



Islamorada, Village of Islands

Code Compliance Hearing

November 18, 2025 - 10:00 AM
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. CESIGN20250000067
Islamorada Village of Islands V. JGJG Real Properties INC
 - B. CEABDP20250000197
Islamorada Village of Islands V. Kara Mohamed
- 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: November 18, 2025

Case Number: CESIGN20250000067

Islamorada Village of Islands V. JGJG Real Properties INC

Property Information:

82751 Overseas Hwy

Parcel ID: 00403830-000000

Case Background:

On Monday, March 31, 2025, the Planning Director (Jennifer Deboisbriand) informed me that there were advertising vehicles at this location that violates village code, and a large amount of uncontained light coming off this building. On the morning of April first I made my way to the property before the sun up and noticed that the light coming off the building was in fact not contained and that there were two advertising vehicles parked on site. One van and one trailer were both fully wrapped in advertisements for the business.

On Tuesday, April 1st 2025, a case was opened on the property. Violations included 30-1434(c)(1)(b) entitled "Materials, construction, lighting, maintenance, and responsibility." This is in reference to the lighting coming off of the building that is not contained to the property. As well as 30-1432(l)(2) entitled "General Provisions" referring to the advertising vehicles found on site.

The same day, a courtesy letter was sent to the registered owner as found on the property record card via regular mail.

On April 11, 2025, I spoke with the property manager today (Dan Fisher 305-363-1081 Ext. 1) and he agreed to have the lights turned off at night to avoid light pollution. He needed to talk to the owners regarding the advertising vehicles, I gave him an extension until 5/2/2025.

On Monday, April 21, 2025, I spoke with the property manager (Dan Fisher 305-363-1081 Ext. 1) and he told me that the property had moved the van off site and that all violations were corrected. After a drive-by of the property, I found both advertising vehicles still parked on site (see docs and images).

On Tuesday, April 22, 2025, I went to the property at 6:45 am to see if the lighting was in compliance after my conversation with the property manager last week, All violations were still

present even after I was informed they were corrected.

On Friday, May 2, 2025, all lights were in compliance as of this morning. I will confirm Monday by going to site early in the morning and seeing if the lights are visible.

On Thursday, May 15, 2025, all lights are in compliance, and one of the two advertising vehicles are removed from site. I am awaiting the final vehicle to be removed from site to close this case.

On Thursday, May 22, 2025, while on a routine patrol, I found that the van is back on the property. Now both advertising vehicles are on site and a notice of violation will be sent today. On the same day, a notice of violation was sent via regular and certified mail.

On Tuesday, June 17, 2025, the village received a response from Victoria L Perniola, The Green Houses General legal counsel (see docs and images) expressing that they interpret the advertising vehicles code differently from the Village. The village's stance on the matter remains the same and a notice of hearing will be sent the following week.

On Tuesday, June 24, 2025, I assigned this case for hearing. A Notice of Hearing was sent via regular mail and certified mail as well as posted at Village hall, A posting notice was created and posted at both the property and village hall and an affidavit of posting was signed and notarized the same day.

On Thursday, July 24, 2025, due to multiple code cases involving the owner of this business, their legal council asked to have all cases heard at one hearing. I will assign this case to the next conducive hearing that allows all cases to be heard. The same day, the hearing was postponed until a more conducive hearing date was available.

On Thursday, October 9, 2025, I assigned this case to hearing, A Notice of hearing was sent both regular and certified and sent via email to the property owners legal council. A posting notice was placed both at Village hall and at the property, as well as an affidavit of posting was signed and notarized the same day.

On Friday, October 10, 2025, Dan Fischer (Green house rep) 973-486-4339, contacted Paul Minning asking for the contact information for the special magistrate. We did not give that information out, Instead, we referred him to John Quick Village attorney. He is requesting a motion to dismiss.

On Monday, October 13, 2025, Victoria L. Perniola, Esq sent Code and our attorney a email asking for a motion to dismiss. I have uploaded both emails and the letter into docs and images.

Over the week of October 13th, I took two pictures of the property a day showing that neither the advertising van or the trailer has moved. As well as one photo early in the morning showing all the lights are still on and the light is being projected onto neighboring properties. Plate of van has remained GREEN3 all week without change.

Exhibits:

1. FHP EDIT 1



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

POSTING NOTICE

CODE COMPLIANCE

CESIGN20250000067

CASE NUMBER

Thursday, October 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:

June 26, 2025

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

November 18, 2025 at 10:00 AM

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.
JGJG REAL PROPERTIES INC
Respondent.

CASE NO.: CESIGN20250000067

NOTICE OF HEARING

To: JGJG REAL PROPERTIES INC

Re: Violations of the Village Code at

Property Location:	82751 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	OCEAN VIEW PB1-193
Legal Description:	BK 2 LTS 11 AND 12 OCEAN VIEW PB1-193 UPPER MATECUMBE OR1-377 OR465-64 OR628-383 OR647-589 OR807-912 OR951-2400 OR1280-2000/01 OR1480-1560T/C OR2346-1945/46

Date and Factual Description of Violation(s):

On Monday, March, 31, 2025, The Planning Director (Jennifer Deboisbriand) explained that she had seen more advertising vehicles and a large amount of uncontained light coming off this building.

Section 30-1432(i) of the Village Code entitled "General provisions" which provides that the following signs are prohibited. However, signs existing on August 28, 2000, which are listed herein as prohibited, shall be considered to be nonconforming and shall be subject to all applicable provisions of this division regarding nonconforming signs. (2) Advertising vehicles.

Section 30-1434(c)(1) of the Village Code entitled "Materials, construction, lighting, maintenance and responsibility" which provides that sign lighting shall not shine directly onto an adjoining property or into the eyes of motorists, bicyclists or pedestrians using or entering pedestrian ways, driveways, streets or bicycle paths. Signs shall be illuminated only with white light in accordance with the following standards regarding ground-mounted and wall-mounted signs: (b) Externally illuminated signs shall be illuminated pursuant to the following standards: 1. All illumination of signs shall be directional, with the lighting fixture to be designed and positioned so as to confine illumination to the sign face only; 2. Halogen, incandescent, fluorescent or metal halide bulbs shall be permitted only if such bulbs are recessed deep into

the housing, glare shield, cowl, louver or baffle; and 3. A maximum of 250 watts of illumination per sign face shall be permitted.

You are hereby ordered to appear before the Village Code Compliance Hearing Officer ("Hearing Officer") for a public hearing to address the above violation(s) of the Village Code. This public hearing will be held **Tuesday, November 18th, 2025 at 10:00 AM 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.

Certificate of Service

I, Christian Owens, do hereby certify that a true and correct copy of the foregoing has been furnished via Certified Mail/Regular Mail to: JGJG REAL PROPERTIES INC, 45 SEIDMAN AVE STATEN ISLAND, NY 10312 (return receipt number: 9589 0710 5270 1220 6332 66), on October 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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CESIGN20250000067

v.

JGJG REAL PROPERTIES INC
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, October 09, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to JGJG REAL PROPERTIES INC 45 SEIDMAN AVE STATEN ISLAND, NY 10312. A copy of the Notice is attached as Exhibit A.
3. On Thursday, October 09, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 82751 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 9 day of October 2025

Christian Owens
Code Compliance Officer

STATE OF FLORIDA

)SS

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 9 day of October, by 2025
Christian Owens who is personally known to me.



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

[Signature]
NOTARY PUBLIC, State of Florida
Commission No.: HH 310403
Commission Expires: 9-11-28



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

POSTING NOTICE

CODE COMPLIANCE

CESIGN20250000067

CASE NUMBER

Tuesday, June 24, 2025

DATE OF POSTING

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

THE DEADLINE FOR COMPLIANCE WITH THE ATTACHED WARNING OR CIVIL VIOLATION NOTICE IS:

June 26, 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,
 v.
 JGJG REAL PROPERTIES INC
 Respondent.

CASE NO.: CESIGN20250000067

NOTICE OF HEARING

To: JGJG REAL PROPERTIES INC

Re: Violations of the Village Code at

Property Location:	82751 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	OCEAN VIEW PB1-193
Legal Description:	BK 2 LTS 11 AND 12 OCEAN VIEW PB1-193 UPPER MATECUMBE OR1-377 OR465-64 OR628-383 OR647-589 OR807-912 OR951-2400 OR1280-2000/01 OR1480-1560T/C OR2346-1945/46

Date and Factual Description of Violation(s):

On Monday, March, 31, 2025, The Planning Director (Jennifer Deboisbriand) explained that she had seen more advertising vehicles and a large amount of uncontained light coming off this building.

Section 30-1432(i) of the Village Code entitled "General provisions" which provides that the following signs are prohibited. However, signs existing on August 28, 2000, which are listed herein as prohibited, shall be considered to be nonconforming and shall be subject to all applicable provisions of this division regarding nonconforming signs. (2) Advertising vehicles.

Section 30-1434(c)(1) of the Village Code entitled "Materials, construction, lighting, maintenance and responsibility" which provides that sign lighting shall not shine directly onto an adjoining property or into the eyes of motorists, bicyclists or pedestrians using or entering pedestrian ways, driveways, streets or bicycle paths. Signs shall be illuminated only with white light in accordance with the following standards regarding ground-mounted and wall-mounted signs: (b) Externally illuminated signs shall be illuminated pursuant to the following standards: 1. All illumination of signs shall be directional, with the lighting fixture to be designed and positioned so as to confine illumination to the sign face only; 2. Halogen, incandescent, fluorescent or metal halide bulbs shall be permitted only if such bulbs are recessed deep into

the housing, glare shield, cowl, louver or baffle; and 3. A maximum of 250 watts of illumination per sign face shall be permitted.

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: JGJG REAL PROPERTIES INC, 45 SEIDMAN AVE STATEN ISLAND, NY 10312 (return receipt number: 9589 0710 5270 2052 4101 17), on June 24, 2025.



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

CODE COMPLIANCE

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CESIGN20250000067

v.

JGJG REAL PROPERTIES INC
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, June 24, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to JGJG REAL PROPERTIES INC 45 SEIDMAN AVE STATEN ISLAND, NY 10312. A copy of the Notice is attached as Exhibit A.
3. On Tuesday, June 24, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 82751 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.



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.
 JGJG REAL PROPERTIES INC
 Respondent.

CASE NO.: CESIGN20250000067

NOTICE OF HEARING

To: JGJG REAL PROPERTIES INC

Re: Violations of the Village Code at

Property Location:	82751 OVERSEAS HWY, ISLAMORADA, FLORIDA 33036
Subdivision:	OCEAN VIEW PB1-193
Legal Description:	BK 2 LTS 11 AND 12 OCEAN VIEW PB1-193 UPPER MATECUMBE OR1-377 OR465-64 OR628-383 OR647-589 OR807-912 OR951-2400 OR1280-2000/01 OR1480-1560T/C OR2346-1945/46

Date and Factual Description of Violation(s):

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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: JGJG REAL PROPERTIES INC, 45 SEIDMAN AVE STATEN ISLAND, NY 10312 (return receipt number: 9589 0710 5270 2052 4101 17), on June 24, 2025.



Christian Owens
Code Compliance Officer
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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. CESIGN20250000067

v.

JGJG REAL PROPERTIES INC
Respondent

NOTICE OF VIOLATION

Date: May 22, 2025

To: JGJG REAL PROPERTIES INC

Re: Violations of the Village Code at

Property Location:	82751 OVERSEAS HWY
Subdivision:	OCEAN VIEW PB1-193
Legal Description:	BK 2 LTS 11 AND 12 OCEAN VIEW PB1-193 UPPER MATECUMBE OR1-377 OR465-64 OR628-383 OR647-589 OR807-912 OR951-2400 OR1280-2000/01 OR1480-1560T/C OR2346-1945/46

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 April 01, 2025 found the following violation(s):

Section 30-1432(i) of the Village Code entitled "General provisions" which provides that the following signs are prohibited. However, signs existing on August 28, 2000, which are listed herein as prohibited, shall be considered to be nonconforming and shall be subject to all applicable provisions of this division regarding nonconforming signs.

(2) Advertising vehicles.

Corrective Measures Needed To Be In Compliance with Villages Code: Remove advertising vehicles. Village code states advertisement vehicles may not be larger than 48 square feet.

