web: www.islamorada.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



Islamorada, Village of
Andres David
Code Compliance
Islamorada, FL 33036
(305) 664-6400
andres.garcia@islamora.com

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) 664-6499

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 violation(s):



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

Islamorada, Village of Islands
8600 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6409

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner.

CASE NO. CERENT20240000276

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 violation(s):



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 #
2024-0018

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

Repeat Violation	DATE	TIME	OFFICER
	November 04, 2024	10:00	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:

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

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

Section 20-12B(6)(a) 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 permits and Monroe County occupational license have been paid for the year. No vacation rental use may receive unless it has been registered according to this section.

Section 20-12B(6)(b) of the Village Code entitled "Vacation rental license registration" 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 approval registration and maintain the license during all times of rental.

Section 20-12B(6)(c) 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 20-12B(6)(d) 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 publicly posted by the Village shall constitute a violation of these regulations.

Corrective measures needed to be in compliance with Village Code: change of advertising to 30 night minimum rental and place all short term rental Islamorada permits through message service with a valid vacation rental license. There are certain restrictions on which properties qualify for licenses. Please





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 Vistamarada LLC
632 Intracoastal Dr
Fort Lauderdale FL 3303A



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

- 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

76184 O/S Hwy (VR)

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

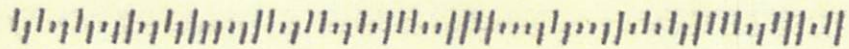
9590 9402 8990 4064 7568 19

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

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten 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)

USPS TRACKING#

MIAMI FL 330

OCT 2024 PM 4 L



76184 OIS Hwy (WR)

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

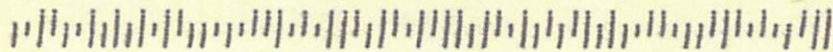
9590 9402 8990 4064 7568 02

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**

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)

USPS TRACKING#



9590 9402 8990 4064 7567 58



76184 O/S 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

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? 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

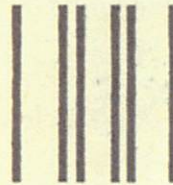
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail Restricted Delivery (00)

USPS TRACKING #



9590 9402 8860 4005 4712 07



76184's Hwy (VR)

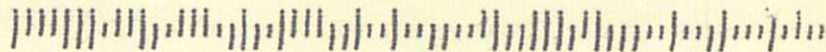
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

**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**

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? 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

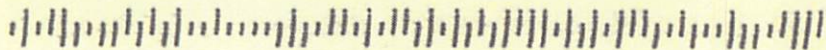
9590 9402 8860 4005 4711 77

United States
Postal Service

• 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 \(https://informedelivery.usps.com/\)](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

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](#)

9589071052701220635123

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](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? \(https://faq.usps.com/s/article/Where-is-my-package\)](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

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 \(https://informedelivery.usps.com/\)](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? \(https://faq.usps.com/s/article/Where-is-my-package\)](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		

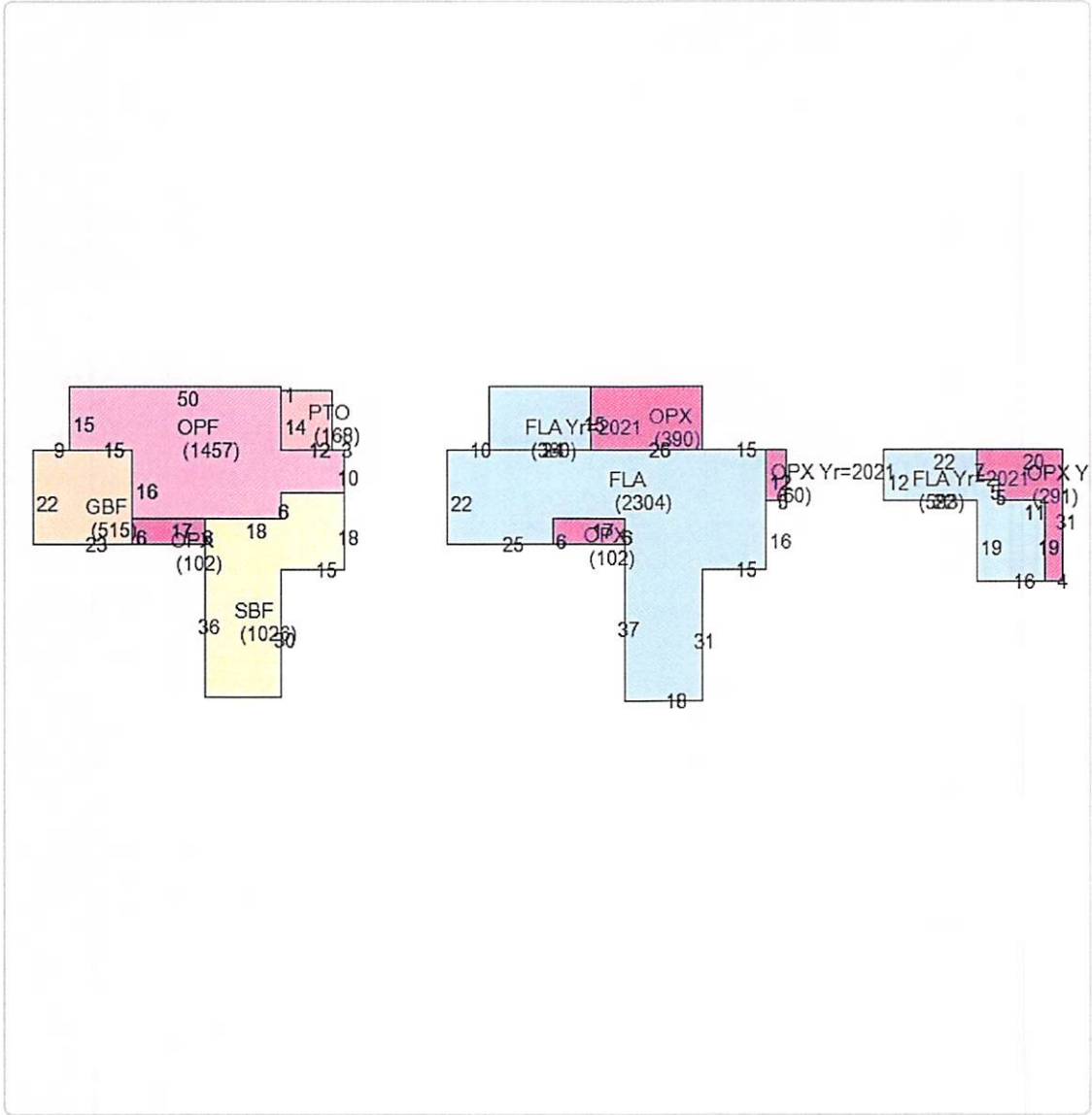
Permits

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, VANITITES, 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.

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





[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
04/10/2017 -- ANNUAL REPORT	View image in PDF format
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











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

[Show more >](#)

Where you'll sleep

 <p>Bedroom 1 1 king bed</p>	 <p>Bedroom 2 1 king bed</p>
--	--

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

<u>\$5,616 x 3 nights</u>	\$16,848
<u>Early bird discount</u>	-\$842
<u>Cleaning fee</u>	\$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							December		
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

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Entire home in Islamorada, Florida
 12 guests · 6 bedrooms · 11 beds · 5.5 baths
 ★ No reviews yet



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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 ...

[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



\$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](#)

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

January 2025							February		
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](#)

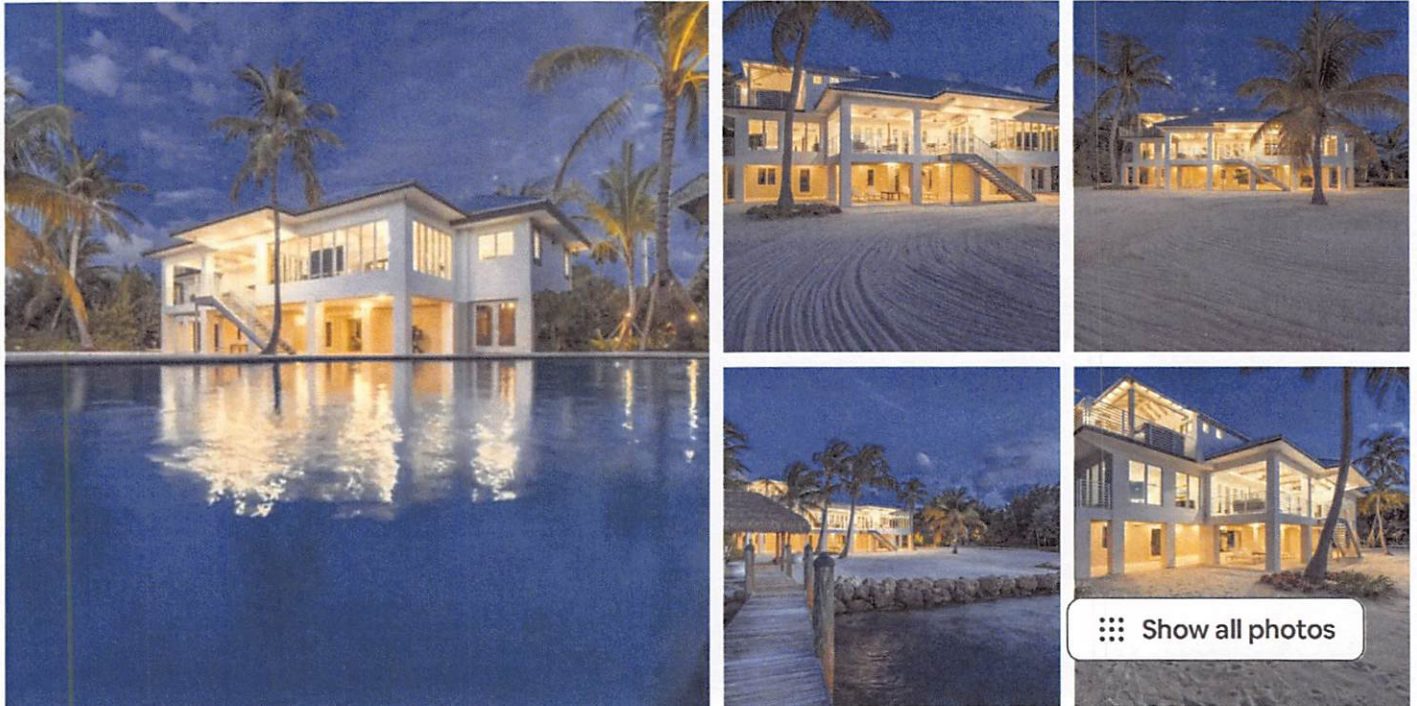


Where you'll be

Islamorada, Florida, United States

Island Beach House Oasis Your Memory Maker awaits

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★ No reviews yet

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Superhost · 12 years hosting

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 **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 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



Su Mo Tu We Th Fr Sa Su Mo Tu

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

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\$15,600 night

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



Hosted by Sean
Superhost · 12 years hosting

Reserve

You won't be charged yet

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

Cleaning fee \$999

Total before taxes \$47,799



Ocean and beach views
Soak up the views during your stay.



Sean is a Superhost
Superhosts are experienced, highly rated Hosts.



Extend your trip and save
Add 5 nights

[Report this listing](#)

Island Beach House Oasis Your Memory Maker awaits

The space

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[Show more](#) >

Where you'll sleep













Bedroom 1
1 king bed



Bedroom 2
1 king bed



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-  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
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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



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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



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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](#)



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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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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, February 11th, 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 6331 98) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (return receipt number: 9589 0710 5270 1220 6332 04), on January 24, 2025.



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

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 Friday, January 24, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6331 98) 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 6332 04). A copy of the Notice is attached as Exhibit A.
3. On Friday, January 24, 2025, 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.

Jan 24, 2025 at 12:48:37 PM
Islamorada, FL 33036
76184 Overseas Hwy

Andres D. Garcia

Islamorada, Village of Islands
85800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000276
CASE NUMBER

Friday, January 24, 2025
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:

February 11, 2025 at 2:00 PM

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



Jan 24, 2025 at 12:48:49 PM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia





CODE COMPLIANCE HEARING

Hearing Date: February 11, 2025

Case Number: Case Number: CEBDGC20230000250

Islamorada Village of Islands V. Michael W Hurley & Becky M Hurley

Request To Extend Compliance Deadline

Property Information:

168 Indian Mound Trl.

Parcel ID: 00424590-000000

Case Background:

On November 12, 2024, this case came before the Islamorada, Village of Islands Code Compliance Hearing Officer. The Hearing Officer affirmed the decision of the Code Compliance Officer and found the Violator to be in violation of section 6-61 of the Village Code entitled "Work requiring building permit."

