



Islamorada, Village of Islands

Code Compliance Hearing

April 8, 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. CERENT20240000276
Islamorada Village of Islands Vs Capital V Islamorada LLC
- III. HEARINGS ON CASES FROM PREVIOUS AGENDA
- IV. HEARINGS ON AFFIDAVITS OF NON-COMPLIANCE
- V. HEARINGS ON AFFIDAVITS OF COMPLIANCE
- VI. REQUESTS FOR FURTHER ACTION
- VII. AFFIDAVITS OF DEFAULT
- VIII. ADJOURNMENT



CODE COMPLIANCE HEARING

Hearing Date: April 8, 2025

Case Number: CERENT20240000276

Islamorada Village of Islands Vs Capital V Islamorada LLC

Property Information:

Property Owner: Capital V Islamorada LLC
76184 Overseas Hwy, Islamorada. FL 33036
Parcel ID: 00395020-000000

Case Background:

Violations:

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

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

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

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

Corrective Measures:

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

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

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

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

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

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

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

On November 20, 2024, a Notice of Hearing was prepared and issued via regular and certified mail for the December 17, 2024 Hearing. A copy of that notice was posted on the property and in Village Hall (2nd Floor). An additional copy was also emailed to Mr. 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, 2025, once the hearing dates for 2025 were approved.

On December 26, 2024, a second Notice of Hearing was prepared and issued via regular and certified mail. A copy of that notice was posted on the property and in Village Hall (2nd Floor). An additional copy was also emailed to Mr. 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 at the last January 14 Hearing, 2025, but I was unable to attend due to emergency medical leave. My supervisor spoke with Mr. Virga and offered him the 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.

On February 10, 2025, we received a continuance request from the appellant due to medical reasons. The request was reviewed by management and approved for the next available hearing.

On March 24, 2025, a 4th 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); and the affidavit of posting was also completed on the same day. The owner was also notified via email about this hearing the same day.

On March 28, 2025, a case review was conducted and determined that property is again in violation by advertising a 4-night minimum stay in its advertised Airbnb listing, and the citation still remains unpaid.

Exhibits:

1. Hearing File



CODE COMPLIANCE

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

CASE NO.: CERENT20240000276

NOTICE OF HEARING

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

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

Date and Factual Description of Violation(s):

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

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

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

registration and maintain the license during all terms of rental.

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

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

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, April 8th, 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 2052 4114 42) and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. (return receipt number: 9589 0710 5270 2052 4145 04), on March 24, 2025.



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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):

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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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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.

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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.

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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, January 14th, 2025, at 2:00 PM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 3rd Floor Conference Room, Islamorada, Florida 33036**

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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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6351 16) and LAW OFFICES OF RAY A. SCHLICHTER, JR., P.A. (return receipt number: 9589 0710 5270 1220 6351 23), on November 20, 2024.



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

Citation #

2024-0010

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

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

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

Wednesday, September 18, 2024

Located At:

76184 OVERSEAS HWY, ISLAMORADA, FL 33036.

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

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

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

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

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

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

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

IF YOU ELECT NOT TO CONTEST THE CITATION YOU MUST:

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

All payments can be made in person or mailed to:

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

IF YOU CONTEST THE CITATION, YOU MUST REQUEST A HEARING


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

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

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

Signature of Violator _____
Date

Unable to hand deliver. Citation will be mailed, certified.



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

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

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

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. SCHLICHTER JR PA (LLC's Registered Agent), 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 (return receipt number: 9589 0710 5270 1220 6360 52) on October 21, 2024.



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
 Petitioner,

CASE NO. CERENT20240000276

v.

CAPITAL V ISLAMORADA LLC
 Respondent

NOTICE OF VIOLATION

Date: October 03, 2024

To: CAPITAL V ISLAMORADA LLC

Re: Violations of the Village Code at

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

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

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

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

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

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

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

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

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

In order to avoid fines and/or a hearing these violations must be resolved by **October 17, 2024**

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

It is your responsibility to schedule a re-inspection of your property if you comply with this notice of violation. Please contact the Code Compliance Officer whose name appears below to request an inspection.

PLEASE GOVERN YOURSELF ACCORDINGLY.



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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: CAPITAL V ISLAMORADA LLC, 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304 (return receipt number: 9589 0710 5270 1220 6361 99), AND LAW OFFICES OF RAY A. SCHLICHTE JR PA (LLC's Registered Agent), 2134 HOLLYWOOD BLVD HOLLYWOOD, FL 33020 (return receipt number: 9589 0710 5270 1220 6361 68) on October 03, 2024.



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

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

CODE COMPLIANCE

COURTESY LETTER

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

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

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

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

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

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

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

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

NOTICE: Failure to comply with this request may initiate additional Code Compliance action.

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

Sincerely,



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

Certificate of Service

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



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

Field Notes

Case Number: CERENT20240000276

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

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

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



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 Monday, March 24, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 2052 4114 42) 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 2052 4145 04) A copy of the Notice is attached as Exhibit A.
3. On Monday, March 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.