Section 30-1434(c)(1) of the Village Code entitled "Materials, construction, lighting, maintenance and responsibility" which provides that sign lighting shall not shine directly onto an adjoining property or into the eyes of motorists, bicyclists or pedestrians using or entering pedestrian ways, driveways, streets or bicycle paths. Signs shall be illuminated only with white light in accordance with the following standards regarding ground-mounted and wall-mounted signs:(b) Externally illuminated signs shall be illuminated pursuant to the following standards: 1. All illumination of signs shall be directional, with the lighting fixture to be designed and positioned so as to confine illumination to the sign face only; 2. Halogen, incandescent, fluorescent or metal halide bulbs shall be permitted only if such bulbs are recessed deep into the housing, glare shield, cowl, louver or baffle; and 3. A maximum of 250 watts of illumination per sign face shall be permitted.

Corrective Measures Needed To Be In Compliance with Villages Code: Remove or contain all exterior lighting, lighting must be contained on property and may not bleed into neighboring properties.

In order to avoid fines and/or a hearing these violations must be resolved by **June 26, 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.

If you have any questions concerning this matter, please call the Village at (305) 664-6435.

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: JGJG REAL PROPERTIES INC, 45 SEIDMAN AVE STATEN ISLAND, NY 10312 (return receipt number: 9589 0710 5270 1220 6329 55), on May 22, 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

COURTESY LETTER

To: JGJG REAL PROPERTIES INC

Date: April 01, 2025

Location: 82751 OVERSEAS HWY

An inspection by the Village Code Compliance Officer on April 01, 2025, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 30-1432(i) of the Village Code entitled "General provisions" which provides that the following signs are prohibited. However, signs existing on August 28, 2000, which are listed herein as prohibited, shall be considered to be nonconforming and shall be subject to all applicable provisions of this division regarding nonconforming signs. (2) Advertising vehicles.

Corrective Measures Needed to Be in Compliance with Villages Code: Remove advertising vehicles. Village code states advertisement vehicles may not be larger than 48 square feet. **within 10 calendar days of the date of this letter.**

Section 30-1434(c)(1) of the Village Code entitled "Materials, construction, lighting, maintenance and responsibility" which provides that sign lighting shall not shine directly onto an adjoining property or into the eyes of motorists, bicyclists or pedestrians using or entering pedestrian ways, driveways, streets or bicycle paths. Signs shall be illuminated only with white light in accordance with the following standards regarding ground-mounted and wall-mounted signs:(b) Externally illuminated signs shall be illuminated pursuant to the following standards: 1. All illumination of signs shall be directional, with the lighting fixture to be designed and positioned so as to confine illumination to the sign face only; 2. Halogen, incandescent, fluorescent or metal halide bulbs shall be permitted only if such bulbs are recessed deep into the housing, glare shield, cowl, louver or baffle; and 3. A maximum of 250 watts of illumination per sign face shall be permitted.

Corrective Measures Needed to Be in Compliance with Villages Code: Remove or contain all exterior lighting, lighting must be contained on property and may not bleed into neighboring properties. **within 10 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,



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: JGJG REAL PROPERTIES INC, 45 SEIDMAN AVE, STATEN ISLAND, NY 10312, (return receipt number:[Via regular mail]), on April 01, 2025

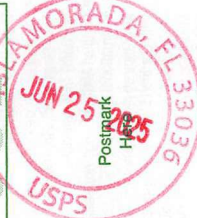


Christian Owens
Code Compliance Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6435
E-mail: christian.owens@islamorada.fl.us

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OFFICIAL USE



Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Sent To JGJ6 Real Properties LLC

Street and Apt. No., or PO Box No. 45 Seidman Ave

City, State, ZIP+4® Station Island NY 10312

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

9589 0710 6856
 2520 0225 5270
 2052 2502 2052
 4210 127 1014 27

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 00403830-000000
 Account# 1496146
 Property ID 1496146
 Millage Group 50VI
 Location 82751 OVERSEAS Hwy, UPPER MATECUMBE KEY
 Address
 Legal BK 2 LTS 11 AND 12 OCEAN VIEW PB1-193 UPPER
 Description MATECUMBE OR1-377 OR465-64 OR628-383
 OR647-589 OR807-912 OR951-2400 OR1280-
 2000/01 OR1480-1560T/C OR2346-1945/46
 (Note: Not to be used on legal documents.)
 Neighborhood 10024
 Property Class STORE COMBO (1200)
 Subdivision OCEAN VIEW
 Sec/Twp/Rng 28/63/37
 Affordable No
 Housing



Owner

JGJG REAL PROPERTIES INC
 45 Seidman Ave
 Staten Island NY 10312

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$214,570	\$195,022	\$195,841	\$193,535
+ Market Misc Value	\$14,702	\$14,702	\$14,702	\$14,702
+ Market Land Value	\$562,275	\$562,275	\$562,275	\$562,275
= Just Market Value	\$791,547	\$771,999	\$772,818	\$770,512
= Total Assessed Value	\$760,402	\$691,275	\$628,432	\$571,302
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$791,547	\$771,999	\$772,818	\$770,512

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$562,275	\$214,570	\$14,702	\$791,547	\$760,402	\$0	\$791,547	\$0
2023	\$562,275	\$195,022	\$14,702	\$771,999	\$691,275	\$0	\$771,999	\$0
2022	\$562,275	\$195,841	\$14,702	\$772,818	\$628,432	\$0	\$772,818	\$0
2021	\$562,275	\$193,535	\$14,702	\$770,512	\$571,302	\$0	\$770,512	\$0
2020	\$562,275	\$194,226	\$14,702	\$771,203	\$519,366	\$0	\$771,203	\$0
2019	\$459,000	\$169,255	\$14,702	\$642,957	\$472,151	\$0	\$642,957	\$0
2018	\$375,000	\$159,415	\$11,073	\$545,488	\$429,229	\$0	\$545,488	\$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
(1200)	15,000.00	Square Foot	50	150

Buildings

Building ID	43021	Exterior Walls	C.B.S.
Style	GROUND LEVEL	Year Built	1953
Building Type	1 STORY STORES / 11C	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	2047	Roof Type	FLAT OR SHED
Finished Sq Ft	1819	Roof Coverage	ROLLED COMPOS
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	179	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	0
Depreciation %	33	Grade	250
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,819	1,819	0
OPF	OP PRCH FIN LL	228	0	0
TOTAL		2,047	1,819	0

Building ID	21749	Exterior Walls	METAL/ALUM
Style		Year Built	1980
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1980
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	1359	Roof Type	FLAT OR SHED
Finished Sq Ft	728	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	TERRAZZO
Condition	POOR	Heating Type	NONE with 0% NONE
Perimeter	132	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	43	Grade	350
Interior Walls	MASONRY/MIN	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	84	0	0
FLA	FLOOR LIV AREA	728	728	0
OPF	OP PRCH FIN LL	547	0	0
TOTAL		1,359	728	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1979	1980	10 x 14	1	140 SF	1
FENCES	1996	1997	6 x 72	1	432 SF	2
UTILITY BLDG	1979	1980	12 x 24	1	288 SF	2
WALL AIR COND	1980	2007	0 x 0	1	1 UT	2
BRICK PATIO	1980	2007	31 x 30	1	930 SF	1
UTILITY BLDG	1980	2008	11 x 12	1	132 SF	2
ASPHALT PAVING	1979	2008	36 x 90	1	3240 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/19/2008	\$590,000	Warranty Deed		2346	1945	Q - Qualified	Improved		
10/1/1997	\$280,000	Warranty Deed		1480	1560	M - Unqualified	Improved		
8/1/1985	\$155,000	Warranty Deed		951	2400	M - Unqualified	Improved		

Permits

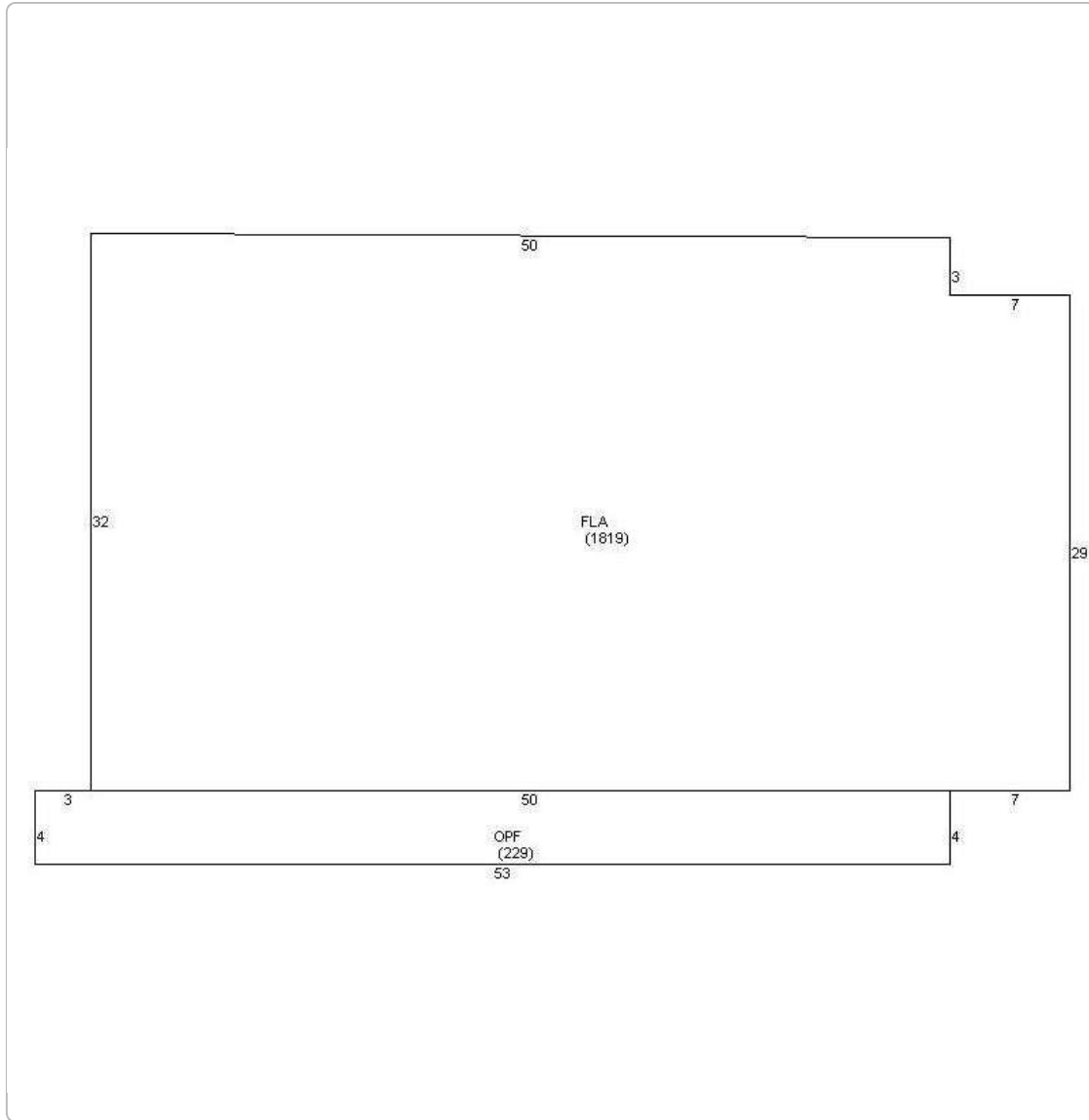
Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202300157	03/02/2023	Completed	\$22,300	Commercial	***ATF***REMOVE ILLEGAL ENCLOSURE
PRELT202101207	09/03/2021	Expired	\$3,000	Commercial	ADD ELECTRIC TO BACK SHED WITH ANOTHER EXISING METER. FANS AND LIGHTING FOR PATIO TO BE INSTALLED
PRBLD202100594	06/24/2021	Completed	\$8,000	Commercial	REPLACEMENT WALL WILL CONSIST OF BOTTOM HALF SHEETROCK AND TOP HALF GLASS. REPLACE FRONT WINDOW PANEL AND FRAMING OF WINDOW COUNTER. REPLACE ELECTRICAL PANEL REPLACE SOCKETS AND FIXTURES REPLACE EXIT SIGN REPLACE LIGHTING IN KITCHEN
PRBLD202100601	06/21/2021	Completed	\$8,000	Commercial	REPLACING GRAVEL IN PATIO TO SAND AND PAVERS NO ROW. REPLACING WOOD FLOOR IN STORAGE SHED IN REAR OF RESTAURANT (FLAT SURFACE).
PRMCH202100472	06/01/2021	Completed	\$11,511	Commercial	REPLACEMENT OF (2) EXISTING AC SYSTEMS WITH (2) NEW 5 TON 14 SEER RUUD AC SYSTEMS.
INC201400844	10/22/2014	Completed	\$17,470	Commercial	INSTALL RESTROOM & RAMP ACCESS (ADA)
INR201300786	09/13/2013	Completed	\$500	Commercial	INSTALL HARDI SIDING TO FRONT OF BLDG