The order stipulated that the violator shall comply with section 6-61 as referred to in paragraph 4 of the order within 60 days of the signed order. A \$125.00 administrative fee was also to be paid within 60 days of the signed order. The order was signed on November 12, 2024, making the compliance date for January 11, 2025.

The order was recorded with the Clerk of the Court on November 25, 2024. Copies of the signed order were sent by certified mail return receipt to the property owners (Michael W. Hurley & Becky M. Hurley) and via email to one of the owners (Michael W. Hurley) that same day..

On January 6, 2025, a request to extend the compliance deadline to 60 additional days was received via email from the property owner (Michael).

On January 22, 2025, a case review was conducted and revealed that the violation is still not corrected.

On January 24, 2025, I notified the owner (Michael) via about today's hearing. The email was not replied.

On January 29, 2025, records show that the administrative fee of \$125 has been paid. A second notice of hearing was prepared and issued via regular and certified mail return receipt. A copy of that notice was posted on the property and at Village Hall - 2nd Floor on the same day, plus the affidavit of posting was also completed on the same day. I contacted the owner (Michael) and left a voicemail to remind him about this hearing and also contacted the two realtors advertising the property for sale (Jamie Engel and Taylor Engel) and also left a voicemail for both of them to remind and inform the owner as well.

The violator is here requesting an extension of his compliance date.

Exhibits:

1. Hearing File
2. Special Magistrate Recorded Order
3. Compliance Date Extension Request

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO.: CEBDGC20230000250

Petitioner,

v.

HURLEY MICHAEL W AND HURLEY BECKY

M

Respondent.

NOTICE OF HEARING

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location:	168 INDIAN MOUND TRL, ISLAMORADA, FLORIDA 33036
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484

Date and Factual Description of Violation(s):

On Wednesday, September 6, 2023, I witnessed a crew putting a fence on property without a valid permit.

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: a new fence was installed without a permit. Permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437

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, November 12th, 2024, at 2:00 PM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 3rd Floor Conference Room, Islamorada, Florida 33036**

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

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

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

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

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Hearing Officer, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to

ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

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

PLEASE GOVERN YOURSELF ACCORDINGLY.



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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: HURLEY MICHAEL W AND HURLEY BECKY M, 168 INDIAN MOUND TRL TAVERNIER, FL 33070 (return receipt number: 9589 0710 5270 1220 6360 45), on October 16, 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. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M

Respondent

NOTICE OF WARNING

Date: September 05, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location: 168 INDIAN MOUND TRL

Subdivision: INDIAN WATERWAYS

Parcel ID: 00424590-000000

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 October 07, 2024.

An investigation on **September 6, 2023**, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

following work: of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village Code: permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437.

In order to avoid fines and/or a hearing these violations must be resolved by **October 7, 2024.**

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: HURLEY MICHAEL W AND HURLEY BECKY M, 168 INDIAN MOUND TRL, TAVERNIER, FL 33070, (return receipt number: 9589 0710 5270 1220 9359 94), on September 05, 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. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF VIOLATION

Date: July 29, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location:	168 INDIAN MOUND TRL
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484

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 06, 2023**, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

following work: of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437

In order to avoid fines and/or a hearing these violations must be resolved by **August 30, 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 posted/hand delivered via to: HURLEY MICHAEL W AND HURLEY BECKY M, at 168 INDIAN MOUND TRL TAVERNIER, FL 33070 on July 29, 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. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF VIOLATION

Date: June 24, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location:	168 INDIAN MOUND TRL
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484

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 06, 2023, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437

In order to avoid fines and/or a hearing these violations must be resolved by **July 24, 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: HURLEY MICHAEL W AND HURLEY BECKY M, 168 INDIAN MOUND TRL TAVERNIER, FL 33070 (return receipt number: 7020 0640 0001 0356 0383), on June 24, 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: CEBDGC20230000250

Complete	Activity	Inspector	Field Notes
09/06/2023	Initial Inspection/Record Violations	Gerardo Gonzalez	
09/06/2023	Attach Images	Gerardo Gonzalez	
09/06/2023	Prepare Stop Work Order	Gerardo Gonzalez	
09/06/2023	Info Update	Gerardo Gonzalez	Per Building official, Sheila, owner can continue putting the fence around the pool since its considered a life safety issue but he must submit a permit, get it and close it in order to close out code case. Permit submitted incomplete.Gerardo Gonzalez 10/20/2023 8:15 AM Permit in plan check.Gerardo Gonzalez 12/20/2023 7:51 AM
03/05/2024	Info Update	Andres Garcia	Site visit, observed unpermitted fence already installed. Records show ATF fence permit application #PRBLD202301256 remains to be issued because is waiting for resubmittal with a due date of 06/18/2024. Will move reinspection date to 05/20/2024. Andres Garcia 03/05/2024
05/20/2024	Info Update	Andres Garcia	Permit PRBLD202300968 (ATF swimming pool protection fence) has been abandoned since 03/05/2024 and permit PRBLD202301256 (ATF aluminum louvered fence) has been returned or corrections with a current due date of 06/18/2024. Will move reinspection date. Andres Garcia 05/20/2024
06/24/2024	ReInspection	Andres Garcia	Permit PRBLD202300968 (ATF swimming pool protection fence) and permit PRBLD202301256 (ATF aluminum louvered fence) are in abandoned status. Andres Garcia 06/24/2024
06/24/2024	Attach Images - ReInspection	Andres Garcia	
06/24/2024	Record Fine Offense Level - NOV	Andres Garcia	

06/24/2024	Record Compliance Date or Extension for NOV	Andres Garcia	
06/24/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	
07/24/2024	Info Update	Andres Garcia	Received call from property owner (Michael Hurley) in response to the notice of violation. I explained what the code case is about and what is needed to get it in compliance. I attempted to provide building department contact information, but the owner was not able to write it down at this time. Will move reinspection date. Andres Garcia 07/24/2024
07/29/2024	Info Update	Andres Garcia	NOV-USPS Green Card came back unsigned. To prepare additional NOV to post or hand deliver. Will move reinspection date. Andres Garcia 07/29/2024
07/29/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	
07/29/2024	Info Update	Andres Garcia	2nd Notice of Violation has been posted on the property. Andres Garcia 07/29/2024
09/04/2024	Info Update	Andres Garcia	Records show both permit applications are still on abandoned status. Notified contractor (Southernmost Fence LLC.) via email about my findings. Will move reinspection date. Andres Garcia 09/04/2024
09/04/2024	Info Update	Andres Garcia	Recieved call from contractor (Michael Hampson - 305-587-9347 - Southernmost Fence LLC) to indicate that he has nothing to do with the abandoned swimming pool protection fence permit (PRBLD202300968) and the portion of the fence he was involved is for the fence located at the right side of the property that he never completed. The other abandoned permit application in question (white aluminum louvered fence under permit # PRBLD202301256) is for the

			left side of the property. Andres Garcia 09/04/2024
09/05/2024	ReInspection	Andres Garcia	Records show permit applications in questions are still abandoned. Andres Garcia 09/05/2024
09/05/2024	Attach Images - ReInspection	Andres Garcia	
09/05/2024	Record Compliance Date or Extension for NOW	Andres Garcia	
09/05/2024	Generate Notice of Warning Letter	Andres Garcia	
09/05/2024	Info Update	Andres Garcia	A copy of the notice of warning has been posted on the property. Andres Garcia 09/05/2024
10/01/2024	Info Update	Andres Garcia	Notice of warning came back as unclaimed. Andres Garcia 10/01/2024
10/16/2024	ReInspection	Andres Garcia	Records show permit applications are still in abandoned status. Andres Garcia 10/16/2024
Pending Task	Prepare Information for Legal	Andres Garcia	
Pending Task	Attach Images - ReInspection	Andres Garcia	

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent.

AFFIDAVIT OF POSTING

I, Andres D. 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, October 16, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6360 45) to HURLEY MICHAEL W AND HURLEY BECKY M 168 INDIAN MOUND TRL TAVERNIER, FL 33070. A copy of the Notice is attached as Exhibit A.
3. On Wednesday, October 16, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 168 INDIAN MOUND TRL, Plantation Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6408

Oct 16, 2024 at 10:23:20 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

POSTING NOTICE

CODE COMPLIANCE

CEBDGC20230000250
CASE NUMBER

Wednesday, October 16, 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:

October 07, 2024

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

November 12, 2024 at 2:00 PM

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



Islamorada, Village of Islands
Attn: Chief Clerk
Code Compliance Dept.
86800 Overseas Hwy
Islamorada, FL 33036
Call: (305) 664-6400
Fax: (305) 664-6408
www.islamorada.com



Oct 16, 2024 at 10:23:31 AM
Islamorada, FL 33070
168 Indian Mound Trl
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:

Michael W Hurley
Becky M Hurley
168 Indran Mound Trl
Tavernier FL 33070



9590 9402 8860 4005 4718 25

2. Article Number (Transfer from service label)

7020 0640 0001 0356 0383

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

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

ail Restricted Delivery

Domestic Return Receipt

USPS TRACKING#



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

9590 9402 8860 4005 4718 25

**United States
Postal Service**

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

**Islamorada Village of Islands
Code Enforcement
8880 Overseas Highway
Islamorada, FL 33036**

168 Indian Mound Tr 1

Jul 29, 2024 at 11:20:59 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC202300002

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF VIOLATION

Date: July 29, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

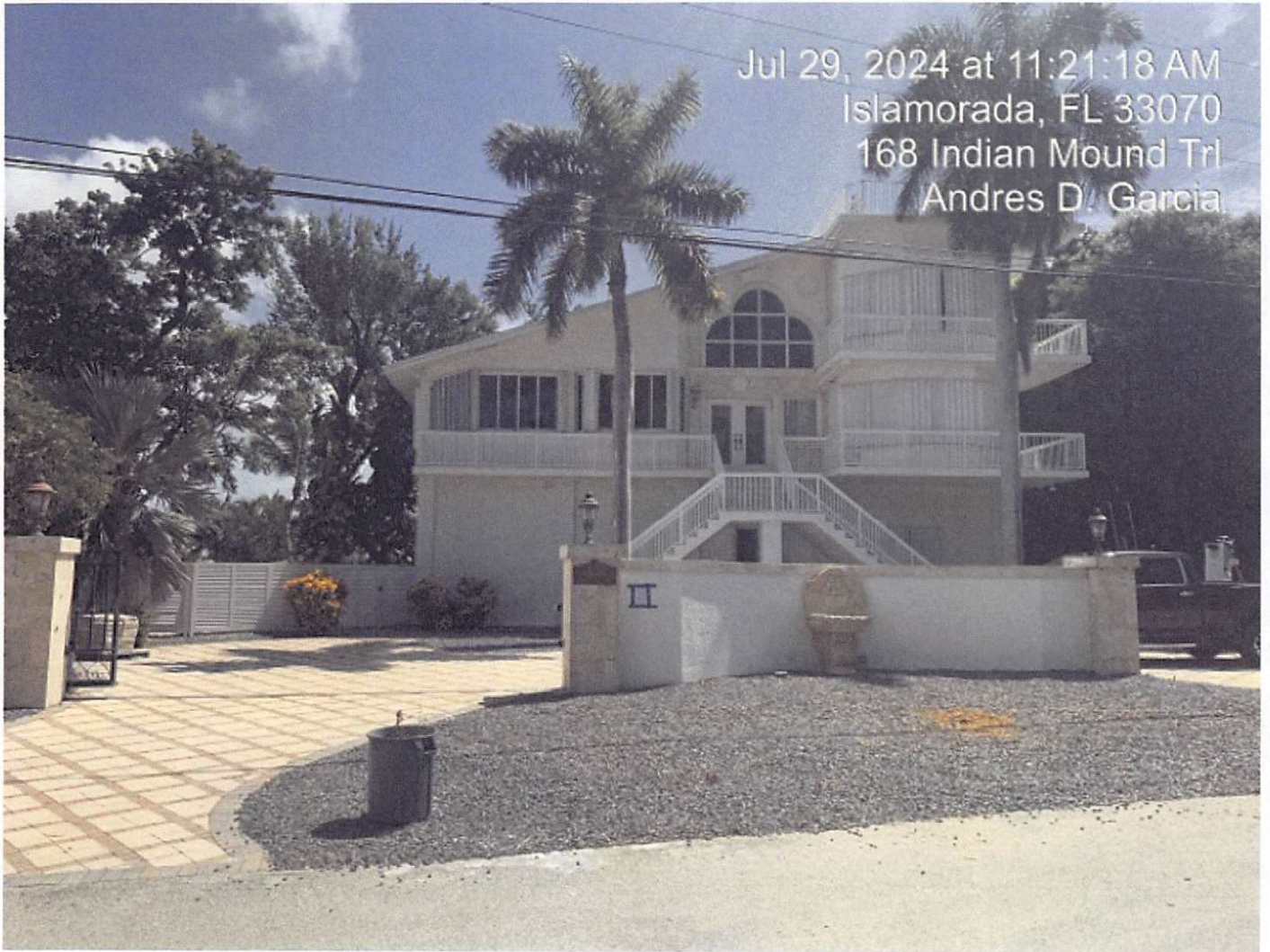
Property Location:	168 INDIAN MOUND TRL
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132- 1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617(27F/J) OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743- 553/54Q/C OR1836-2013 OR3182-0484

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 06, 2023**, found the following violation(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

Jul 29, 2024 at 11:21:18 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia



CERTIFIED MAIL



Islamorada, Village of Islands
Code Compliance
86800 Overseas Hwy
Islamorada, FL 33036



9589 0710 5270 1220 6359



FP US POSTAGE
\$009.92^o

First-Class - IMI
ZIP 33036

09/05/2024
036B 0011834630

Michael W Hurley & Becky M Hurley

9-12-24

9-22-24

168 Indian Mound Trl

Tavernier FL 33070

Attempted
9/7
CS

09/05/2024
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
33036316200 *0806-04282-05-46
33036>3162

Sep 5, 2024 at 10:14:25 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

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. CE8DGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF WARNING

Date: September 05, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location: 168 INDIAN MOUND TRL

Subdivision: INDIAN WATERWAYS

Parcel ID: 00424590-000000

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 October 07, 2024.

