



Islamorada, Village of Islands

Code Compliance Hearing

March 17, 2026 - 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. CESIGN20250000279
Islamorada Village of Islands V. Victor Gircys
- III. **ADJOURNMENT**

[VERBATIM_RECORD]



CODE COMPLIANCE HEARING

Hearing Date: March 17, 2026

Case Number: CESIGN20250000279

Islamorada Village of Islands V. Victor Gircys

Property Information:

103 Sunshine Blvd

Parcel ID: 00434700-000000

Case Background:

On Wednesday, October 22, 2025, while on a routine patrol, I noticed this property had placed an OPEN sign on his truck. This is the second case of the same violation on this property. The other case is CESIGN20250000148. This case was opened on July 24, 2025 and closed September 23 2025. The same day a case was opened and a Notice of Violation was sent via certified and regular mail to the property owner as listed on the property record card. The violation that was issued to this property is 30-1432(b) entitled "General Provisions." It states "This division shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically permitted, it shall be considered to be prohibited."

On Wednesday, November 12, 2025, no changes had been made, and the sign was still present on site. That day, a Notice of Warning was sent via regular and certified mail to the homeowner on file through the property appraisers office.

On Friday, December 5, 2025, I reinspected this property and the violations were still present. On the same day, I issued a citation for this property in the amount of \$200.00. The citation was sent via certified and regular mail to the property owner.

On Saturday, December 19, 2025, the property did not contest the citation and the case was moved forward.

On Thursday, January 22, 2026, all violations were still present and no payment was received. The same day the property was assigned to a hearing. A notice of hearing was sent via regular and certified mail. A posting notice was created and was posted at the property and on the second floor of village hall, and an affidavit of posting was signed and notarized.

On Wednesday, March 4, 2026, The sign was still present on site, we have received no payment on the citation.

Exhibits:

1. hearing packet FINAL

Monroe County, FL

** PROPERTY RECORD CARD **

Parcel ID 00434700-000000
Account# 1532509
Property ID 1532509
Millage Group 50V1
Location Address 103 SUNSHINE Blvd, PLANTATION KEY
Legal Description BK 1 LT 14 AND E 10 FT LOT 15 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63 OR228-456/57 OR332-205/06 OR1317-1713
 (Note: Not to be used on legal documents.)
Neighborhood 10020
Property Class RETAIL-SINGLE TENANT (1100)
Subdivision SUNSHINE ESTATES SEC #1
Sec/Twp/Rng 32/62/38
Affordable No
Housing
 GIRCYS VICTOR
 PO Box 1395
 Islamorada FL 33036



	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$87,479	\$91,396	\$90,092	\$95,240
+ Market Misc Value	\$59,977	\$47,197	\$48,198	\$49,198
+ Market Land Value	\$1,047,354	\$908,548	\$694,030	\$378,562
= Just Market Value	\$1,194,810	\$1,047,141	\$832,320	\$523,000
= Total Assessed Value	\$478,853	\$435,321	\$395,747	\$359,770
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,194,810	\$1,047,141	\$832,320	\$523,000

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$908,548	\$91,396	\$47,197	\$1,047,141	\$435,321	\$0	\$1,047,141	\$0
2023	\$694,030	\$90,092	\$48,198	\$832,320	\$395,747	\$0	\$832,320	\$0
2022	\$378,562	\$95,240	\$49,198	\$523,000	\$359,770	\$0	\$523,000	\$0
2021	\$378,562	\$109,526	\$49,878	\$537,966	\$327,064	\$0	\$537,966	\$0
2020	\$378,562	\$113,966	\$51,371	\$543,899	\$297,331	\$0	\$543,899	\$0
2019	\$347,015	\$99,101	\$52,867	\$498,983	\$270,301	\$0	\$498,983	\$0
2018	\$379,730	\$94,323	\$52,722	\$526,775	\$245,729	\$0	\$526,775	\$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 Use	Number of Units	Unit Type	Frontage	Depth
(1100)	11,684.00	Square Foot	0	0

