



# Islamorada, Village of Islands

## Code Compliance Hearing

---

April 21, 2026 - 10:00 AM  
Village Administrative Center & Public Safety Headquarters  
Second Floor Conference Room  
86800 Overseas Highway  
Islamorada, FL 33036

### AGENDA

- I. CALL TO ORDER / ROLL CALL
- II. NEW HEARINGS
  - A. CETREE20260000003  
Islamorada Village of Islands v Laurel Rafford
- 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:** April 21, 2026

**Case Number:** CETREE20260000003

**Islamorada Village of Islands v Laurel Rafford**

---

### **Property Information:**

Property Owner: Laurel Rafford of 144 N Coconut Palm Blvd  
150 N Coconut Palm Blvd,  
Tavernier, FL 33070  
Parcel ID: 00429600-000000

### **Case Background:**

Violations; 30-823(d)

All pruning shall adhere to practices and principles set by the National Arborists Association as contained in the Landscape Manual prepared by the Planning and Development Services Department pursuant to Section 30-826.

### **Corrective Measures:**

As outlined by Assistant Planning Director Daniel Parobok, "Remove the remaining portions of both trees, the stumps may be left. For mitigation, plant a total of 28 native canopy trees. In addition, pay an ATF specimen tree fine in the amount of \$11,137.50, which is separate from the required mitigation.

On January 5, 2026, during a patrol, I saw two mature Buttonwood trees that had been severely trimmed.

On January 5, 2026, a Courtesy Letter to property owner Laurel Rafford was sent via regular mail with a 30-day compliance date.

On February 6, 2026, a Notice of Violation was sent to property owner Laurel Rafford via regular and certified mail with a 14-day compliance date.

On February 18, 2026, a Notice of Warning was sent to property owner Laurel Rafford via regular and certified mail with a 14-day compliance date.

On February 20, 2026, Tayne LoDolce hand delivered information regarding the case. All documents were uploaded to the case file.

On March 9, 2026, homeowner Laurel Rafford met with Daniel Parobok and has requested to be assigned to hearing.

On March 11, 2026, a Notice of Hearing was generated and was sent via regular and certified mail. Copies were also posted on the property and at the Village Hall on the 2nd floor the same day. The affidavit of posting was also completed the same day.

On April 8, 2026, a second Notice of Hearing was generated due to a clerical error that was noticed in the first notice of hearing. The second notice was sent via regular and certified mail with accurate copies. Copies were also posted on the property and at the Village Hall, 2nd floor on the same day. The second affidavit of posting was also completed the same day.

**Exhibits:**

1. Case File

# 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 00429600-000000  
 Account# 1527602  
 Property ID 1527602  
 Millage Group 50VI  
 Location 150 N COCONUT PALM Blvd, PLANTATION KEY  
 Address  
 Legal BK 13 LTS 12 AND 13 PLANTATION KEY COLONY PB3-182  
 Description PLANTATION KEY OR273-604 OR928-414 OR963-899D/C OR963-901AFF OR1012-2189 OR1018-906AFF OR1020-2391AFF OR1186-1924 OR1186-1927 OR1186-1928 OR1186-1925 OR1186-1926  
 (Note: Not to be used on legal documents.)  
 Neighborhood 1641  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision PLANTATION KEY COLONY  
 Sec/Twp/Rng 05/63/38  
 Affordable No  
 Housing



### Owner

RAFFORD LAUREL K  
 144 N Coconut Palm Blvd  
 Tavernier FL 33070

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$307,614	\$269,491	\$253,414	\$257,783
+ Market Misc Value	\$44,195	\$29,347	\$29,347	\$29,347
+ Market Land Value	\$1,496,025	\$1,549,980	\$1,275,300	\$1,000,620
= Just Market Value	\$1,847,834	\$1,848,818	\$1,558,061	\$1,287,750
= Total Assessed Value	\$365,106	\$354,817	\$344,483	\$334,450
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	(\$25,000)
= School Taxable Value	\$340,106	\$329,817	\$319,483	\$309,450