An investigation on **September 6, 2023**, found the following violation(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the



Sep 5, 2024 at 10:14:38 AM
Islamorada, FL 33070
168 Indian Mound Tr
Andres D. Garcia

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 00424590-000000
 Account# 1522619
 Property ID 1522619
 Millage Group 50VI
 Location 168 INDIAN MOUND Trl, PLANTATION KEY
 Address
 Legal Description INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1444 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484
 (Note: Not to be used on legal documents.)
 Neighborhood 1642
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision INDIAN WATERWAYS
 Sec/Twp/Rng 05/63/38
 Affordable No
 Housing



Owner

HURLEY MICHAEL W
 168 Indian Mound Trl
 Tavernier FL 33070
 HURLEY BECKY M
 168 Indian Mound Trl
 Tavernier FL 33070

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,072,562	\$1,036,964	\$707,683	\$550,282
+ Market Misc Value	\$117,515	\$104,278	\$89,582	\$92,028
+ Market Land Value	\$1,372,605	\$1,176,278	\$879,315	\$546,568
= Just Market Value	\$2,562,682	\$2,317,520	\$1,676,580	\$1,188,878
= Total Assessed Value	\$1,896,306	\$1,841,074	\$1,307,766	\$1,188,878
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$1,871,306	\$1,816,074	\$1,676,580	\$1,188,878

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,372,605	\$1,072,562	\$117,515	\$2,562,682	\$1,896,306	\$25,000	\$1,871,306	\$500,000
2023	\$1,176,278	\$1,036,964	\$104,278	\$2,317,520	\$1,841,074	\$25,000	\$1,816,074	\$476,446
2022	\$879,315	\$707,683	\$89,582	\$1,676,580	\$1,307,766	\$0	\$1,676,580	\$0
2021	\$546,568	\$550,282	\$92,028	\$1,188,878	\$1,188,878	\$0	\$1,188,878	\$0
2020	\$507,468	\$563,703	\$94,474	\$1,165,645	\$1,165,645	\$0	\$1,165,645	\$0
2019	\$497,568	\$570,414	\$96,919	\$1,164,901	\$689,415	\$25,000	\$664,415	\$475,486
2018	\$497,568	\$429,490	\$21,068	\$948,126	\$676,561	\$25,000	\$651,561	\$271,565

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
RESIDENTIAL CANAL (010C)	7,450.00	Square Foot	0	0
RESIDENTIAL DRY (010D)	6,600.00	Square Foot	0	0

Buildings

Building ID	23106	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1992
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	4529	Roof Type	IRR/CUSTOM
Finished Sq Ft	3204	Roof Coverage	MIN/PAINT CONC
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	416	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	750
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	720	0	0
OPX	EXC OPEN PORCH	39	0	0
SPX	EXEC SC PORCH	129	0	0
FLA	FLOOR LIV AREA	3,204	3,204	0
OUU	OP PR UNFIN UL	292	0	0
OUF	OP PRCH FIN UL	145	0	0
TOTAL		4,529	3,204	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1992	1993	10 x 10	1	100 SF	2
FENCES	1997	1998	6 x 270	1	1620 SF	2
FENCES	1997	1998	4 x 80	1	320 SF	2
FENCES	1997	1998	5 x 150	1	750 SF	2
BRICK PATIO	2004	2013	0 x 0	1	1600 SF	1
WROUGHT IRON	2012	2013	6 x 30	1	180 SF	5
FENCES	2004	2013	5 x 120	1	600 SF	3
WATER FEATURE	2004	2019	0 x 0	1	1 UT	5
CUSTOM POOL	2004	2019	22 x 32	1	704 SF	5
BOAT LIFT	2023	2024	0 x 0	1	1 UT	4

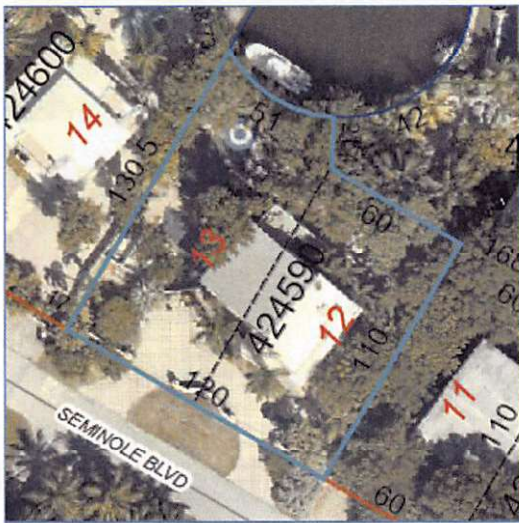
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/30/2022	\$2,800,000	Warranty Deed	2381993	3182	0484	01 - Qualified	Improved		
11/21/2002	\$730,000	Warranty Deed		1836	2013	Q - Qualified	Improved		
12/1/1997	\$387,500	Warranty Deed		1491	0046	Q - Qualified	Improved		
4/1/1994	\$375,000	Warranty Deed		1301	1800	Z - Unqualified	Improved		
5/1/1990	\$47,000	Warranty Deed		1132	1448	Q - Qualified	Vacant		
3/1/1980	\$27,500	Warranty Deed		808	1252	Q - Qualified	Vacant		
12/1/1979	\$22,500	Conversion Code		803	757	Q - Qualified	Vacant		

Permits

Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅	Notes ⇅
PRBLD202201312	11/28/2022	10/21/2023	\$5,000	Residential	INSTALL USED 16K BOAT LIFT
PRBLD202100712	6/18/2021	7/1/2021	\$2,400	Residential	REPLACE FRONT DOOR
PRBLD201801783	8/6/2018	12/13/2018	\$1,600	Residential	R/R DOOR (IMPACT)
201200276	5/2/2012	11/29/2012	\$1		RE-ROOF
0300855	6/25/2003	12/31/2003	\$1		POOL
0300868	6/9/2003	12/31/2003	\$1		ENCLOSURE
0300177	2/7/2003	11/29/2012	\$1		FENCE W/GATE
0300095	2/4/2003	11/29/2012	\$1		PAVER DRIVEWAY & PATIO
0300064	1/24/2003	11/29/2012	\$1		WOOD FENCE
9801538	6/17/1998	1/1/1999	\$8,000	Residential	REMODELING
9703849	12/17/1997	11/29/2012	\$4,500	Residential	FENCE & PRIVACY WALL

Map



TRIM Notice

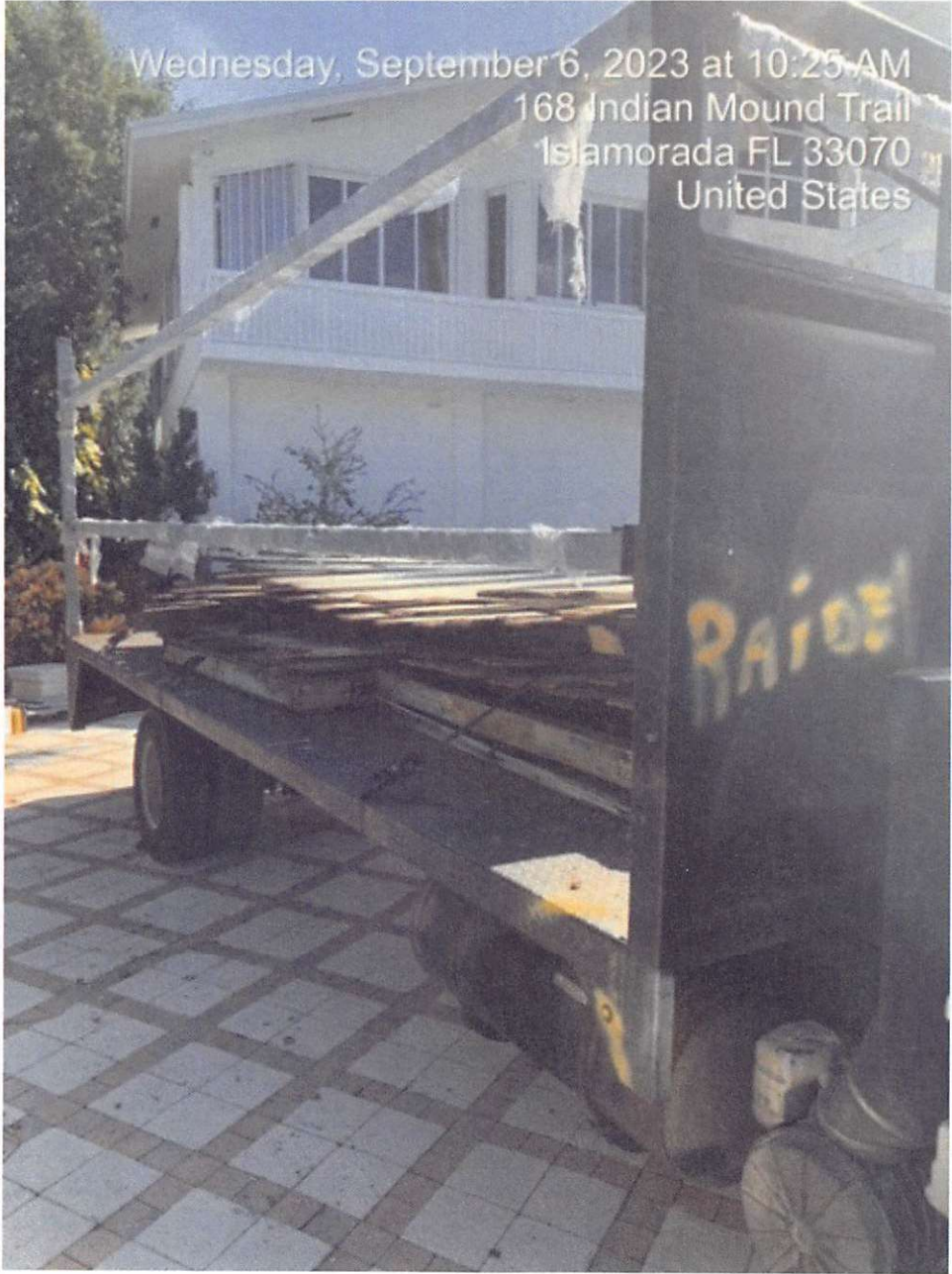
[2024 TRIM Notice \(PDF\)](#)