Building ID 43200
Style
Building Type SERVICE SHOPS-A- / 25A
Building Name
Gross Sq Ft 1251
Finished Sq Ft 1011
Stories 1 Floor
Condition AVERAGE
Perimeter 136
Functional Obs 0
Economic Obs 0
Depreciation % 33
Interior Walls
Exterior Walls C.B.S.
Year Built 1961
Effective Year Built 2000
Foundation
Roof Type
Roof Coverage
Flooring Type
Heating Type
Bedrooms 0
Full Bathrooms 1
Half Bathrooms 0
Grade 300
Number of Fire Pl 0

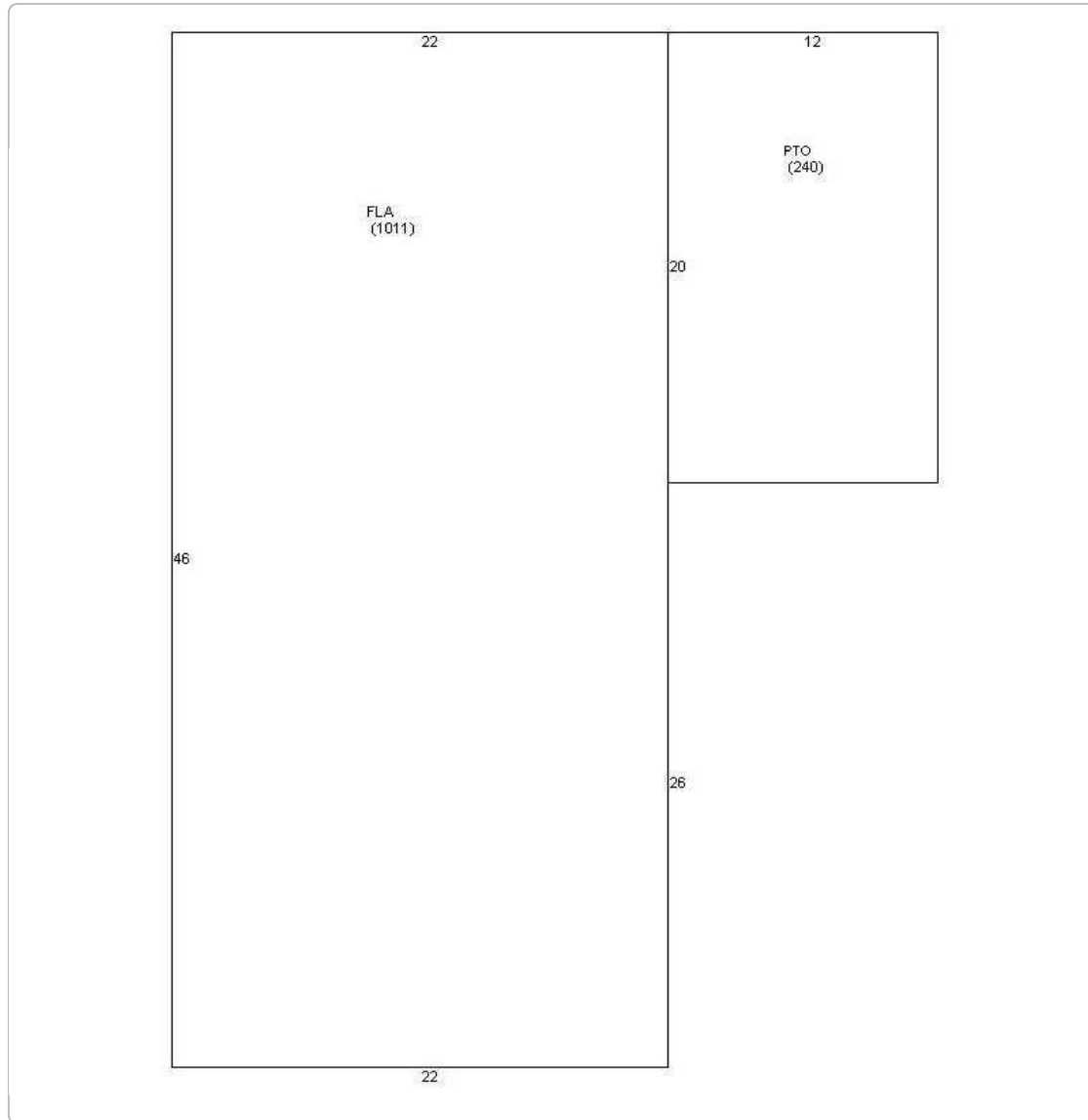
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,011	1,011	0
PTO	PATIO	240	0	0
TOTAL		1,251	1,011	0