Mar 24, 2025 at 11:43:22 AM
Islamorada, FL 33036
76184 Overseas Hwy
Andres D. Garcia


Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6430 Fax: (305) 664-6433

POSTING NOTICE
CODE COMPLIANCE

CERENT20240000276 Monday, March 24, 2025
CASE NUMBER **DATE OF POSTING**

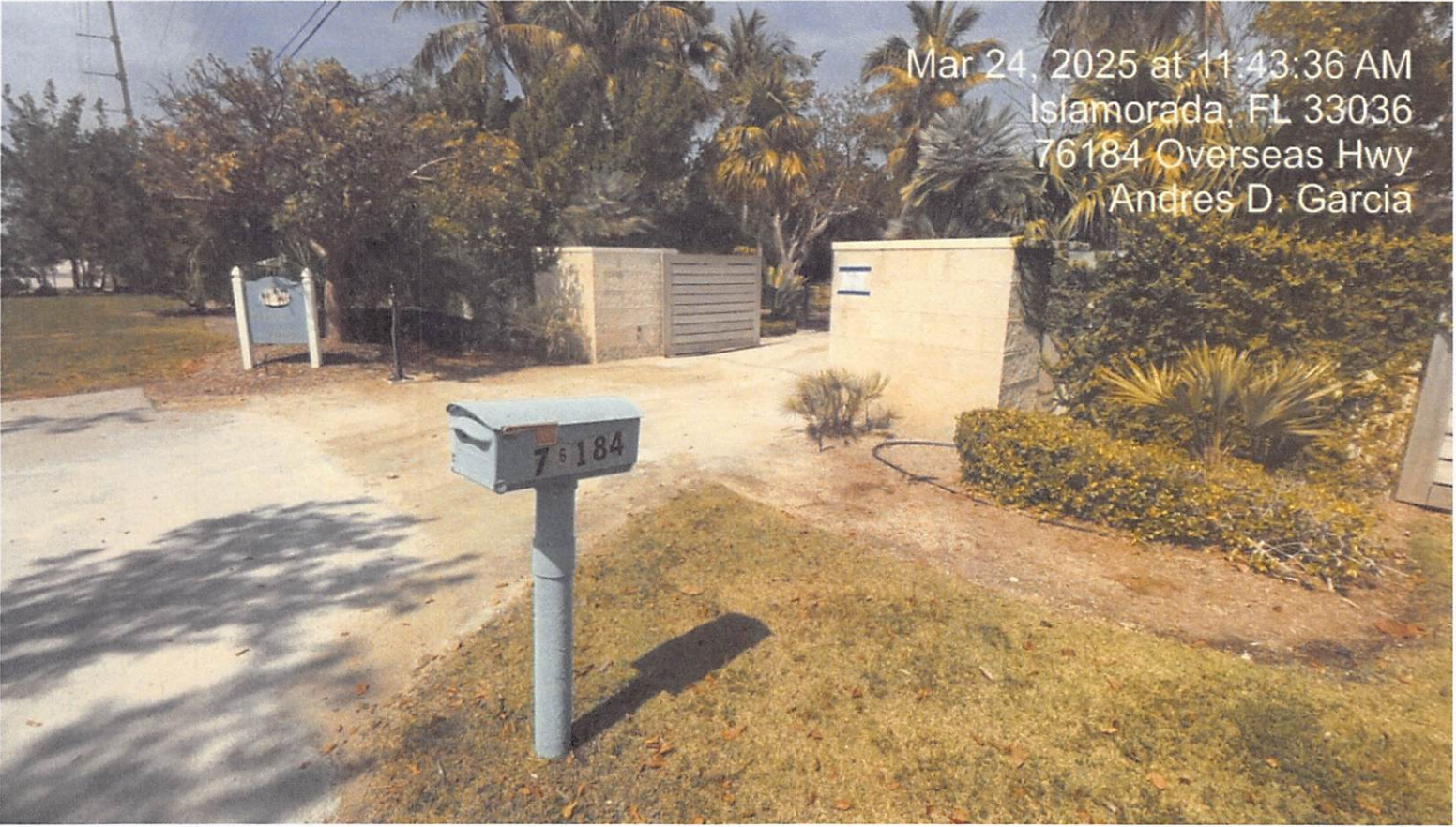
THE PROPERTY IS IN VIOLATION OF THE CODE OF ISLAMORADA, VILLAGE OF ISLANDS. ATTEMPTS TO SERVE THE ATTACHED NOTICE BY CERTIFIED MAIL AND/OR HAND DELIVERY WERE MADE PRIOR TO OR CONCURRENTLY WITH THE POSTING OF THIS NOTICE. ACCORDINGLY (check one):

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:
April 08, 2025 at 2:00 PM

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

Mar 24, 2025 at 11:43:36 AM
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 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.

FURTHER AFFIANT SAYETH NOT:

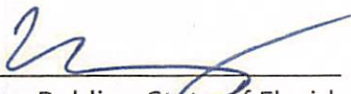
DATED THIS 24th day of January, 2025.



Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 24 day of January 2025
by Andres Garcia



Notary Public - State of Florida

Karla Vasquez, HH310403
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known OR
Produced Identification _____
Type of Identification Produced _____



KARLA P. VASQUEZ
Commission # HH 310403
Expires September 11, 2026

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

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



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 Thursday, December 26, 2024, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1220 6330 99) to CAPITAL V ISLAMORADA LLC - 632 INTRACOASTAL DR FORT LAUDERDALE, FL 33304, and LAW OFFICES OF RAY A. SCHLICHTE, JR., P.A. - 2134 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 (9589 0710 5270 1220 6331 05) A copy of the Notice is attached as Exhibit A.
3. On Thursday, December 26, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 76184 OVERSEAS HWY, Lower Matecumbe Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

FURTHER AFFIANT SAYETH NOT:

DATED THIS 26th day of December, 2024.



Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

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

by Andres Garcia

Evelyn Marie Fraley
Notary Public - State of Florida



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

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

Personally Known OR
Produced Identification _____
Type of Identification Produced _____

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

Islamorada, Village of Islands
8660 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 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 Islands
Andres Diaz
Chief Compliance
8660 Overseas Highway
Islamorada, FL 33036
Office: (305) 664-6400
www.islamorada.com

Dec 26, 2024 at 11:08:19 AM
Islamorada, FL 33036
76184 Overseas Hwy
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. 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. SCHLICHT, JR., P.A. (9589 0710 5270 1220 6351 23) A copy of the Notice is attached as Exhibit A.**
- 3. On Wednesday, November 20, 2024, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 76184 OVERSEAS HWY, Lower Matecumbe Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.**

FURTHER AFFIANT SAYETH NOT:

DATED THIS 20th day of November, 2024



Code Compliance Officer

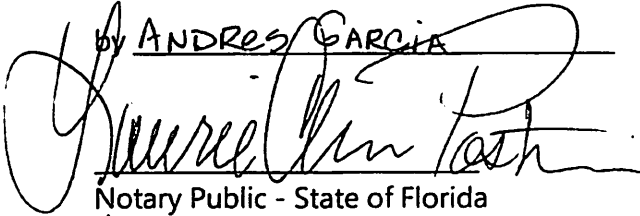
STATE OF FLORIDA)

)SS

COUNTY OF MONROE

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

by ANDRES GARCIA



Notary Public - State of Florida

Laurie Ann Postrión

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

Personally Known OR
Produced Identification _____
Type of Identification Produced _____



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

Islamorada, Village of Islands
8800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 884-6407 Fax: (305) 884-6408

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 box)

THE DEADLINE FOR COMPLIANCE WITH THE ATTACHED WARNING OR CENS. 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) 884-6434



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



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

Tracking Number:

[Remove >](#)

9589071052702052414504

[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 2:15 pm on March 27, 2025 in HOLLYWOOD, FL 33020.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Left with Individual

HOLLYWOOD, FL 33020

March 27, 2025, 2:15 pm

[See All Tracking History](#)

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

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

Text & Email Updates [v](#)

USPS Tracking Plus® [v](#)

Product Information [v](#)

[See Less ^](#)

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[FAQs](#)

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

Tracking Number:

9589071052702052411442

[Remove >](#)

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[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.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

In Transit to Next Facility

March 27, 2025

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

March 25, 2025, 9:10 pm

[See All Tracking History](#)

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

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

Text & Email Updates [v](#)

USPS Tracking Plus® [v](#)

Product Information [v](#)

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Need More Help?

Contact USPS Tracking support for further assistance.

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

Tracking Number:

9589071052701220633198

Remove >

Copy

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Latest Update

Your item has been delivered to an agent and left with an individual at the address at 4:04 pm on January 27, 2025 in FORT LAUDERDALE, FL 33304.

Delivered to Agent

Delivered to Agent, Left with Individual

FORT LAUDERDALE, FL 33304

January 27, 2025, 4:04 pm

[See All Tracking History](#)

What Do USPS Tracking Statuses Mean?

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

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Text & Email Updates



USPS Tracking Plus®



Product Information



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Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Tracking Number:

9589071052701220633204

Remove >

Copy

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

Latest Update

Your item was delivered to an individual at the address at 2:49 pm on January 27, 2025 in HOLLYWOOD, FL 33020.

Delivered

Delivered, Left with Individual

HOLLYWOOD, FL 33020
January 27, 2025, 2:49 pm

[See All Tracking History](#)

Get More Out of USPS Tracking:

USPS Tracking Plus®

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

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

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

Tracking Number:

9589071052701220633099

[Remove >](#)

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 4:27 pm on January 6, 2025 in FORT LAUDERDALE, FL 33304.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Front Desk/Reception/Mail Room

FORT LAUDERDALE, FL 33304

January 6, 2025, 4:27 pm

[See All Tracking History](#)

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

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

Text & Email Updates [v](#)

USPS Tracking Plus® [v](#)

Product Information [v](#)

[See Less ^](#)

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[FAQs](#)

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

Tracking Number:

9589071052701220633105

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[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.