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: 10/24/2024, 6:32:40 AM

Contact Us

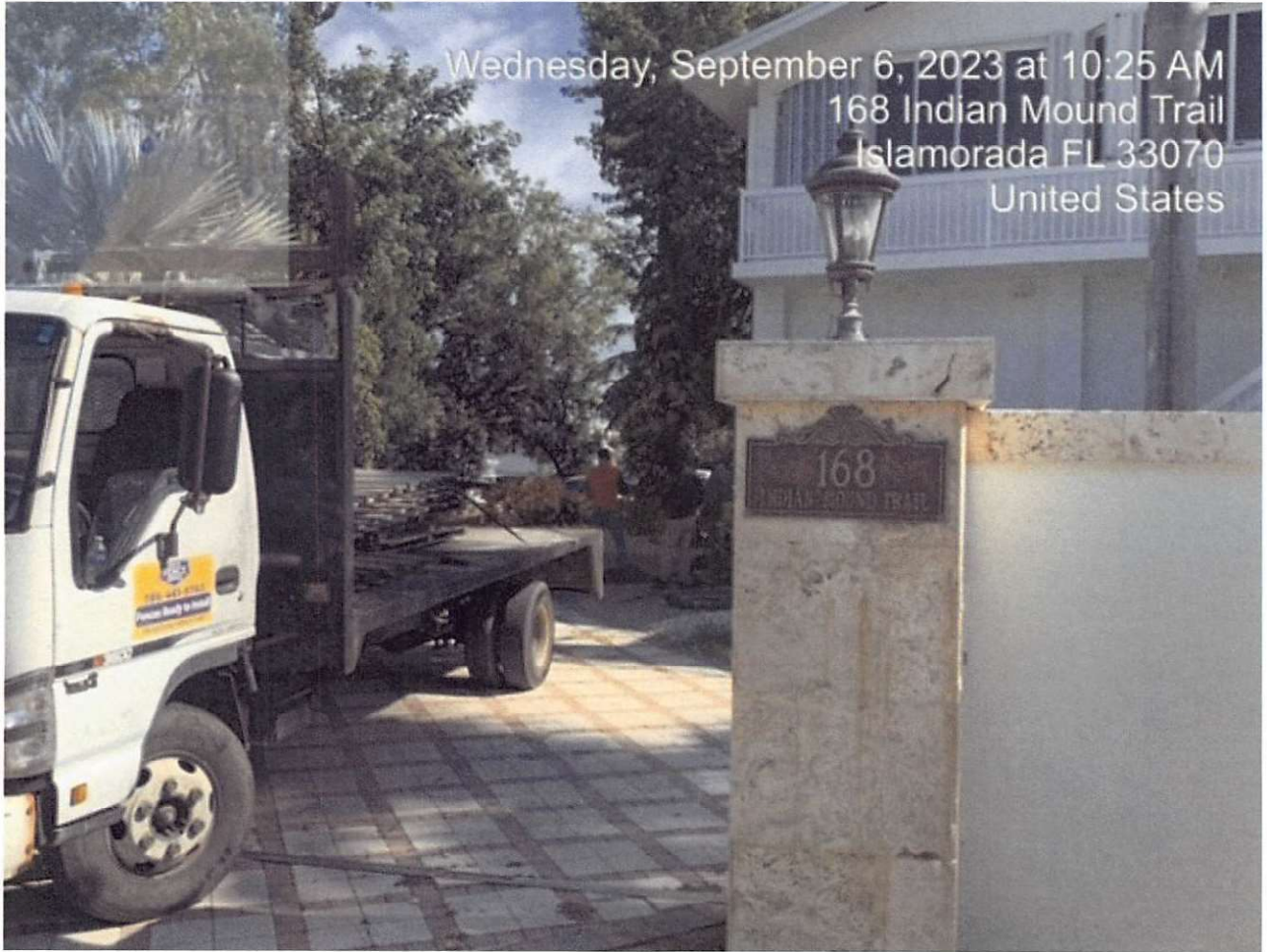




Wednesday, September 6, 2023 at 10:25 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



Wednesday, September 6, 2023 at 10:25 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



Wednesday, September 6, 2023 at 10:29 AM

101-181 Seminole Blvd

Islamorada FL 33070

United States



Tavernier, Florida

Google Street View

Jun 2023 See more dates



Image capture Jun 2023 © 2024 Google

Mar 5, 2024 at 10:09:01 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



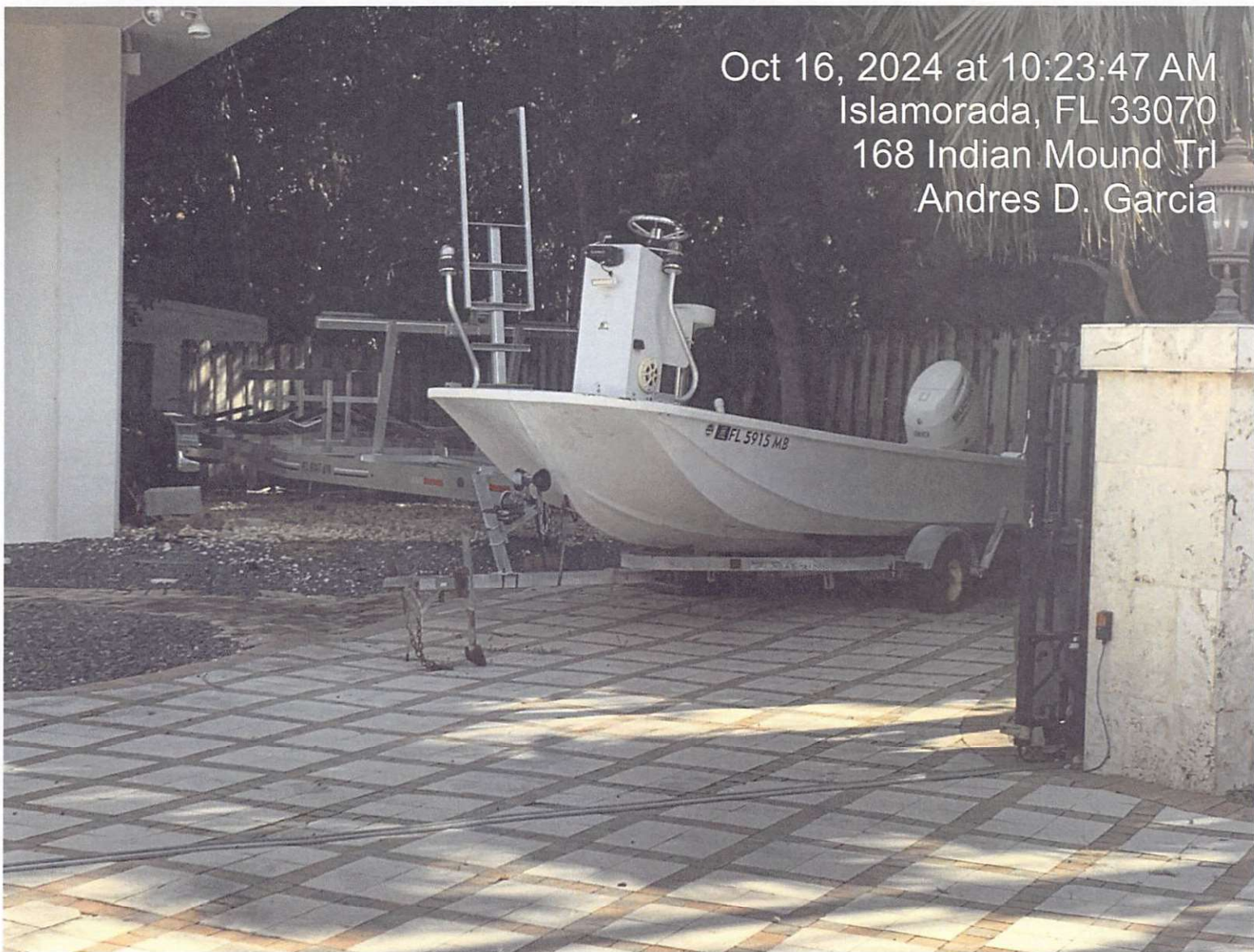
Mar 5, 2024 at 10:09:09 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



Oct 16, 2024 at 10:23:33 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia



Oct 16, 2024 at 10:23:47 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia



Andres Garcia

From: CityView@islamorada.fl.us
Sent: Tuesday, March 5, 2024 12:45 AM
To: becky@exceptionalwildlife.com; becky@xceptionalwildlife.com;
becky@xceptionalwildlife.com
Cc: Evelyn Fraley
Subject: Abandoned Permit Application
Categories: CityView Permitting Attachment

Please be advised that permit application PRBLD202300968 has been waiting for documents to complete your application process for more than 180 days. Pursuant to Section 6 – 31(a) of the Village Code and Florida Building Code, 2020 7th Edition, Section 105.3.2, your permit application is considered abandoned.

Please note, the permit application and associated plans will be destroyed, and all deposits paid toward this permit will be forfeited. Should you wish to proceed with this project, you must submit a new application, deposit, plans, and all required documentation.

If you have any questions, you may contact the Building Services Coordinator at evelyn.fraley@islamorada.fl.us or (305) 664-6436.

This email was sent from Islamorada CityView PRODUCTION.

*How are we doing? Click

here<<https://docs.google.com/forms/d/1sYlj7HveD1qhxIB94pRwaqpwnZzE0vB2dtsp89NcvQ/viewform>> 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.

Andres Garcia

From: CityView@islamorada.fl.us
Sent: Wednesday, June 19, 2024 3:00 AM
To: becky@xceptionalwildlife.com; southernmostfence@gmail.com;
southernmostfence@gmail.com
Cc: Evelyn Fraley
Subject: Abandoned Waiting for Corrections
Categories: CityView Permitting Attachment

Please be advised that permit application PRBLD202301256 has been on hold, pending corrections for more than 180 days. Pursuant to Section 6 – 31(a) of the Village Code and Florida Building Code, 2020 7th Edition, Section 105.3.2, your permit application is hereby considered abandoned.

Please note, the permit application and associated plans will be destroyed, and all deposits paid toward this permit will be forfeited. Should you wish to proceed with this project, you must submit a new application, deposit, plans, and all required documentation.

If you have any questions, you may contact the Building Services Coordinator at evelyn.fraley@islamorada.fl.us or (305) 664-6436.

This email was sent from Islamorada CityView PRODUCTION.

*How are we doing? Click

here<<https://docs.google.com/forms/d/1sYlj7HveD1qhxlB94pRwaqpwnZzE0vB2dtsp89NcvQ/viewform>> 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.

Andres Garcia

From: Andres Garcia
Sent: Wednesday, September 4, 2024 10:37 AM
To: 'southernmostfence@gmail.com'
Subject: Case: CEBDGC20230000250 - Property: 168 Indian Mound Trl
Attachments: Abandoned Waiting for Corrections; Abandoned Permit Application

Categories: CityView Code Enforcement Attachment

Greetings, Southernmost Fence LLC.

My name is Andres Garcia, Code Compliance Officer for the Village of Islamorada. I retrieved your contact information from the permitting application records we have on file.

Based on our records, you were the primary contractor assigned to install a white aluminum louvered fence under permit # PRBLD202301256 for the property mentioned above.

The permit was never issued; therefore, it became abandoned.

Attached, you will find an abandoned application notification sent to the property owner and your company earlier this year.

Please reactivate the permit, have it issued, inspected, and closed for the code compliance case mentioned above to become partially in compliance.

To reach complete compliance, I must inform you that the additional permit #PRBLD202300968 to install a swimming pool protection fence, also in abandoned status, needs to be reactivated, issued, inspected, and closed. Records show this permit application was done as an owner-builder, and your company does not seem to be involved in this one. But it still needs to be resolved. I have also attached an incomplete application notice issued to the owner as well.

I will be conducting a case review later next week (between Thursday the 12th and Friday the 13th) to verify the application status.

Any questions, comments, or concerns, please do not hesitate to contact me. My information lies below in my signature.

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/>

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****

Andres Garcia

From: Andres Garcia
Sent: Wednesday, October 16, 2024 4:25 PM
To: becky@xceptionalwildlife.com
Subject: Case: CEBDGC20230000250 Notice of Hearing - 168 Indian Mound Trl (Plantation Key)
Attachments: Notice of Hearing-Summons (NOH-S).pdf
Categories: CityView Code Enforcement Attachment

Good afternoon, Mr. & Mrs. Hurley.

I hope this email finds you well.

Please be informed that a Special Magistrate Hearing is set to take place on Tuesday, November 12, 2024, at 2 pm at the Islamorada Village Hall, 3rd Floor. The address is in the notice and below in my signature.

A copy of the attached notice has been issued via certified mail and posted on the property today.

This hearing is about the open case for the property under your care mentioned above. The corrective action is to reopen and close the abandoned permit applications #PRBLD202300968 and #PRBLD202301256.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and the Building Services Department at (305) 664-6437.

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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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****

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO.: CEBDGC20230000250

Petitioner,

v.

HURLEY MICHAEL W AND HURLEY BECKY

M

Respondent.

NOTICE OF HEARING

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location:	168 INDIAN MOUND TRL, ISLAMORADA, FLORIDA 33036
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484

Date and Factual Description of Violation(s):

On Wednesday, September 6, 2023, I witnessed a crew putting a fence on property without a valid permit.