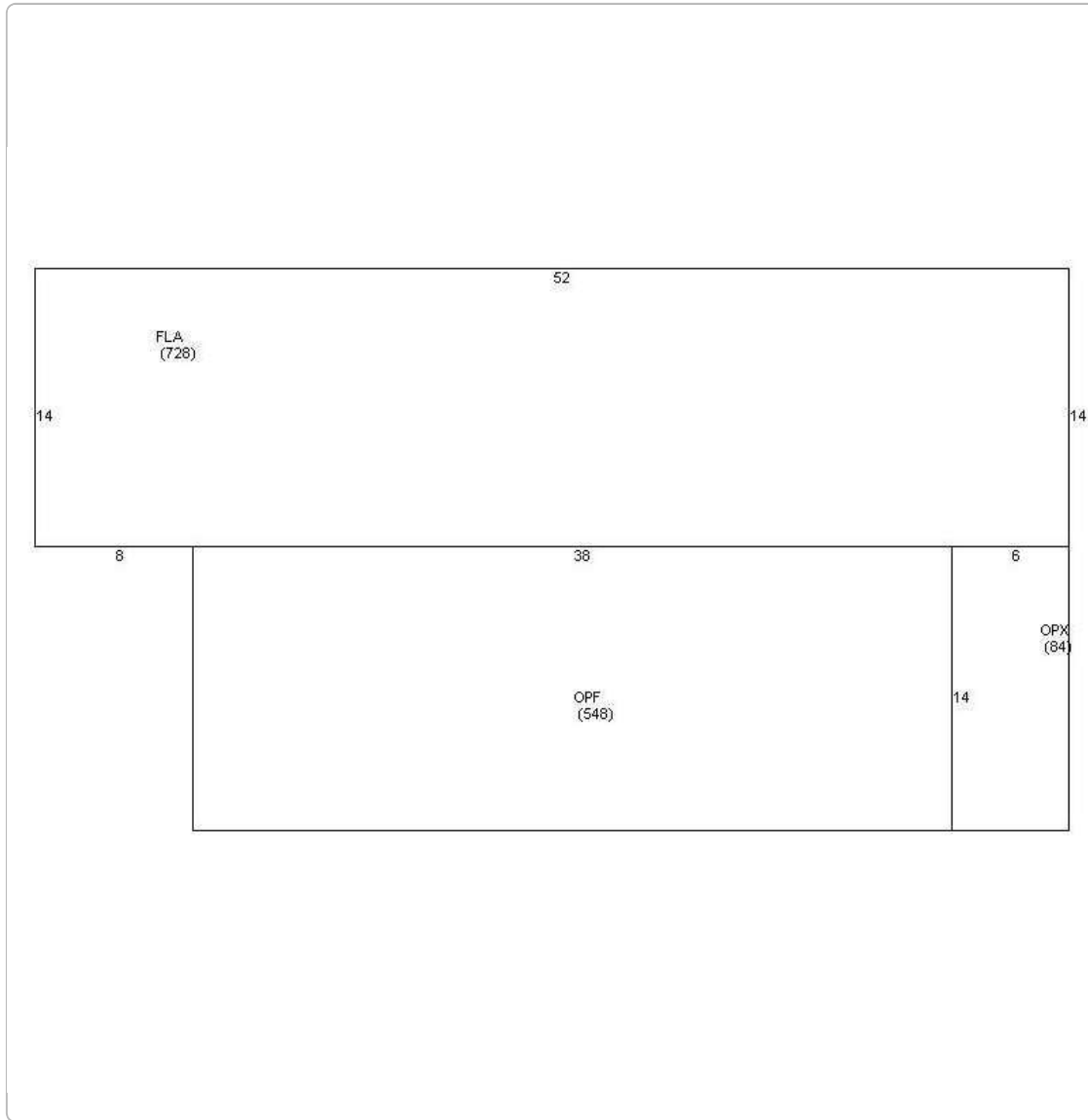
Number	Date Issued	Status	Amount	Permit Type	Notes
COB201300679	08/19/2013	Completed	\$3,000	Commercial	REMOVE AWNING
RFG201100932	12/06/2011	Completed	\$9,000	Commercial	ROOF
0102243	12/17/2002	Completed	\$1	Commercial	REPAIR FENCE & LATTICE
9733201	11/07/1997	Completed	\$1	Residential	INTERIOR RENOVATIONS
9733138	10/01/1997	Completed	\$1	Commercial	A/FACT DEMO.
9733155	10/01/1997	Completed	\$1	Commercial	FENCE

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: 3/29/2025, 1:30:22 AM

Contact Us



Apr 1, 2025 at 6:34:38 AM

+24.927706,-80.624430

82751 Overseas Hwy

Islamorada FL 33036

United States

Christian Owens



Mar 31, 2025 at 1:17:13 PM

+24.927420,-80.624538

82751 Overseas Hwy

Islamorada FL 33036

United States

Christian Owens



Mar 31, 2025 at 1:18:15 PM
+24.927655,-80.624289
82751 Overseas Hwy
Islamorada FL 33036
United States
Christian Owens



Mar 31, 2025 at 1:17:27 PM

+24 927 506 -80 624439

82751 Overseas Hwy

Islamorada FL 33036

United States

Christian Owens

GREEN

Medical Card

OPEN



**NO MEDICAL
CARD NEEDED**

KEY LARGO

99304 OVERSEAS HWY.

KEY WEST

532 DUVAL ST.
211A DUVAL ST.
431 FRONT ST.

MARATHON

10875 OVERSEAS HWY.



ISLAMORADA

82751 OVERSEAS HWY.

Apr 22, 2025 at 6:45:35 AM
+24.927711,-80.624359

82751 Overseas Hwy
Islamorada FL 33036
United States
Christian Owens

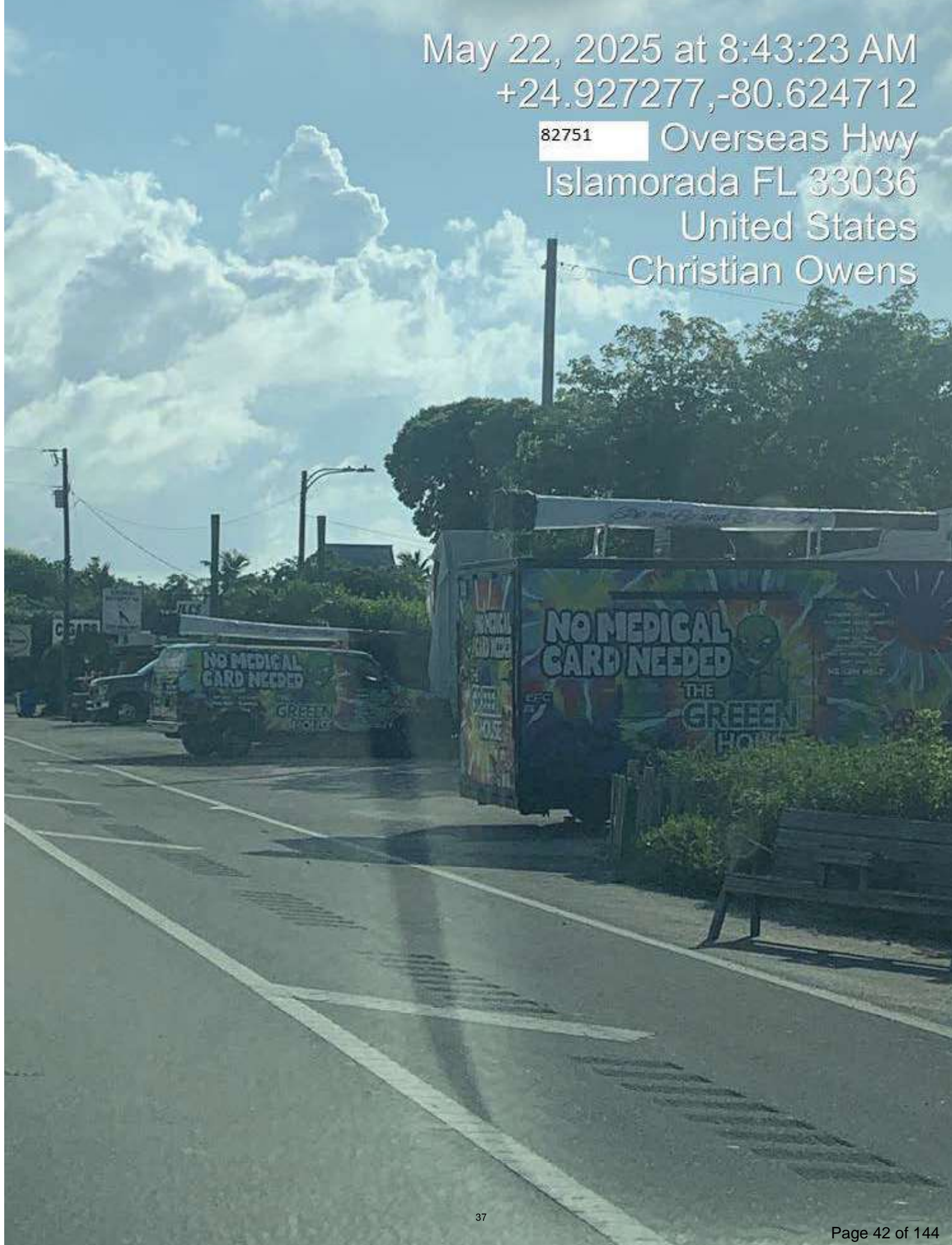


36

May 22, 2025 at 8:43:23 AM
+24.927277,-80.624712

82751

Overseas Hwy
Islamorada FL 33036
United States
Christian Owens



Apr 21, 2025 at 1:33:33 PM
+24.927370,-80.624581
82749 Overseas Hwy
Islamorada FL 33036
United States
Christian Owens

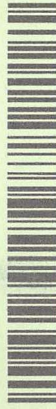


SENDER: COMPLETE THIS SECTION

- 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:

JGJ6 Real Properties Inc
 45 Seidman Ave
 Staten Island NY 10312



9590 9402 8860 4005 4701 25

2. Article Number (Transfer from service label)

9589 0710 5270 2052 4101 17

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- Received by (Printed Name) C. Date of Delivery

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

JUN 30 2022



3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

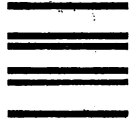
USPS TRACKING #



9590 9402 8860 4005 4701 25

United States
Postal Service

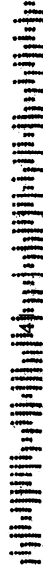
First-Class Mail
Postage & Fees Paid
USPS
Permit N



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

**Islamorada Village of Islands
Code Enforcement
8680 Overseas Highway
Islamorada, FL 33036**

-316200



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JGJG Real Properties Inc
 45 Seidman Ave
 Staten Island NY 10312



9590 9402 8860 4005 4706

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6329 42

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

C. Date of Delivery

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

MAY 31 2025
 STATEN ISLAND NY

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Mail
 - Mail Restricted Delivery
- Priority Mail Express
 Registered Mail™
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

USPS TRACKING #



9590 9402 8860 4005 4700 64

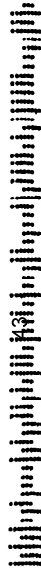
United States
Postal Service



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

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

**Islamorada Village of Islands
Code Enforcement
8680 Overseas Highway
Islamorada, FL 33036**



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<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 <u>JGJG Real Properties Inc</u>	
Street and Apt. No., or PO Box No. <u>45 Seidman Ave</u>	
City, State, ZIP+4® <u>Staten Island NY 10312</u>	



9589 0720 6806
 2220 1220 6332 66
 269 269 0224 0225 0720

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



**THE GREEN HOUSE
DISPENSARIES
OF FLORIDA**
thegreenhouse.com

June 30, 2025

John Quick, Esq.
Village Attorney of Islamorada
86800 Overseas Highway
Islamorada, FL 33036
Phone: 305-519-3828

Via Email: John Quick jquick@wsh-law.com

Copy to: Daniel Parobok daniel.parobok@islamorada.fl.us;
Evelyn Fraley evelyn.fraley@islamorada.fl.us;
Christian Owens christian.owens@islamorada.fl.us

**Re: Improper Tree Permit Denial, Permit Application No. PRTRM202500565
82751 Overseas Highway, Islamorada, Florida 33036**

Dear Mr. Quick,

We write pursuant to a Limited Scope Representation Agreement on behalf of JGJG Real Properties, Inc., the owner of the real property located at 82751 Overseas Highway, Islamorada, Florida 33036 (the “Property”), regarding the Village’s recent denial of a permit application to remove a declining mahogany tree, situated on the southern property line.

