



Islamorada, Village of Islands

Code Compliance Hearing

May 13, 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. CERENT20240000376
Islamorada Village of Islands v. All In Investment Group LLC
 - B. CEZONE20250000027
Islamorada Village of Islands VS MBE Islamorada Inc
 - C. CEP20240000324
Islamorada Village of Islands VS. MBE Islamorada Inc.
- 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**

[VERBATIM_RECORD]



CODE COMPLIANCE HEARING

Hearing Date: May 13, 2025

Case Number: CERENT20240000376

Islamorada Village of Islands v. All In Investment Group LLC

Property Information:

135 Tequesta st

Parcel ID 00423110-000000

Case Background:

On Monday, December 16, 2024, while auditing vacation rentals, I found an illegal short-term rental at this address. After checking to see if there was a valid vacation rental permit attached to the property, I found none had been issued. After further investigation, I found this was the third case of illegal short-term rental at this property within the last year. The other two cases are CERENT20240000001 and CERENT20240000202. The violations include 30-1295 of the Village code entitled "Annual registration of vacation rental uses", 30-1296 of the Village code entitled "Vacation rental license regulations", and 30-1297 of the Village code entitled "Vacation rental use and occupancy restrictions".

On Monday, December 16, 2024, a citation was issued to the property owner in the amount of \$1,500.00. Due to this being the third case of illegal short-term rental within a one-year period, this is considered a repeat violation. This citation was sent via certified and regular mail and a copy of the citation was posted on the property the same day.

On Monday, December 30, 2024, the citation was not contested, and a note was made in the case file.

On Monday, February 3, 2025, payment was not received, and a note was added to the case file.

On Tuesday, February 4, 2025, the case was assigned to hearing. On the same day, a notice of hearing was sent via certified and regular mail and posted at village hall. A posting notice was posted at the property and at village hall, and an affidavit of posting was signed and notarized the same day.

On Wednesday, March 12, 2025, I checked the listing for the rental advertisement, and it is in compliance as of today.

On Tuesday, March 25, 2025, I made contact with the property owner and explained to her that a case had been opened at her address. She claimed that she had no idea that there were any violations at the address and that a property management company was in charge of the listing. She also expressed that she believed that she had a vacation rental license because she had a business license and a tax stamp. I gave her information on how to pay the citation and ended the call.

On Thursday, March 27th, the property owner contacted me via email requesting continuance. I approved this request and scheduled the new hearing for May 13, 2025. The same day, a notice of hearing was sent via certified and regular mail and posted at village hall, a posting notice was posted on the property and at village hall, and an affidavit of posting was signed and notarized.

On Monday, April 14, 2025, I noticed that the date on the posting was incorrect. I immediately created a new posting notice and mailed the document via certified and regular mail as well as posting at village hall. I also printed a new affidavit of posting that was signed and notarized, and a new posting notice that was posted at both village hall and the property.

Exhibits:

1. Final hearing packet 1



CODE COMPLIANCE HEARING

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Exhibits:

Ex 1. Pg.) 13, Monroe County property record card

Ex 2. Pg.) 14, Front page of original ad allowing 7-night rental

Ex 3. Pg.) 15, Check out page for advertisement allowing 7-night rental



ISLAMORADA, VILLAGE OF ISLANDS CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO. CERENT2024000001

Petitioner,

v.
ALL IN INVESTMENT GROUP LLC

Respondent.

NOTICE OF WARNING

Date: January 03, 2024

To: ALL IN INVESTMENT GROUP LLC

Re: Violations of the Village Code at

Property 135 TEQUESTA ST, ISLAMORADA, FLORIDA 33036

Location:

Subdivision:

Legal BK 3 LT 13 INDIAN WATERWAYS PB4-29 PLANTATION KEY

Description: OR136-396/97 OR824-42D/C OR1329-1263L/E OR1336-1346D/C
OR1369-317D/C OR1369-318 OR2528-1995/2017F/J OR2538-2047
OR3205-1615

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 January 13, 2024.

Our investigation on January 03, 2024, found violations(s) of 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(14) 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 Actions:

You Must change ad, booking and reservation to reflect minimum 28 nights booking or rental, apply for and obtain a valid vacation rental license with Islamorada Village of Islands if unable to then CEASE renting the unit for less than 28 nights. To avoid penalties, you must comply by January 13, 2024.

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

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

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

A certified copy of an order imposing a fine, or a fine plus repairs cost may be recorded in public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, the order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the perusal property of the violator, but the order shall not be

deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until violator comes into compliance or until judgment is rendered in suit to foreclose on a lien filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the Village, and the Village may execute a satisfaction or release of lien entered pursuant to this section. No hearing shall be necessary for the imposition of the lien. You may also be liable for the reasonable administrative hearing costs of \$125.00 if found in violation of the Village Code.

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

PLEASE GOVERN YOURSELF ACCORDINGLY.



Gerardo Gonzalez
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: gerardo.gonzalez@islamorada.fl.us

Certificate of Service

I, Gerardo Gonzalez, do hereby certify that a true and correct copy of the foregoing has been furnished via Certified Mail/US First Class Mail to: ALL IN INVESTMENT GROUP LLC, 12920 SW 6TH ST, MIAMI, FL 33184, (return receipt number:70222410000293764748), on January 03, 2024



Gerardo Gonzalez
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: gerardo.gonzalez@islamorada.fl.us

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000202

v.

ALL IN INVESTMENT GROUP LLC
Respondent

NOTICE OF VIOLATION

Date: July 30, 2024

To: ALL IN INVESTMENT GROUP LLC

Re: Violations of the Village Code at

Property Location:	135 TEQUESTA ST
Subdivision:	INDIAN WATERWAYS
Legal Description:	BK 3 LT 13 INDIAN WATERWAYS PB4-29 PLANTATION KEY OR136-396/97 OR824-42D/C OR1329-1263L/E OR1336-1346D/C OR1369-317D/C OR1369-318 OR2528-1995/2017F/J OR2538-2047 OR3205-1615

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

An investigation on **July 15, 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(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: apply for and obtain a valid short-term vacation rental license from the Village and post the license number in your listings in a manner that is clearly visible to the public. If a license cannot be obtained you must cease all rentals of less than 28 nights. All short-term vacation rental advertisements must also be changed to only allow 28 nights' minimum rental.

In order to avoid fines and/or a hearing these violations must be resolved by **August 30, 2024**

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY.



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

Certificate of Service

I, Andres Garcia, do hereby certify that a true and correct copy of the foregoing has been furnished via to: ALL IN INVESTMENT GROUP LLC, 12920 SW 6TH ST MIAMI, FL 33184 (return receipt number: 7020 0640 0001 0356 0512), on July 30, 2024.



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

Citation #

2024-0013

**ISLAMORADA, VILLAGE OF ISLANDS
CODE COMPLIANCE CITATION
CODE CASE # CERENT20240000376**

Repeat Violation	DATE	TIME	OFFICER
True	December 16, 2024	08:34	Christian Owens

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:

Monday, December 16, 2024 12:00 AM

Located At:

135 TEQUESTA ST

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.

IF YOU ELECT NOT TO CONTEST THE CITATION YOU MUST:

Correct the violation(s) on or before 01/06/2025 and pay the reduced fine of \$1,500.00

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.		
	December 16, 2024	08:34
Signature of Code Compliance Officer	Date	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
2024-0013 Case Number CERENT20240000376	00423110-000000	ALL IN INVESTMENT GROUP LLC	1,500.00	

DESCRIPTION OF VIOLATION(S)

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

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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.

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

If you have any questions you may call me at (305) 664-6435.



Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435

E-mail: christian.owens@islamorada.fl.us

Certified Mail # [NO CERTIFICATION NUMBER ENTERED]

**** 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

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 00423110-000000
 Account# 1521124
 Property ID 1521124
 Millage Group 50VI
 Location 135 TEQUESTA St, PLANTATION KEY
 Address
 Legal BK 3 LT 13 INDIAN WATERWAYS PB4-29 PLANTATION KEY OR136-396/97 OR824-42D/C OR1329-1263L/E OR1336-1346D/C OR1369-317D/C OR1369-318 OR2528-1995/2017F/J OR2538-2047 OR3205-1615
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 1642
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision INDIAN WATERWAYS
 Sec/Twp/Rng 05/63/38
 Affordable No
 Housing



Owner

[ALL IN INVESTMENT GROUP LLC](#)
 12920 SW 6th St
 Miami FL 33184

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$858,000	\$207,298	\$50,268	\$1,115,566	\$1,106,896	\$0	\$1,115,566	\$0
2023	\$759,000	\$195,957	\$51,312	\$1,006,269	\$1,006,269	\$0	\$1,006,269	\$0
2022	\$594,000	\$190,270	\$29,785	\$814,055	\$372,174	\$25,000	\$347,174	\$441,881
2021	\$339,900	\$169,955	\$29,785	\$539,640	\$361,334	\$25,000	\$336,334	\$178,306
2020	\$316,800	\$169,955	\$29,785	\$516,540	\$356,346	\$25,000	\$331,346	\$160,194
2019	\$316,800	\$172,454	\$29,785	\$519,039	\$348,335	\$25,000	\$323,335	\$170,704
2018	\$316,800	\$159,958	\$28,042	\$504,800	\$341,841	\$25,000	\$316,841	\$162,959

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

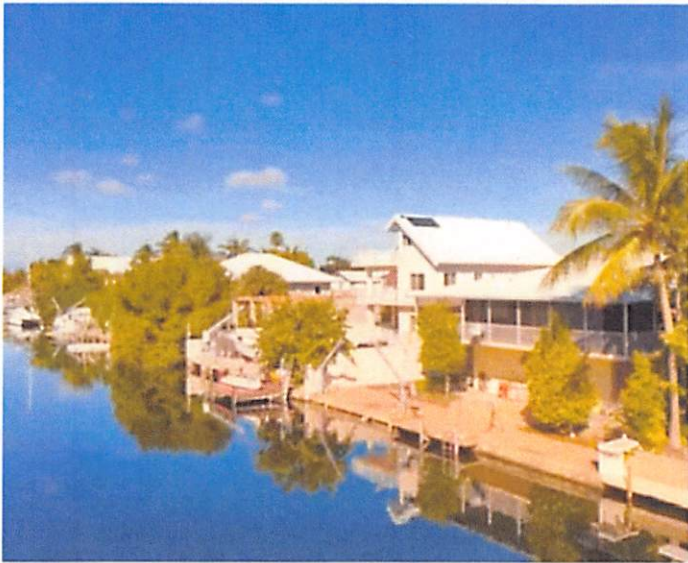
Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	6,600.00	Square Foot	60	110

Building ID	22993	Exterior Walls	C.B.S.
Style	STILT 1 STORY	Year Built	1964
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1995
Building Name		Foundation	CONC PILINGS
Gross Sq Ft	5095	Roof Type	GABLE/HIP
Finished Sq Ft	1148	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	138	Bedrooms	2
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Islamorada Waterfront House on Canal w Boat dock

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



[Show all photos](#)

Entire home in Tavernier, Florida

5 guests · 2 bedrooms · 2 beds · 2 baths

★ 5.0 · [13 reviews](#)



Hosted by Lisa

Superhost · 9 years hosting



Self check-in

Check yourself in with the lockbox.



Lisa is a Superhost

Superhosts are experienced, highly rated Hosts.

\$354 night

CHECK-IN 12/16/2024	CHECKOUT 12/23/2024
GUESTS 1 guest	

[Reserve](#)

You won't be charged yet

\$354 x 7 nights

\$2,477

< Request to book

This is a rare find.
Lisa's place is usually booked.



Islamorada Waterfront House on Canal
w Boat dock
Entire home
★ 5.00 (13 reviews) • Superhost

Your trip

Dates Edit
Dec 16 - 23

Guests Edit
1 guest

Price details

\$353.85 x 7 nights	\$2,476.95
Cleaning fee	\$275.00
Airbnb service fee	\$388.51
Taxes	\$338.10
Total (USD)	\$3,478.56

Choose how to pay

Pay \$3,478.56 now

Pay in 4 payments with Klarna
4 payments of \$869.64 every 2 weeks for 6 weeks. Interest-free. [More info](#)

Pay monthly with Klarna
From \$323 per month for 12 months. Interest may apply. [More info](#)

Log in or sign up to book



9589 0710 5270 1220 6326 65

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

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

OFFICIAL USE

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



Postmark Here

Sent To	All in Investment Group LLC
Street and Apt. No., or PO Box No.	12920 SW 6th St
City, State, ZIP+4®	Miami, FL 33184

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

9589 0710 5270 1220 6327 64

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

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

OFFICIAL USE

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



Sent To
All in Investment Group LLC

Street and Apt. No., or PO Box No.
12920 SW 6th St

City, State, ZIP+4®
Miami FL 33184

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

CERTIFIED MAIL RECEIPT
Domestic Mail Only

98000

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

OFFICIAL USE

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

Postage	\$
---------	----

Total Postage and Fees	\$
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Sent To	All in Investment Group
Street and Apt. No., or PO Box No.	12920 SW 6th St
City, State, ZIP+4®	Miami, FL 33184



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

9589 0710 5270 1220 6329 00

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i> 86800	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$ _____	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To All In Investment Group LLC	
Street and Apt. No., or PO Box No. 12920 SW 6th St	
City, State, ZIP+4® Miami FL 33184	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000376
CASE NUMBER

Tuesday, February 04, 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:

January 06, 2025

X 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) 664-6435

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,
v.
ALL IN INVESTMENT GROUP LLC
Respondent.