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: a new fence was installed without a permit. Permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437

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, November 12th, 2024, at 2:00 PM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 3rd Floor Conference Room, Islamorada, Florida 33036**

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

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

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

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

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Hearing Officer, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to

ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

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

PLEASE GOVERN YOURSELF ACCORDINGLY.



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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: HURLEY MICHAEL W AND HURLEY BECKY M, 168 INDIAN MOUND TRL TAVERNIER, FL 33070 (return receipt number: 9589 0710 5270 1220 6360 45), on October 16, 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. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M

Respondent

NOTICE OF WARNING

Date: September 05, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location: 168 INDIAN MOUND TRL

Subdivision: INDIAN WATERWAYS

Parcel ID: 00424590-000000

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 October 07, 2024.

An investigation on **September 6, 2023**, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

following work: of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village Code: permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437.

In order to avoid fines and/or a hearing these violations must be resolved by **October 7, 2024.**

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: HURLEY MICHAEL W AND HURLEY BECKY M, 168 INDIAN MOUND TRL, TAVERNIER, FL 33070, (return receipt number: 9589 0710 5270 1220 9359 94), on September 05, 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. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF VIOLATION

Date: July 29, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location:	168 INDIAN MOUND TRL
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484

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 06, 2023**, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

following work: of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437

In order to avoid fines and/or a hearing these violations must be resolved by **August 30, 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 posted/hand delivered via to: HURLEY MICHAEL W AND HURLEY BECKY M, at 168 INDIAN MOUND TRL TAVERNIER, FL 33070 on July 29, 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. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF VIOLATION

Date: June 24, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location:	168 INDIAN MOUND TRL
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484

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 06, 2023, found the following violations(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the following work: Section 105, Chapter 1 of the current Florida Building Code (FBC) states that any owner or authorized representative who intends to construct, enlarge, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove or convert or replace any required impact-resistant coverings, electrical, gas, mechanical, or plumbing system, they shall first make application to the building official and obtain the required permit.

Corrective measures needed to be in compliance with Village code: permit application PRBLD202300968 (ATF swimming pool fence) and permit application PRBLD202301256 (ATF aluminum louvered fence) have been abandoned. Please reactivate, issue, and close the permits. If in the event, during the permit application process, it is determined by Village staff, that the accessory structures cannot be permitted, they need to be removed from the property.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and Building Services Department at (305) 664-6437

In order to avoid fines and/or a hearing these violations must be resolved by **July 24, 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: HURLEY MICHAEL W AND HURLEY BECKY M, 168 INDIAN MOUND TRL TAVERNIER, FL 33070 (return receipt number: 7020 0640 0001 0356 0383), on June 24, 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: CEBDGC20230000250

Complete	Activity	Inspector	Field Notes
09/06/2023	Initial Inspection/Record Violations	Gerardo Gonzalez	
09/06/2023	Attach Images	Gerardo Gonzalez	
09/06/2023	Prepare Stop Work Order	Gerardo Gonzalez	
09/06/2023	Info Update	Gerardo Gonzalez	Per Building official, Sheila, owner can continue putting the fence around the pool since its considered a life safety issue but he must submit a permit, get it and close it in order to close out code case. Permit submitted incomplete.Gerardo Gonzalez 10/20/2023 8:15 AM Permit in plan check.Gerardo Gonzalez 12/20/2023 7:51 AM
03/05/2024	Info Update	Andres Garcia	Site visit, observed unpermitted fence already installed. Records show ATF fence permit application #PRBLD202301256 remains to be issued because is waiting for resubmittal with a due date of 06/18/2024. Will move reinspection date to 05/20/2024. Andres Garcia 03/05/2024
05/20/2024	Info Update	Andres Garcia	Permit PRBLD202300968 (ATF swimming pool protection fence) has been abandoned since 03/05/2024 and permit PRBLD202301256 (ATF aluminum louvered fence) has been returned or corrections with a current due date of 06/18/2024. Will move reinspection date. Andres Garcia 05/20/2024
06/24/2024	ReInspection	Andres Garcia	Permit PRBLD202300968 (ATF swimming pool protection fence) and permit PRBLD202301256 (ATF aluminum louvered fence) are in abandoned status. Andres Garcia 06/24/2024
06/24/2024	Attach Images - ReInspection	Andres Garcia	
06/24/2024	Record Fine Offense Level - NOV	Andres Garcia	

06/24/2024	Record Compliance Date or Extension for NOV	Andres Garcia	
06/24/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	
07/24/2024	Info Update	Andres Garcia	<p>Received call from property owner (Michael Hurley) in response to the notice of violation. I explained what the code case is about and what is needed to get it in compliance. I attempted to provide building department contact information, but the owner was not able to write it down at this time. Will move reinspection date.</p> <p>Andres Garcia 07/24/2024</p>
07/29/2024	Info Update	Andres Garcia	<p>NOV-USPS Green Card came back unsigned. To prepare additional NOV to post or hand deliver. Will move reinspection date.</p> <p>Andres Garcia 07/29/2024</p>
07/29/2024	Generate Notice of Violation/Record Delivery	Andres Garcia	
07/29/2024	Info Update	Andres Garcia	<p>2nd Notice of Violation has been posted on the property.</p> <p>Andres Garcia 07/29/2024</p>
09/04/2024	Info Update	Andres Garcia	<p>Records show both permit applications are still on abandoned status. Notified contractor (Southernmost Fence LLC.) via email about my findings. Will move reinspection date.</p> <p>Andres Garcia 09/04/2024</p>
09/04/2024	Info Update	Andres Garcia	<p>Recieved call from contractor (Michael Hampson - 305-587-9347 - Southernmost Fence LLC) to indicate that he has nothing to do with the abandoned swimming pool protection fence permit (PRBLD202300968) and the portion of the fence he was involved is for the fence located at the right side of the property that he never completed. The other abandoned permit application in question (white aluminum louvered fence under permit # PRBLD202301256) is for the</p>

			left side of the property. Andres Garcia 09/04/2024
09/05/2024	ReInspection	Andres Garcia	Records show permit applications in questions are still abandoned. Andres Garcia 09/05/2024
09/05/2024	Attach Images - ReInspection	Andres Garcia	
09/05/2024	Record Compliance Date or Extension for NOW	Andres Garcia	
09/05/2024	Generate Notice of Warning Letter	Andres Garcia	
09/05/2024	Info Update	Andres Garcia	A copy of the notice of warning has been posted on the property. Andres Garcia 09/05/2024
10/01/2024	Info Update	Andres Garcia	Notice of warning came back as unclaimed. Andres Garcia 10/01/2024
10/16/2024	ReInspection	Andres Garcia	Records show permit applications are still in abandoned status. Andres Garcia 10/16/2024
Pending Task	Prepare Information for Legal	Andres Garcia	
Pending Task	Attach Images - ReInspection	Andres Garcia	

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent.

AFFIDAVIT OF POSTING

I, Andres D. 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, October 16, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6360 45) to HURLEY MICHAEL W AND HURLEY BECKY M 168 INDIAN MOUND TRL TAVERNIER, FL 33070. A copy of the Notice is attached as Exhibit A.
3. On Wednesday, October 16, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 168 INDIAN MOUND TRL, Plantation Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6488

Oct 16, 2024 at 10:23:20 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

POSTING NOTICE

CODE COMPLIANCE

CEBDGC20230000250
CASE NUMBER

Wednesday, October 16, 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:

October 07, 2024

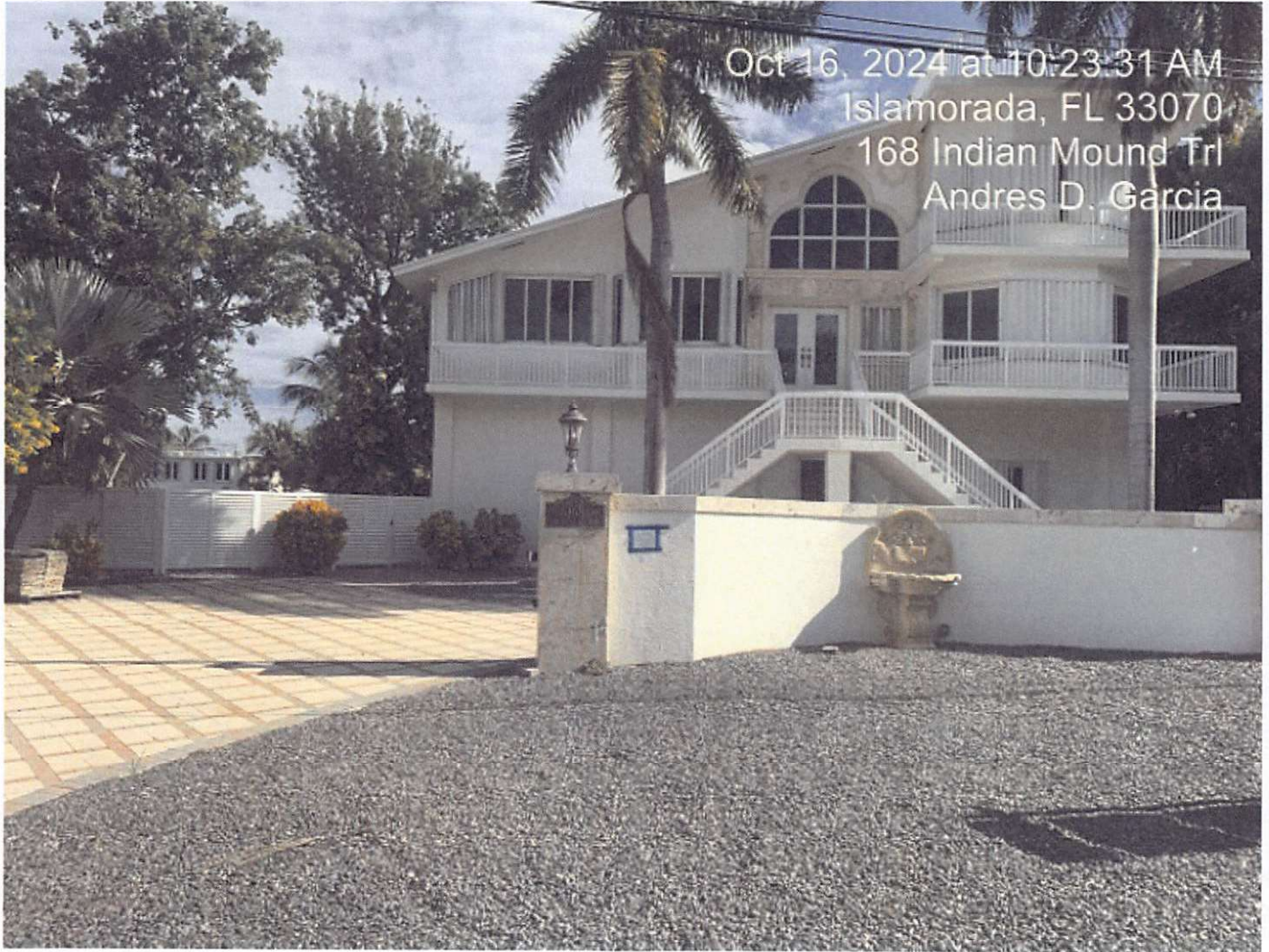
THIS CASE IS NOW SET FOR HEARING BEFORE THE CODE COMPLIANCE HEARING OFFICER, IN ACCORDANCE WITH THE ATTACHED NOTICE, ON:

November 12, 2024 at 2:00 PM

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



Islamorada, Village of Islands
Attn: Chief Clerk
Code Compliance Dept.
86800 Overseas Hwy
Islamorada, FL 33036
Call: (305) 664-6434
Fax: (305) 664-6488
www.islamorada.com



Oct 16, 2024 at 10:23:31 AM
Islamorada, FL 33070
168 Indian Mound Trl
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:

Michael W Hurley
Becky M Hurley
168 Indran Mound Trl
Tavernier FL 33070



9590 9402 8860 4005 4718 25

2. Article Number (Transfer from service label)

7020 0640 0001 0356 0383

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

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

ail Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 8860 4005 4718 25



**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
88800 Overseas Highway
Islamorada, FL 33036**

168 Indian Mound Tr 1

Jul 29, 2024 at 11:20:59 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEBDGC202300002