Delivered

Delivered, Left with Individual

HOLLYWOOD, FL 33020

December 30, 2024, 3:38 pm

[See All Tracking History](#)

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

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

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

Text & Email Updates [v](#)

USPS Tracking Plus® [v](#)

Product Information [v](#)

[See Less ^](#)

[Track Another Package](#)

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



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

CERTIFIED MAIL



9589 0710 5270 1220 6351 36



FP [®] **US POSTAGE**
\$009.92⁰
 First-Class - IMI
 ZIP 33036
 11/20/2024
 036B 0011834630

Capital V Islamorada LLC
 632 Intracoastal Dr
 Fort Lauderdale FL 33

L/N
~~11/11~~

NIXIE 331 DE 1 0001/13/25
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 SC: 33036316200 *2506-01252-22-40

.. 9400921787013160 33304-361932K
 33036>3162

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

Tracking Number:

[Remove >](#)

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.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network

In Transit to Next Facility

November 29, 2024

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

November 22, 2024, 8:18 pm

[See All Tracking History](#)

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

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

Text & Email Updates



USPS Tracking Plus®



Product Information



[See Less ^](#)

[Track Another Package](#)

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

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 #



MIAMI FL 330

7 NOV 2024 PM 1 L



76184 d's Hwy (VR)

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

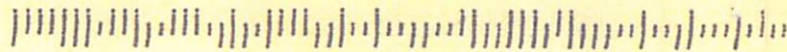
9590 9402 8860 4005 4712 07

United States
Postal Service

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

502480
**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

USPS TRACKING#



9590 9402 8990 4064 7567 58



76184 Old 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



USPS Tracking®

[FAQs >](#)

Tracking Number:

9589071052701220635024

[Remove X](#)

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

Feedback >

Latest Update

Your item has been delivered to the original sender at 12:56 pm on January 17, 2025 in ISLAMORADA, FL 33036.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, To Original Sender

ISLAMORADA, FL 33036

January 17, 2025, 12:56 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](#)

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 33034



9590 9402 8990 4064 7568 19

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6361

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

USPS TRACKING #



7 OCT 2024 PM 6 L

9590 9402 8990 4064 7568 19



76184 018 Hwy (VR)

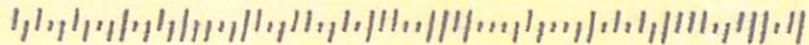
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

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

**Islamorada Village of Islands
Code Enforcement
88800 Overseas Highway
Islamorada, FL 33036**

96-316200



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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



9590 9402 8990 4064 7568 02

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6361 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

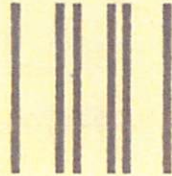
Mail Restricted Delivery (00)

USPS TRACKING#



ISLAMORADA FL 330

OCT 2025 PM 4 L



76184 OIS Hwy (WR)

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

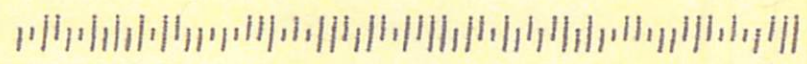
9590 9402 8990 4064 7568 02

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



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 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 OR2497-1388/90/91 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		