2

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	2003	2004	6 x 195	1	1170 SF	5
WOOD DECK	2009	2010	8 x 80	1	640 SF	1
SEAWALL	1975	1976	3 x 89	1	267 SF	1
CONCRETE DOCK	1975	1976	1 x 89	1	89 SF	4
WALL AIR COND	2000	2010	0 x 0	1	2 UT	2
BRICK PATIO	2009	2010	26 x 175	1	4550 SF	2

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1994	\$140,500	Warranty Deed		1317	1713	M - Unqualified	Improved		

Number	Date Issued	Status	Amount	Permit Type	Notes
PRELT202101261	10/11/2023	Completed	\$1,700	Commercial	CONNECT 2 ICE MACHINES
PRPLB202101678	04/26/2022	Completed	\$1,000	Commercial	***ATF*** 3 COMPARTMENT SINK AND FLOOR DRAIN -- ATF
200900527	12/01/2009	Completed	\$1	Commercial	PAVER DRIVE
200900990	12/01/2009	Completed	\$1	Commercial	REMOVE/REPLACE ENCLOSURE
200900769	11/17/2009	Completed	\$1	Commercial	DECK
0201888	11/04/2002	Completed	\$1	Commercial	PVC FENCE





TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/22/2025, 1:24:46 AM

[Contact Us](#)





© EKGWMAC4LHPC4R Timemark Verified



Wed, Oct 22, 2025 1:49 PM

103 Sunshine Blvd Tavernier, FL 33070

Name: Christian Owens

Photo by **Timemark**

OPEN

© PXPLB2U19Y96E9 Timemark Verified



Wed, Nov 26, 2025 09:57 AM
87200 Overseas Hwy, Islamorada,

Name: Christian Owens

Photo by
Timemark

OPEN



Fri, Dec 05, 2025 10:16 AM
90482-90536 Old Hwy, Tavernier,
FL 33070

Name: Christian Owens

Photo by
Timemark

CLWPNTTC6XY9LD Timemark Verified



© C33E1ER6NL R2B2 Timemark Verified



Thurs, Jan 08, 2026 12:51 PM
157 Ocean Dr, Tavernier, FL 33070

Name: Christian Owens



H.A.M. SEAFOOD
EXPRESS
A TASTE OF FLORIDA
CELL 305-733-4543



WHOLESALE RETAIL
FRESH SEAFOOD



NOTICE

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 01-22-2026 BY 60322 UCBAW/STP

EXEMPTION CODE: 25X(1)

REASON FOR EXEMPTION: 25X(1) - INFORMATION CONCERNING THE INTERNAL SECURITY OF THE UNITED STATES

DATE OF REVIEW: 01-22-2026

REVIEWER: UCBAW/STP

Thurs, Jan 22, 2026 08:11 AM

103 Sunshine Blvd
Tavernier,
FL 33070

Name: Christian Owens

© YU9MPRYANHCBNM Timemark Verified



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. CESIGN20250000279

v.