We understand that Tree Removal Permit Application Number PRTRM202500565 (the “Tree Removal Permit Application”) was submitted by Shane Volland of Conch Tree & Landscape Professionals, Inc., on behalf of JGJG Real Properties, Inc., to remove the declining mahogany tree. The Village denied the permit application based on the following stated reason: “*Code Compliance Review: Failed – Must remove all advertising vehicles from property per code enforcement.*” Please refer to Exhibit A, attached, titled “Plan Review Comment/Corrections” dated June 17, 2025. This basis for denial is clearly tied to the open code compliance matter, Code Compliance Case Number CESIGN2025000067, involving an alleged advertising vehicle located on the Property. I previously sent you correspondence regarding this code compliance matter via email on or about June 17, 2025.

However, as detailed above, the Tree Removal Permit Application was submitted due to an urgent public safety concern, supported by a certified arborist’s formal risk assessment. The condition of the mahogany tree presents a probable risk of failure and a serious hazard to neighboring structures and individuals. Denying the permit based on an unrelated enforcement issue, particularly one involving alleged signage or vehicle violations, is an improper conflation of distinct administrative processes.



Certified Arborist Rick Floyd (ISA FL-5229A) conducted a Level Two Tree Risk Assessment on July 8, 2024, utilizing ANSI A300 Part 9 (2017) Tree Risk Standards and ISA's Best Management Practices. His inspection revealed the following:

1. The mahogany tree is approximately 40 feet tall and 4 feet in diameter, located just 5 feet from the Hadley House Inn, fully exposed to wind, and in close proximity to pedestrian and structural areas;
2. The leaf structure, trunk, branches, and roots all show signs of decline, with serious decay throughout and visible conch formations in the upper trunk;
3. There is minimal response growth to decayed areas and substantial heartwood decay, which poses a "Probable" likelihood of total failure under normal weather conditions;
4. The tree is classified as **High Risk**, with failure likely to impact nearby people or property, and pruning was explicitly deemed insufficient to resolve the hazard; and
5. The arborist concluded that removal is the safer choice, as the tree cannot reasonably be rehabilitated.

The decision to deny the Tree Removal Permit Application grounded in expert analysis, based on an unrelated signage code matter, suggests a troubling departure from sound administrative practices and may place the Village in a precarious legal position should damage or injury occur as a result of the declining condition of the mahogany tree.

Accordingly, we respectfully request that the Village reconsider its decision and approve the Tree Removal Permit Application solely on its arboricultural merits, separate and apart from any enforcement action under Code Compliance Case Number CESIGN2025000067. It is our position that the Village should not use an unrelated code case as leverage to block essential safety-related actions, especially when supported by a certified professional's findings.

In the event the Village upholds its denial of the Tree Removal Permit Application Number PRTRM202500565, based on the unrelated Code Compliance Case Number CESIGN2025000067, we respectfully request the Village of Islamorada provide written clarification regarding the legal and factual basis for the denial.

We remain hopeful this matter can be resolved promptly and constructively. In that spirit, we are committed to fostering a respectful and collaborative relationship with the Village as we work toward a resolution that appropriately prioritizes public safety and sound administrative practices.



**THE GREEN HOUSE
DISPENSARIES
OF FLORIDA**
thegreenhouse.com

Please note that this correspondence is submitted expressly without waiver of any rights, remedies, or defenses available to JGJG Real Properties, Inc. under applicable law, all of which are expressly reserved.

Thank you for your time and attention to this matter. We appreciate your consideration of this matter and remain optimistic that the permit will be re-evaluated on its merits. We welcome your prompt response and value the opportunity to maintain a productive working relationship with the Village of Islamorada.

Kindly direct all future correspondence to my attention at victoria.perniola@thegreenhouse.com, and please copy legal@thegreenhouse.com. Thank you for your time and attention to this matter.

Respectfully,

V. Perniola

Victoria L. Perniola, Esq.
General Counsel
The Green House Corporation
Email: victoria.perniola@thegreenhouse.com

EXHIBIT A



Islamorada, Village of Islands

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

Plan Review Comments/Corrections

Date: June 17, 2025

Property Owner: JGJG REAL PROPERTIES INC

Permit Number: PRTRM202500565

Address: 82751 OVERSEAS HWY

ALL corrections must be submitted collectively and include ALL of the following information:

1. Narrative
2. All changes to the plans must be clouded and numbered for identification
3. All pages of entire original document must be uploaded, not just the corrected/revised pages.

Code Compliance Review: **Failed-** Must remove all advertising vehicles from property per code enforcement case number CESIGN20250000067

Incomplete submittals will not be accepted.

If the required information is not received within 180 calendar days, your application will be abandoned.

Should you require further information regarding this review, please contact the staff member who reviewed the part of your plans in question.

Permit Application Status

PRTRM202500565

You will only be able to view fees or schedule inspections if you are a contact on the permit application.

Summary

Application Number: PRTRM202500565
Application Type: TREE REMOVAL
Application Status: Returned for Correction
Property Owner's Full Name: JGJG REAL PROPERTIES INC
Category of Work: TREE REMOVAL
Description of Work: Removal of mahogany tree with rotten trunk. Biologist has been to site and acknowledges the tree his in hazardous condition. Tree is 25 inches dbh. Requiring 5 tree mitigation.
Application Date: 06/16/2025
Portal Submission?: Yes

Locations

Locations: Property
00403830-000000
 Address
82751 OVERSEAS HWY

Contacts

Property Owner/Owner of Record: JGJG REAL PROPERTIES INC, Address:45 SEIDMAN AVE
Applicant: CONCH TREE & LANDSCAPE PROFESSIONALS INC, Address:PO BOX 3722283, Phone: (305) 451-1900
License Status
Primary Contractor: CONCH TREE & LANDSCAPE PROFESSIONALS INC, Address:PO BOX 3722283, Phone: (305) 451-1900
License Status

Permits

Permit Number: PRTRM202500565

Permit Type: TREE REMOVAL
Permit Status: In Plan Check

–Reviews

Review Type	Outcome	Est. Completion Date	Completed
Biologist Review	Approved w/ Conditions	06/25/2025	06/17/2025

–Inspections

There are no inspections for this permit application, or you are not authorized to view them.

–Conditions

Condition	Status	Category
<p>NOTICE: In addition to the requirements of this permit, there</p> <p>Department: Building</p> <p>Expiration Date:</p> <p>Due Date:</p> <p>Description: NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies</p>	Notification	Building
<p>Miscellaneous 1 (fill in)...</p> <p>Department: Biological</p> <p>Expiration Date:</p> <p>Due Date:</p> <p>Description: 5 Endangered Canopy trees are required for mitigation.</p>	Open	Biological
<p>Replacement plants shall be of the following minimum sizes..</p> <p>Department: Biological</p> <p>Expiration Date:</p> <p>Due Date:</p> <p>Description: Replacement plants shall be of the following minimum sizes: Canopy trees shall have a minimum of three inches dbh or eight feet in height. Understory trees shall be a minimum of six feet in height. Shrubs shall be a minimum of three feet in height. No one species of tree shall exceed 50% of the minimum number of trees required per category (e.g., canopy, understory and shrub). Seventy-five percent (75%) of the plant material used to satisfy landscaping requirements shall be native species.</p>	Open	Biological
<p>Final Biological Inspection Required</p> <p>Department: Biological</p> <p>Expiration Date:</p> <p>Due Date:</p> <p>Description: Final Biological Inspection Required</p>	Open	Biological



June 17, 2025

John Quick, Esq.
Village Attorney of Islamorada
86800 Overseas Highway
Islamorada, FL 33036
Phone: 305-519-3828
Via Email: jquick@wsh-law.com

Re: CESIGN2025000067: Response to Code Compliance Notice of Violation Regarding 82751 Overseas Highway; The Green House Corporation

Dear Mr. Quick,

Please accept this correspondence as a formal response on behalf of JGJG Real Properties, LLC, the property owner of 82751 Overseas Highway, Islamorada, Florida (the “Property”), with respect to the above-referenced Notice of Violation.

We respectfully submit that the Village’s interpretation of the code provisions cited in the notice is either inapplicable or overbroad as applied to the facts presented. Our position is set forth in detail below.

1. Alleged Violation: Advertising Vehicle

(A) Operational Use of Van and Trailer

The vehicle in question is a work van used for essential business operations, including the transportation of personnel, tools, and equipment. Any business identification affixed to the van is incidental and consistent with standard commercial practice, compliant with state vehicle regulation. The van is not maintained or parked for the principal purpose of advertising, but rather is utilized as a practical and lawful instrument of business activity, serving essential business functions.

(B) Temporary Parking is Incidental to Use

The van is parked at the Property only when required for loading, unloading, or when not in active use for essential business function service calls. The trailer remains parked at the Property to ensure oversight by staff and coverage by security cameras. It is not situated for the purpose of attracting public attention and does not constitute a stationary billboard or advertising platform.

(C) Interpretation of Village Code Section 30-1432(i)(2)

To our understanding, the intent behind the Village’s regulation of “advertising vehicles” under Section 30-1432(i)(2) of the Village Code is to prohibit vehicles used as stationary signage in lieu of conforming permanent signs. It was not intended to restrict commercial vehicles engaged in lawful business operations that include incidental branding.

(D) Comparable Practice Throughout the Village

The use of branded commercial vehicles is a widespread and legitimate practice throughout the Village. Many service-oriented businesses similarly rely on such vehicles as an integral part of their operations, uses well-recognized under both law and local custom. Prohibiting the parking of a properly permitted and lawfully operated work van at a place of business would impose an undue hardship and reflect arbitrary enforcement inconsistent with established local business practices and precedent.

(E) Request for Clarification

We respectfully request a written clarification confirming that vehicles used primarily for business operations – particularly those that are lawfully registered, permitted, and not parked for the dominant purpose of advertising – do not fall within the scope of the prohibition set forth in Section 30-1432(i)(2). The Code does not define “advertising vehicle” outside the context of the sign code, and applying it to essential work vehicles would appear to exceed the intended scope of the ordinance.

2. Alleged Violation: Exterior Lighting (Sec. 30-1434(c)(1))

(A) Compliance with Lighting Standards

The exterior lighting fixtures installed at the Property were selected and installed with good faith efforts to comply with the Village’s shielding, illumination, and directional standards. The fixtures are fully shielded, directed downward, and designed to avoid glare or light trespass onto adjoining properties or public rights-of-way.

(B) Lack of Evidence of Impact

To date, we have received no complaints from neighboring property owners or members of the public regarding the lighting. In-field observations have confirmed that lighting conditions are consistent with surrounding properties and do not create any nuisance or hazard.

(C) Request for Specificity

The Village’s notice does not identify which fixture(s) are alleged to be out of compliance or provide the basis for that conclusion. To allow us to promptly address any issues, we respectfully request that the Village provide a detailed account of the nature of the alleged violation, including but not limited to:

- i. The specific light fixture(s) at issue;
- ii. The factual or technical basis for finding (e.g., light trespass measurements, observations);
and
- iii. Any photographic or inspection report documentation relied upon.



We remain fully committed to complying with all applicable Village ordinances and are amenable to engaging in a good-faith dialogue regarding any reasonable accommodations that may be warranted. Upon receipt of the requested information, we will take all appropriate and timely measures to ensure continued compliance at the Property. However, in the absence of objective, specific, and substantiated evidence of a violation, we respectfully request that the Village withdraw the Notice of Violation in its entirety.

We appreciate your attention to this matter and the concerns outlined above. We look forward to working toward a timely and constructive resolution, and remain hopeful all issues can be resolved amicably and efficiently. We welcome your prompt response.