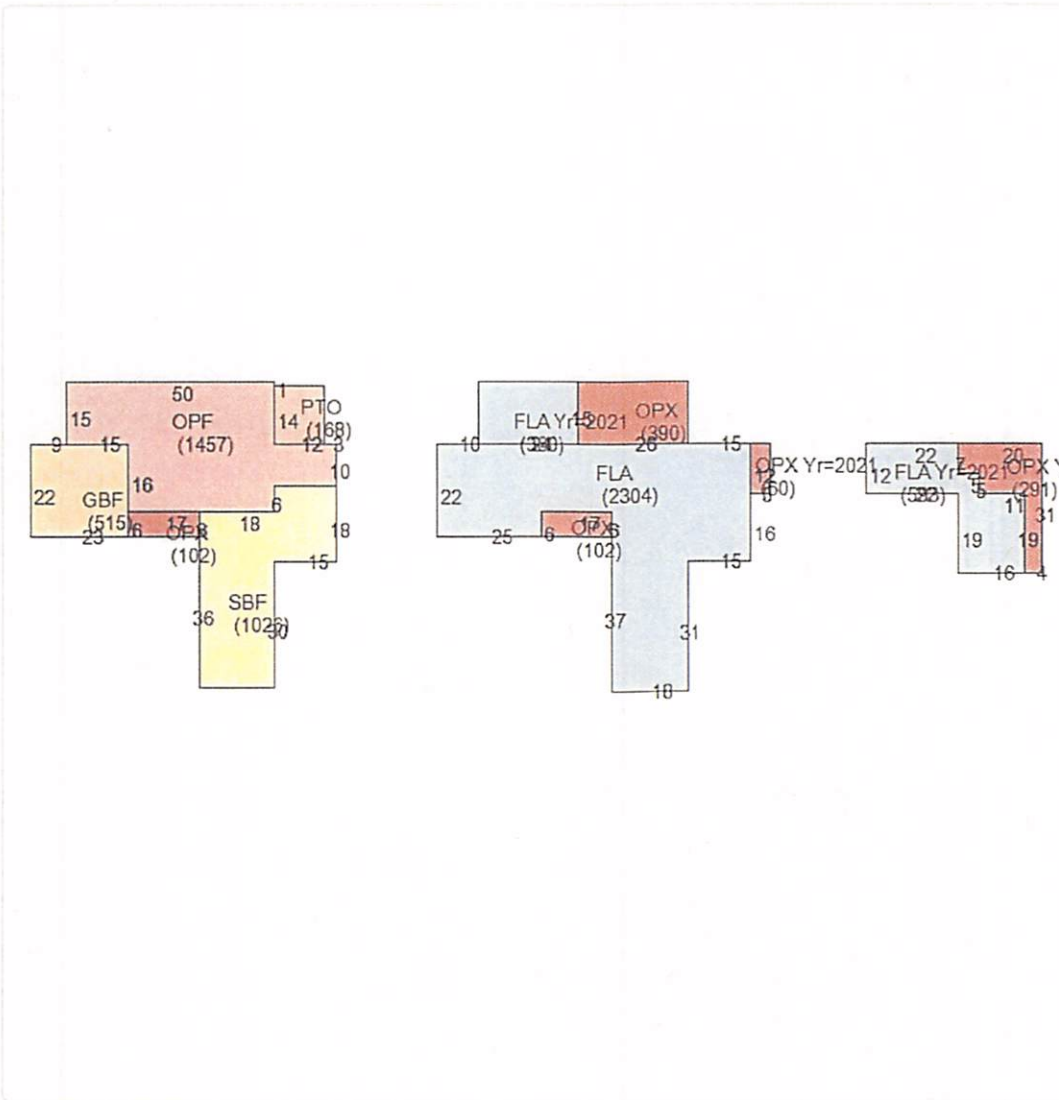
Permits

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 assess and collect 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. In addition, this provider's privacy policy may not be applicable in our or your respective jurisdictions. By requesting such data, you hereby understand and agree that you:

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 1/4/2025, 1:27:09 AM

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Detail by Entity Name

Florida Limited Liability Company
CAPITAL V ISLAMORADA, LLC

Filing Information

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

Principal Address

632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Changed: 05/12/2023

Mailing Address

632 Intracoastal Drive
FT. LAUDERDALE, FL 33304

Changed: 05/12/2023

Registered Agent Name & Address

LAW OFFICES OF RAY A. SCHLICHTER, 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
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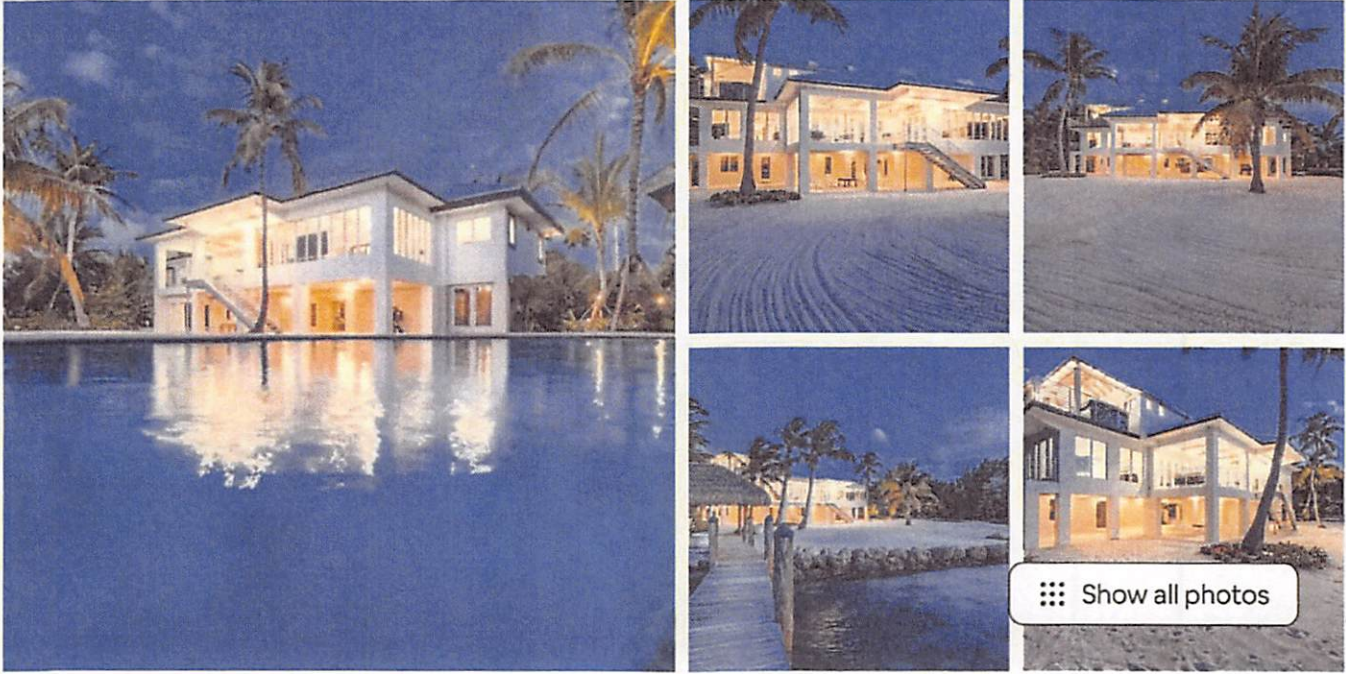
2022	04/09/2022
2023	05/12/2023
2024	08/01/2024