GIRCYS VICTOR
Respondent

NOTICE OF VIOLATION

Date: October 22, 2025

To: GIRCYS VICTOR

Re: Violations of the Village Code at

Property Location:	103 SUNSHINE BLVD
Subdivision:	
Legal Description:	BK 1 LT 14 AND E 10 FT LOT 15 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63 OR228-456/57 OR332-205/06 OR1317-1713

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

An investigation on October 22, 2025 found the following violations(s):

30-1432(b) of the Village Code entitled "General provisions" which provides that regarding the type of activities affected, this division shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically permitted, it shall be considered to be prohibited.

Corrective Measures Needed To Be In Compliance with Villages Code: Remove illegal sign from public view. Or apply for a signage permit through the Islamorada Village of Islands planning department.

In order to avoid fines and/or a hearing these violations must be resolved by **November 12, 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: GIRCYS VICTOR, PO BOX 1395 ISLAMORADA, FL 33036 (return receipt number: 9589 0710 5270 2052 4102 85), on October 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

ISLAMORADA, VILLAGE OF ISLANDS
Petitioner,

CASE NO. CESIGN20250000279

v.

GIRCYS VICTOR

Respondent

NOTICE OF WARNING

Date: November 12, 2025

To: GIRCYS VICTOR

Re: Violations of the Village Code at

Property Location: 103 SUNSHINE BLVD

Subdivision:

Parcel ID: 00434700-000000

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 December 04, 2025.

An investigation on [10/22/2025], found the following violations(s):

Section 30-1432(b) of the Village Code entitled "General provisions" which provides that regarding the type of activities affected, this division shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically permitted, it shall be

considered to be prohibited.

Corrective measures needed to be in compliance with Village Code: Remove illegal sign from public view. Or apply for a signage permit through the Islamorada Village of Islands planning department.

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.

Certificate of Service

I, Christian Owens, do hereby certify that a true and correct copy of the foregoing has been furnished via to: GIRCYS VICTOR, PO BOX 1395, ISLAMORADA, FL 33036, (return receipt number:9589 0710 5270 1220 6333 03), on November 12, 2025



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

Citation #

2025-0009

ISLAMORADA, VILLAGE OF ISLANDS
 CODE COMPLIANCE CITATION
CODE CASE # CESIGN20250000279



Repeat Violation	DATE	TIME	OFFICER
Yes	December 05, 2025	08:45	Christian Owens

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

Wednesday, October 22, 2025 12:00 AM

Located At:

103 SUNSHINE BLVD

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

Section 30-1432(b) of the Village Code entitled "General provisions" which provides that regarding the type of activities affected, this division shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically permitted, it shall be considered to be prohibited.

IF YOU ELECT NOT TO CONTEST THE CITATION YOU MUST:

Correct the violation(s) on or before 12/04/2025 and pay the reduced fine of \$200.00

All payments can be made in person or mailed to:

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

IF YOU CONTEST THE CITATION, YOU MUST REQUEST A HEARING

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

If you fail to pay the fine within 14 calendar days after issuance, correct the violation within the time allowed, or fail to appear before the Code Compliance Hearing Officer, you shall be deemed to have waived your right to contest the citation and a final order may be entered against you for an amount up to the maximum fine of \$ 500.00 per day per violation that the violation(s) continues plus an administrative fee of \$125.00. Each day of continued violation after the time period for correction shall be deemed continuing violation

CODE COMPLIANCE

Citation Number	Parcel ID	Owner Name	Total Amount Due	Amount Paid
2025-0009 Case Number CESIGN20250000279	00434700-000000	GIRCYS VICTOR	200.00	

DESCRIPTION OF VIOLATION(S)

Section 30-1432(b) of the Village Code entitled "General provisions" which provides that regarding the type of activities affected, this division shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically permitted, it shall be considered to be prohibited.