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF VIOLATION

Date: July 29, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

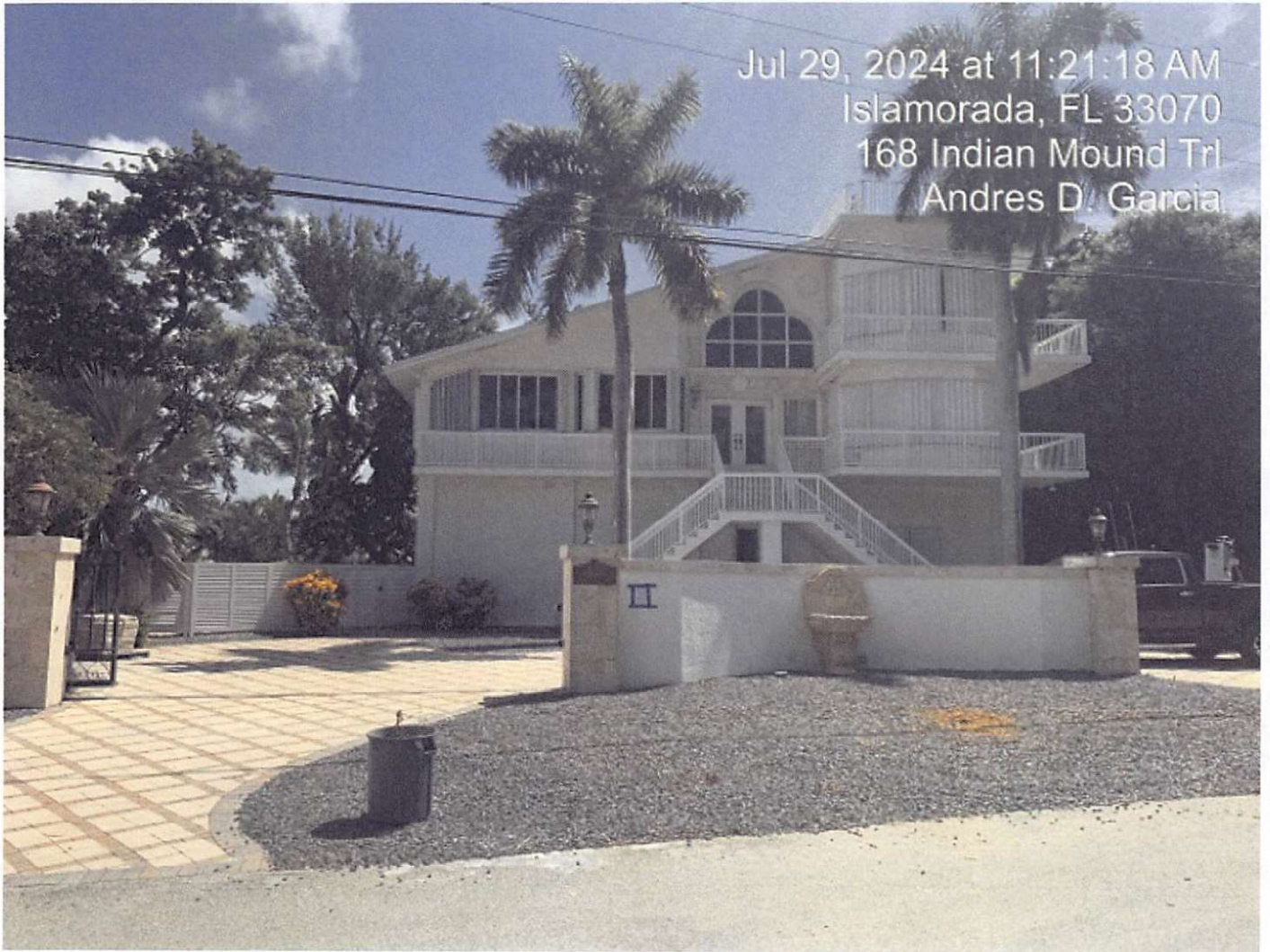
Property Location:	168 INDIAN MOUND TRL
Subdivision:	INDIAN WATERWAYS
Legal Description:	INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR809-1252 OR809-2052 OR1132- 1444 OR1132-1448 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617(27F/J) OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743- 553/54Q/C OR1836-2013 OR3182-0484

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 06, 2023**, found the following violation(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the

Jul 29, 2024 at 11:21:18 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia



CERTIFIED MAIL



Islamorada, Village of Islands
Code Compliance
86800 Overseas Hwy
Islamorada, FL 33036



9589 0710 5270 1220 6359



FP [®] **US POSTAGE**
\$009.92⁰

First-Class - IMI
ZIP 33036

09/05/2024
036B 0011834630

Michael W Hurley & Becky M Hurley

9-12-24

9-22-24

168 Indian Mound Trl

Tavernier FL 33070

Attempted
9/7
CS

09/05/2024
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
33036316200 *0806-04282-05-46
33036>3162

Sep 5, 2024 at 10:14:25 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

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. CE8DGC20230000250

v.

HURLEY MICHAEL W AND HURLEY BECKY M
Respondent

NOTICE OF WARNING

Date: September 05, 2024

To: HURLEY MICHAEL W AND HURLEY BECKY M

Re: Violations of the Village Code at

Property Location: 168 INDIAN MOUND TRL

Subdivision: INDIAN WATERWAYS

Parcel ID: 00424590-000000

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 October 07, 2024.

An investigation on **September 6, 2023**, found the following violation(s):

Section 6-61(a) of the Village Code entitled "Work requiring building permit" which provides that permits are required as provided in the Florida Building Code, and for the



Sep 5, 2024 at 10:14:38 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia

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 00424590-000000
 Account# 1522619
 Property ID 1522619
 Millage Group 50VI
 Location 168 INDIAN MOUND Trl, PLANTATION KEY
 Address
 Legal Description INDIAN WATERWAYS PB4-29 PLANTATION KEY LOTS 12 & 13 BK 7 OR425-609 OR428-454/55 OR803-757 OR808-1252 OR809-2052 OR1132-1444 OR1132-1444 OR1224-1835AFF OR1301-1800 OR1301-1806AFF RE 42458 COMBINED PER OWNERS REQ 5-31-95 OR1462-1617/27F/J OR1491-46 OR1661-20NOTICE/HX OR1735-1797/1815F/J OR1743-553/54Q/C OR1836-2013 OR3182-0484
 (Note: Not to be used on legal documents.)
 Neighborhood 1642
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision INDIAN WATERWAYS
 Sec/Twp/Rng 05/63/38
 Affordable No
 Housing



Owner

HURLEY MICHAEL W
 168 Indian Mound Trl
 Tavernier FL 33070
 HURLEY BECKY M
 168 Indian Mound Trl
 Tavernier FL 33070

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,072,562	\$1,036,964	\$707,683	\$550,282
+ Market Misc Value	\$117,515	\$104,278	\$89,582	\$92,028
+ Market Land Value	\$1,372,605	\$1,176,278	\$879,315	\$546,568
= Just Market Value	\$2,562,682	\$2,317,520	\$1,676,580	\$1,188,878
= Total Assessed Value	\$1,896,306	\$1,841,074	\$1,307,766	\$1,188,878
- School Exempt Value	(\$25,000)	(\$25,000)	\$0	\$0
= School Taxable Value	\$1,871,306	\$1,816,074	\$1,676,580	\$1,188,878

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,372,605	\$1,072,562	\$117,515	\$2,562,682	\$1,896,306	\$25,000	\$1,871,306	\$500,000
2023	\$1,176,278	\$1,036,964	\$104,278	\$2,317,520	\$1,841,074	\$25,000	\$1,816,074	\$476,446
2022	\$879,315	\$707,683	\$89,582	\$1,676,580	\$1,307,766	\$0	\$1,676,580	\$0
2021	\$546,568	\$550,282	\$92,028	\$1,188,878	\$1,188,878	\$0	\$1,188,878	\$0
2020	\$507,468	\$563,703	\$94,474	\$1,165,645	\$1,165,645	\$0	\$1,165,645	\$0
2019	\$497,568	\$570,414	\$96,919	\$1,164,901	\$689,415	\$25,000	\$664,415	\$475,486
2018	\$497,568	\$429,490	\$21,068	\$948,126	\$676,561	\$25,000	\$651,561	\$271,565

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
RESIDENTIAL CANAL (010C)	7,450.00	Square Foot	0	0
RESIDENTIAL DRY (010D)	6,600.00	Square Foot	0	0

Buildings

Building ID	23106	Exterior Walls	C.B.S.
Style	STILT 2 STORY	Year Built	1992
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2010
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	4529	Roof Type	IRR/CUSTOM
Finished Sq Ft	3204	Roof Coverage	MIN/PAINT CONC
Stories	3 Floor	Flooring Type	CERM/CLAY TILE
Condition	GOOD	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	416	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	0
Depreciation %	16	Grade	750
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	720	0	0
OPX	EXC OPEN PORCH	39	0	0
SPX	EXEC SC PORCH	129	0	0
FLA	FLOOR LIV AREA	3,204	3,204	0
OUU	OP PR UNFIN UL	292	0	0
OUF	OP PRCH FIN UL	145	0	0
TOTAL		4,529	3,204	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
UTILITY BLDG	1992	1993	10 x 10	1	100 SF	2
FENCES	1997	1998	6 x 270	1	1620 SF	2
FENCES	1997	1998	4 x 80	1	320 SF	2
FENCES	1997	1998	5 x 150	1	750 SF	2
BRICK PATIO	2004	2013	0 x 0	1	1600 SF	1
WROUGHT IRON	2012	2013	6 x 30	1	180 SF	5
FENCES	2004	2013	5 x 120	1	600 SF	3
WATER FEATURE	2004	2019	0 x 0	1	1 UT	5
CUSTOM POOL	2004	2019	22 x 32	1	704 SF	5
BOAT LIFT	2023	2024	0 x 0	1	1 UT	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/30/2022	\$2,800,000	Warranty Deed	2381993	3182	0484	01 - Qualified	Improved		
11/21/2002	\$730,000	Warranty Deed		1836	2013	Q - Qualified	Improved		
12/1/1997	\$387,500	Warranty Deed		1491	0046	Q - Qualified	Improved		
4/1/1994	\$375,000	Warranty Deed		1301	1800	Z - Unqualified	Improved		
5/1/1990	\$47,000	Warranty Deed		1132	1448	Q - Qualified	Vacant		
3/1/1980	\$27,500	Warranty Deed		808	1252	Q - Qualified	Vacant		
12/1/1979	\$22,500	Conversion Code		803	757	Q - Qualified	Vacant		

