



Islamorada, Village of Islands

Code Compliance Hearing

August 12, 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
- III. HEARINGS ON CASES FROM PREVIOUS AGENDA
 - A. CERENT20240000376
Islamorada Village of Islands v. All In Investment Group LLC
- 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: August 12, 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 a 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.

On Thursday, May 15, 2025, due to medical reasons, I was not able to attend the hearing for this case. I contacted the property owner and explained the situation and we agreed to reschedule the hearing for July. I will create a new posting notice along with notice of hearing and affidavit of posting as well as reassign this to the July hearing.
On the same day, the property was assigned for a hearing.

On Thursday, May 15, 2025, a notice of hearing was sent via regular and certified mail and posted at Village hall. A posting notice was posted at the property and Village hall and a affidavit of posting was signed and notarized.

On Thursday, May 29, 2025, I was emailed by the homeowner requesting to have the hearing moved to the next available date. This request was accepted, and a new hearing will be scheduled for August.

On Monday, June 9, 2025, a notice of hearing was sent via regular and certified mail and posted at Village hall. A posting notice was posted at the property and Village hall and a affidavit of posting was signed and notarized.

Exhibits:

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

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

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

Exhibits:

1. Hearing packet Aug



ISLAMORADA, VILLAGE OF ISLANDS CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS

CASE NO. CERENT20240000001

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.

 _____
Signature of Code Compliance Officer **Date** **Time**
December 16, 2024 08:34

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.

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.

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.

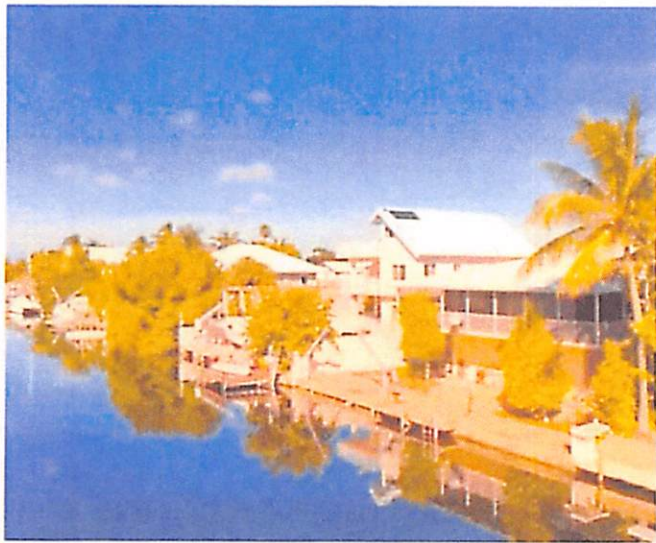
Land

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 8 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)
- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage and Fees

\$ _____



Send to Investment Group LLC

Sender and Add. Rec. or PO Box No.

13480 SW 6th St

City, State, Zip+4

Miami, FL 33184

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

9589 0710 5270 1220 6329 00

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Insured (check box) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$



Send to
All In Investment Group LLC

Street and Apt. No., PO Box, or

1920 SW 6th St

City, State, ZIP+4®

Miami, FL 33181

PS Form 3800, January 2023 ISBN 7530-02-000-3047 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

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, and fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees \$ _____



Send To
All in Investment Group LLC

Street and Apt. No., or PO Box No.

12420 SW 6th St

City, State, ZIP+4®

Miami, FL 33184

PS Form 3800, January 2023 (SN 7530202009997) See Reverse for Instructions

CERTIFIED MAIL RECEIPT Domestic Mail Only <i>86800</i>	
For delivery information, visit our website at www.usps.com .	
OFFICIAL RECEIPT	
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 <i>All in Investment Group</i>	
Street and Apt. No., or P.O. Box No. <i>12920 SW 6th St</i>	
City, State, ZIP+4® <i>Miami, FL 33184</i>	
PS Form 3800, January 2023 (PSN 7530-02-000-9047) See Reverse for Instructions	

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

03/27/25

CERENT20240000376
CASE NUMBER

Thursday, March 27, 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

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.

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** **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.



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):

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, May 13th, 2025 Tuesday, at 2:00 PM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 3rd Floor Conference Room, Islámorada, 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.

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This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this

meeting because of that disability should contact the ADA Coordinator at ADA@islamorada.fl.us or by phone at (305) 664-6448 at least five (5) days prior to the hearing.

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.



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, [Click or tap here to enter text.](#) **Tuesday, July 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.

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This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this

meeting because of that disability should contact the ADA Coordinator at ADA@islamorada.fl.us or by phone at (305) 664-6448 at least five (5) days prior to the hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY.

A handwritten signature in black ink, appearing to read 'C. Owens', with a long horizontal flourish 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 6329 48), on May 15, 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

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000376

CASE NUMBER

Thursday, May 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:

January 06, 2025

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

July 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,

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, May 15, 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, May 15, 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, June 09, 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:

August 12, 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

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000376
CASE NUMBER

Thursday, May 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:

January 06, 2025

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

July 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:	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.

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, [Click or tap here to enter text.](#) **Tuesday, July 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.

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 48), on May 15, 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,
 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):

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

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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, August 12th, 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.



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 62), on June 09, 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

POSTING NOTICE

CODE COMPLIANCE

CERENT20240000376

CASE NUMBER

Monday, June 09, 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:

August 12, 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,

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, June 09, 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, June 09, 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.

FURTHER AFFIANT SAYETH NOT:

DATED THIS 9 day of June, 2025

Christian Owens

Code Compliance Officer

STATE OF FLORIDA)

)SS

COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 9 day of June 2025

by Christian Owens

[Signature]
Notary Public State of Florida

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

Personally Known OR
Produced Identification _____
Type of Identification Produced _____



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

Jun 9, 2025 at 10:00:10 AM

+24.987410,-80.545796



135 Tequesta St
Islamorada FL 33070
United States
Christian Owens

Islamorada, Village of Islands
6000 Seaside Highway
Islamorada, FL 33070
Phone 305/864-4000 Fax 305/864-4000

POSTING NOTICE

CODE COMPLIANCE

CASE NUMBER: C69272040000275 DATE OF POSTING: Monday, June 09, 2025

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, [redacted]

THE DEADLINE FOR COMPLIANCE WITH THE ATTACHED WARNING OR CIVIL VIOLATION NOTICE IS: **January 09, 2025**

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

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9589 0710 5270 1220 6329 62

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

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

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To: **All in Investment Group LLC**
 Street and Apt. No., or PO Box No. **12420 SW 64th St**
 City, State, Zip+4® **Miami, FL 33184**



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