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,549,980	\$269,491	\$29,347	\$1,848,818	\$354,817	\$25,000	\$329,817	\$500,000
2023	\$1,275,300	\$253,414	\$29,347	\$1,558,061	\$344,483	\$25,000	\$319,483	\$500,000
2022	\$1,000,620	\$257,783	\$29,347	\$1,287,750	\$334,450	\$25,000	\$309,450	\$500,000
2021	\$568,980	\$225,542	\$29,022	\$823,544	\$324,709	\$25,000	\$299,709	\$498,835
2020	\$568,980	\$229,301	\$29,022	\$827,303	\$320,226	\$25,000	\$295,226	\$500,000
2019	\$505,215	\$229,301	\$29,022	\$763,538	\$313,027	\$25,000	\$288,027	\$450,511
2018	\$513,635	\$229,301	\$23,237	\$766,173	\$307,191	\$25,000	\$282,191	\$458,982

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

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL CANAL (010C)	16,350.00	Square Foot	0	0



1:32 PM



Devin Hughes

Mon, Jan 05, 2026 EST

150 N Coconut Palm Blvd, Tavernier,  
FL 33070-2226

Photo by

Timemark

Page 6 of 81



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

## CODE COMPLIANCE

---

### COURTESY LETTER

---

**To:** RAFFORD LAUREL K

**Date:** January 05, 2026

**Location:** 150 N COCONUT PALM BLVD

An inspection by the Village Code Compliance Officer on January 05, 2026, ascertains that violation(s) of the Village Code exists at the above location pertaining to the following:

**Section 30-823(d)** of the Village Code entitled "Removal or pruning of vegetation" which provides that all pruning shall adhere to practices and principles set by the National Arborists Association as contained in the Landscape Manual prepared by the Planning and Development Services Department pursuant to Section 30-826.

**Corrective Measures Needed to Be in Compliance with Villages Code:** You are required to apply for and obtain an after-the-fact permit for tree removal or trimming, pay all associated fines and fees, schedule and complete all necessary inspections, and ensure the permit is properly closed out. Please contact Daniel Parobok, Senior Environmental Planner (Biologist) at [daniel.parobok@islamorada.fl.us](mailto:daniel.parobok@islamorada.fl.us) for assistance or questions about tree/vegetation mitigation requirements. **within 10 calendar days of the date of this letter.**

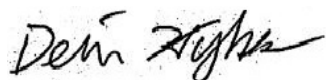
**NOTICE: Failure to comply with this request may initiate additional Code Compliance action.**

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

Sincerely,

**Certificate of Service**

I, Devin Hughes, do hereby certify that a true and correct copy of the foregoing has been furnished via to: RAFFORD LAUREL K, 144 N COCONUT PALM BLVD, TAVERNIER, FL 33070, (return receipt number: via regular mail), on January 05, 2026



Devin Hughes  
Code Enforcement Officer  
86800 Overseas Highway  
Islamorada, FL 33036  
Telephone: (305) 664-6434  
E-mail: [devin.hughes@islamorada.fl.us](mailto:devin.hughes@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. CETREE20260000003

v.

RAFFORD LAUREL K  
 Respondent

---

### NOTICE OF VIOLATION

---

**Date:** February 06, 2026

**To:** RAFFORD LAUREL K

**Re:** Violations of the Village Code at

<b>Property Location:</b>	150 N COCONUT PALM BLVD
<b>Subdivision:</b>	PLANTATION KEY COLONY PB3-182
<b>Legal Description:</b>	BK 13 LTS 12 AND 13 PLANTATION KEY COLONY PB3-182 PLANTATION KEY OR273-604 OR928-414 OR963-899D/C OR963-901AFF OR1012-2189 OR1018-906AFF OR1020-2391AFF OR1186-1924 OR1186-1927 OR1186-1928 OR1186-1925 OR1186-1926

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 January 05, 2026 found the following violations(s):  
**30-823(d)** of the Village Code entitled "Removal or pruning of vegetation" which provides that all pruning shall adhere to practices and principles set by the National Arborists Association as contained in the Landscape Manual prepared by the Planning

and Development Services Department pursuant to Section 30-826.