Document Images

<u>08/01/2024 -- ANNUAL REPORT</u>	View image in PDF format
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<u>04/09/2022 -- ANNUAL REPORT</u>	View image in PDF format
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<u>04/21/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>10/09/2013 -- LC Amendment</u>	View image in PDF format
<u>09/25/2013 -- Florida Limited Liability</u>	View image in PDF format

Island Beach House Oasis Your Memory Maker awaits

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



Show all photos

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



Hosted by Sean
 Superhost · 12 years hosting



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

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.

Island Beach House Oasis Your Memory Maker awaits

The space

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

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

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

[Show more >](#)

\$5,335 night

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

Where you'll sleep



Bedroom 1
1 king bed



Bedroom 2
1 king bed

Reserve

You won't be charged yet

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

Early bird discount -\$842

Cleaning fee \$800

Total before taxes \$16,806

[Report this listing](#)

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

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

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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 Superhost · 12 years hosting



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

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

[Show more >](#)

Where you'll sleep

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



Bedroom 1
1 king bed



Bedroom 2
1 king bed



\$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

What this place offers

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

[Report this listing](#)

Show all 57 amenities

3 nights in Islamorada

Jan 1, 2025 - Jan 4, 2025

January 2025							Feb		
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](#)

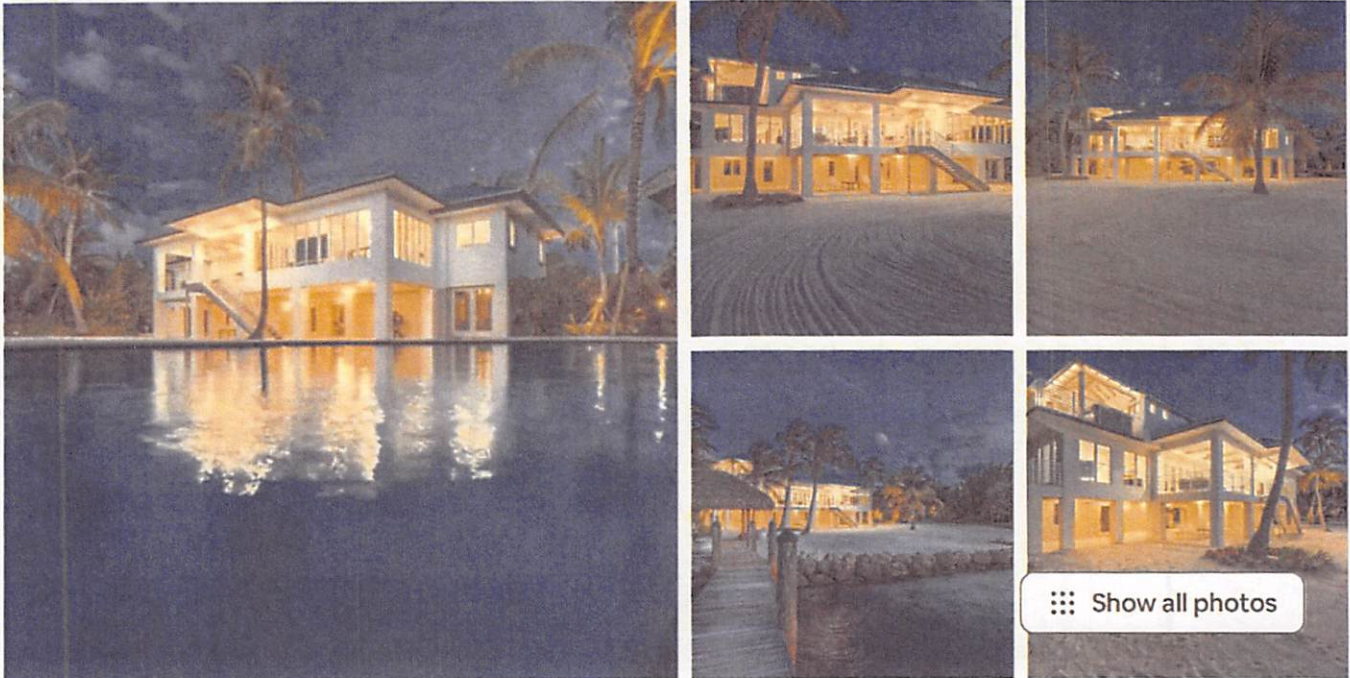


Where you'll be

Islamorada, Florida, United States

Island Beach House Oasis Your Memory Maker awaits

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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.

Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ No reviews yet



Hosted by Sean

Superhost · 12 years hosting

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

\$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



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 >](#)



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](#)



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

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

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.