CASE NO.: CERENT20240000376

NOTICE OF HEARING

To: ALL IN INVESTMENT GROUP LLC

Re: Violations of the Village Code at

Property Location:	135 TEQUESTA ST, ISLAMORADA, FLORIDA 33036
Subdivision:	
Legal Description:	BK 3 LT 13 INDIAN WATERWAYS PB4-29 PLANTATION KEY OR136-396/97 OR824-42D/C OR1329-1263L/E OR1336-1346D/C OR1369-317D/C OR1369-318 OR2528-1995/2017F/J OR2538-2047 OR3205-1615

Date and Factual Description of Violation(s):

On Monday, December, 16, 2024, While auditing vacation rentals I found an illegal short term rental at this address.

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.

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) 664-6435.

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.

Certificate of Service

I, Christian Owens, do hereby certify that a true and correct copy of the foregoing has been furnished via to: ALL IN INVESTMENT GROUP LLC, 12920 SW 6TH ST MIAMI, FL 33184 (return receipt number: 9589 0710 5270 1220 6327 64), on February 04, 2025.



Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: christian.owens@islamorada.fl.us

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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000376

v.

ALL IN INVESTMENT GROUP LLC
Respondent.

AFFIDAVIT OF POSTING

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

1. I am a Code Compliance Officer employed by Islamorada, Village of Islands, Florida.
2. On Tuesday, February 04, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to ALL IN INVESTMENT GROUP LLC 12920 SW 6TH ST MIAMI, FL 33184. A copy of the Notice is attached as Exhibit A.
3. On Tuesday, February 04, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 135 TEQUESTA ST, Plantation Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.



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

POSTING NOTICE

CODE COMPLIANCE

03/27/24

CERENT20240000376
CASE NUMBER

Thursday, March 27, 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:

January 06, 2025

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) 664-6435



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO.: CERENT20240000376

Petitioner,

v.

ALL IN INVESTMENT GROUP LLC

Respondent.

NOTICE OF HEARING

To: ALL IN INVESTMENT GROUP LLC

Re: Violations of the Village Code at

Property Location:	135 TEQUESTA ST, ISLAMORADA, FLORIDA 33036
Subdivision:	INDIAN WATERWAYS PB4-29
Legal Description:	BK 3 LT 13 INDIAN WATERWAYS PB4-29 PLANTATION KEY OR136-396/97 OR824-42D/C OR1329-1263L/E OR1336-1346D/C OR1369-317D/C OR1369-318 OR2528-1995/2017F/J OR2538-2047 OR3205-1615

Date and Factual Description of Violation(s):

On Monday, December, 16, 2024, While auditing vacation rentals I found an illegal short term rental at this address.

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

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Section 30-1297(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.

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** **Tuesday, May 13th, 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) 664-6435.

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.

A handwritten signature in black ink, appearing to read 'C. Owens', with a long horizontal stroke extending to the right.

Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: christian.owens@islamorada.fl.us

Certificate of Service

I, Christian Owens, do hereby certify that a true and correct copy of the foregoing has been furnished via to: ALL IN INVESTMENT GROUP LLC, 12920 SW 6TH ST MIAMI, FL 33184 (return receipt number: 9589 0710 5270 1220 6328 56), on March 27, 2025.



Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: christian.owens@islamorada.fl.us



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000376

v.

ALL IN INVESTMENT GROUP LLC
Respondent.

AFFIDAVIT OF POSTING

I, Christian Owens, 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, March 27, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to ALL IN INVESTMENT GROUP LLC 12920 SW 6TH ST MIAMI, FL 33184. A copy of the Notice is attached as Exhibit A.
3. On Thursday, March 27, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 135 TEQUESTA ST, Plantation Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.



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

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000376
CASE NUMBER

Monday, April 14, 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:

January 06, 2025

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

May 13, 2025 at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 664-6435



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,
 v.
 ALL IN INVESTMENT GROUP LLC
 Respondent.

CASE NO.: CERENT20240000376

NOTICE OF HEARING

To: ALL IN INVESTMENT GROUP LLC

Re: Violations of the Village Code at

Property Location:	135 TEQUESTA ST, ISLAMORADA, FLORIDA 33036
Subdivision:	INDIAN WATERWAYS PB4-29
Legal Description:	BK 3 LT 13 INDIAN WATERWAYS PB4-29 PLANTATION KEY OR136-396/97 OR824-42D/C OR1329-1263L/E OR1336-1346D/C OR1369-317D/C OR1369-318 OR2528-1995/2017F/J OR2538-2047 OR3205-1615

Date and Factual Description of Violation(s):

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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.

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, May 13th, 2025 Tuesday, 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.

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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.



Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: christian.owens@islamorada.fl.us

Certificate of Service

I, Christian Owens, do hereby certify that a true and correct copy of the foregoing has been furnished via to: ALL IN INVESTMENT GROUP LLC, 12920 SW 6TH ST MIAMI, FL 33184 (return receipt number: 9589 0710 5270 1220 6329 00), on April 14, 2025.



Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: christian.owens@islamorada.fl.us



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CERENT20240000376

v.

ALL IN INVESTMENT GROUP LLC
Respondent.

AFFIDAVIT OF POSTING

I, Christian Owens, 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, April 14, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to ALL IN INVESTMENT GROUP LLC 12920 SW 6TH ST MIAMI, FL 33184. A copy of the Notice is attached as Exhibit A.
3. On Monday, April 14, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 135 TEQUESTA ST, Plantation Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.



CODE COMPLIANCE HEARING

Hearing Date: May 13, 2025

Case Number: CEZONE2025000027

Islamorada Village of Islands VS MBE Islamorada Inc

Property Information:

NEW CASE

Property Owner: MBE Islamorada Inc

83005 Overseas Hwy

Parcel ID: 00094580-000000

Case Background:

Violations:

Section 30-928(a)(6) of the Village Code entitled "Criteria for temporary storage units" which provides that the placement of temporary storage unit(s) shall not be located in the right of way.

Section 90-928(f) of the Village Code entitled "Criteria for temporary storage units" which provides that the placement of a temporary storage unit on a site requires a temporary storage unit permit.

Corrective Measures:

Remove the temporary storage unit from the Village's right of way. Per our discussion, if the goal is to place the unit within your property once removed from the right of way, a temporary storage unit permit from the Village's Planning & Development Services Department is required.

On February 10, 2025, I arrived at the property and noticed the storage unit in the Village's right of way. I called the property owner (Violet Wahba) and explained my findings with the corrective action required.

On February 11, 2025, a Notice of Violation was prepared and issued via regular and certified mail with a 30-day compliance date to the property owner and registered agent. A copy of that notice was posted on the property the next day.

On March 12, 2025, a reinspection was conducted and determined that the property was not in compliance. I received a call from the other property owner (Ashraf Wahba) requesting additional time to comply due to medical issues. An extension was approved via a notice of

warning providing an additional 30 days.

On March 13, 2025, a Notice of Warning was prepared and issued via regular and certified mail with a 30-day compliance date to the property owner and registered agent. A copy of that notice was posted on the property that same day.

On April 14, 2025, a reinspection was conducted and determined that the property was not in compliance.

On April 15, 2025, a Notice of Hearing was prepared and issued via regular and certified mail to the proper owner and registered agent. The notice was posted on the property and in the Village Hall (2nd Floor) the same day. The affidavit of posting was also completed on the same day.

Exhibits:

1. Hearing File



CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
MBE ISLAMORADA INC
Respondent.

CASE NO.: CEZONE20250000027

NOTICE OF HEARING

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location:	83005 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	ISLAND OF UPPER MATECUMBE PB1-41
Legal Description:	28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C

Date and Factual Description of Violation(s):

On Monday, February 10, 2025, I was notified by my senior code compliance officer about the placement of a storage unit/container on Village right of way. Site visit conducted on the same day confirmed the same.

Section 30-928(a)(6) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria. Temporary storage units may be permitted as a temporary structure in any zoning district subject to the following provisions: Shall not be located in the right-of-way.

Section 30-928(f) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria. it shall be unlawful for any person to place or permit the placement of a temporary storage unit on a site without obtaining a temporary storage unit permit.

You are hereby ordered to appear before the Village Code Compliance Hearing Officer ("Hearing Officer") for a public hearing to address the above violation(s) of the Village Code. This public hearing will be held **Tuesday, May 13th, 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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5 KEY LARGO, FL 33037 (return receipt number: 9589 0710 5270 2052 4103 22) AND IRVING UNCUK – REGISTERED AGENT, 18341 NW 10th STREET PEMBROKE PINES, FL. 33029 (return receipt number: 9589 0710 5270 2052 4100 25) on April 15, 2025.



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



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEZONE20250000027

v.

MBE ISLAMORADA INC

Respondent

NOTICE OF WARNING

Date: March 13, 2025

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location: 83005 OVERSEAS HWY

Subdivision: ISLAND OF UPPER MATECUMBE PB1-41

Parcel ID: 00094580-000000

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 **April 12, 2025**.

An investigation on **February 10, 2025**, found the following violation(s):

Section 30-928(a)(6) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant

or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria: Shall not be located in the right-of-way.

Section 30-928(f) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria: it shall be unlawful for any person to place or permit the placement of a temporary storage unit on a site without obtaining a temporary storage unit permit.

Corrective measures needed to be in compliance with Village Code: please remove storage unit (container) from Village right of way. A Village permit is required if you wish to relocate the storage unit into your property.

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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5, KEY LARGO, FL 33037, (return receipt number: 9589 0710 5270 2052 4149 00), AND IRVING UNCUK – REGISTERED AGENT, 18341 NW 10th STREET PEMBROKE PINES, FL. 33029 (return receipt number: 9589 0710 5270 2052 4149 31) on March 13, 2025



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



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
 Petitioner,

CASE NO. CEZONE20250000027

v.

MBE ISLAMORADA INC
 Respondent

NOTICE OF VIOLATION

Date: February 11, 2025

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location:	83005 OVERSEAS HWY
Subdivision:	ISLAND OF UPPER MATECUMBE PB1-41
Legal Description:	28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C

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 **February 10, 2025**, found the following violations(s):

Section 30-928(a)(6) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria. Temporary storage units may be permitted as a

temporary structure in any zoning district subject to the following provisions: (6) Shall not be located in the right-of-way.

Section 30-928(f) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria. it shall be unlawful for any person to place or permit the placement of a temporary storage unit on a site without obtaining a temporary storage unit permit.

Corrective measures needed to be in compliance with Village code: please remove storage unit (container) from Village right of way. A Village permit is required if you wish to relocate the storage unit into your property.

In order to avoid fines and/or a hearing these violations must be resolved by **March 11, 2025**

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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5 KEY LARGO, FL 33037 (return receipt number: 9589 0710 5270 2052 4124 56) AND IRVING UNCUK – REGISTERED AGENT, 18341 NW 10th STREET PEMBROKE PINES, FL. 33029 (return receipt number: 9589 0710 5270 2052 4124 49) on February 11, 2025.