Nothing contained herein shall be construed as a waiver of any rights, remedies, or defenses available under law, all of which are expressly reserved.

Respectfully,

V. Perniola

Victoria L. Perniola
General Counsel
The Green House Corporation
Email: victoria.perniola@thegreenhouse.com

USPS TRACKING #



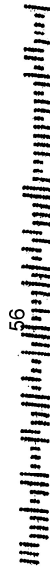
9590 9402 8990 4064 7560 86

United States
Postal Service

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

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

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

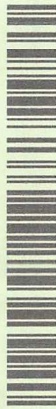


SENDER: COMPLETE THIS SECTION

- 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:

J&J6 Real Properties Inc
 45 Seidman AVE
 Staten Island NY 10312



9590 9402 8990 4064 7560 86

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6332 66

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name)
 C. Date of Delivery

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



3. Service Type Priority Mail Express®
 Adult Signature Registered Mail™
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail over \$500

Domestic Return Receipt



October 10, 2025

John Quick, Esq.
Jose L. Arango, Esq.
Village Attorney of Islamorada
86800 Overseas Highway
Islamorada, FL 33036
Phone: 305-519-3828

Via Email: John J. Quick jquick@wsh-law.com
Copy to: Jose L. Arango JLArango@wsh-law.com
Christian Owens christian.owens@islamorada.fl.us

**Re: Motion to Dismiss Code Compliance Case Number CESIGN2025000067
82751 Overseas Highway; JGJG Real Properties, Inc. and The Green House Corporation**

Dear Mr. Quick and Mr. Arango,

I am writing on behalf of JGJG Real Properties, Inc., the property owner (the “Landlord”) of 82751 Overseas Highway, Islamorada, Florida (the “Property”), where The Green House Corporation (the “Tenant” or “The Green House”) operates its business. As previously disclosed, The Green House represents the Landlord pursuant to the Limited Scope Representation Agreement executed by and between the Landlord and The Green House on or about June 19, 2025, and attached hereto as Exhibit A, for your convenience. This correspondence concerns Code Compliance Case Number CESIGN2025000067 (the “Code Compliance Case”).

We respectfully request dismissal of the Code Compliance Case, which we believe is not supported by the Village Code sections cited in the Code Compliance Notice of Violation (the “Notice of Violation”). The Notice of Violation appears to result from either a misinterpretation of the relevant ordinance sections or a selective enforcement action that fails to consider the factual circumstances at the Property. After review of the applicable Village Code section and the facts outlined below, we believe you will agree that enforcement is not warranted in this instance. The following outlines our position on the matters at issue:

1. Administrative Overreach and Due Process Concerns

While The Green House respects the authority of the Village of Islamorada (hereinafter the “Village”) to enforce its ordinances, it is critical that such enforcement be exercised in good faith and within constitutional boundaries. The purpose of Code Compliance is to deter activity potentially harmful to community welfare, not to impose punitive costs before due process is afforded.

Here, the mere issuance of a Code Compliance Notice of Violation, without verification of any actual or ongoing violation, has already imposed unnecessary and punitive costs upon The Green House. Such burden, absent a



factual showing that the alleged conduct meets the Village Code’s criteria, is inconsistent with principles of fairness and proportionality.

Municipal immunity shields the Village and its employees from liability even when allegations prove unfounded, while businesses face irrecoverable costs. This imbalance fosters arbitrary enforcement and chills legitimate commerce.

Recent jurisprudence demonstrates that administrative agencies are no longer entitled to unchecked interpretive deference. In 2024, the United States Supreme Court struck down the decades-old Chevron deference doctrine in *Loper Bright Enters. v. Raimondo*, 603 U.S. 369 (2024); *Relentless, Inc. v. Dep’t of Commerce*, 603 U.S. 369 (2024). These landmark rulings held that courts, not administrative agencies, must determine the meaning of statutes, thereby curtailing the scope of agency authority. In light of these decisions, enforcement bodies such as municipal code departments must base their actions on clear statutory authority rather than subjective or expansive interpretations of ordinances. See *Sheetz v. County of El Dorado*, 601 U.S. 267 (2024).

Comparable matters have resulted in favorable rulings for business owners where administrative action was found unconstitutional.¹

In this case, the citation originated not from a member of the public but from internal staff observation, raising questions about selective enforcement and motive. No adjoining property owners have complained about lighting or vehicle use on the Property. This selective application of the Village Code runs counter to fairness and proportionality principles recognized in post-Chevron jurisprudence.

Accordingly, The Green House reserves the right to file a Motion to Dismiss before the Magistrate and, if necessary, seek review in Circuit Court to prevent further punitive costs and protect its constitutional rights.

2. Alleged “Advertising Vehicle” Violation

The vehicle in question is one of The Green House Corporation’s fleet of work vehicles. The Green House owns and operates nine (9) retail stores across the Florida Keys and three (3) in Collier County, with additional openings planned for 2025. To support operations, The Green House utilizes the following vehicles: nine (9) branded vans, six (6) trailers, and three (3) golf carts (collectively, “The Green House Fleet”). All of these vehicles are actively used for business purposes. These include inter-store inventory transfers, deliveries, event participation, and general errands.

The vehicles parked at the Islamorada location are part of this active and rotating fleet. They are not the same vehicle stationed in a fixed position but are rotated among the various stores as business needs require. To further

¹ Chris Bennett, *Family Farm Wins Historic Case After Feds Violate Constitution and Ruin Business*, AG Web, Aug. 19, 2025, <https://www.agweb.com/news/business/family-farm-wins-historic-case-after-feds-violate-constitution-and-ruin-business>



illustrate this, and attached hereto as Exhibit B, are photographs of different vans owned and operated by The Green House, each with distinct license plates parked at the Islamorada location at different times, to demonstrate that the Islamorada location is utilized by multiple operational vehicles in the course of regular business, not for advertising purposes. The pictures attached also demonstrate that The Green House's fleet of vans are also parked at other Green House locations, attached hereto as Exhibit C.

Section 30-1432(i) of the Village Code prohibits vehicles that are primarily intended to serve as static advertising vehicles. That is not the case here. The primary purpose of The Green House's fleet is transportation and logistics, not advertising. The van that is the subject of this citation, like the rest of the fleet, is operational and engaged in daily business use.

Moreover, the Village's initiation of this citation appears to stem from internal observation rather than a complaint by any citizen or neighboring property owner. This raises serious concerns as to whether the Village is advocating for the public or for its own administrative interest.

The particular van that is the subject of the Code Compliance Case, as well as others from The Green House Fleet, have been parked intermittently at this location for nearly three (3) years without a single complaint, until March of 2025. We respectfully question what has changed, and whether the recent citation stems from a personal observation by a planning department official rather than a legitimate complaint by the public. The record shows no inquiry was made into whether the vehicle was operational or parked on a temporary basis.

Furthermore, many other businesses throughout the Village of Islamorada and the Florida Keys routinely park their branded company vehicles on-site, including our own stores in Big Pine Key, Marathon, Key Largo, Key West, Marco Island and Naples. To single out our business for enforcement of a loosely applied provision appears arbitrary.

The Green House's Islamorada location was chosen, in part, for its ample on-site parking, and the vehicles are parked lawfully on the property for which The Green House pays rent. There is no demonstrated public nuisance or safety concern arising from The Green House's use of this space for company vehicles

3. Alleged Lighting Violation

The Notice of Violation also references alleged noncompliance with Village lighting requirements. Respectfully, we believe this citation is misplaced. The exterior lighting at the Property does not shine on the adjoining properties and is otherwise compliant with Section 30-1734(c)(1) of the Village Code, which states "Sign lighting shall not shine directly onto an adjoining property..." In this case, neither adjoining property could have lighting shining directly on it due to the barriers and foliage at the adjoining property lines on either side of 82751 Overseas Highway, Islamorada, as the complaint alleged.

The Green House's Islamorada location utilizes only standard wall-mounted fixtures and parking-area lighting necessary to provide safe ingress and egress for customers and employees. The fixtures are directed downward,



shielded, and limited in scope, in accordance with best practices and the Village's stated objective of preserving dark skies and eliminating spillover onto adjoining properties. No evidence has been presented that the lighting shines directly onto an adjoining property, or is otherwise inconsistent with the Code.

Again, there is no evidence of harm, no citizen complaint, and no measurable adverse impact. Enforcement in the absence of such proof imposes unconstitutional costs on the business and fails to meet the preponderance-of-evidence standard required for administrative action.

Furthermore, the lighting is consistent with other commercial operations along Overseas Highway and does not pose a public nuisance or safety concern. However, a citation for 'lighting' without objective, substantiated evidence of noncompliance is not warranted. For these reasons, we respectfully request that this portion of the citation be dismissed.

4. Conclusion

In light of the above, we respectfully request that the Village of Islamorada dismiss Code Compliance Case Number CESIGN2025000067, which as of the date of this correspondence, is still pending. Given the absence of objective evidence of any ongoing violations, dismissal is appropriate at this time.

As the record shows, we remain fully committed to complying with all applicable Village ordinances and are amenable to engaging in a good-faith dialogue regarding any reasonable accommodations that may be warranted. However, in the absence of objective, specific, and substantiated evidence of a violation, we respectfully request that the Village withdraw the Notice of Violation in its entirety.

We appreciate your attention to this matter and the concerns outlined above. We look forward to working toward a timely and constructive resolution and remain hopeful all issues can be resolved amicably and efficiently. We welcome your prompt response.

Nothing contained herein shall be construed as a waiver of any rights, remedies, or defenses available under law, all of which are expressly reserved.

Respectfully,

V. Perniola

Victoria L. Perniola, Esq.
General Counsel
The Green House Corporation
Email: victoria.perniola@thegreenhouse.com

Exhibit A

Limited Scope Representation Agreement

Between JGJ Real Properties, Inc. and The Green House Corporation

LIMITED SCOPE REPRESENTATION AGREEMENT

This Limited Scope Representation Agreement (the "Agreement") is entered into between **JGJG Real Properties LLC and Joseph Garofalo**, in his in official capacity ("Landlord") of 45 Seidman Avenue, Staten Island, NY 10312 and **The Green House Corporation's Legal Department** of 10875 Overseas Highway, Suite 110, Marathon, Florida 33050 ("Corporation"). For the purposes of this Agreement, Landlord and Corporation are collectively Joint Venture Partners, only as it relates to the scope of this Agreement.

1. Explanation of the Terms of this Agreement.

Joint Venture Partners are in need of legal services and Corporation shall provide such and the Joint Venture Partners agree to proceed on a limited scope legal services arrangement. "Limited scope" means Corporation assists Landlord only in the following ways as described in this Agreement. Unless otherwise stated in this Agreement, Corporation does not speak for or represent the Landlord in any matter that is not delineated in this Agreement.

The Corporation is obligated to provide limited legal services from Corporation in the following matters: City of Islamorada Code Enforcement Case Number, CESIGN20250000067 involving The Green House store location at 82751 Overseas Highway, Islamorada, FL 33036, of which Landlord is the owner of the property and Corporation is the tenant (the "Matters" or "Case").

2. Scope of Agreement and Services.

The only legal services promised by Corporation in this Agreement are:

Preparing and filing documents to resolve Code Compliance Matters pending in City Of Islamorada Code Enforcement Case Number CESIGN20250000067.

The purpose of this Agreement is to resolve the Code Compliance Matter(s) pending before the City of Islamorada, Florida. All legal work being provided by the Corporation to Landlord shall be solely in accordance with the existing landlord and tenant relationship between Landlord and Corporation, as it relates specifically to City of Islamorada Code Enforcement Case Number CESIGN20250000067.

3. Effective Date. This Agreement will take effect upon signature by both parties.

4. Automatic Termination of Agreement.

This Agreement automatically will terminate at the completion of the services requested and identified above with no other communication by either Corporation or Landlord.

5. Fee for Services.

All fees regarding this scope of this Agreement will be paid by the Corporation.

6. Joint Venture Partners.

Corporation agrees to supply the labor and costs to resolve these Matters. Landlord agrees to continue to provide the leased premises to the Corporation. Corporation agrees to perform all compliance and legal work as it is related to this Agreement.

7. Waiver of Conflict of Interest.

Corporation and Landlord acknowledge that conflicts of interest are unlikely to have an impact on the scope of this Agreement. Corporation and Landlord agree to waive any conflict of interest that may exist relating to the scope of this Agreement. This waiver of conflict of interest is specific to the scope of this Agreement and does not waive any other obligations or duties that may exist between Corporation and Landlord outside of this Agreement.