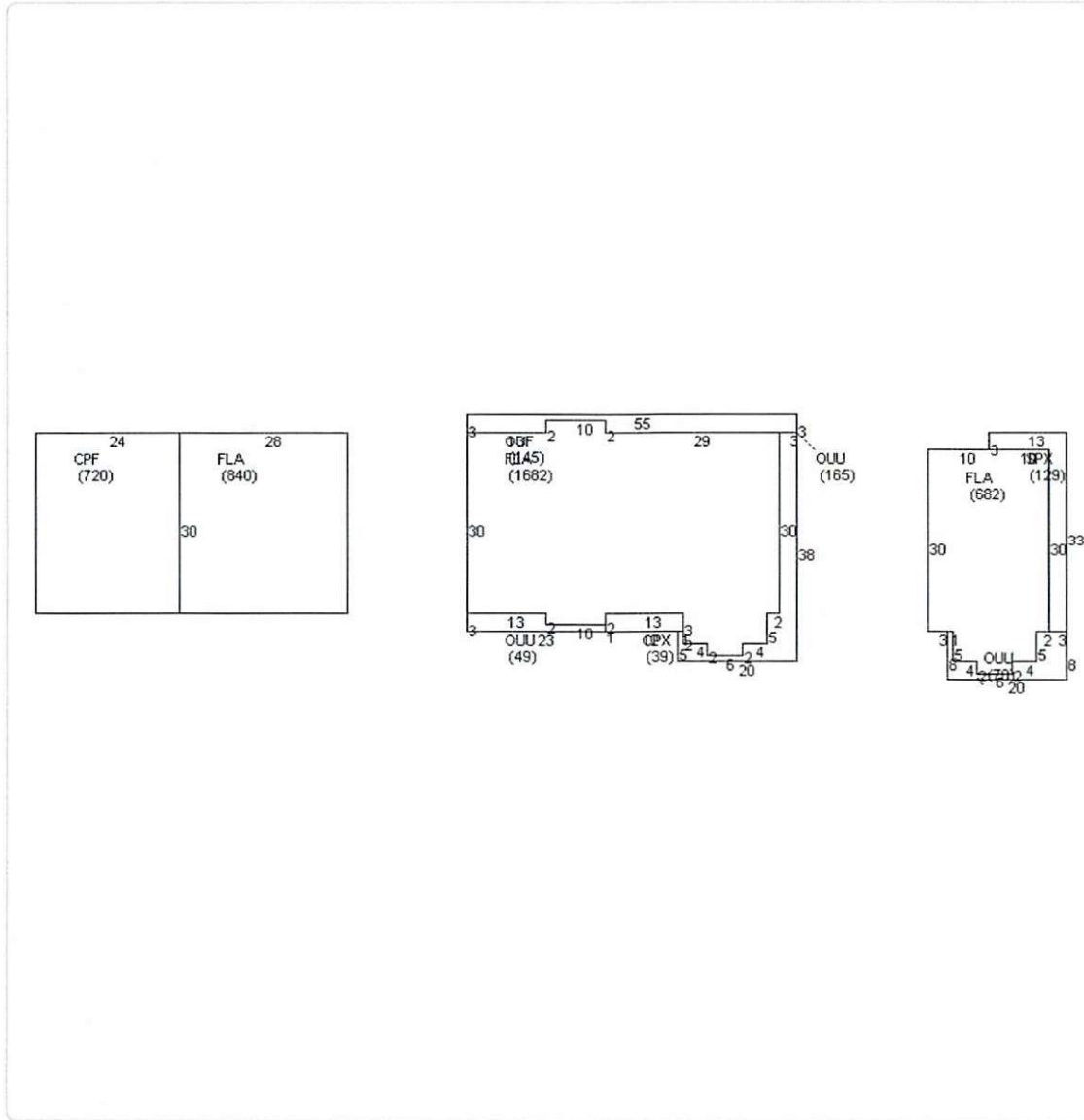
Permits

Number ⇅	Date Issued ⇅	Date Completed ⇅	Amount ⇅	Permit Type ⇅	Notes ⇅
PRBLD202201312	11/28/2022	10/21/2023	\$5,000	Residential	INSTALL USED 16K BOAT LIFT
PRBLD202100712	6/18/2021	7/1/2021	\$2,400	Residential	REPLACE FRONT DOOR
PRBLD201801783	8/6/2018	12/13/2018	\$1,600	Residential	R/R DOOR (IMPACT)
201200276	5/2/2012	11/29/2012	\$1		RE-ROOF
0300855	6/25/2003	12/31/2003	\$1		POOL
0300868	6/9/2003	12/31/2003	\$1		ENCLOSURE
0300177	2/7/2003	11/29/2012	\$1		FENCE W/GATE
0300095	2/4/2003	11/29/2012	\$1		PAVER DRIVEWAY & PATIO
0300064	1/24/2003	11/29/2012	\$1		WOOD FENCE
9801538	6/17/1998	1/1/1999	\$8,000	Residential	REMODELING
9703849	12/17/1997	11/29/2012	\$4,500	Residential	FENCE & PRIVACY WALL

View Tax Info

[View Taxes for this Parcel](#)

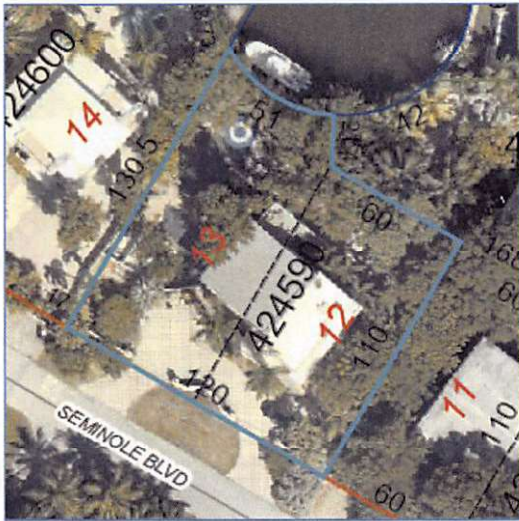
Sketches (click to enlarge)



Photos



Map



TRIM Notice

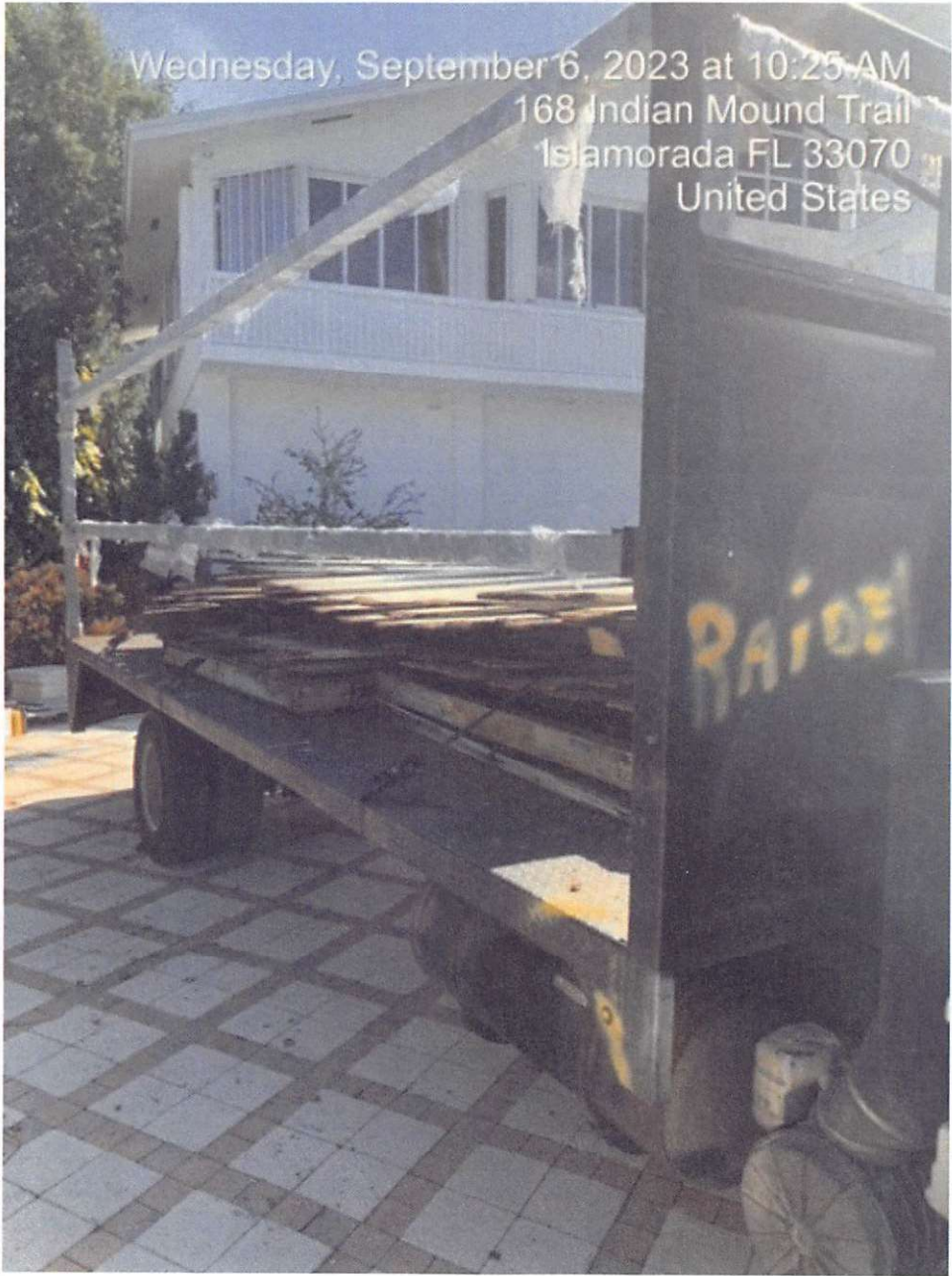
2024 TRIM Notice (PDF)

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: 10/24/2024, 6:32:40 AM

Contact Us

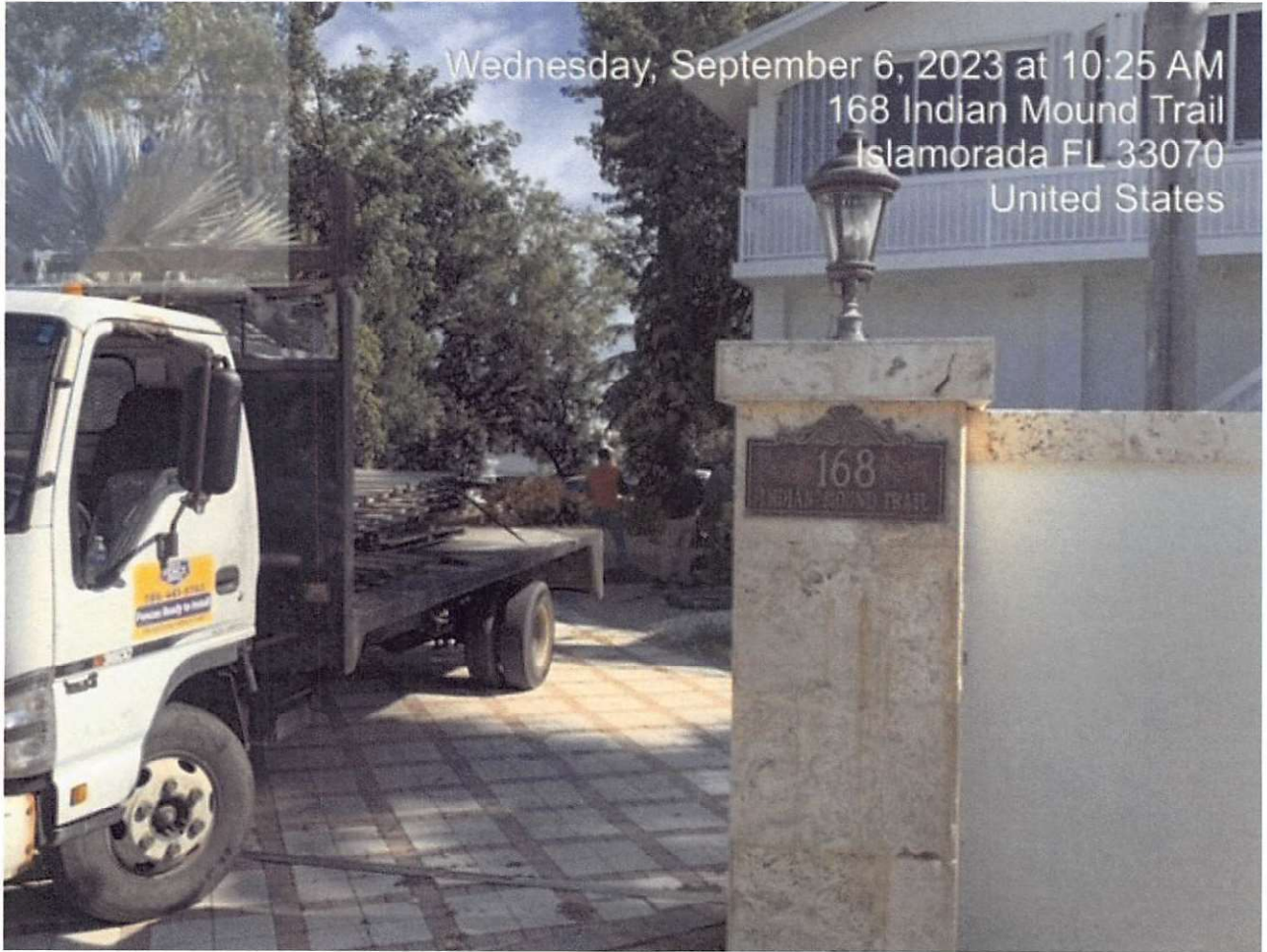
Developed by
 SCHNEIDER
GEOSPATIAL



Wednesday, September 6, 2023 at 10:25 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



Wednesday, September 6, 2023 at 10:25 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