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: CEZONE20250000027

Complete	Activity	Inspector	Field Notes
02/11/2025	Attach Images	Andres Garcia	
02/11/2025	Input Compliance Date or Extension	Andres Garcia	
02/11/2025	Initial Inspection/Record Violations	Andres Garcia	<p>Called business manager (Violet) and informed about my findings. She was not happy and argued about how often we target the property for violations. I explained to her that this property has another active property maintenance case, and it is very visible from both US1 and Old Hwy, and that as long as the property has property maintenance and unpermitted installation issues, it is our duty to notify her and work towards getting the property into compliance.</p> <p>[Andres Garcia @ 02/11/2025 1:28 PM]</p>
02/11/2025	Contact Owner	Andres Garcia	
02/11/2025	Attach Images - ReInspection	Andres Garcia	
02/11/2025	Record Fine Offense Level - NOV	Andres Garcia	
02/11/2025	Record Compliance Date or Extension for NOV	Andres Garcia	
02/11/2025	Generate Notice of Violation/Record Delivery	Andres Garcia	
02/12/2025	Info Update	Andres Garcia	<p>A copy of the notice of violation has been posted to the property earlier today.</p> <p>[Andres Garcia @ 02/12/2025 3:04 PM]</p>
02/13/2025	Info Update	Andres Garcia	<p>Received call from Inc's Vice-president - Ashraf Wabha (Ash 305-849-5641) and indicated that container will be removed from the right of way into the property within a</p>

			<p>week or two. I explained to him that as indicated in the Notice of Violation, placing a container in the property requires a Village permit. He indicated that will call planning to check on his options.</p> <p>[Andres Garcia @ 02/13/2025 9:19 AM]</p>
03/13/2025	Reinspection	Andres Garcia	<p>Site visit determined property is still in violation by having a storage container on the right of way. Received call from land owner (Ashraf 305.849.5641) yesterday afternoon claiming that had medical issue while visiting a relative up in New Jersey and requested an extension. Extension to be provided through a notice of warning.</p> <p>[Andres Garcia @ 03/13/2025 8:32 AM]</p>
03/13/2025	Attach Images - Reinspection	Andres Garcia	
03/13/2025	Record Compliance Date or Extension for NOW	Andres Garcia	
03/13/2025	Generate Notice of Warning Letter	Andres Garcia	
03/13/2025	Info Update	Andres Garcia	<p>A copy of the Notice of Warning has been posted at the property earlier today. I attempted to contact to land owner to inform about this action but was unable to leave a voicemail.</p> <p>[Andres Garcia @ 03/13/2025 3:13 PM]</p>
04/15/2025	Reinspection	Andres Garcia	<p>Site visit conducted yesterday 04/14/2025 determined property is still in violation by having a storage unit in the right of way.</p>
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. CEZONE20250000027

v.

MBE ISLAMORADA INC
Respondent.

AFFIDAVIT OF POSTING

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

1. I am a Code Compliance Officer employed by Islamorada, Village of Islands, Florida.
2. On Tuesday, April 15, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 2052 4103 22) to MBE ISLAMORADA INC 300 OCEAN DR APT 5 KEY LARGO, FL 33037. AND IRVING UNCYK CPA R.A. return receipt requested (9589 0710 5270 2052 4100 25) to 18341 NW 10TH ST, PEMBROKE PINES, FL 33029. A copy of the Notice is attached as Exhibit A.
3. On Tuesday, April 15, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 83005 OVERSEAS HWY, Upper Matecumbe Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

Apr 15, 2025 at 10:17:22 AM
Islamorada, FL 33036
83005 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

CEZONE20250000027
CASE NUMBER

Tuesday, April 15, 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:

April 12, 2025


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


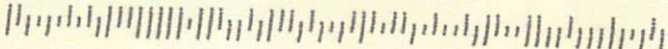
May 13, 2025 at 2:00 PM

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

Apr 15, 2025 at 10:17:30 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D Garcia



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to: MBE Islamorada Inc. Irving Uncyk CPA. Reg. Agent. 18341 NW 10th Street Pembroke Pines FL 33029</p>  <p>9590 9402 8860 4005 4709 65</p>	<p>B. Received by (Printed Name) <i>Irving Uncyk</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label) 9589 0710 5270 2052 4124 49</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Mail Restricted Delivery (00)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Mail Restricted Delivery (00)	
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Mail Restricted Delivery (00)																	
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

<p>USPS TRACKING# MIAMI FL 330</p>  <p>14 FEB 2025 PM 4 L</p> <p>9590 9402 8860 4005 4709 65</p>	<p><i>83005 O/S Hwy (Zone)</i></p> <p>First-Class Mail Postage & Fees Paid USPS Permit No. G-10</p>
<p>United States Postal Service</p>	<p>• Sender: Please print your name, address, and ZIP+4® in this box•</p> <p style="text-align: center;">Islamorada Village of Islands Code Enforcement 86800 Overseas Highway Islamorada, FL 33036</p>
<p>5-316200  NOV</p>	



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

CERTIFIED MAIL®



9589 0710 5270 2052 4124


FP US POSTAGE
\$009.92⁰
First-Class - IM
ZIP 33036
02/11/2025
0368 0011834630


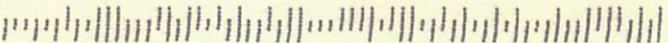
MBE Islamorada Inc
300 Ocean Dr Apt 5
Key Largo FL 33037 *Vac*

NIXIE 331 DE 1 0002/23/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
SC: 33036316200 *2506-05968-12-40

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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>C. Date of Delivery</p>												
<p>1. Article Addressed to:</p> <p>MBE Islamorada Inc Irving Uncyk CPA Reg. Agent 18341 NW 10th Street Pembroke Pines FL 33029</p>  <p>9590 9402 8860 4005 4705 14</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p>9589 0710 5270 2052 4149 31</p>	<p>Mail Restricted Delivery (over \$500)</p>												
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>													

<p>USPS TRACKING #</p> <p>MIAMI FL 330</p>  <p>15 MAR 2025 PM 5 L</p> <p>9590 9402 8860 4005 4705 14</p>	<p>83005 05 Hwy (Zone)</p> <p>AG</p> <div style="border: 1px solid black; padding: 5px;"> <p>First-Class Mail Postage & Fees Paid USPS Permit No. G-10</p> </div>
<p>United States Postal Service</p>	<p>• Sender: Please print your name, address, and ZIP+4® in this box•</p> <p style="text-align: center;">Islamorada Village of Islands Code Enforcement 86800 Overseas Highway Islamorada, FL 33036</p>
 <p style="text-align: right;">NOW</p>	

Tracking Number:

9589071052702052414900

[Remove X](#)

[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

March 18, 2025

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

March 13, 2025, 10:30 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

Feedback

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Monroe County, FL

PROPERTY RECORD CARD

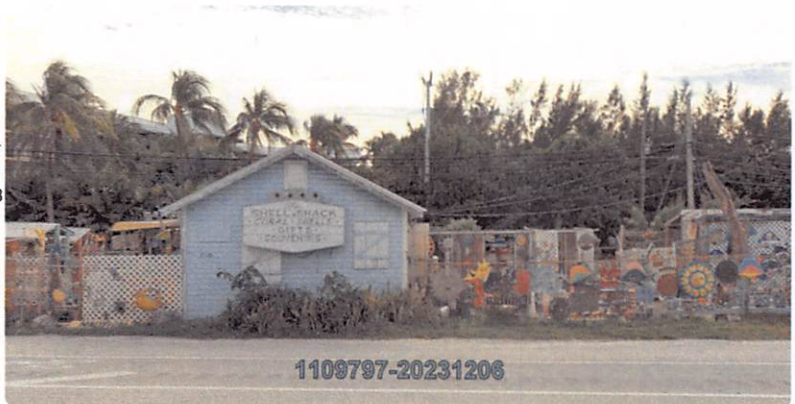
Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00094580-000000
 Account# 1109797
 Property ID 1109797
 Millage Group 50VI
 Location 83005 OVERSEAS Hwy, UPPER MATECUMBE KEY
 Address
 Legal Description 28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C
 (Note: Not to be used on legal documents.)
 Neighborhood 10024
 Property Class RETAIL-SINGLE TENANT (1100)
 Subdivision
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

MBE ISLAMORADA INC
 300 Ocean Dr
 Apt 5
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$17,589	\$17,262	\$17,262	\$20,714
+ Market Misc Value	\$3,927	\$3,927	\$3,927	\$3,927
+ Market Land Value	\$313,772	\$313,772	\$313,772	\$313,772
= Just Market Value	\$335,288	\$334,961	\$334,961	\$338,413
= Total Assessed Value	\$147,395	\$133,996	\$121,815	\$110,741
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$335,288	\$334,961	\$334,961	\$338,413

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$313,772	\$17,589	\$3,927	\$335,288	\$147,395	\$0	\$335,288	\$0
2023	\$313,772	\$17,262	\$3,927	\$334,961	\$133,996	\$0	\$334,961	\$0
2022	\$313,772	\$17,262	\$3,927	\$334,961	\$121,815	\$0	\$334,961	\$0
2021	\$313,772	\$20,714	\$3,927	\$338,413	\$110,741	\$0	\$338,413	\$0
2020	\$313,772	\$20,714	\$3,927	\$338,413	\$100,674	\$0	\$338,413	\$0
2019	\$336,184	\$17,262	\$3,927	\$357,373	\$91,522	\$0	\$357,373	\$0
2018	\$257,919	\$18,191	\$3,807	\$279,917	\$83,202	\$0	\$279,917	\$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
(1100)	7,115.00	Square Foot	0	0

Buildings

Building ID	40953	Exterior Walls	AVE WOOD SIDING
Style		Year Built	1948
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1973
Building Name		Foundation	
Gross Sq Ft	742	Roof Type	
Finished Sq Ft	432	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	
Perimeter	84	Bedrooms	0
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	100
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	432	432	0
OPF	OP PRCH FIN LL	148	0	0
SBF	UTIL FIN BLK	162	0	0
TOTAL		742	432	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2000	2007	452 x 6	1	2712 SF	2
LC UTIL BLDG	1995	2010	15 x 20	1	300 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/1981	\$40	Warranty Deed		824	893	U - Unqualified	Improved		

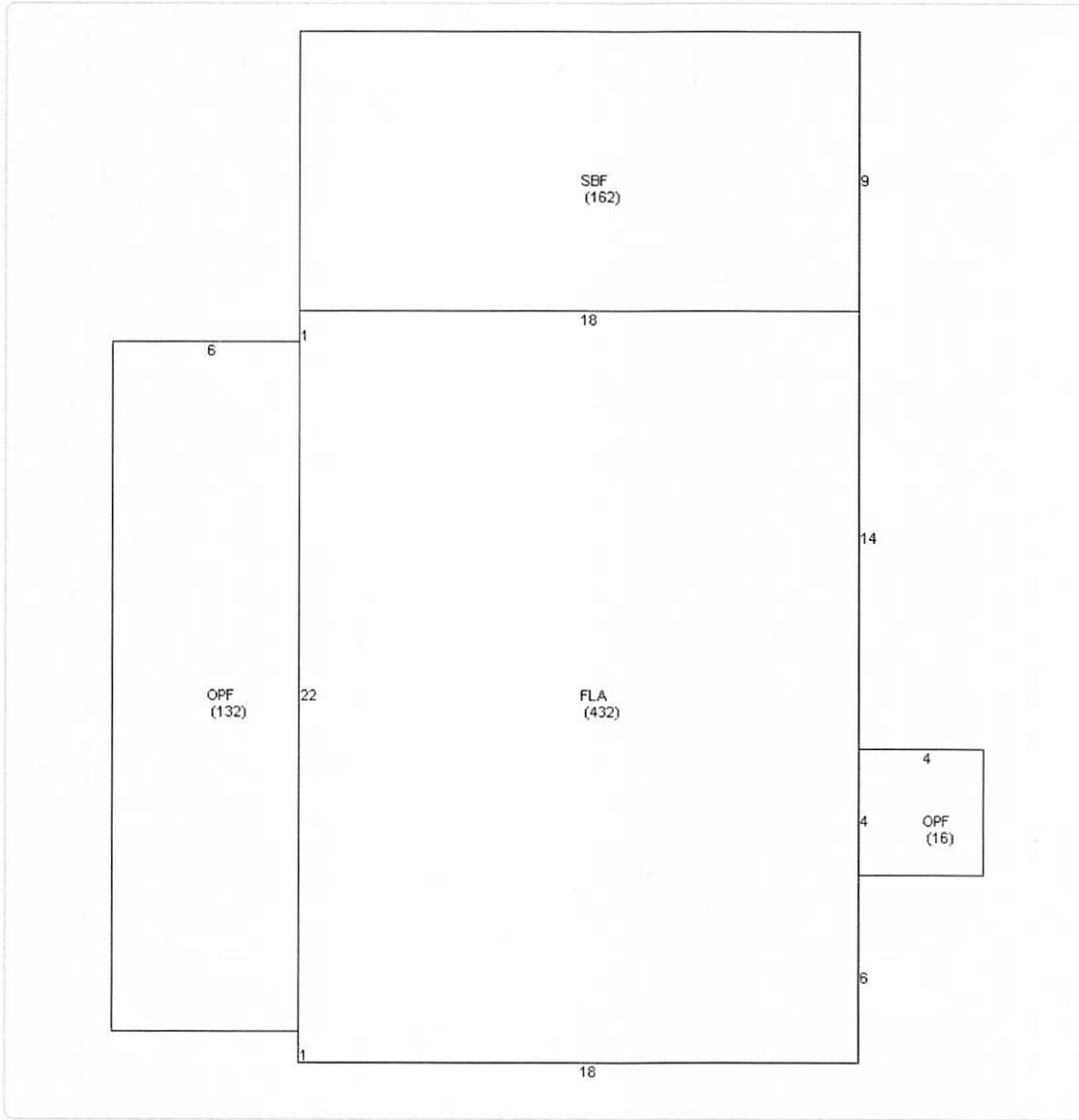
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRRFG202000217	03/04/2020	Completed	\$3,600	Commercial	TEAR OFF EXISTING ROOF INSTALL GAF VERSA SHIELD FIRE RATED UNDERLAYMENT FASTENED WITH TIN CAPS INSTALL 5V CRIMP METAL ROOF PANELS VENTS AND PIPE COLLARS WHERE NEEDED
PRBLD201802500	12/18/2018	Completed	\$2,400	Commercial	PROVIDE AND INSTALL 140 LF OF 6' GALVANIZED CHAIN LINK FENCE DAMAGED BY CAR ACCIDENT OVER THE WEEKEND OF 12/16/18 NO GATES NO BARBED WIRE AND NO CHANGE IN FOOTPRINT.
2005874	05/04/2005	Completed	\$1		CHAINLINK FENCE - MOVED FROM COMBINED PARCEL 4/16/2010. MEJ