8. Additional Services/Representation.

The Landlord may request that Corporation provide additional services, or Corporation and Landlord may later determine that the Corporation should provide additional limited service or assume full representation. Corporation has no further obligation to Landlord and may accept or decline to provide additional services. If Corporation agrees to provide additional services, those additional services will be specifically listed in an amendment to this Agreement, signed and dated by both the Corporation and Landlord.

If Corporation and Landlord agree that Corporation and/or Corporation's legal counsel will serve as Landlord's attorney of record on any matter unrelated to handling Code Enforcement Case Number CESIGN20250000067, Landlord and Corporation will create an amendment to this Agreement, signed and dated by both the Landlord and Corporation and/or Corporations legal counsel.

9. Obligations of Landlord.

Landlord intends to retain control over all aspects of the Case except those specifically assigned to Corporation and understands that he/she will remain in control of the Case and be responsible for all decisions made in the course of the Case. Landlord agrees to:

- a. Assist Corporation and complete Corporation's requests for information (in whatever form it may appear) that is necessary for Corporation to provide legal services;
- b. Travel to Corporation's office if requested and show up at any virtual appearance where Corporation asks Landlord to be present;

- c. Carefully consider Corporation's advice as to these Matters before making any major decisions;
- d. Provide and maintain current and complete contact information to Corporation, including changes in residence, changes in jobs, changes to phone number or other electronic means of communication; and
- e. Keep Corporation advised of any new developments or information that is relevant to Code Enforcement Case Number CESIGN20250000067, including any court notices, letters from the County of Monroe, or other similar developments.

10. Obligations of Corporation.

Corporation shall indemnify and hold harmless Landlord from and against any and all claims arising from Corporation's use of 82751 Overseas Highway, Islamorada, FL 33036. Corporation shall further indemnify and hold harmless Landlord from and against any and all claims arising from the performance of any obligations on Corporation's part to be performed under the terms of this Agreement.

11. Landlord's Informed Consent.

Landlord has read this Limited Scope Representation Agreement and understands all its provisions. Landlord understands and accepts the limitations on the scope of Corporation's responsibilities identified above. Landlord understands that Corporation is not his or her Joint Venture Partner for any other purpose and does not have to provide any more legal help than what is agreed to above.

By:  Date: 06/18/2025

Joseph Garofalo, on behalf of JGJG Real Property, Inc.
Landlord

By: Victoria Perniola Date: 06/19/2025

Victoria Perniola
General Counsel
The Green House
Corporation


NOTARY ACKNOWLEDGEMENT FORM

STATE OF Florida

COUNTY OF Duval

Sworn to (or affirmed) and subscribed before me by means of physical presence OR online notarization, this 18th day of June, 2025, by **Joseph Garofalo**, who is personally known to me or who has produced DRIVER LICENSE as identification.

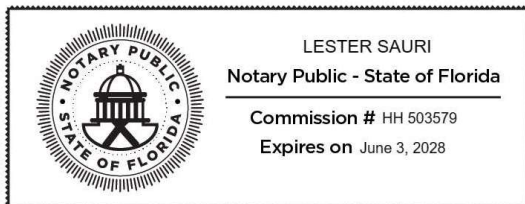
Notary Public – State of Florida

Name:  Lester Sauri
Lester Sauri

Commission No.: HH 503579

My Commission Expires: 06/03/2028

(Notary Seal)



Notarized remotely online using communication technology via Proof.

NOTARY ACKNOWLEDGEMENT FORM

STATE OF Texas

COUNTY OF Montgomery

Sworn to (or affirmed) and subscribed before me by means of physical presence OR online notarization, this 19th day of June, 2025, by **Victoria Perniola**, who is personally known to me or who has produced DRIVER LICENSE as identification.

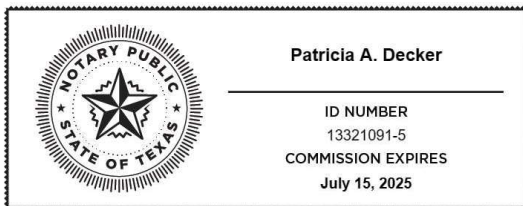
Notary Public – State of Texas

Name: Patricia A Decker
Patricia A. Decker

Commission No.: 13321091-5

My Commission Expires: 07/15/2025

(Notary Seal)



Electronically signed and notarized online using the Proof platform.

Exhibit B

Pictures of various The Green House vans parked at Islamorada location

License Plate Numbers include:

GREEN4

69FDLP

27FDLV

GREEN2









Exhibit C

Pictures of various The Green House vans parked at other Green House locations

License Plate Numbers include:

GREEN4

27FDLV

KD733G











Oct 13, 2025 06:49 AM

Overseas Hwy, Islamorada,
36

Name: Christian Owens



NO MEDICAL CARD NEEDED

KEY LARGO

99304 OVERSEAS HWY.

MARATHON

10875 OVERSEAS HWY.

KEY WEST

532 DUVAL ST.
211A DUVAL ST.
431 FRONT ST.

ISLAMORADA

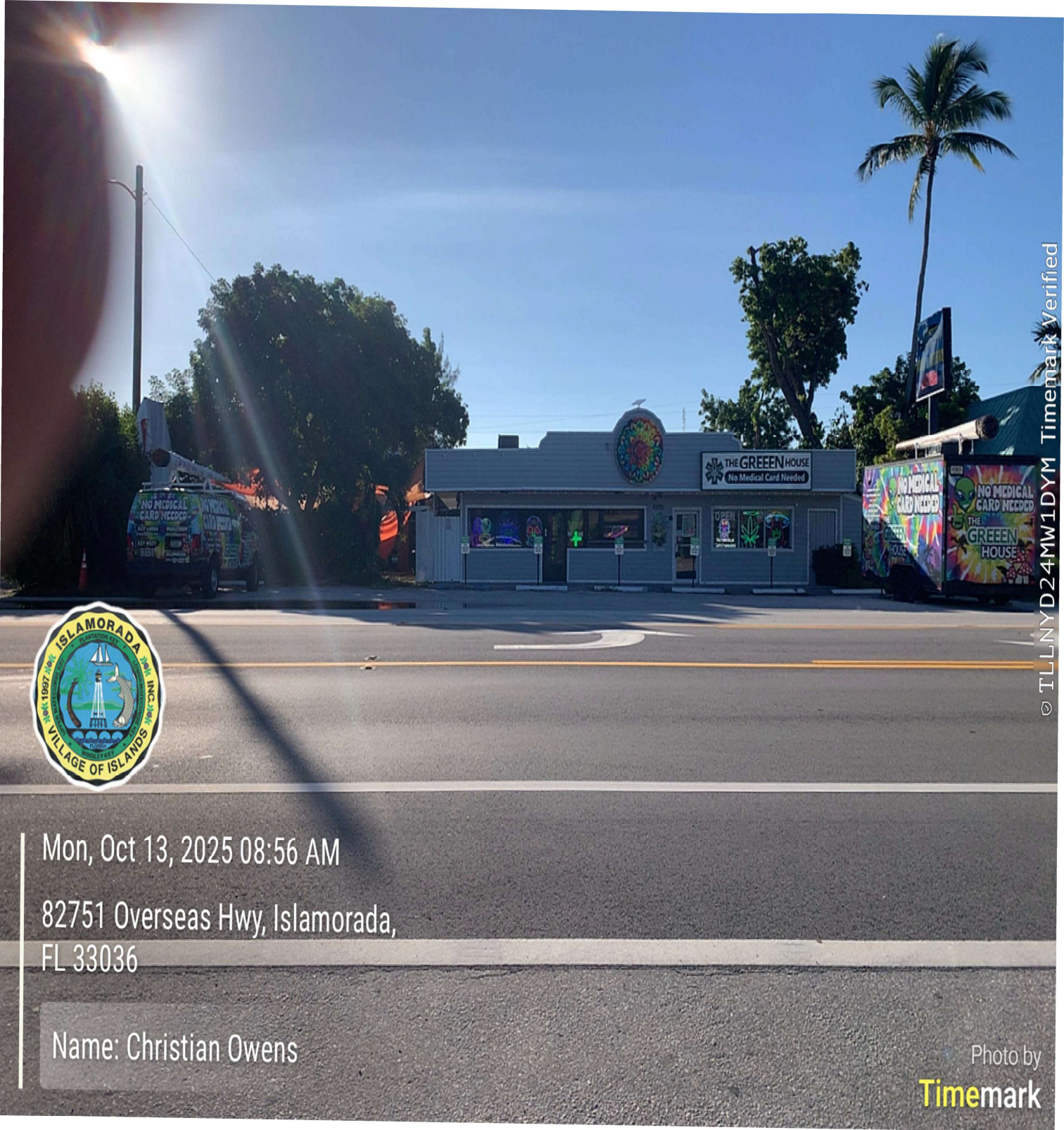
82751 OVERSEAS HWY.



Oct 13, 2025 08:55 AM

Overseas Hwy, Islamorada,
36

e: Christian Owens



© TLLNYD24MW1DYM Timemark Verified

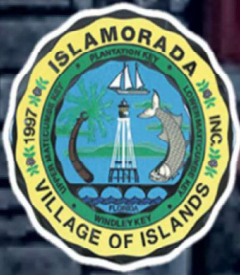


Mon, Oct 13, 2025 08:56 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

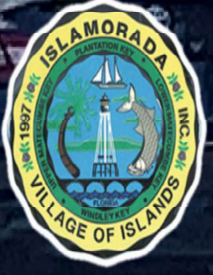
Photo by
Timemark



Mon, Oct 13, 2025 1:53 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens



Mon, Oct 13, 2025 1:53 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© TPN216M2IPMHKP Timemark Verified



Tues, Oct 14, 2025 08:30 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© U9KD92G13TAGNA Timemark Verified



© CHLXART1BWAMGX Timemark Verified



Tues, Oct 14, 2025 08:30 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



Tues, Oct 14, 2025 1:19 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© CM2LYM4L49EDY Timemark Verified



Tues, Oct 14, 2025 1:19 PM

82758 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© 2NGwYwN4H6MUTB Timemark Verified

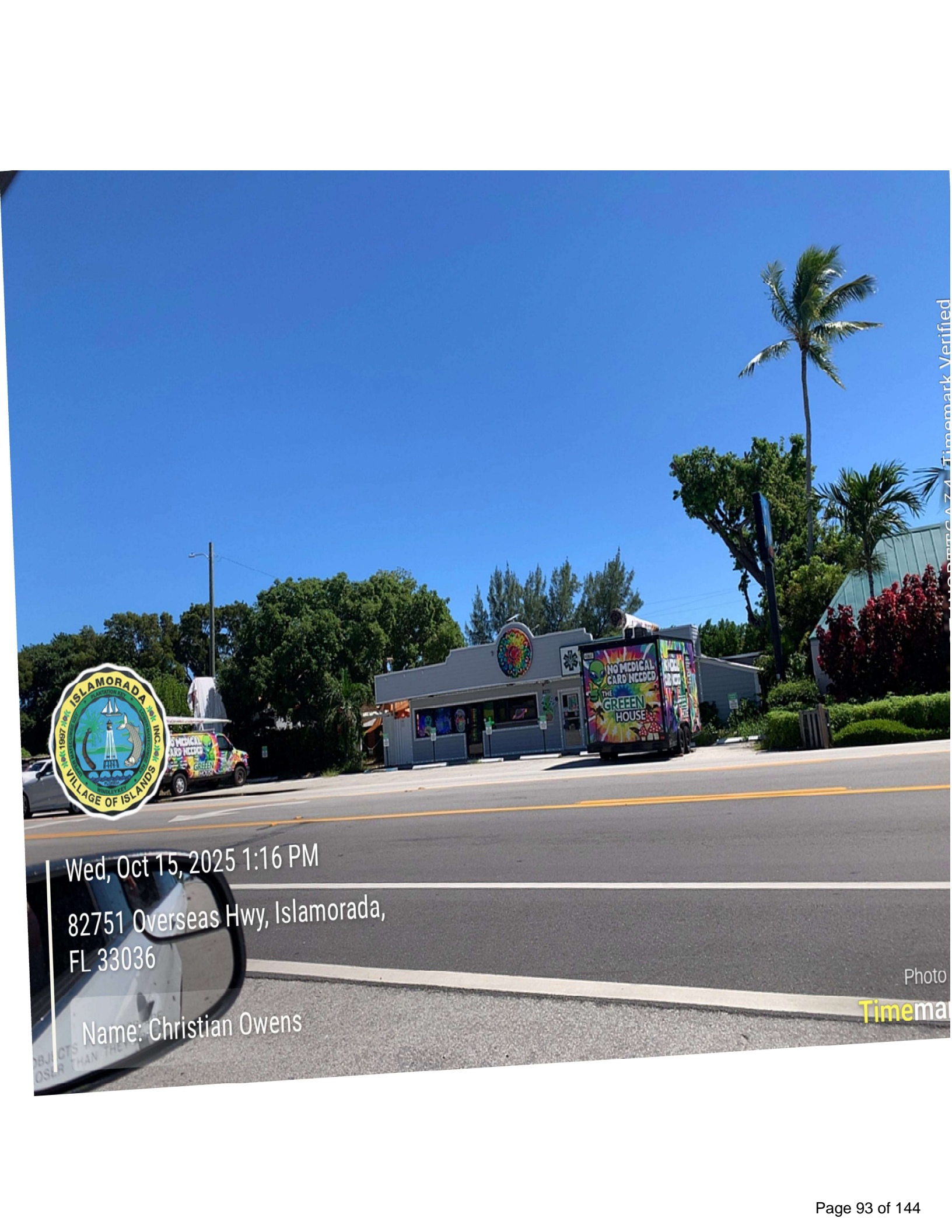


Photo © 2024 Timemark Verified



Wed, Oct 15, 2025 1:16 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo

Timemark



Wed, Oct 15, 2025 1:16 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Ph
Timen