To make a payment please send check or money order payable to Islamorada, Village of Islands:

Islamorada, Village of Islands
Attn: Finance Department
86800 Overseas Highway
Islamorada, FL 33036

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



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

Certified Mail # [NO CERTIFICATION NUMBER ENTERED]

**** Please sign and return this notice with your payment****

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CITATION IS NOT AN ADMISSION OF GUILT.


Any person who willfully refuses to sign and accept this citation shall be guilty of a misdemeanor of the second degree,

subject to additional penalty in the same amount without need for issuance of additional civil violation notices.

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

Signature of Violator _____
Date

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

 _____
Signature of Code Compliance Officer **Date** **Time**
December 05, 2025 08:45



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.: CESIGN20250000279

Petitioner,

v.

GIRCYS VICTOR

Respondent.

NOTICE OF HEARING

To: GIRCYS VICTOR

Re: Violations of the Village Code at

Property Location:	103 SUNSHINE BLVD, ISLAMORADA, FLORIDA 33036
Subdivision:	
Legal Description:	BK 1 LT 14 AND E 10 FT LOT 15 SUNSHINE ESTATES SEC 1 PLANTATION KEY PB4-63 OR228-456/57 OR332-205/06 OR1317-1713

Date and Factual Description of Violation(s):

On Wednesday, October, 22, 2025, While on a routine patrol I noticed this property has placed a OPEN sign on his truck. This is the second case for the same violation on this property.

Section 30-1432(b) of the Village Code entitled "General provisions" which provides that regarding the type of activities affected, this division shall apply to any person who erects, constructs, enlarges, moves, changes the copy of, modifies, or converts any signs, or causes the same to be done. If a type of sign is not specifically permitted, it shall be considered to be prohibited.

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, March 17th, 2026 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: GIRCYS VICTOR, PO BOX 1395 ISLAMORADA, FL 33036 (return receipt number: 9589 0710 5270 1220 6334 19), on January 22, 2026.



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

punishable as provided in statute 775.082 or statute 775.083.

Signature of Violator

Date



²²
Islamorada, Village of Islands
86800 Overseas Highway
Islamorada, FL 33036
Phone: (305) 664-6400 Fax: (305) 664-6469

POSTING

NOTICE

COMPLIANCE

CESIGN20250000279
CASE NUMBER

Thursday, January 22, 2026
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:

December 04, 2025

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

March 17, 2026 at 2:00 PM

YOU MAY CALL THE CODE COMPLIANCE DEPARTMENT AT (305) 664-6435
Please be advised if the "Open" sign is removed from the property and the citation is paid we will remove this case from hearing.



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. CESIGN20250000279

v.

GIRCYS VICTOR
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, January 22, 2026, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested () to GIRCYS VICTOR PO BOX 1395 ISLAMORADA, FL 33036. A copy of the Notice is attached as Exhibit A.
3. On Thursday, January 22, 2026, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 103 SUNSHINE BLVD, 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 22 day of Jan

Christian Owens
Code Compliance Officer

STATE OF FLORIDA

)SS

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 22 day of Jan, by
CHRISTIAN OWENS who is personally known to me.

Laurie Ann Postrión
NOTARY PUBLIC, State of Florida

Commission No.: 745062
Commission Expires: 12/10/29



9589 0720 606
 5220 1220 633
 43 33 33 33

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 \$ _____

Sent To _____

Street and Apt. _____

City, State, ZIP _____

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036

Postmark Here
 ISLAMORADA, FL 33036
 DEC-6-2023

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

9589 0710 6856
 67 4339 0227 0225 5270 0120 6856

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

CO code
 103 SunShine

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

OFFICIAL USE

ISLAMORADA FL 33036

JAN 3 2026

Postmark Here
 USPS

Certified Mail Fee \$

Extra Services & Fees (check box, add fees 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