View Tax Info

[View Taxes for this Parcel](#)

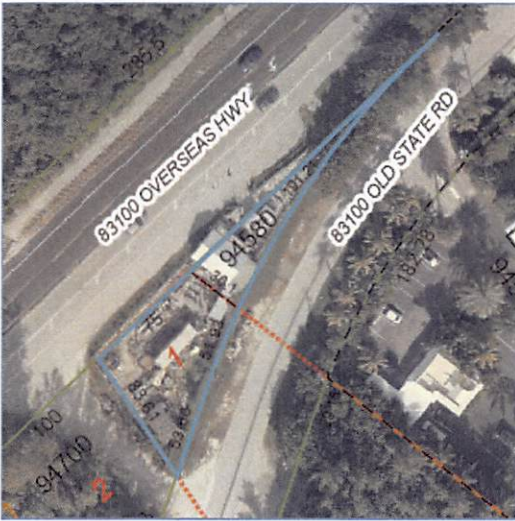
Sketches (click to enlarge)



Photos



Map



TRIM Notice

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

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/24/2025, 1:27:43 AM

Contact Us





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

Detail by Entity Name

Florida Profit Corporation
MBE ISLAMORADA, INC.

Filing Information

Document Number	633524
FEI/EIN Number	59-1944773
Date Filed	08/23/1979
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/29/2017
Event Effective Date	NONE

Principal Address

83005 OVERSEAS HIGHWAY
ISLAMORADA, FL 33036

Changed: 04/20/2009

Mailing Address

300 OCEAN DRIVE #5
KEY LARGO, FL 33037

Changed: 06/29/2017

Registered Agent Name & Address

UNCYK, IRVING, CPA
18341 NW 10th Street
Pembroke Pines, FL 33029

Name Changed: 04/29/2021

Address Changed: 04/29/2021

Officer/Director Detail

Name & Address

Title VPD

WAHBA, ASHRAF
300 OCEAN DRIVE #5
KEY LARGO, FL 33037

Title PSD

WAHBA, VIOLET
300 OCEAN DRIVE #5
KEY LARGO, FL 33037

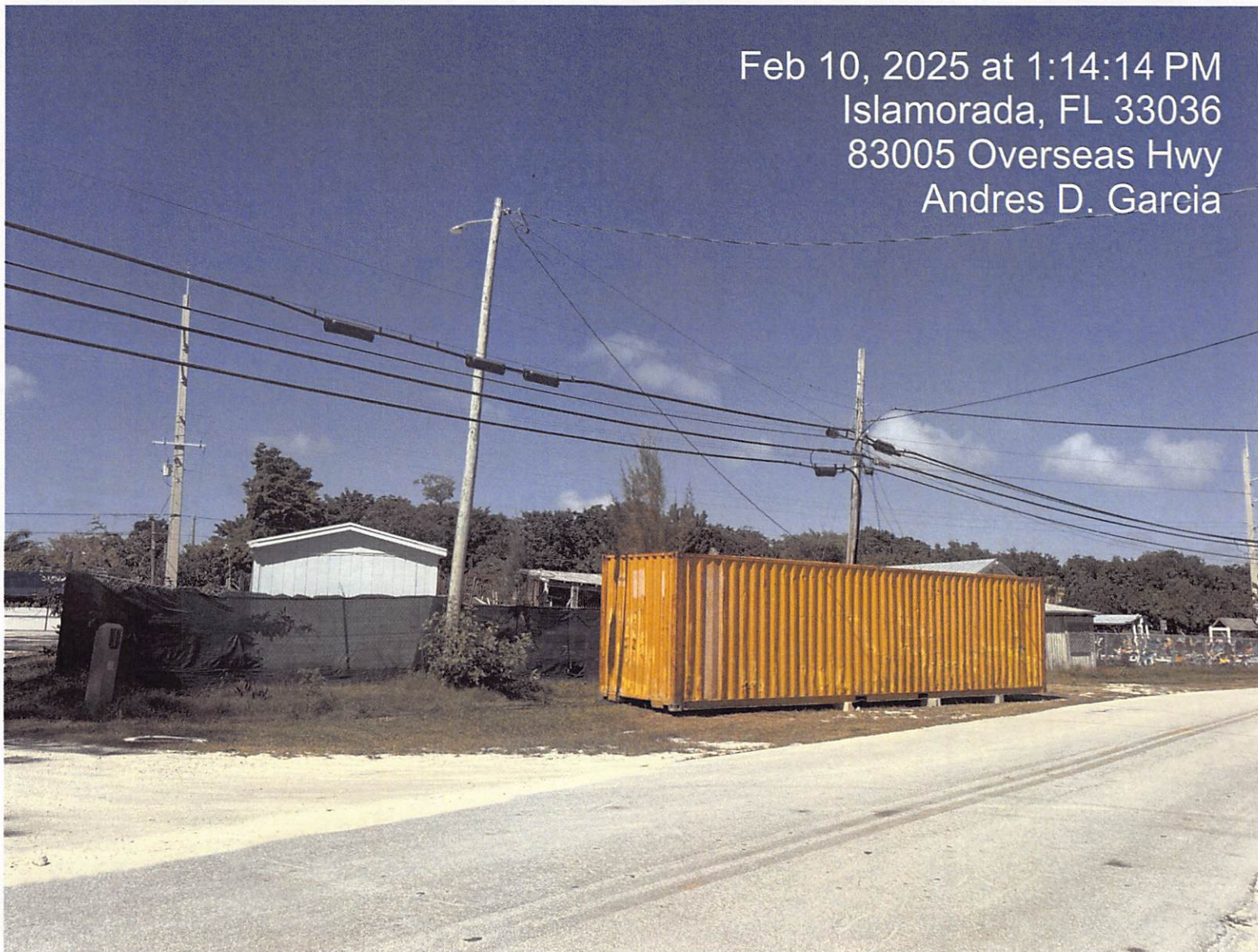
Annual Reports

Report Year	Filed Date
2022	04/06/2022
2023	04/12/2023
2024	04/22/2024

Document Images

04/22/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
04/06/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
07/22/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
06/29/2017 -- Amendment	View image in PDF format
05/22/2017 -- Name Change	View image in PDF format
03/24/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
03/10/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/28/2008 -- ANNUAL REPORT	View image in PDF format
04/10/2007 -- ANNUAL REPORT	View image in PDF format
05/03/2006 -- ANNUAL REPORT	View image in PDF format
04/06/2005 -- ANNUAL REPORT	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
05/28/2002 -- ANNUAL REPORT	View image in PDF format
05/31/2001 -- ANNUAL REPORT	View image in PDF format
05/12/2000 -- ANNUAL REPORT	View image in PDF format
04/29/1999 -- ANNUAL REPORT	View image in PDF format
05/11/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
04/30/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Feb 10, 2025 at 1:14:14 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Feb 10, 2025 at 1:15:09 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia





Feb 10, 2025 at 1:15:29 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia

Feb 12, 2025 at 9:21:59 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEZONE20250000027

v.

MBE ISLAMORADA INC
Respondent

NOTICE OF VIOLATION

Date: February 11, 2025

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property	83005 OVERSEAS HWY
Location:	
Subdivision:	ISLAND OF UPPER MATECUMBE PB1-41
Legal	28 51 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACOCK)
Description:	LEATHERMAN TR 8, PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C

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 February 10, 2025, found the following violation(s):

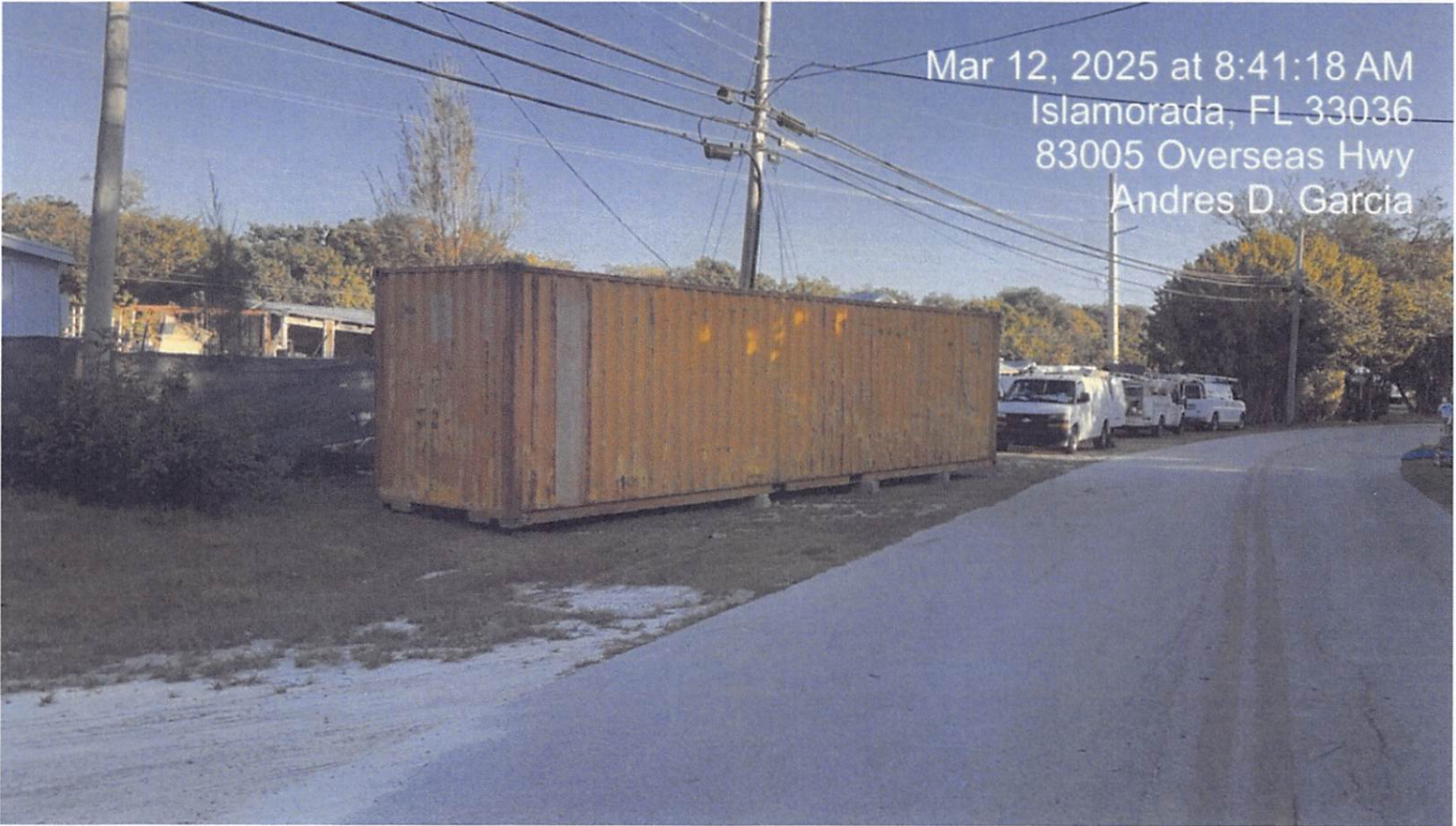
Section 30-9.28(a)(6) of the Village Code entitled "Criteria for temporary storage units" which provides that a temporary storage unit permit may be issued to the owner, tenant or lessee of any property located within the Village. The Planning and Development Services Director may permit a temporary storage unit provided the temporary storage unit meets the following criteria. Temporary storage units may be permitted as a



Feb 12, 2025 at 9:22:06 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Mar 12, 2025 at 8:41:18 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia





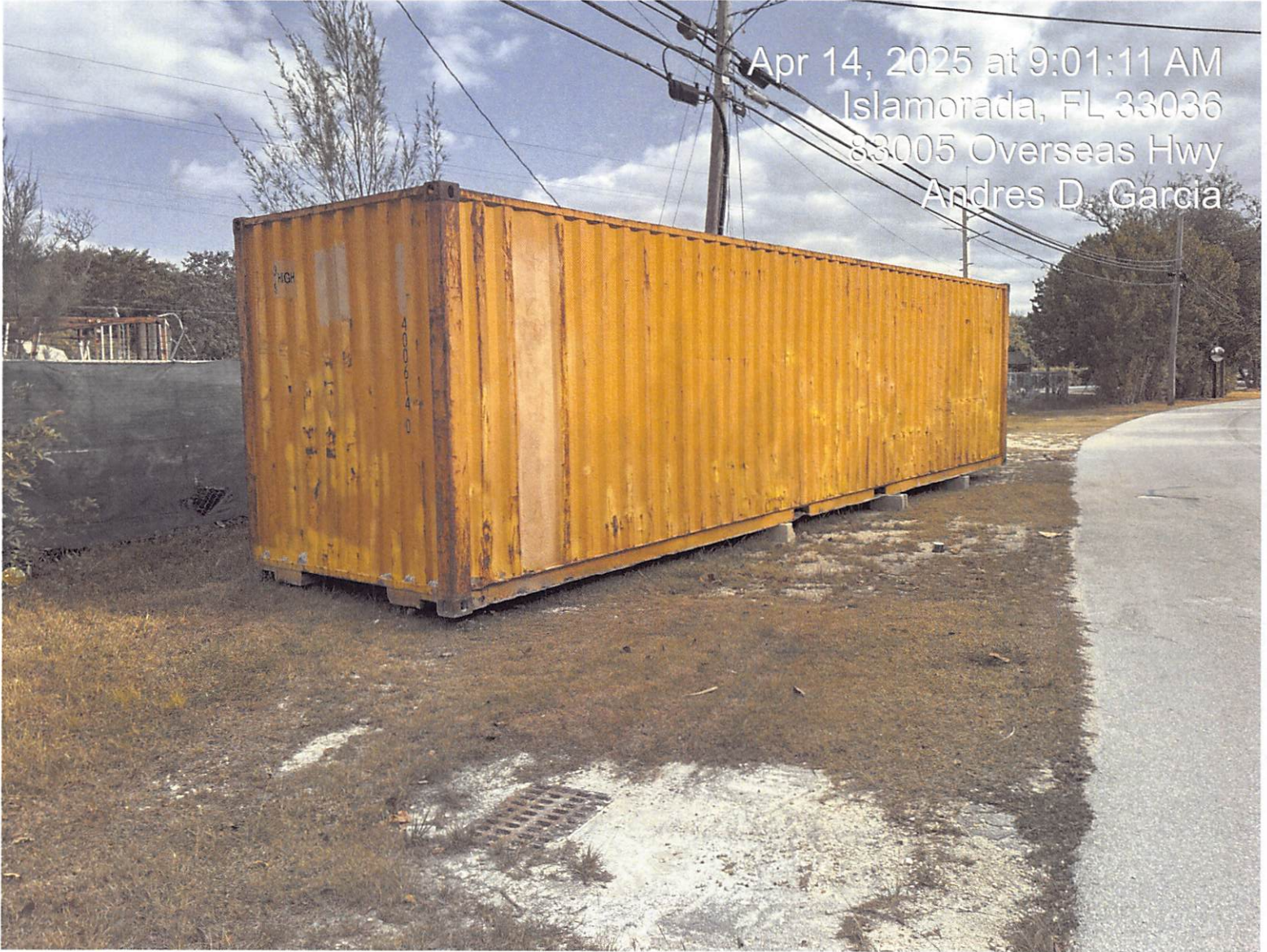
Mar 13, 2025 at 11:48:04 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:00:56 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:01:11 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Property Review

Parcel Number: 00094580-000000

Property Details

Parcel Number: 00094580-000000

Status: Active

Legal Description: 28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C

Addresses

Street #	Pre-Direction	Street Name	Direction	Unit #	Status
83005		OVERSEAS HWY			Active

Contacts

Type	Description
Property Owner/Owner of Record	MBE ISLAMORADA INC, Address:300 OCEAN DR APT 5
Historic Owner	MIKE BAKER ENTERPRISES INC, Address:PO BOX 1107
Historic Owner	MIKE BAKER ENTERPRISES INC, Address:PO BOX 371107, Phone:(305) 849-5641
Historic Owner	MBE ISLAMORADA INC, Address:300 OCEAN DR
Historic Owner	MBE ISLAMORADA INC, Address:300 OCEAN DR APT 5

Zone (Native Residential (NR) Zoning District)

Zone Type: Native Residential (NR) Zoning District

Status: Active

Code Enforcement Complaints

Case Number	Type	Status	Date Entered
CEZONE2025000027	Zoning/Land Use	Summons Issued	02/11/2025
	Description: On Monday, February 10, 2025, I was notified by my senior code compliance officer about the placement of a storage unit/container on Village right of way. Site visit conducted on the same day confirmed the same.		
CEPM20240000324	Property Maintenance	Summons Issued	10/24/2024
	Description: On Tuesday, October 22nd, 2024, while on routine patrol, I observed miscellaneous debris and trailers in disrepair at this property.		
CEPM20240000109	Property Maintenance	Closed - Remedied	05/09/2024
	Description: On Wednesday May 8 2024, while on routine patrol. I observed miscellaneous junk and trash on this property and dead vegetation on the right of way abutting this property.		
CEWST20230000099	Rubbish/Waste Removal	Closed - Remedied	03/23/2023
	Description: On Wednesday, March 22, 2023 I observed a pile of discarded wood at the rear of this property between the fence and the old highway.		
CEWST20190000010	Rubbish/Waste Removal	Closed - Remedied	01/31/2019
	Description: Debris were documented on this property.		
CEBDGC20180000421	Building Code	Closed - Remedied	08/29/2018
	Description: Unpermitted roof		

License Applications

No records were found.

Permit Applications

Application Number	Type	Work Class	Status	Date Issued
<u>PRRFG202000217</u>	ROOFING	ROOFING	Closed	03/04/2020
<p>Permits:</p> <p>Description: ***ATF*** TEAR OFF EXISTING ROOF INSTALL GAF VERSA SHIELD FIRE RATED UNDERLAYMENT FASTENED WITH TIN CAPS INSTALL 5V CRIMP METAL ROOF PANELS VENTS AND PIPE COLLARS WHERE NEEDED</p>				
<u>PRBLD201802500</u>	BUILDING	FENCE	Closed	12/18/2018
<p>Permits:</p> <p>Description: PROVIDE AND INSTALL 140 LF OF 6" GALVANIZED CHAIN LINK FENCE DAMAGED BY CAR ACCIDENT OVER THE WEEKEND OF 12/16/18 NO GATES NO BARBED WIRE AND NO CHANGE IN FOOTPRINT</p>				
<u>PRSCP201701199</u>	SEWER CONNECTION	SEWER	Closed	07/31/2017
<p>Permits:</p> <p>Description: INSTALL CONNECTION TO CENTRAL SEWER</p>				

Planning Applications

No records were found.



CODE COMPLIANCE HEARING

Hearing Date: May 13, 2025

Case Number: CEPM20240000324

Islamorada Village of Islands VS. MBE Islamorada Inc.

Property Information:

NEW CASE

Property Owner: MBE Islamorada Inc.

83005 Overseas Hwy, Islamorada, FL. 33036

Parcel ID: 00094580-000000

Case Background:Violations:

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

Corrective Measures:

Remove trailer(s) in disrepair and miscellaneous junk and trash.

On October 22, 2024, I entered the business and attempted to explain my findings to the store clerk. She said to refer those findings to the property owner, and a business card was retrieved from the business with their contact information. I emailed the owner explaining my findings and attached the photos taken for their reference.

On October 24, 2024, a courtesy letter was sent via regular mail with a 30-day compliance date.

On November 25, 2024, a 2nd site visit was conducted and revealed that the property is partially in compliance by removing a portion of the debris.

On December 10, 2024, a 3rd site visit was conducted and revealed that the property is still partially in compliance by removing more portions of the debris.

On December 26, 2024, a 4th site visit was conducted and revealed that the property still has debris in it.

On January 9, 2025, a 5th site visit was conducted and revealed no progress in removing the remaining debris.

On January 10, 2025, a second courtesy letter was sent with a 30-day compliance date. A copy of that letter was posted on the property the same day.

On February 11, 2025, a 6th site visit was conducted and determined that the property is still in violation. Therefore, a notice of violation was issued via certified and regular mail with a 30-day compliance date. A copy of the notice of violation was posted on the property the next day.

On February 13, 2025, I received a call from one of the owners (Ashraf Wabha) indicating that he was working to get the property into compliance, but mentioned that instead of removing one of the trailers in disrepair, that he was going to paint it instead. I kindly explained to him that if, after the painting was completed, the trailer still looks like an eyesore, it needs to be removed from the property. He also indicated that he will put a container currently in the right-of-way (being handled in a separate case) where the additional trailer in disrepair is located. I also explained to him that the installation of a storage container within his property requires a Village permit. His next action was to contact the Village's Planning Department to check his options.

On March 12, 2025, a 7th site visit was conducted and determined that the property is still in violation. I received a call from the owner (Ashraf) asking for additional time due to medical issues. The additional time is to be provided with a notice of warning that will include an additional 30 days.

On March 13, 2025, a notice of warning was issued via certified and regular mail with a 30-day compliance date. A copy of the notice of warning was posted on the property the same day.

On April 14, 2025, an 8th site visit was conducted and determined that the property is still in violation.

On April 15, 2025, a notice of hearing was sent by certified and regular mail. Copies of the notice of hearing were posted at the property and the Village Hall (2nd floor) the same day, plus the affidavit of posting was also completed the same day.

Exhibits:

1. Hearing File



CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,
v.
MBE ISLAMORADA INC
Respondent.

CASE NO.: CEP20240000324

NOTICE OF HEARING

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location:	83005 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	ISLAND OF UPPER MATECUMBE PB1-41
Legal Description:	28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C

Date and Factual Description of Violation(s):

On Thursday, October 24th, 2024, while on routine patrol, I observed miscellaneous debris and trailers in disrepair at this property.

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

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, May 13th, 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

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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5 KEY LARGO, FL 33037 (return receipt number: 9589 0710 5270 2052 4100 32) AND IRVING UNCYK CPA – REGISTERED AGENT, 18341 NW 10TH STREET PEMBROKE PINES FL 33029 (return receipt number: 9589 0710 5270 2052 4100 49), on April 15, 2025.



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



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEP20240000324

v.

MBE ISLAMORADA INC
Respondent

NOTICE OF WARNING

Date: March 13, 2025

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location: 83005 OVERSEAS HWY

Subdivision: ISLAND OF UPPER MATECUMBE PB1-41

Parcel ID: 00094580-000000

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 **April 12, 2025**.

An investigation on **October 24, 2024**, found the following violation(s):

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

debris upon any improved or unimproved property within the Village.

Corrective measures needed to be in compliance with Village code: please remove all miscellaneous debris and the trailers (2) in disrepair from the property.

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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5, KEY LARGO, FL 33037, (return receipt number:9589 0710 5270 2052 4148 87), AND IRVING UNCYK CPA – REGISTERED AGENT, 18341 NW 10TH STREET PEMBROKE PINES FL 33029 (return receipt number: 9589 0710 5270 2052 4148 94), on March 13, 2025



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



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
 Petitioner,

CASE NO. CEP20240000324

v.

MBE ISLAMORADA INC
 Respondent

NOTICE OF VIOLATION

Date: February 11, 2025

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location:	83005 OVERSEAS HWY
Subdivision:	ISLAND OF UPPER MATECUMBE PB1-41
Legal Description:	28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893 OR850-697-C

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 **October 24, 2024** found the following violations(s):

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

Corrective measures needed to be in compliance with Village code: please remove

the trailers (2) in disrepair from the property.

In order to avoid fines and/or a hearing these violations must be resolved by **March 11, 2025**

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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5 KEY LARGO, FL 33037 (return receipt number: 9589 0710 5270 2052 4124 63) AND IRVING UNCYK CPA – REGISTERED AGENT, 18341 NW 10TH STREET PEMBROKE PINES FL 33029 (return receipt number: 9589 0710 5270 2052 4124 70), on February 11, 2025.