© 3DBK1HMR1PP21R Timemark Verified



Wed, Oct 15, 2025 1:17 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



Wed, Oct 15, 2025 1:17 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Time



Thurs, Oct 16, 2025 10:11 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© DBHTBGERN2623T Timemark Verified



© 3XCEXCKNW29KW Timemark Verified



Thurs, Oct 16, 2025 10:12 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



Thurs, Oct 16, 2025 10:12 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



Thurs, Oct 16, 2025 1:26 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens



Thurs, Oct 16, 2025 1:26 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© 3Y6LLG1G3LD1P4 Timemark Verified



Thurs, Oct 16, 2025 1:26 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark

© YG46XAD31-TPRDX Timemark Verified



Fri, Oct 17, 2025 10:18 AM
82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens



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Fri, Oct 17, 2025 10:18 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



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Fri, Oct 17, 2025 10:18 AM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



Fri, Oct 17, 2025 12:43 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens

Photo by
Timemark



Fri, Oct 17, 2025 12:43 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens



Fri, Oct 17, 2025 12:43 PM

82751 Overseas Hwy, Islamorada,
FL 33036

Name: Christian Owens



CODE COMPLIANCE HEARING

Hearing Date: November 18, 2025
Case Number: CEABDP20250000197
Islamorada Village of Islands V. Kara Mohamed

Property Information:

126 Redwing Rd
Parcel ID: 00435360-000000

Case Background:

On Thursday, August 21, 2025, Code enforcement received a complaint from Kim Thaler, a neighbor residing at 132 Redwing Rd. Ms. Thaler reported that the neighboring property appears to have been abandoned for several years and has not been maintained. She stated that the grass and vegetation in both the front and backyards are severely overgrown, the pool is green, the boat lift is deteriorating with wooden debris floating into the water, and the second-floor deck is in a state of disrepair and appears to be falling apart. The violations include 18-34 of the village code entitled "Prohibition of noxious, uncultivated or non-native weeds." This is in reference to the weeds and trees that are growing unregulated on this property. 6-96(a) of the village code entitled "Physical criteria for unsafe structures." this is in reference to the unsafe conditions at the property due to neglect and lack of upkeep, and 6-96(h) of the village code entitled "Physical criteria for unsafe structures." this is in reference to the swimming pool located in the rear of the property that is in disrepair and creating a breeding ground for Mosquitos and a health hazard for the neighboring properties.

On the same day, a courtesy letter was sent to the address listed on the property appraisers website via regular mail.

On Friday, August 22, 2025, Jessica Alzar (former code enforcement officer) made contact with the homeowner Kara Mohamed. Mohamed explained that he is currently hospitalized and unable to address the issues. When asked if he had anyone who could assist him with the necessary maintenance, he stated that he did not and did not wish to discuss the matter further. He added that any further communication regarding the issue would need to be directed to his attorney, although he did not provide the attorney's contact information. He was advised that a code enforcement case has been opened and that he will receive official notice by mail.

On Monday, September 8, 2025, a notice of violation was sent to the homeowner via regular mail and certified mail.

On Tuesday, September 16, 2025, the notice of violation was returned to the Village as a return to sender.

On Monday, October 6, 2025, A notice of warning was sent to the address listed on the property appraisers website via certified and regular mail.

On Monday, October 13, 2025, the notice of warning was returned to the village as a return to sender.

On Monday, October 27, 2025, this case was assigned to the November hearing. On the same day a notice of hearing was sent via regular and certified mail as well as posted at the property and in Village hall. A posting notice was posted at the property and Village hall, and an affidavit of posting was signed and notarized the same day.

Exhibits:

1. 126 Redwing Rd - PRC
2. Courtesy Letter (W) (81)
3. Notice of Violation(W) (58)
4. Notice of Warning (W) (21)
5. Summons (W) (8)
6. Posting Notice (W) (5)
7. Affidavit of posting
8. 126 CL returned
9. 126 NOV returned
10. 126 NOW returned
11. 126 Redwing CMR 2
12. 126 Redwing CMR1
13. 126 Redwing Rd - pic5
14. 126 Redwing Rd - pic8
15. 126 Redwing Rd - pic9 (1)
16. 126 Redwing Rd - pic13 (1)
17. 126 Redwing Rd - pic17
18. 126 Redwing Rd - pic20
19. 126 posting
20. 126 redwing damage 1
21. 126 pool

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 00435360-000000
Account# 1533165
Property ID 1533165
Millage Group 50VI
Location 126 REDWING Rd, PLANTATION KEY
Address
Legal BK 5 LT 7 SUNSHINE ESTATES SEC 2 PB5-28 PLANTATION
Description KEY OR415-171-172 OR811-2034/2036 OR849-307 OR849-308Q/C OR882-2085Q/C OR1169-1397 OR1539-370
 (Note: Not to be used on legal documents.)
Neighborhood 1641
Property Class SINGLE FAMILY RESID (0100)
Subdivision SUNSHINE ESTATES SEC #2
Sec/Twp/Rng 32/62/38
Affordable No
Housing
 KARA MOHAMED
 126 Redwing Rd
 Tavernier FL 33070



Valuation

	2025 Preliminary Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$353,185	\$352,647	\$334,493	\$338,736
+ Market Misc Value	\$80,552	\$74,920	\$74,920	\$74,526
+ Market Land Value	\$2,447,277	\$2,093,433	\$2,175,358	\$1,600,143
= Just Market Value	\$2,881,014	\$2,521,000	\$2,584,771	\$2,013,405
= Total Assessed Value	\$2,773,100	\$2,521,000	\$645,996	\$627,181
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$2,881,014	\$2,521,000	\$620,996	\$602,181

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,093,433	\$352,647	\$74,920	\$2,521,000	\$2,521,000	\$0	\$2,521,000	\$0
2023	\$2,175,358	\$334,493	\$74,920	\$2,584,771	\$645,996	\$25,000	\$620,996	\$500,000
2022	\$1,600,143	\$338,736	\$74,526	\$2,013,405	\$627,181	\$25,000	\$602,181	\$500,000
2021	\$970,893	\$301,803	\$74,526	\$1,347,222	\$608,914	\$25,000	\$583,914	\$500,000
2020	\$970,893	\$301,803	\$74,526	\$1,347,222	\$600,507	\$25,000	\$575,507	\$500,000
2019	\$881,996	\$327,726	\$74,526	\$1,284,248	\$587,006	\$25,000	\$562,006	\$500,000
2018	\$752,815	\$327,726	\$70,990	\$1,151,531	\$576,061	\$25,000	\$551,061	\$500,000

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES WATERFRONT (010W)	7,747.00	Square Foot	77	103

Buildings

Building ID 23776	Exterior Walls CUSTOM
--------------------------	------------------------------



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

CODE COMPLIANCE

COURTESY LETTER

To: KARA MOHAMED
Date: August 21, 2025
Location: 126 REDWING RD

An inspection by the Village Code Compliance Officer on August 21, 2025, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

Section 18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective Measures Needed to Be in Compliance with Villages Code: Please trim and maintain all weeds and overgrown vegetation to keep the property in compliance. If bulk yard waste removal is needed, contact Island Disposal at (305) 393-3300 to arrange for pickup. **within 10 calendar days of the date of this letter.**

Section 6-96(a) of the Village Code entitled "Physical criteria for unsafe structures" which provides that a structure shall be considered unsafe if it meets any of the following criteria: The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health; or has been substantially damaged by the elements, fire, explosion, or otherwise.

Corrective Measures Needed to Be in Compliance with Villages Code: Please repair or remove the damaged lumber from the dock in the backyard to prevent debris from entering the water. **within 10 calendar days of the date of this letter.**

Section 6-96(h) of the Village Code entitled "Physical criteria for unsafe structures" which provides that a structure shall be considered unsafe if it meets any of the following criteria: The structure is a swimming pool or spa that contains stagnant water or does not conform to Section 424.2.17 of the Florida Building Code.

Corrective Measures Needed to Be in Compliance with Villages Code: Please drain the pool and take appropriate measures to prevent future clogging or ensure the pool and its water are properly maintained. **within 10 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,

A handwritten signature in black ink, appearing to be "JA", is written above the typed name.

Jessica Alzar
Code Enforcement Officer
86800 Overseas Highway Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: jessica.alzar@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. CEABDP20250000197

v.

KARA MOHAMED
 Respondent

NOTICE OF VIOLATION

Date: September 08, 2025

To: KARA MOHAMED

Re: Violations of the Village Code at

Property Location:	126 REDWING RD
Subdivision:	Not Determined
Legal Description:	BK 5 LT 7 SUNSHINE ESTATES SEC 2 PB5-28 PLANTATION KEY OR415-171-172 OR811-2034/2036 OR849-307 OR849-308Q/C OR882-2085Q/C OR1169-1397 OR1539-370

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 August 21, 2025 found the following violations(s):

18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native

vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective Measures Needed To Be In Compliance with Villages Code: Please trim and maintain all weeds and overgrown vegetation to keep the property in compliance. If bulk yard waste removal is needed, contact Island Disposal at (305) 393-3300 to arrange for pickup.

6-96(a) of the Village Code entitled "Physical criteria for unsafe structures" which provides that a structure shall be considered unsafe if it meets any of the following criteria: The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health; or has been substantially damaged by the elements, fire, explosion, or otherwise.

Corrective Measures Needed To Be In Compliance with Villages Code: Please repair or remove the damaged lumber from the dock in the backyard to prevent debris from entering the water.

6-96(h) of the Village Code entitled "Physical criteria for unsafe structures" which provides that a structure shall be considered unsafe if it meets any of the following criteria: The structure is a swimming pool or spa that contains stagnant water or does not conform to Section 424.2.17 of the Florida Building Code.

Corrective Measures Needed To Be In Compliance with Villages Code: Please drain the pool and take appropriate measures to prevent future clogging, or ensure the pool and its water are properly maintained.

In order to avoid fines and/or a hearing these violations must be resolved by **October 06, 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.

If you have any questions concerning this matter, please call the Village at (305) 664-6434.

PLEASE GOVERN YOURSELF ACCORDINGLY.



Jessica Alzar
Code Enforcement Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: jessica.alzar@islamorada.fl.us

Certificate of Service

I, Jessica Alzar, do hereby certify that a true and correct copy of the foregoing has been furnished via to: KARA MOHAMED, 126 REDWING RD TAVERNIER, FL 33070 (return receipt number: (7020 0640 001 0355 7888), on September 08, 2025.



Jessica Alzar
Code Enforcement Officer
86800 Overseas Highway
Islamorada, FL 33036
Telephone: (305) 664-6434
E-mail: jessica.alzar@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. CEABDP20250000197

v.