Wednesday, September 6, 2023 at 10:29 AM

101-181 Seminole Blvd

Islamorada FL 33070

United States



Tavernier, Florida

Google Street View

Jun 2023 See more dates



Image capture Jun 2023 © 2024 Google

Mar 5, 2024 at 10:09:01 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



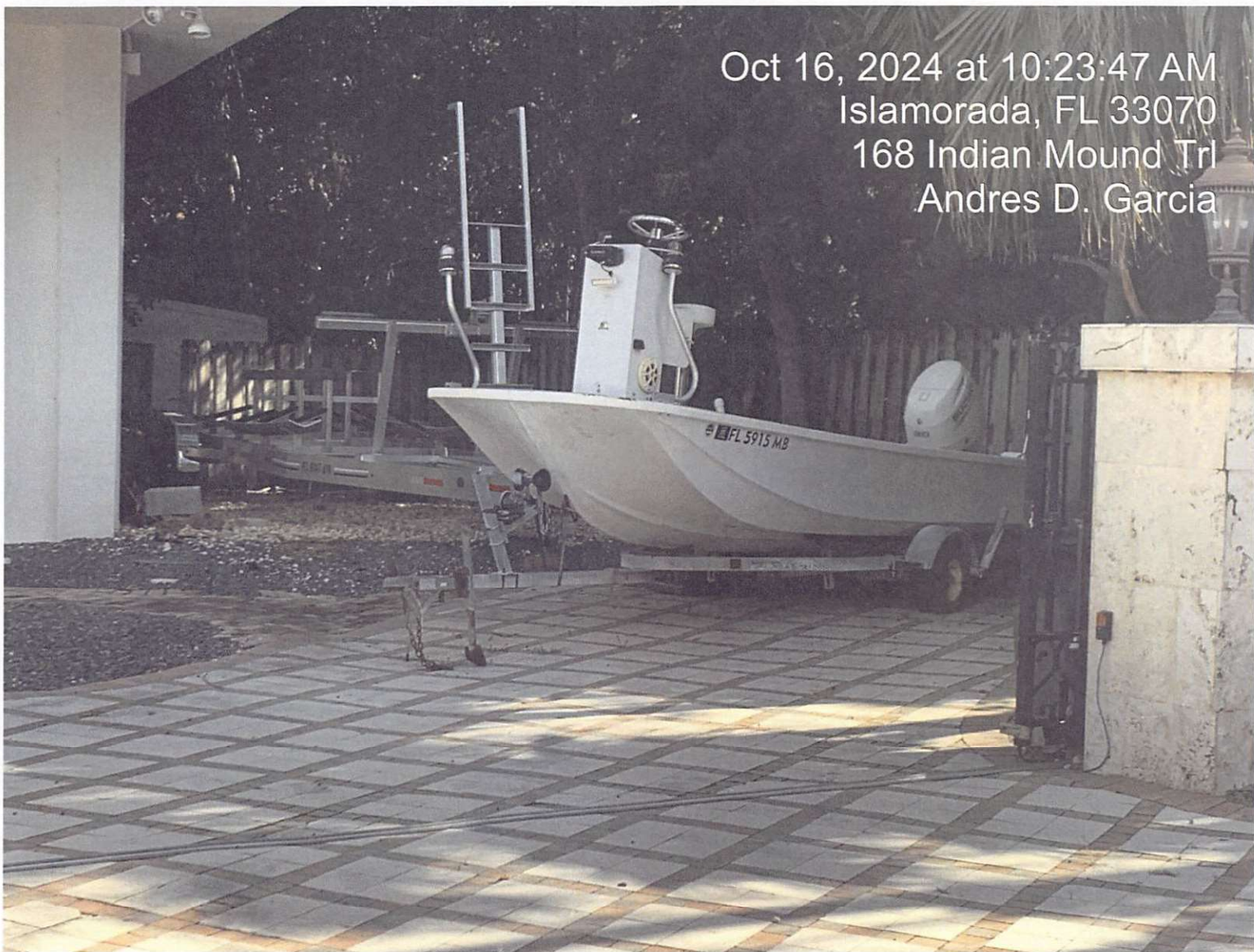
Mar 5, 2024 at 10:09:09 AM
168 Indian Mound Trail
Islamorada FL 33070
United States



Oct 16, 2024 at 10:23:33 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia



Oct 16, 2024 at 10:23:47 AM
Islamorada, FL 33070
168 Indian Mound Trl
Andres D. Garcia



Andres Garcia

From: CityView@islamorada.fl.us
Sent: Tuesday, March 5, 2024 12:45 AM
To: becky@exceptionalwildlife.com; becky@xceptionalwildlife.com;
becky@xceptionalwildlife.com
Cc: Evelyn Fraley
Subject: Abandoned Permit Application

Categories: CityView Permitting Attachment

Please be advised that permit application PRBLD202300968 has been waiting for documents to complete your application process for more than 180 days. Pursuant to Section 6 – 31(a) of the Village Code and Florida Building Code, 2020 7th Edition, Section 105.3.2, your permit application is considered abandoned.

Please note, the permit application and associated plans will be destroyed, and all deposits paid toward this permit will be forfeited. Should you wish to proceed with this project, you must submit a new application, deposit, plans, and all required documentation.

If you have any questions, you may contact the Building Services Coordinator at evelyn.fraley@islamorada.fl.us or (305) 664-6436.

This email was sent from Islamorada CityView PRODUCTION.

*How are we doing? Click

here<<https://docs.google.com/forms/d/1sYlj7HveD1qhxIB94pRwaqpwnZzZE0vB2dtsp89NcvQ/viewform>> 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.

Andres Garcia

From: CityView@islamorada.fl.us
Sent: Wednesday, June 19, 2024 3:00 AM
To: becky@xceptionalwildlife.com; southernmostfence@gmail.com;
southernmostfence@gmail.com
Cc: Evelyn Fraley
Subject: Abandoned Waiting for Corrections
Categories: CityView Permitting Attachment

Please be advised that permit application PRBLD202301256 has been on hold, pending corrections for more than 180 days. Pursuant to Section 6 – 31(a) of the Village Code and Florida Building Code, 2020 7th Edition, Section 105.3.2, your permit application is hereby considered abandoned.

Please note, the permit application and associated plans will be destroyed, and all deposits paid toward this permit will be forfeited. Should you wish to proceed with this project, you must submit a new application, deposit, plans, and all required documentation.

If you have any questions, you may contact the Building Services Coordinator at evelyn.fraley@islamorada.fl.us or (305) 664-6436.

This email was sent from Islamorada CityView PRODUCTION.

*How are we doing? Click

here<<https://docs.google.com/forms/d/1sYlj7HveD1qhxlB94pRwaqpwnZzE0vB2dtsp89NcvQ/viewform>> 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.

Andres Garcia

From: Andres Garcia
Sent: Wednesday, September 4, 2024 10:37 AM
To: 'southernmostfence@gmail.com'
Subject: Case: CEBDGC20230000250 - Property: 168 Indian Mound Trl
Attachments: Abandoned Waiting for Corrections; Abandoned Permit Application

Categories: CityView Code Enforcement Attachment

Greetings, Southernmost Fence LLC.

My name is Andres Garcia, Code Compliance Officer for the Village of Islamorada. I retrieved your contact information from the permitting application records we have on file.

Based on our records, you were the primary contractor assigned to install a white aluminum louvered fence under permit # PRBLD202301256 for the property mentioned above.

The permit was never issued; therefore, it became abandoned.

Attached, you will find an abandoned application notification sent to the property owner and your company earlier this year.

Please reactivate the permit, have it issued, inspected, and closed for the code compliance case mentioned above to become partially in compliance.

To reach complete compliance, I must inform you that the additional permit #PRBLD202300968 to install a swimming pool protection fence, also in abandoned status, needs to be reactivated, issued, inspected, and closed. Records show this permit application was done as an owner-builder, and your company does not seem to be involved in this one. But it still needs to be resolved. I have also attached an incomplete application notice issued to the owner as well.

I will be conducting a case review later next week (between Thursday the 12th and Friday the 13th) to verify the application status.

Any questions, comments, or concerns, please do not hesitate to contact me. My information lies below in my signature.

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/>

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****

Andres Garcia

From: Andres Garcia
Sent: Wednesday, October 16, 2024 4:25 PM
To: becky@xceptionalwildlife.com
Subject: Case: CEBDGC20230000250 Notice of Hearing - 168 Indian Mound Trl (Plantation Key)
Attachments: Notice of Hearing-Summons (NOH-S).pdf
Categories: CityView Code Enforcement Attachment

Good afternoon, Mr. & Mrs. Hurley.

I hope this email finds you well.

Please be informed that a Special Magistrate Hearing is set to take place on Tuesday, November 12, 2024, at 2 pm at the Islamorada Village Hall, 3rd Floor. The address is in the notice and below in my signature.

A copy of the attached notice has been issued via certified mail and posted on the property today.

This hearing is about the open case for the property under your care mentioned above. The corrective action is to reopen and close the abandoned permit applications #PRBLD202300968 and #PRBLD202301256.

For permitting guidance if needed, please contact the Village Planning & Zoning Department at (305) 664-6426 and the Building Services Department at (305) 664-6437.

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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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*****

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

ISLAMORADA VILLAGE OF ISLANDS, FLORIDA
CODE COMPLIANCE HEARING OFFICER

ISLAMORADA, VILLAGE OF ISLANDS

Case No. CEBDGC20230000250

Petitioner,

v.

MICHAEL W. HURLEY
AND BECKY M. HURLEY.

Respondents.

Doc # 2481698 Bk# 3301 Pg# 1217
Recorded 11/25/2024 9:58 AM Page 1 of 3

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

ORDER IMPOSING CIVIL PENALTIES

This matter came before the Islamorada, Village of Islands ("Village") Code Compliance Hearing Officer ("Hearing Officer") on November 12, 2024. Having heard testimony and based on the evidence presented, the Hearing Officer enters the following Findings of Fact, Conclusions of Law, and Order:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The subject property is located at 168 INDIAN MOUND TRL, Tavernier, FL 33070, having Monroe County Property Appraiser's Real Estate Parcel ID number 00424590-000000 and legally described as:

Lot 12 AND 13, Block 7, INDIAN WATERWAYS, according to the plat thereof, recorded in Plat Book 4, Page 29, of the Public Records of Monroe County, Florida (the "Property").

2. MICHAEL W. HURLEY and BECKY M. HURLEY ("Violators") are the owners of the Property and are responsible for the violation on the Property that is the subject of this code compliance action.
3. The Hearing Officer affirms the decision of the Code Compliance Officer and finds the Violators to be in violation of Section 6-61 of the Village Code entitled "Work requiring building permit."

ORDER

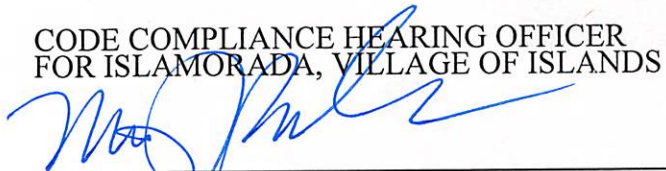
It is hereby ORDERED, that:

4. The Violators shall comply with code Section 6-61 as referred to in paragraph 3 of this Order within 60 days from the date of this signed Order.

5. The Violators shall pay administrative costs of \$125.00 within 60 days from the date of this signed Order.
6. If the Violators fail to timely correct the violation within the time period specified by this Order, the Violators shall pay a fine of \$125.00 per day until the violation is corrected.
7. **It is the responsibility of the Violators to arrange for a re-inspection of the Property and Village records, as applicable, to determine compliance with this Order.**
8. A certified copy of this order may be recorded in the Public Records of Monroe County, Florida, and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the Violators and, if the violation concerns real property, any subsequent purchasers, successors in interest or assigns. If the Violators do not bring the violation into compliance with this Order within the time specified, the Hearing Officer may enter an Order Imposing Fine. A certified copy of an Order Imposing Fine may be recorded in the Public Records of Monroe County, Florida, and once recorded shall constitute a lien against the property upon which the violation exists and upon any other real or personal property owned by the Violators.

DONE AND ORDERED at Islamorada, Village of Islands, Monroe County, Florida, on this 12th day of November, 2024.

CODE COMPLIANCE HEARING OFFICER
FOR ISLAMORADA, VILLAGE OF ISLANDS



Michael J. Pawelczyk

Order Signed: November 20, 2024

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

CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that the original of this order was filed with the Monroe County Clerk of Court on this 25th day of November, 2024 and that, on the same date, a true and correct copy of the foregoing order was sent via mailed faxed and mailed hand delivered, emailed to the person listed below:

Other party or his/her attorney:

Fax Number: _____
Email: mike@acswildlife.com
Certified Mail Return Receipt: 9589 0710 5270 1220 6350 86
Confirmation Number (if applicable): _____



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

The instrument was acknowledged before me this 25th day of November, 2024, by Andres Garcia, who is personally known to me.

Evelyn Marie Fraley



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

Andres Garcia

From: Mike Hurley <mike@acswildlife.com>
Sent: Monday, January 6, 2025 9:15 AM
To: Andres Garcia; nmarucci@rr-title.com; Becky Hurley
Subject: Fence Extensiom

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Mr. Garcia

Thank you for the conversation this morning, hope you and your family had a great holiday.

I am sending this email to ask for a 60 day extension on the Fence permit as we have met some reluctance on the plan reviewer and building department. I am working diligently to provide them the information they needed and I just got off the phone with Jim, the plan reviewer that was in charge of the recent rejection of the NOA for the particular fence installed..

He has reach out to someone else to maybe make a site visit and try to get some direction on where we need to go, therefore I'm requesting another extension so we can weeded through this mess.

Now that the holiday season has surpassed us, maybe we can get something done in the next couple three weeks.

Mike Hurley
168 indian Mound Trail, Tavineer, Tavernier, Florida