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

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

CODE COMPLIANCE

2nd COURTESY LETTER

Case: CEP20240000324
To: MBE ISLAMORADA INC
Date: January 10, 2025
Parcel ID: 00094580-000000
Location: 83005 OVERSEAS HWY

This is a second courtesy letter from the first one issued back on **October 24, 2024.**

A reinspection by the Village Code Compliance Officer on **January 09, 2025**, ascertains that violation(s) of the Village Code still exists at the above location pertaining to the following:

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

Corrective measures needed to be in compliance with Village code: please remove trailers in disrepair from the property. **within 30 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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5, KEY LARGO, FL 33037, (return receipt number:[NO CERTIFIED NUMBER ENTERED]), on January 10, 2025.



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

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

CODE COMPLIANCE

COURTESY LETTER

Case: CEP20240000324
To: MBE ISLAMORADA INC
Date: October 24, 2024
Parcel ID: 00094580-000000
Location: 83005 OVERSEAS HWY

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

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

Corrective Measures Needed to Be in Compliance with Villages Code: please remove miscellaneous debris and trailers in disrepair from the property. **within 30 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: MBE ISLAMORADA INC, 300 OCEAN DR APT 5, KEY LARGO, FL 33037, (return receipt number:[NO CERTIFIED NUMBER ENTERED]), on October 24, 2024



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

Field Notes

Case Number: CEP20240000324

Complete	Activity	Inspector	Field Notes
10/24/2024	Initial Inspection/Record Violations	Andres Garcia	
10/24/2024	Contact Owner	Andres Garcia	Spoke to store attendant back on Tuesday, October 24, 2024 and attempted to explain my findings to her. I was told to address it with their manager. A business card was retrieved from their counter. I emailed my findings with the photos taken to that business card. Andres Garcia 10/24/2024
10/24/2024	Follow up Inspection	Andres Garcia	No answer has been received from the store manager. Andres Garcia 10/24/2024
10/24/2024	Attach Images	Andres Garcia	
10/24/2024	Input Compliance Date or Extension	Andres Garcia	
10/24/2024	Generate Courtesy Letter/Record Delivery	Andres Garcia	
11/06/2024	Info Update	Andres Garcia	Courtesy letter issued to registered agent came back as "attempted - not known / unable to forward". Andres Garcia 11/06/2024
11/26/2024	Info Update	Andres Garcia	Site visit conducted on 11/25/2024 determined property is still in violation but is showing signs of improvements. Will move reinspection date. Andres Garcia 11/26/2024
12/11/2024	Info Update	Andres Garcia	Site visit conducted yesterday December 10, 2024, and determined partial compliance by removing a portion of the debris. A good improvement has been observed compared to the previous site visit. Will move reinspection date. Andres Garcia 12/11/2024
12/26/2024	Info Update	Andres Garcia	Site visit determined partial compliance by still having the derelict trailers on the property. Will move reinspection date.

			Andres Garcia 12/26/2024
01/10/2025	ReInspection	Andres Garcia	Site visit conducted determined partial compliance removing by still showing trailers in disrepair. To prepare 2nd courtesy letter. Andres Garcia 01/10/2025
01/10/2025	Attach Images - ReInspection	Andres Garcia	
01/10/2025	Record Compliance Date or Extension 1st Courtesy	Andres Garcia	
01/10/2025	Generate Courtesy Letter/Record Delivery	Andres Garcia	A copy of this letter has been issued to the LLC's registered agent. Andres Garcia 01/10/2025
01/10/2025	Info Update	Andres Garcia	A copy of the 2nd courtesy letter has been posted on the property. Andres Garcia 01/10/2025
02/11/2025	ReInspection	Andres Garcia	Site visit conducted earlier today determined property is still in violation by still having trailers in disrepair in the property. [Andres Garcia @ 02/11/2025 3:31 PM]
02/11/2025	Attach Images - ReInspection	Andres Garcia	
02/11/2025	Record Fine Offense Level - NOV	Andres Garcia	
02/11/2025	Record Compliance Date or Extension for NOV	Andres Garcia	
02/11/2025	Generate Notice of Violation/Record Delivery	Andres Garcia	
02/13/2025	Info Update	Andres Garcia	Received call from Inc's Vice-president - Ashraf Wabha (Ash 305-849-5641) and indicated that the rusted trailer will be painted as he uses it to display a portion of his merchandise. I explained to him that is after the painting, is still looks like an eyesore, it needs to be removed from the property. I other trailer in disrepair is to be removed and replaced with a container that is currently in the right of way (being handled on a separate code case). I explained to to him that placing the container in the property requires a Village permit. He is to call planning

			and revise his options. [Andres Garcia @ 02/13/2025 9:23 AM]
03/13/2025	ReInspection	Andres Garcia	Received call from land owner (Ashraf 305.849.5641) yesterday afternoon claiming that had medical issue while visiting a relative up in New Jersey and requested an extension. Extension to be provided through a notice of warning. [Andres Garcia @ 03/13/2025 8:29 AM]
03/13/2025	Attach Images - ReInspection	Andres Garcia	
03/13/2025	Record Compliance Date or Extension for NOW	Andres Garcia	
03/13/2025	Generate Notice of Warning Letter	Andres Garcia	
03/13/2025	Info Update	Andres Garcia	A copy of the Notice of Warning has been posted at the property earlier today. I attempted to contact to land owner to inform about this action but was unable to leave a voicemail. [Andres Garcia @ 03/13/2025 3:18 PM]
04/15/2025	ReInspection	Andres Garcia	Site visit conducted yesterday 04/14/2025 determined that property is still in violation by still having debris (trailer in disrepair and miscellaneous debris) on the property and now in the Village right of way. [Andres Garcia @ 04/15/2025 9:15 AM]
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. CEPM20240000324

v.

MBE ISLAMORADA INC
Respondent.

AFFIDAVIT OF POSTING

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

1. I am a Code Compliance Officer employed by Islamorada, Village of Islands, Florida.
2. On Tuesday, April 15, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 2052 4100 32) to MBE ISLAMORADA INC 300 OCEAN DR APT 5 KEY LARGO, FL 33037 AND IRVING UNCYK CPA R.A return receipt requested (9589 0710 5270 2052 4100 49) to 18341 NW 10TH ST, PEMBROKE PINES, FL 33029.. A copy of the Notice is attached as Exhibit A.
3. On Tuesday, April 15, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 83005 OVERSEAS HWY, Upper Matecumbe Key, Florida and a copy of said Notice and a Posting Notice (copy attached) at Village Hall located at 86800 Overseas Highway, Islamorada, Florida 33036. Notices and photographic evidence of the property posting are attached as Exhibit B.

FURTHER AFFIANT SAYETH NOT:

DATED THIS 15 day of April, 2025

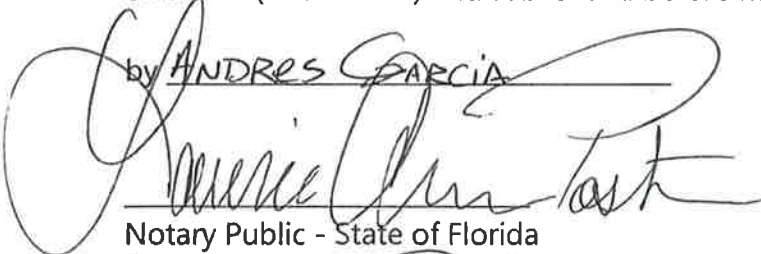


Code Compliance Officer

STATE OF FLORIDA)
)SS
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 15 day of APRIL 2025

by ANDRES GARCIA

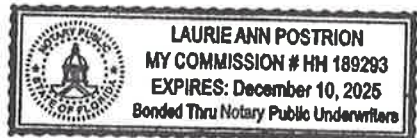


Notary Public - State of Florida

Laurie Ann Postrion

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

Personally Known OR
Produced Identification
Type of Identification Produced _____



Apr 15, 2025 at 10:17:20 AM
Islamorada, FL 33036
83005 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

CEPM20240000324
CASE NUMBER

Tuesday, April 15, 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:

April 12, 2025

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

May 13, 2025 at 2:00 PM

Apr 15, 2025 at 10:17:30 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Tracking Number:

Remove X

9589071052702052410032

[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

April 24, 2025

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

April 18, 2025, 9:55 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates ∨

USPS Tracking Plus® ∨

Product Information ∨

[See Less ^](#)

Track Another Package

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

NOH (PRE)

Tracking Number:

[Remove X](#)

9589071052702052410049

[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 5:31 pm on April 21, 2025 in HOLLYWOOD, FL 33029.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

HOLLYWOOD, FL 33029

April 21, 2025, 5:31 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates ▼

USPS Tracking Plus® ▼

Product Information ▼

[See Less ^](#)

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Tracking Number:

9589071052702052414887

[Remove X](#)

[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

March 18, 2025

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

March 13, 2025, 10:30 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



USPS Tracking Plus®



Product Information



[See Less ^](#)

Track Another Package

9589 0710 5270 2052 4148 94

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Tracking Number:

9589071052702052414894

Remove X

[Copy](#) [Add to Informed Delivery \(https://informeddelivery.usps.com/\)](https://informeddelivery.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 18, 2025

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

March 13, 2025, 10:30 pm

[See All Tracking History](#)

Feedback

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

Text & Email Updates



USPS Tracking Plus®



Product Information



[See Less ^](#)

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



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

CERTIFIED MAIL



9589 0710 5270 2052 4124



FP **US POSTAGE**
\$009.92⁰
 First-Class - IMI
 ZIP 33036
 02/11/2025
 036B 0011834630

MBE Islamorada Inc
 300 Ocean Dr Apt 5
 Key Largo FL 33037 *11/26*

NIXIE 331 DE 1 0002/23/25
 RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD
 BC: 33036316200 *2938-02744-12-40

VAC
 330370364052

46



83005 Old Hwy
(MD)

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:

Irving Uncayk CPA Reg. Agent.
18341 NW 10th Street
Pembroke Pines FL 33029



9590 9402 8860 4005 4709 96

2. Article Number (Transfer from service label)

9589 0710 5270 2052 4124 70

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *I. Uncayk*

- Agent
- Addressee

B. Received by (Printed Name)

IRVING UNCAYK

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
- Registered Mail
- Mail Restricted Delivery (00)

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

PS Form 3811, July 2000 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING #



9590 9402 8860 4005 4709 96



83005 O/S Hwys (PM)

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

AG

**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**



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 00094580-000000
 Account# 1109797
 Property ID 1109797
 Millage Group 50VI
 Location 83005 OVERSEAS Hwy, UPPER MATECUMBE KEY
 Address
 Legal 28 63 37 ISLAND OF UPPER MATECUMBE PT GOVT
 Description LOT 2 (THE PEACON-LEATHERMAN TR) & PB4-12
 TR 1 OR496-488 OR775-1604/1605Q/C OR824-893
 OR850-697-C
 (Note: Not to be used on legal documents.)
 Neighborhood 10024
 Property Class RETAIL-SINGLE TENANT (1100)
 Subdivision
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

MBE ISLAMORADA INC
 300 Ocean Dr
 Apt 5
 Key Largo FL 33037

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$17,589	\$17,262	\$17,262	\$20,714
+ Market Misc Value	\$3,927	\$3,927	\$3,927	\$3,927
+ Market Land Value	\$313,772	\$313,772	\$313,772	\$313,772
= Just Market Value	\$335,288	\$334,961	\$334,961	\$338,413
= Total Assessed Value	\$147,395	\$133,996	\$121,815	\$110,741
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$335,288	\$334,961	\$334,961	\$338,413

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$313,772	\$17,589	\$3,927	\$335,288	\$147,395	\$0	\$335,288	\$0
2023	\$313,772	\$17,262	\$3,927	\$334,961	\$133,996	\$0	\$334,961	\$0
2022	\$313,772	\$17,262	\$3,927	\$334,961	\$121,815	\$0	\$334,961	\$0
2021	\$313,772	\$20,714	\$3,927	\$338,413	\$110,741	\$0	\$338,413	\$0
2020	\$313,772	\$20,714	\$3,927	\$338,413	\$100,674	\$0	\$338,413	\$0
2019	\$336,184	\$17,262	\$3,927	\$357,373	\$91,522	\$0	\$357,373	\$0
2018	\$257,919	\$18,191	\$3,807	\$279,917	\$83,202	\$0	\$279,917	\$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
(1100)	7,115.00	Square Foot	0	0

29

Buildings

Building ID	40953	Exterior Walls	AVE WOOD SIDING
Style		Year Built	1948
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	1973
Building Name		Foundation	
Gross Sq Ft	742	Roof Type	
Finished Sq Ft	432	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	
Perimeter	84	Bedrooms	0
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	60	Grade	100
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	432	432	0
OPF	OP PRCH FIN LL	148	0	0
SBF	UTIL FIN BLK	162	0	0
TOTAL		742	432	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	2000	2007	452 x 6	1	2712 SF	2
LC UTIL BLDG	1995	2010	15 x 20	1	300 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/1/1981	\$40	Warranty Deed		824	893	U - Unqualified	Improved		