**Corrective Measures Needed To Be In Compliance with Villages Code: You are required to apply for and obtain an after-the-fact permit for tree removal or trimming, pay all associated fines and fees, schedule and complete all necessary inspections, and ensure the permit is properly closed out. Please contact Daniel Parobok, Senior Environmental Planner (Biologist) at [daniel.parobok@islamorada.fl.us](mailto:daniel.parobok@islamorada.fl.us) for assistance or questions about tree/vegetation mitigation requirements.**

In order to avoid fines and/or a hearing these violations must be resolved by **February 12, 2026**

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.

**Certificate of Service**

I, Devin Hughes, do hereby certify that a true and correct copy of the foregoing has been furnished via to: RAFFORD LAUREL K, 144 N COCONUT PALM BLVD TAVERNIER, FL 33070 (return receipt number: 9589 0710 5270 1327 3743 21), on February 06, 2026.



Devin Hughes  
Code Enforcement Officer  
86800 Overseas Highway  
Islamorada, FL 33036  
Telephone: (305) 664-6434  
E-mail: [devin.hughes@islamorada.fl.us](mailto:devin.hughes@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. CETREE20260000003

v.

RAFFORD LAUREL K

Respondent

---

### NOTICE OF WARNING

---

**Date:** February 18, 2026

**To:** RAFFORD LAUREL K

**Re:** Violations of the Village Code at

**Property Location:** 150 N COCONUT PALM BLVD

**Subdivision:** PLANTATION KEY COLONY PB3-182

**Parcel ID:** 00429600-000000

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 March 05, 2026.

An investigation on [CETREE20260000003], found the following violation(s):

**Section 30-823(d)** of the Village Code entitled "Removal or pruning of vegetation" which provides that all pruning shall adhere to practices and principles set by the National Arborists Association as contained in the Landscape Manual prepared by the Planning and Development Services Department pursuant to Section 30-826.

**Corrective measures needed to be in compliance with Village Code:** You are required to apply for and obtain an after-the-fact permit for tree removal or trimming, pay all associated fines and fees, schedule and complete all necessary inspections, and ensure the permit is properly closed out. Please contact Daniel Parobok, Senior Environmental Planner (Biologist) at [daniel.parobok@islamorada.fl.us](mailto:daniel.parobok@islamorada.fl.us) for assistance or questions about tree/vegetation mitigation requirements.

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

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

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

A certified copy of an order imposing a fine, or a fine plus repairs cost may be recorded in public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, the order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the perusal property of the violator, but the order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until violator comes into compliance or until judgment is rendered in suit to foreclose on a lien filed pursuant to this section, whichever occurs first. A lien

arising from a fine imposed pursuant to this section runs in favor of the Village, and the Village may execute a satisfaction or release of lien entered pursuant to this section. No hearing shall be necessary for the imposition of the lien. You may also be liable for the reasonable administrative hearing costs of \$125.00 if found in violation of the Village Code.

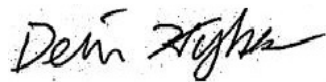
**It is your responsibility to schedule a re-inspection of your property if you comply with this notice of violation.**

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

PLEASE GOVERN YOURSELF ACCORDINGLY.

**Certificate of Service**

I, Devin Hughes, do hereby certify that a true and correct copy of the foregoing has been furnished via to: RAFFORD LAUREL K, 144 N COCONUT PALM BLVD, TAVERNIER, FL 33070 , (return receipt number: 9589 0710 5270 1327 3743 38), on February 18, 2026



Devin Hughes  
Code Enforcement Officer  
86800 Overseas Highway  
Islamorada, FL 33036  
Telephone: (305) 664-6434  
E-mail: devin.hughes@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.:** CETREE20260000003

Petitioner,

v.

RAFFORD LAUREL K

Respondent.

---

### NOTICE OF HEARING

---

**To:** RAFFORD LAUREL K

**Re:** Violations of the Village Code at

<b>Property Location:</b>	150 N COCONUT PALM BLVD, ISLAMORADA, FLORIDA 33036
<b>Subdivision:</b>	PLANTATION KEY COLONY PB3-182
<b>Legal Description:</b>	BK 13 LTS 12 AND 13 PLANTATION KEY COLONY PB3-182 PLANTATION KEY OR273-604 OR928-414 OR963-899D/C OR963-901AFF OR1012-2189 OR1018-906AFF OR1020-2391AFF OR1186-1924 OR1186-1927 OR1186-1928 OR1186-1925 OR1186-1926

**Date and Factual Description of Violation(s):**

On Monday, January 5, 2026, during a patrol I saw two mature Buttonwood trees that had been severely trimmed.