Street and Apt. N

City, State, ZIP+4

GIRCYS VICTOR
 PO Box 1395
 Islamorada FL 33036

PS Form 3800, 47 See Reverse for Instructions

9589 0710 5270 1220 6339 03

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

RECEIVED

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 GIRCEY Victor

Street and Post No. or PO Box No. PO BOX 1395

City, State, ZIP+4® Islamorada FL 33036

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



9589 0710 2570 0252 4102 85

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 Girays Victor

Street and Apt. No., PO Box No. PO Box 1395

City, State, ZIP+4® Islamorada FL 33036

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



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:

GIRCYS VICTOR
 PO Box 1395
 Islamorada FL 33036



9590 9402 8990 4064 7495 21

2 Article Number (Transfer from services label)

9589 0710 5270 1220 6333 41

PS Form 3811, July 2020 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

A. Signature [Signature] Agent Addressee

B. Received by (Printed Name) VICTOR GIRCYS C. Date of Delivery 12-23-25

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

3. Service Type

Adult Signature Restricted Delivery

Adult Signature Restricted Delivery Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery Restricted Delivery

Collect on Delivery Restricted Delivery (Insurance Mail)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

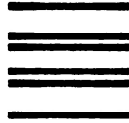
Domestic Return Receipt

USPS TRACKING#



9590 9402 8990 4064 7495 21

**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**

CERTIFIED MAIL



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



9589 0710 5270 2052 4102 85

FP US POSTAGE
\$010.73⁰

First-Class - IMI
ZIP 33036

10/22/2025
036B 0011834630

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036

UNCLAIMED

1ST NOTICE 10-25
2ND NOTICE 10-30
RETURN 11-10

NIXIE 326 SE 1 7211/22/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33036316200 *2606-08166-23-42

UNC
33036316200

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, HOLD AND FOLD TO THE 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.

4. Article Addressed to You

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036



9590 9402 8990 4064 7496 68

2. Article Number (Transfer from service label)

9589 0710 5270 2052 4102 85

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
 No

3. Service Type

Adult Signature Restricted Delivery
 Certified Mail®
 Collect on Delivery
 Insured Mail (over \$500)
 Registered Mail Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLLOWING THE 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:

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036



9590 9402 8990 4064 7495 76

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6333 03

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

- 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

Domestic Return Receipt



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

CERTIFIED MAIL

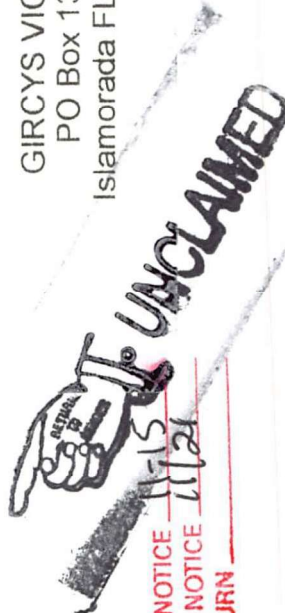


9589 0710 5270 1220 6333 03



11/12/2025
036B 0011834630

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036



1ST NOTICE 11/21
2ND NOTICE 11/21
RETURN

33036-139595



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOR DELIVERY

Co Code 103 SunShine

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:

GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036



9590 9402 8990 4064 7491 87

2. Article Number (Transfer from service label)

9589 0710 5270 1220 6334 19

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X

B. Received by (Printed Name) C. Date of Delivery

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

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

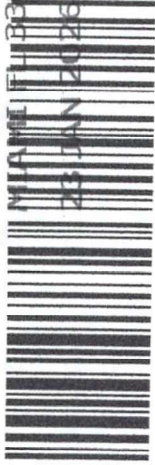
Mail Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL®



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



9589 0710 5270 1220 6334



FP US POSTAGE
\$010.44⁰
First-Class - IMI
ZIP 33036

01/22/2026
0368 0011834630

ISLAMORADA FL 33036
JAN 26 2026
USPS



GIRCYS VICTOR
PO Box 1395
Islamorada FL 33036

1ST NOTICE 1-26
2ND NOTICE 1-31
RETURN 2-10



9589-0710