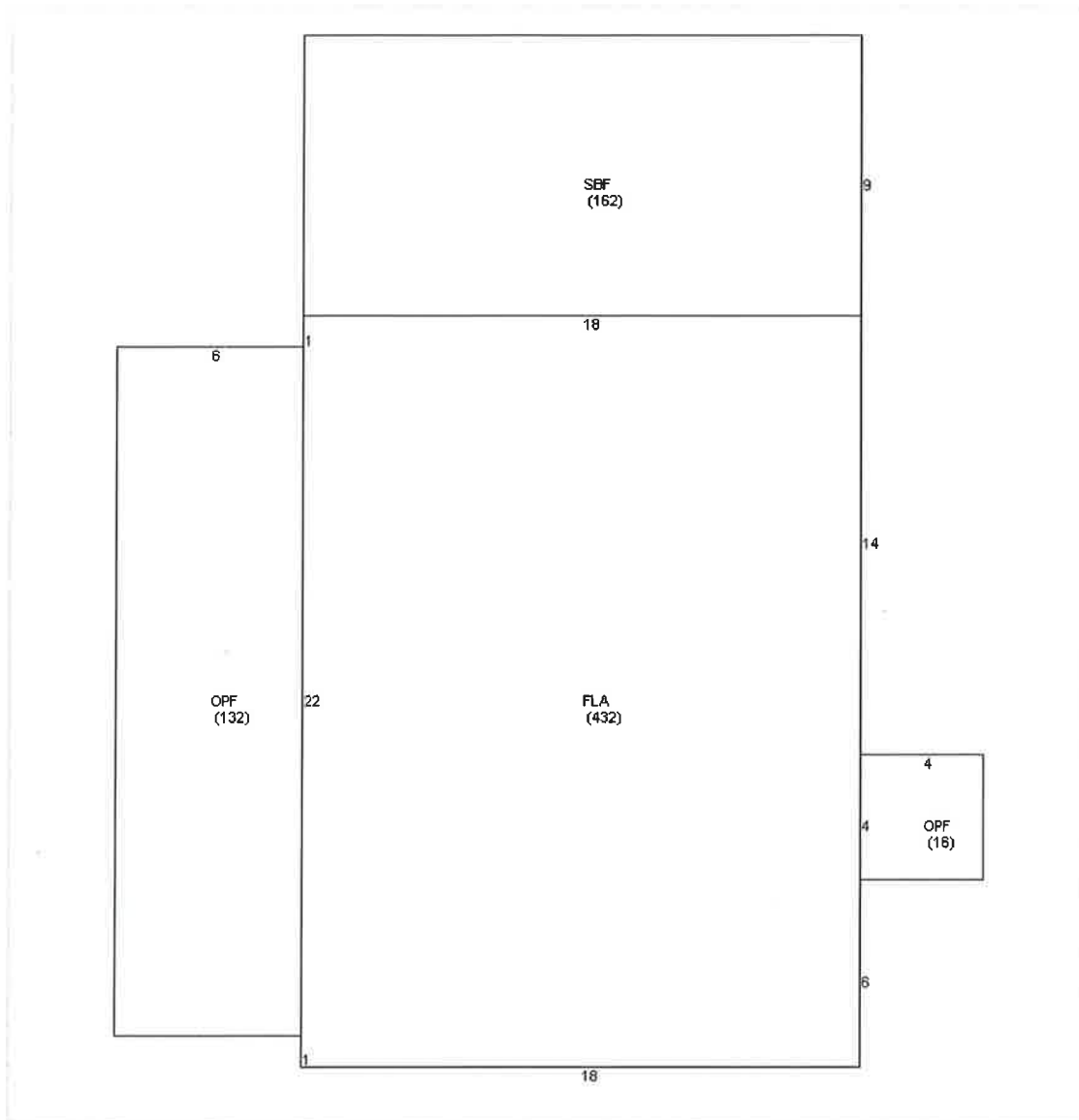
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRRFG202000217	03/04/2020	Completed	\$3,600	Commercial	TEAR OFF EXISTING ROOF INSTALL GAF VERSA SHIELD FIRE RATED UNDERLAYMENT FASTENED WITH TIN CAPS INSTALL 5V CRIMP METAL ROOF PANELS VENTS AND PIPE COLLARS WHERE NEEDED
PRBLD201802500	12/18/2018	Completed	\$2,400	Commercial	PROVIDE AND INSTALL 140 LF OF 6' GALVANIZED CHAIN LINK FENCE DAMAGED BY CAR ACCIDENT OVER THE WEEKEND OF 12/16/18 NO GATES NO BARBED WIRE AND NO CHANGE IN FOOTPRINT.
2005874	05/04/2005	Completed	\$1		CHAINLINK FENCE - MOVED FROM COMBINED PARCEL 4/16/2010, MEJ

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 4/25/2025, 1:48:06 AM

Contact Us





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

Detail by Entity Name

Florida Profit Corporation
MBE ISLAMORADA, INC.

Filing Information

Document Number	633524
FEI/EIN Number	59-1944773
Date Filed	08/23/1979
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	06/29/2017
Event Effective Date	NONE

Principal Address

83005 OVERSEAS HIGHWAY
ISLAMORADA, FL 33036

Changed: 04/20/2009

Mailing Address

300 OCEAN DRIVE #5
KEY LARGO, FL 33037

Changed: 06/29/2017

Registered Agent Name & Address

UNCYK, IRVING, CPA
18341 NW 10th Street
Pembroke Pines, FL 33029

Name Changed: 04/29/2021

Address Changed: 04/29/2021

Officer/Director Detail

Name & Address

Title VPD

WAHBA, ASHRAF
300 OCEAN DRIVE #5
KEY LARGO, FL 33037

Title PSD

WAHBA, VIOLET
 300 OCEAN DRIVE #5
 KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2022	04/06/2022
2023	04/12/2023
2024	04/22/2024

Document Images

04/22/2024 -- ANNUAL REPORT	View image in PDF format
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04/29/2021 -- ANNUAL REPORT	View image in PDF format
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05/22/2017 -- Name Change	View image in PDF format
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05/12/2000 -- ANNUAL REPORT	View image in PDF format
04/29/1999 -- ANNUAL REPORT	View image in PDF format
05/11/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
04/30/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Andres Garcia

From: Andres Garcia
Sent: Tuesday, October 22, 2024 1:18 PM
To: keylimetree@hotmail.com
Cc: Paul Minning
Subject: Eyesore at the Shell Shack - 83005 Overseas Hwy
Attachments: TC_00061.jpeg; TC_00059.jpeg; TC_00062.jpeg; TC_00063.jpeg
Categories: CityView Code Enforcement Attachment

Good afternoon,

I hope this email finds you well.

My name is Andres Garcia, Code Compliance Officer for the Village of Islamorada.

I retrieved your contact information from the cards placed at the store's front desk under your care in the Village (Shell Shack).

Please let us know what your plans are regarding the trailer and structure that appears to be in disrepair and falling apart. I attached some photos taken today for your reference.

All the best,

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/>

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****

Oct 22, 2024 at 1:00:37 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



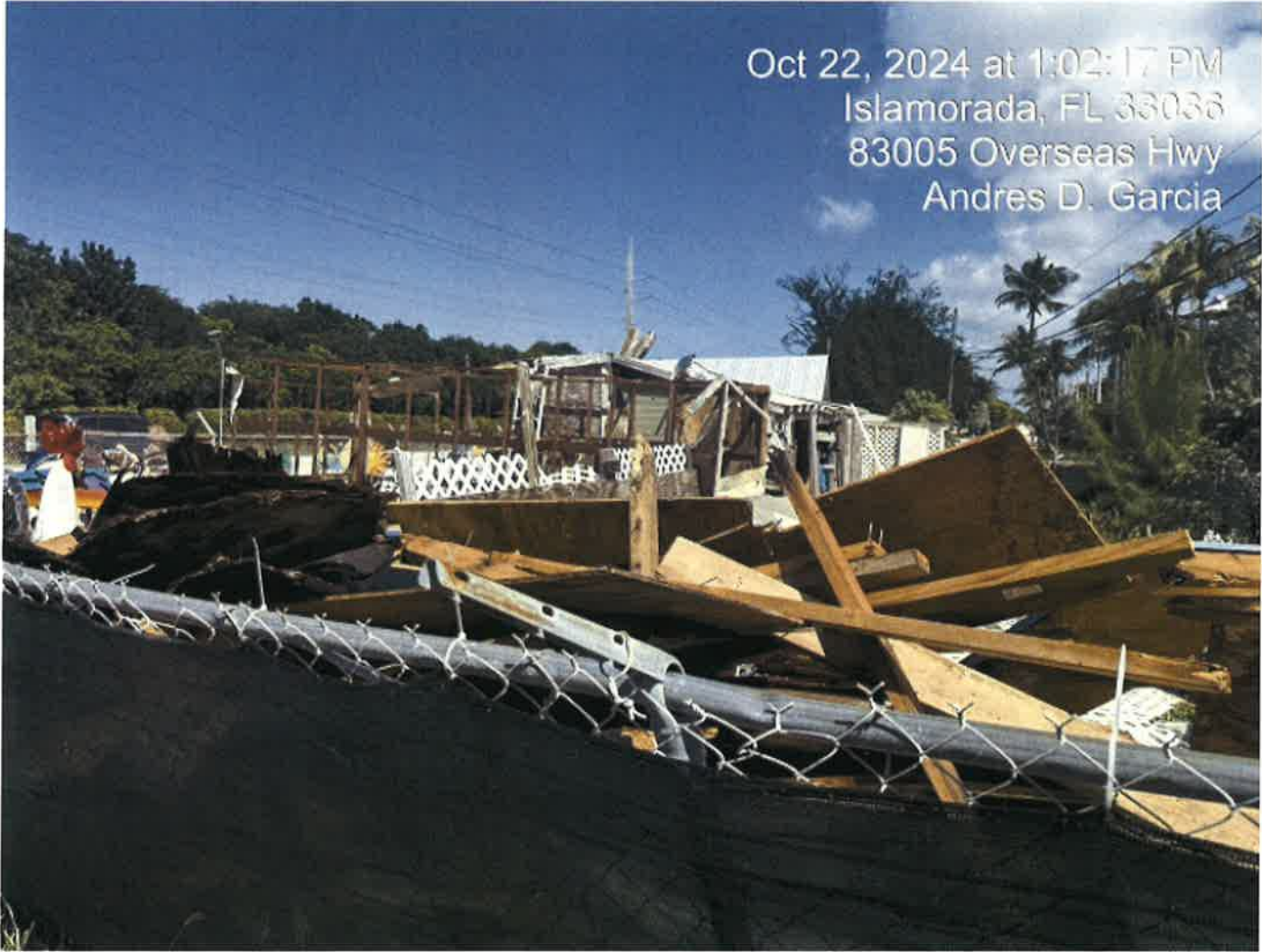
Oct 22, 2024 at 1:00:41 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