\$15,600 night

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



Hosted by Sean
Superhost · 12 years hosting



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



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

Reserve

You won't be charged yet

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

Cleaning fee \$999

Total before taxes \$47,799

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 >](#)



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](#)



Entire home in Islamorada, Florida

12 guests · 6 bedrooms · 11 beds · 5.5 baths

★ [1 review](#)



Hosted by Sean

Superhost · 13 years hosting



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 >](#)

Where you'll sleep



Bedroom 1

1 king bed



Bedroom 2

1 king bed



\$7,488 night

CHECK-IN 4/1/2025	CHECKOUT 4/5/2025
GUESTS 1 guest	▼

Reserve

You won't be charged yet











\$7,488 x 4 nights \$29,952

Cleaning fee \$999

Total before taxes \$30,951

🚩 [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

4 nights in Islamorada

Apr 1, 2025 - Apr 5, 2025



Su Mo Tu We Th Fr Sa Su Mo Tu

April 2025

M



1 review

Average rating will appear after 3 reviews

David

Methuen, Massachusetts

★★★★★ · 3 weeks ago · Stayed a few nights

Lovely home and amazing spot... Open concept was beautiful and the whole tastefully decorated. Great location, private, and fun. Great job Sean- thank you

Show more

Learn how reviews work

Where you'll be

Islamorada, Florida, United States

Sep 18, 2024 at 10:15:57 AM
Islamorada, FL 33036
76184 Oversea Hwy
Andres D. Garcia

Islamorada, Village of Islands
66800 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(e) of the Village Code entitled "Vacation rental use and occupancy restrictions" which provides that all advertising of vacation rental units shall require identification of state and Village license numbers. Any advertising of vacation rental units that are not lawfully licensed by the Village shall constitute a violation of these regulations.

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



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

Islamorada, Village of
Andres David
Code Compliance
76184 Overseas Hwy
Islamorada, FL 33036
Cell: (305) 664-6400
Fax: (305) 664-6499
www.islamoradavillage.com

88800 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 OR2497-1388/90V

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



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

Islamorada, Village of Islands
8800 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: 00385020-000000

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):





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

Order #
 PMA 0018

ISLAMORADA VILLAGE OF ISLANDS
 CODE COMPLIANCE CITATION
 CODE CASE # CCR00170340000276

Repeat Violation	DATE	TIME	OFFICER
	November 04, 2024	09:00	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 in:

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

You committed a violation of the following ordinance of the Islamorada, Village of Islands Code:

Section 00-1290(a) of the Village Code entitled "Annual registration of vacation rental units" which provides that every owner operating a vacation rental unit within the Village shall register the unit with the Village during the initial annual registration period and shall be deemed to be in compliance with the Village and Development Services. Within five or more registration, each owner shall demonstrate to the satisfaction of the Planning and Development Services Director that all necessary permits, including County permit development, state licenses and Bayview County occupational license fees have been paid for the year the vacation rental unit was first used or has been registered according to this section.

Section 00-1290(b) of the Village Code entitled "Vacation rental license registration" which provides that any owner operating a vacation rental unit within the Village shall notify the Village of any change in the location of the unit, including, but not limited to, the address, registration and location of the unit, and any other information that may be required by the Village.

Section 00-1290(c) of the Village Code entitled "Vacation rental unit and occupancy restrictions" which provides that the vacation rental unit shall be a residential structure that is for the use, lease, rent, or other use of the unit as a vacation rental unit.

Section 00-1290(d) of the Village Code entitled "Vacation rental unit and occupancy restrictions" which provides that all advertising of the vacation rental unit shall require identification of the unit and the owner's name, and all advertising of the vacation rental unit shall be subject to the Village's rules and regulations.

Corrective measures needed to be in compliance with Village Code Chapter 00-1290 are: obtain all necessary permits and fees and obtain all necessary licenses and fees and obtain all necessary permits and fees and obtain all necessary licenses and fees.





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

Andres Garcia

From: Andres Garcia
Sent: Monday, March 24, 2025 11:05 AM
To: Vince Virga
Subject: RE: Case: CERENT20240000276 - Property: 76184 Overseas Hwy - About: Appeal Hearing

Hey Vince, thanks for your reply.

It is too early to tell because the hearing agenda hasn't been created yet, therefore I am unsure how many cases are to be presented and discussed at this time.

But on a regular basis, the hearing begins at 2pm and it rarely goes pass 5pm.

All the best.



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

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

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

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

From: Vince Virga <vince@skillstorm.com>
Sent: Monday, March 24, 2025 10:34 AM

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

Subject: Re: Case: CERENT20240000276 - Property: 76184 Overseas Hwy - About: Appeal Hearing

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Thank you, Andre. Do we know the time on 4/8 yet?

Thanks!

Have a great day and **Storm On!**

Sent from my iPhone

Vince Virga
Co-Founder, Chairman
SkillStorm
Cell - 954.608.2167
vince@SkillStorm.com

On Mar 24, 2025, at 9:30 AM, Andres Garcia <andres.garcia@islamorada.fl.us> wrote:



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 extraordinary requests.

Good morning, Vince.

I hope you had a good weekend.