KARA MOHAMED
Respondent

NOTICE OF WARNING

Date: October 06, 2025

To: KARA MOHAMED

Re: Violations of the Village Code at

Property Location: 126 REDWING RD

Subdivision: Not Determined

Parcel ID: 00435360-000000

A review of the Monroe County tax roll indicates that you are the owner(s) of the above-referenced property (the "Property").

Pursuant to Article III, Chapter 2 of the Village Code, you are in violation of Village Ordinance(s). In order to avoid fines and/or a hearing these violations must be resolved by October 24, 2025.

An investigation on [8-21-2025], found the following violations(s):

Section 18-34Section 6-96(a)Section 6-96(h) of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed

protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Corrective measures needed to be in compliance with Village Code: Please trim and maintain all weeds and overgrown vegetation to keep the property in compliance. If bulk yard waste removal is needed, contact Island Disposal at (305) 393-3300 to arrange for pickup.

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) 664-6435.

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: KARA MOHAMED, 126 REDWING RD, TAVERNIER, FL 33070, (return receipt number: 9589 0710 5270 1220 6332 59), on October 06, 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

CASE NO.: CEABDP20250000197

Petitioner,

v.

KARA MOHAMED

Respondent.

NOTICE OF HEARING

To: KARA MOHAMED

Re: Violations of the Village Code at

Property Location:	126 REDWING RD, ISLAMORADA, FLORIDA 33036
Subdivision:	Not Determined
Legal Description:	BK 5 LT 7 SUNSHINE ESTATES SEC 2 PB5-28 PLANTATION KEY OR415-171-172 OR811-2034/2036 OR849-307 OR849-308Q/C OR882-2085Q/C OR1169-1397 OR1539-370

Date and Factual Description of Violation(s):

On August 21, 2025, I received a complaint from Kim Thaler, a neighbor residing at 132 Redwing Rd . Ms. Thaler reported that the neighboring property appears to have been abandoned for several years and has not been maintained. She stated that the grass and vegetation in both the front and back yards are severely overgrown, the pool is green, the boat lift is deteriorating with wooden debris floating into the water, and the second-floor deck is in a state of disrepair and appears to be falling apart.

Section 18-34 of the Village Code entitled "Prohibition of noxious, uncultivated or non-native weeds" which provides that it is unlawful and prohibited for any person to suffer, cause or permit the existence of noxious, uncultivated or non-native weeds, grasses, or undergrowth (other than undisturbed protected species or woody or non-woody native vegetation) which is determined by the Code Compliance officer to exceed 12 inches in average height above the surface of the ground upon a portion of any improved or unimproved property.

Section 6-96(a) of the Village Code entitled "Physical criteria for unsafe structures" which provides that a structure shall be considered unsafe if it meets any of the following criteria: The

structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health; or has been substantially damaged by the elements, fire, explosion, or otherwise.

Section 6-96(h) of the Village Code entitled "Physical criteria for unsafe structures" which provides that a structure shall be considered unsafe if it meets any of the following criteria: The structure is a swimming pool or spa that contains stagnant water or does not conform to Section 424.2.17 of the Florida Building Code.

You are hereby ordered to appear before the Village Code Compliance Hearing Officer ("Hearing Officer") for a public hearing to address the above violation(s) of the Village Code. This public hearing will be held **Tuesday, November 18th, 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 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: KARA MOHAMED, 126 REDWING RD TAVERNIER, FL 33070 (return receipt number: 9589 0710 5270 2052 4102 78), on October 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

POSTING NOTICE

CODE COMPLIANCE

CEABDP20250000197
CASE NUMBER

Monday, October 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:

October 24, 2025

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

November 18, 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. CEABDP20250000197

v.

KARA MOHAMED
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, October 27, 2025, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to KARA MOHAMED 126 REDWING RD TAVERNIER, FL 33070. A copy of the Notice is attached as Exhibit A.
3. On Monday, October 27, 2025, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 126 REDWING RD, 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 day of 10/27/2025

Christian Owens

Code Compliance Officer

STATE OF FLORIDA

)SS

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 27th day of October ²⁰²⁵ by Christian Owens who is personally known to me.



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

[Signature]
NOTARY PUBLIC, State of Florida

Commission No.: _____

Commission Expires: _____



Islamorada, Village of Islands
Code Compliance

86800 Overseas Hwy
Islamorada, FL 33036

MIAMI FL 330

10 SEP 2025 PM 5 L



FP **US POSTAGE**
\$000.74⁰

First-Class - IMI
ZIP 33036

09/09/2025
036B 0011834630

REC Kara Mohamed
126 Redwing RD
TAVERNIER FL 33070

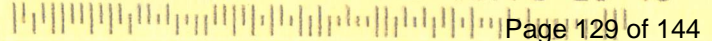
IA K1: 9333189887

33070-229725 UTF
33036>3162

NIXIE 331 DE 1 0009/16/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33036316200 *2606-02778-10-40



CERTIFIED MAIL®



Islamorada, Village of Islands
Code Compliance

86800 Overseas Hwy
Islamorada, FL 33036



MIAMI FL 330

10 SEP 2025 PM 2 L

7020 0640 0001 0355 7888



FP **US POSTAGE**
\$010.44⁰

First-Class - IMI

ZIP 33036

09/09/2025

036B 0011834630

WTE

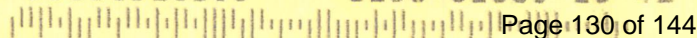
KARA Mohamed
26 Redwing RD
Tavernier FL 33070

NIXIE 331 DE 1 0009/16/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

33070-22372^{HTF}
33036>3162

BC: 33036316200 *2106-01669-10-41



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

KARA Mohamed
126 Redwing RD
TAVERNIER FL 33070



9590 9402 8990 4064 7498 59

2. Article Number (Transfer from service label)

7020 0640 0001 0355 7888

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery (00)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



Islamorada, Village of Islands
Code Compliance

86800 Overseas Hwy
Islamorada, FL 33036

CERTIFIED MAIL



9589 0710 5270 1220 6332 59



FP[®] US POSTAGE
\$010.44⁰

First-Class - IMI
ZIP 33036

10/06/2025
036B 0011834630

Handwritten initials in blue ink.

Kara Mohamed
126 Redwing Rd
Tavernier FL 33070

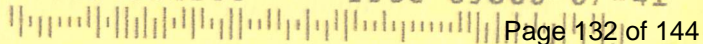
NIXIE 331 DE 1 0010/13/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTFK1: 9400921787

UTF
33070-223726
33036>3162

BC: 33036316200 *2506-03000-07-41



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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:

Kara Mohamed
126 Redwing RD
Tavernier FL 33070



9590 9402 8990 4064 7561 09

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6332 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

- ↓ Mail
- ↓ Mail Restricted Delivery
- ↓500)

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

Domestic Return Receipt

9589 0710 5270 1220 6332 59

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

00800

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

Kara Mohamed

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

126 Redwing RD

City, State, ZIP+4®

Tavernier FL 33070



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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fees

\$

Sent To

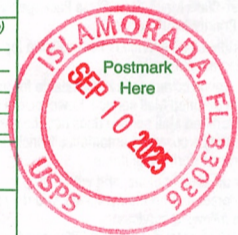
Kara Mohamed

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

126 Redwing RD

City, State, ZIP+4®

Tavernier FL 33070



Page 135 of 144

7020 0640 0001 0355 7888



© C1WUD3PETKXEDG Timemark Verified



Thurs, Aug 21, 2025 11:24 AM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Jessica Alzar

Photo by
Timemark
Page 136 of 144



© EK4LHK24YKAB49 Timemark Verified



Thurs, Aug 21, 2025 11:25 AM
126 Redwing Rd, Tavernier, FL
33070-2237

Name: Jessica Alzar

Photo by
Timemark
Page 137 of 144



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Thurs, Aug 21, 2025 11:28 AM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Jessica Alzar

Photo by

Timemark
Page 138 of 144



Thurs, Aug 21, 2025 1:44 PM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Jessica Alzar

Photo by

Timemark

© H1H269U3BL6DH3 Timemark Verified



© MLGGPT166WGYA9H Timemark Verified



Thurs, Aug 21, 2025 1:46 PM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Jessica Alzar

Photo by

Timemark



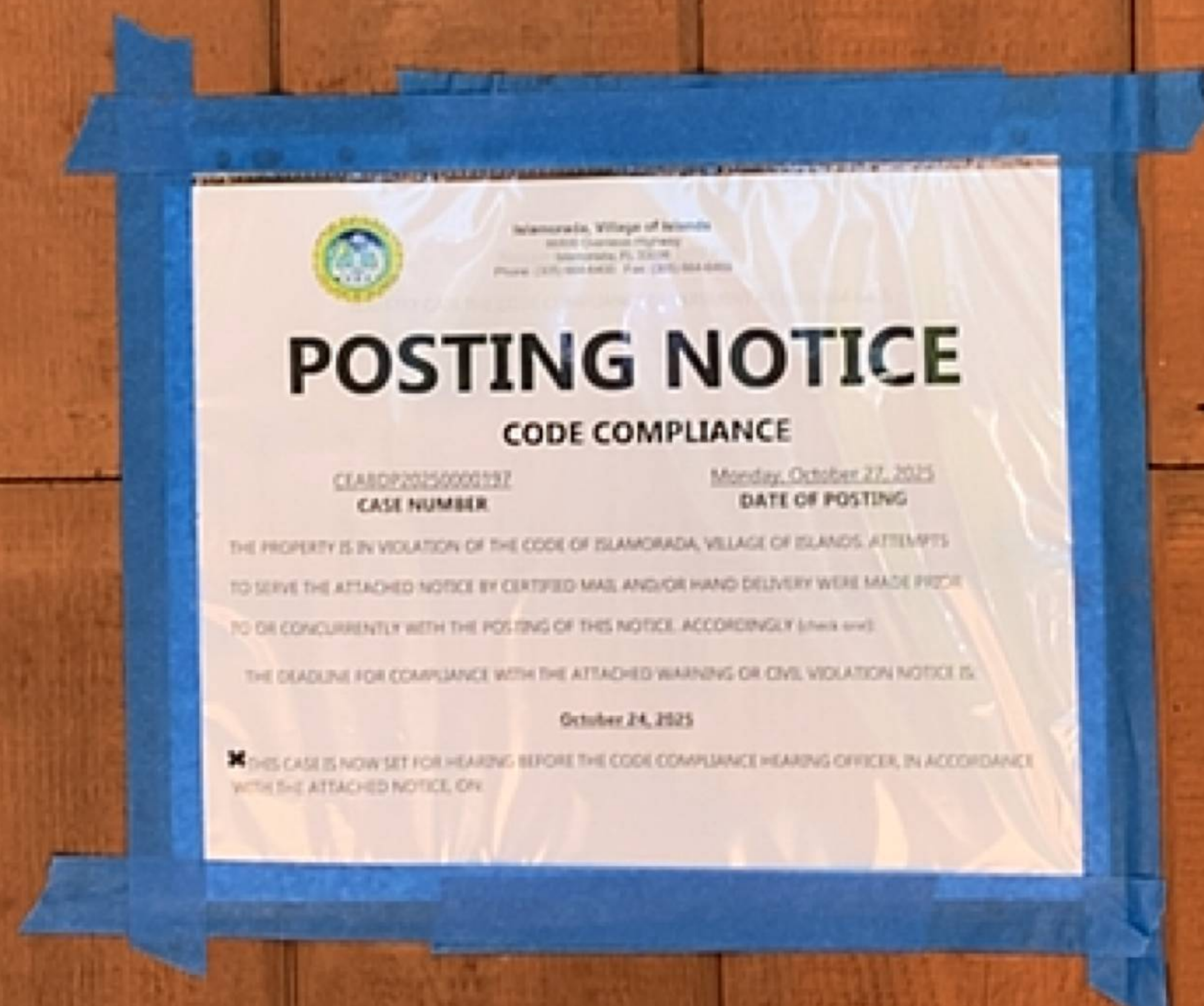
© LMP4UYBGMLB6HA Timemark Verified



Thurs, Aug 21, 2025 1:46 PM
126 Redwing Rd, Tavernier, FL
33070-2237

Name: Jessica Alzar

Photo by
Timemark



Mon, Oct 27, 2025 11:59 AM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Christian Owens

Photo by
Timemark



Tues, Nov 04, 2025 08:36 AM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Christian Owens

Photo by

Timemark



Tues, Nov 04, 2025 08:36 AM

126 Redwing Rd, Tavernier, FL
33070-2237

Name: Christian Owens

Photo by

Timemark