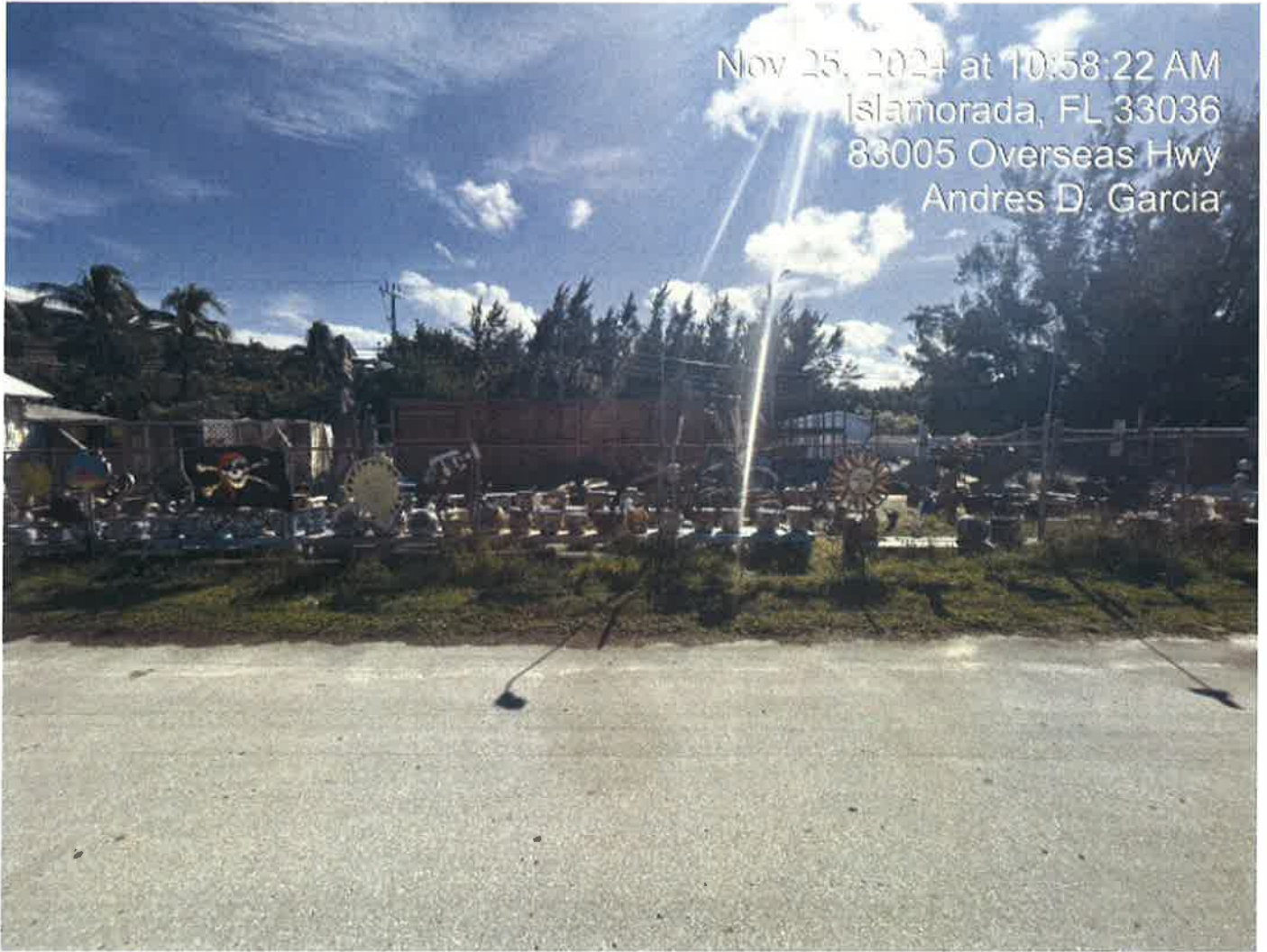


Oct 22, 2024 at 1:00:23 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia

Oct 22, 2024 at 1:02:17 PM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Nov 25, 2024 at 10:58:22 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Nov 25, 2024 at 10:58 40 AM
Islamorada, FL 33036
33005 Overseas Hwy
Andres D. Garcia



Nov 25, 2024 at 10:59:15 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia





Nov 25, 2024 at 10:59:21 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia

Dec 10, 2024 at 9:45:35 AM
Islamorada FL 33036
83005 Overseas Hwy
Andres D. Garcia



Dec 10, 2024 at 9:46:08 AM
Islamorada, FL 33036
8255 Overseas Hwy
Andres D. Garcia



Dec 10, 2024 at 11:46 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Dec 26, 2024 at 11:57:19 AM
Islamorada, FL 33036
88005 Overseas Hwy
Andreas D. Garcia



Dec 26, 2024 at 11:57:35 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



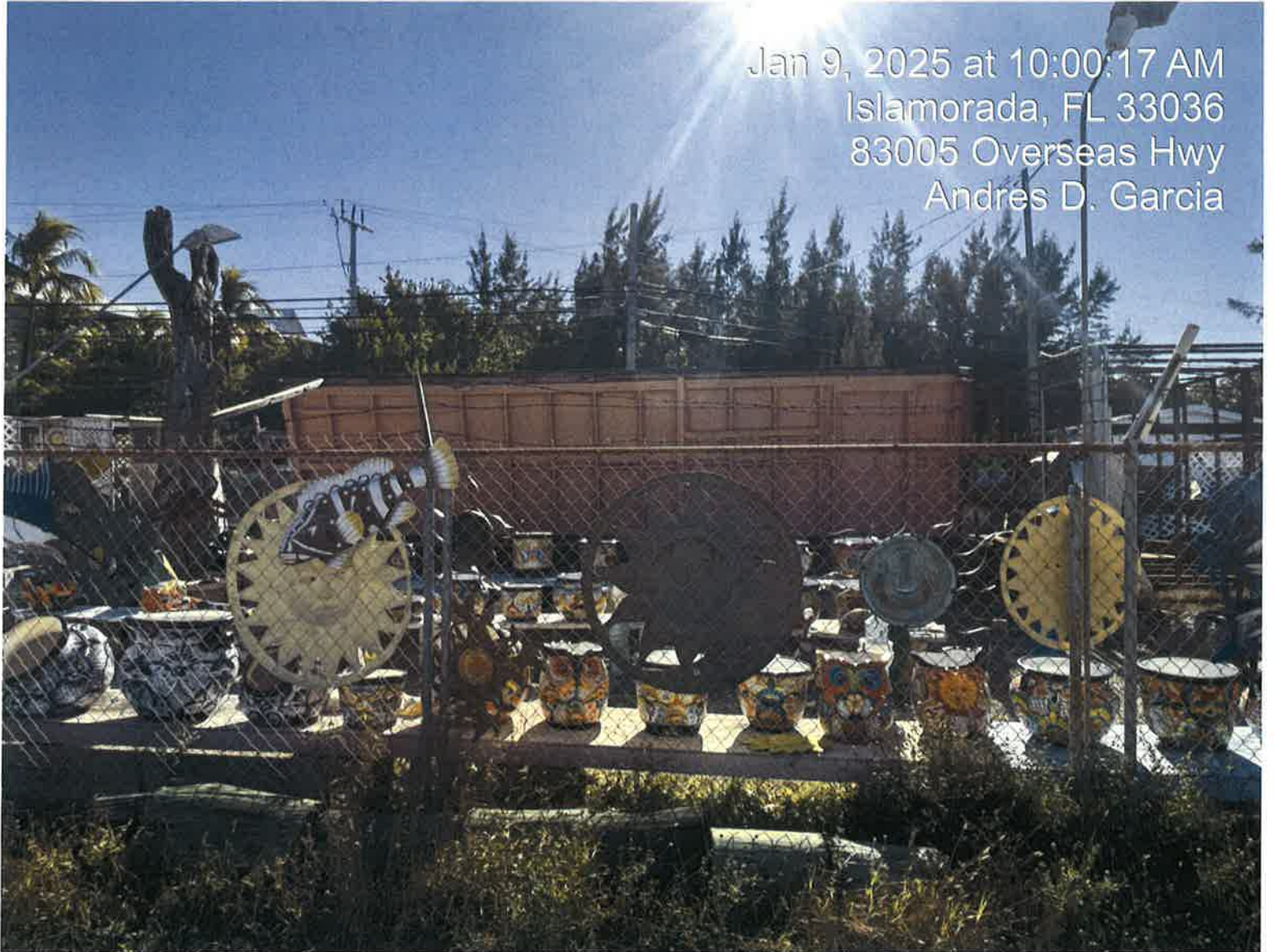
Dec 26, 2024 at 11:58:19 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Jan 9, 2025 at 10:01:56 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Jan 9, 2025 at 10:00:17 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Jan 9, 2025 at 9:59:50 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Jan 10, 2025 at 10:15:03 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia

8300 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

CODE COMPLIANCE

2ND COURTESY LETTER

Case: CEP20240000324
To: MBE ISLAMORADA INC
Date: January 10, 2025
Parcel ID: 00094580-000000
Location: 83005 OVERSEAS HWY

This is a second courtesy letter from the first one issued back on October 24, 2024.

A reinspection by the Village Code Compliance Officer on **January 09, 2025**, ascertains that violation(s) of the Village Code still exists at the above location pertaining to the following:

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

Corrective measures needed to be in compliance with Village code: please remove trailers in disrepair from the property. **within 30 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
8680 Overseas Highway Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: andres.garcia@islamorada.fl.us

Jan 10, 2025 at 10:15:14 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Feb 11, 2025 at 11:12:07 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



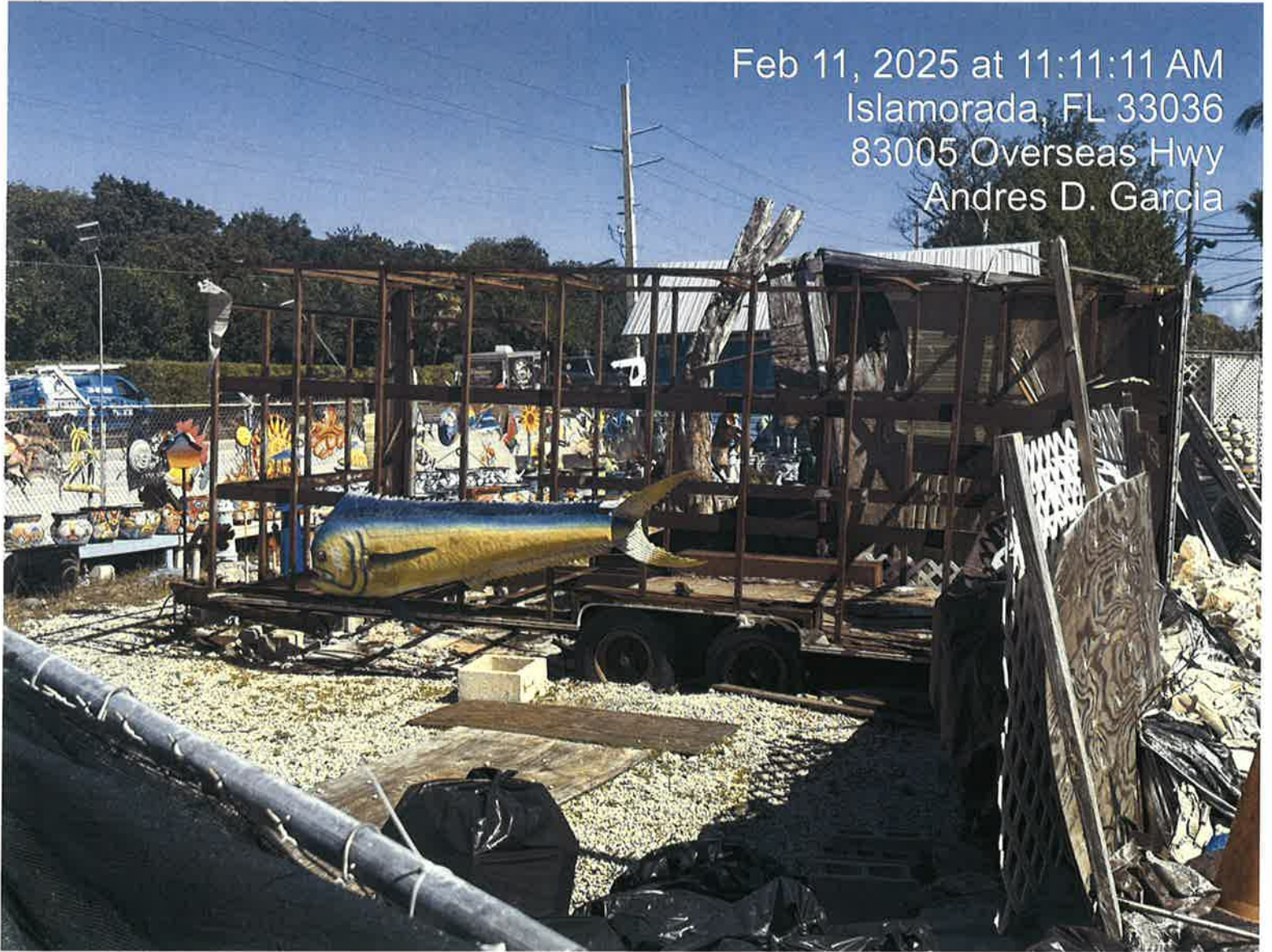
Feb 11, 2025 at 11:12:22 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Feb 11, 2025 at 11:12:43 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Feb 11, 2025 at 11:11:11 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Feb 12, 2025 at 9:21:19 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Mar 12, 2025 at 8:43:17 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Mar 12, 2025 at 8:39:01 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Mar 12, 2025 at 8:38:59 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Mar 13, 2025 at 11:47:56 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Islamorada, Village of Islands
88800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 864-8400 Fax (305) 684-8469

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CEP2024000324

v.

MBE ISLAMORADA INC
Respondent

NOTICE OF WARNING

Date: March 13, 2025

To: MBE ISLAMORADA INC

Re: Violations of the Village Code at

Property Location: 83005 OVERSEAS HWY

Subdivision: ISLAND OF UPPER MATECUMBE P81-41

Parcel ID: 00094580-000000

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 **April 12, 2025**.

An investigation on **October 24, 2024**, found the following violation(s):

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

Mar 13, 2025 at 11:48:04 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:03:29 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:03:44 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:02:37 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:02:47 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia



Apr 14, 2025 at 9:01:40 AM
Islamorada, FL 33036
83005 Overseas Hwy
Andres D. Garcia