Please be informed that I will be preparing today the hearing appeal documentation for the property under your care mentioned above.

The hearing for this case is set to be scheduled for Tuesday April 8, 2025.

Sincerely and all the best,

<image001.png>

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****

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Andres Garcia

From: Andres Garcia
Sent: Tuesday, February 11, 2025 10:06 AM
To: Vince Virga; Paul Minning
Subject: RE: Code Hearing January 14, 2025

Categories: CityView Code Enforcement Attachment

Good morning, Vince.

Your request has been reviewed and approved by our management staff.

Will be informing you on the next available hearing once available.

Hope you feel better and in your way to a speedy and successful recovery.

All the best,



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

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

From: Vince Virga <vince@skillstorm.com>
Sent: Monday, February 10, 2025 1:08 PM
To: Andres Garcia <andres.garcia@islamorada.fl.us>; Paul Minning <paul.minning@islamorada.fl.us>
Subject: Re: Code Hearing January 14, 2025

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Hi Andre,

I would like to request to postpone the hearing. Unfortunately, I have a medical issue to deal with and will be unavailable tomorrow. Can you please provide some alternative dates?

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: Friday, January 24, 2025 at 3:57 PM
To: Vince Virga <vince@skillstorm.com>, Paul Minning <paul.minning@islamorada.fl.us>
Subject: RE: Code Hearing January 14, 2025

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.

Thank you.

Perfec, please see attached.

A copy of the notice is also being issued via mail.

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: Thursday, January 23, 2025 3:49 PM
To: Andres Garcia <andres.garcia@islamorada.fl.us>; Paul Minning <paul.minning@islamorada.fl.us>
Subject: Re: Code Hearing January 14, 2025

Hi Andres,

Welcome back. Yes, Feb 11 at 2 PM works for me. I can attend via Zoom.

Thank you.

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: Wednesday, January 22, 2025 at 9:59 AM
To: Vince Virga <vince@skillstorm.com>, Paul Minning <paul.minning@islamorada.fl.us>
Subject: RE: Code Hearing January 14, 2025

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.

I reincorporated for service yesterday and I am still catching up with all the pending stuff.

The next available hearing we can provide to honor your appeal is February 11, 2025, starting at 2:00pm.

Are you able to be there either physically or 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: Monday, January 13, 2025 3:47 PM
To: Paul Minning <paul.minning@islamorada.fl.us>
Cc: Andres Garcia <andres.garcia@islamorada.fl.us>; Christian Owens <christian.owens@islamorada.fl.us>; Jennifer DeBoisbriand <jennifer.deboisbriand@islamorada.fl.us>
Subject: Re: Code Hearing January 14, 2025

Hi Paul,

Ah. I'm sorry to hear that. I hope Officer Garcia feels better soon.

Yes, I think it would be best to postpone. Please give me some dates that work for you and your team.

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: Paul Minning <paul.minning@islamorada.fl.us>
Date: Monday, January 13, 2025 at 9:50 AM
To: Vince Virga <vince@skillstorm.com>
Cc: Andres Garcia <andres.garcia@islamorada.fl.us>, Christian Owens <christian.owens@islamorada.fl.us>, Jennifer DeBoisbriand

<jennifer.deboisbriand@islamorada.fl.us>

Subject: Code Hearing January 14, 2025

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

Good morning Mr. Virga,

I wanted to let you know that Officer Garcia cannot attend tomorrow's hearing due to a medical matter. We can present the case on his behalf or it can be postponed to the next available hearing. At this point the citation amount is fixed and will not increase.

Best Regards,

Paul Minning

Senior Code Compliance Officer

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Andres Garcia

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

Please see attached,

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

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

All the best,



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

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

From: Andres Garcia <andres.garcia@islamorada.fl.us>
Sent: Thursday, December 26, 2024 9:02 AM
To: Vince Virga <vince@skillstorm.com>; Andres Garcia <andres.garcia@islamorada.fl.us>
Subject: RE: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)

Good morning, Vince.

I hope you had a great Christmas Holiday,

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

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

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

I will be providing you the documents later today.

All the best,



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

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

From: Vince Virga <vince@skillstorm.com>
Sent: Monday, November 25, 2024 11:48 AM

To: Andres Garcia <andres.garcia@islamorada.fl.us>
Cc: Paul Minning <paul.minning@islamorada.fl.us>
Subject: Re: Code Compliance, Citation #2024-0010 (Case: CERENT20240000276 - Property: 76184 Overseas Hwy)

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Thank you.

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

Vince Virga

Cofounder, Chairman

954-608-2167

@VVirga

Vince Virga



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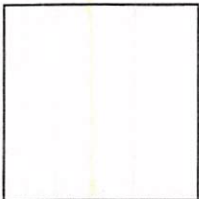
From: Andres Garcia <andres.garcia@islamorada.fl.us>

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)



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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/>

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

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

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

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

Hi Andres,

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

Thank you.


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

Vince Virga

Cofounder, Chairman

C 954-608-2167

 @VVirga

 Vince Virga



SkillStorm is Proud to be an Award Winning Employer of US Veterans!

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

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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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