**Section 30-823(d)** of the Village Code entitled "Removal or pruning of vegetation" which provides that all pruning shall adhere to practices and principles set by the National Arborists Association as contained in the Landscape Manual prepared by the Planning and Development Services Department pursuant to Section 30-826.

You are hereby ordered to appear before the Village Code Compliance Hearing Officer ("Hearing Officer") for a public hearing to address the above violation(s) of the Village Code. This public hearing will be held **Tuesday, April 21st, 2026 at 10:00 AM at Islamorada, Village of Islands Village Hall, 86800 Overseas Highway, 2nd Floor Conference Room, Islamorada, Florida 33036**

In the event the Hearing Officer finds you in violation, the Hearing Officer may levy fines of up to \$250.00 per day for a first violation, up to \$500.00 per day for a repeat violation, or up to \$500.00 per violation for a Citation, against you and your Property for every day that any violation continues beyond the compliance date set in the Notice of Violation or Citation issued by the Code Compliance Officer. If the Hearing Officer finds that the violation is irreparable or irreversible in nature, the Hearing Officer may impose a fine of up to \$5,000.00. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Compliance Officer, the case may be presented to the Hearing Officer even if the violation has been corrected prior to the hearing. You may also be liable for the costs of repairs and the reasonable administrative hearing costs in an amount no less than \$125.00, if found in violation of the Village Code. A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the Property and upon any other non-exempt real or personal property you own. The lien may result in a foreclosure of your property and a money judgment against you.

**It is your responsibility to request a re-inspection of the Property and Village records, as applicable, to determine whether you complied with this notice of violation, by calling the Code Compliance Officer at (305) 664-6434.**

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you at this hearing. You will also have the opportunity to present witnesses as well as question the witnesses against you before the Hearing Officer makes a determination. If you wish to present exhibits at the hearing, please bring four (4) copies of each exhibit. Failure to attend the hearing or a finding of a violation may result in a civil penalty and administrative hearing costs assessed against you.

**Requests for continuances will not be considered if not received by the Hearing Officer at least ten (10) calendar days before the date set for the hearing.**

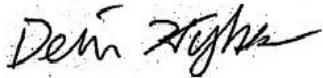
Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Hearing Officer, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based.

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the ADA Coordinator at [ADA@islamorada.fl.us](mailto: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, Devin Hughes, do hereby certify that a true and correct copy of the foregoing has been furnished via to: RAFFORD LAUREL K, 144 N COCONUT PALM BLVD TAVERNIER, FL 33070 (return receipt number: 9589 0710 5270 1327 3745 29), on April 08, 2026.



Devin Hughes  
Code Enforcement Officer  
86800 Overseas Highway  
Islamorada, FL 33036  
Telephone: (305) 664-6434  
E-mail: [devin.hughes@islamorada.fl.us](mailto:devin.hughes@islamorada.fl.us)



POSTING

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

NOTICE

**CODE  
COMPLIANCE**

CETREE20260000003  
**CASE NUMBER**

Wednesday, April 08, 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:


**March 05, 2026**

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

**April 21, 2026 at 10:00 AM**

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

RAFFORD


**Islamorada, Village of Islands**  
 8800 Coconut Highway  
 Islamorada, FL 33060  
 Phone: (305) 664-6407 Fax: (305) 664-6469

POSTING NOTICE  
 Code Enforcement

CERTIFIED MAIL CASE NUMBER: **CE1820260000003**      Posting Date: **Monday, April 08, 2026**

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:

**March 25, 2026**

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

**April 21, 2026 at 10:00 AM**

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



**Devin Hughes**

Wed, Apr 08, 2026 09:07 AM

150 N Coconut Palm Blvd, Tavernier, FL  
33070-2226

© GPR2ACA96EWHI3 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. CETREE20260000003

v.

RAFFORD LAUREL K  
Respondent.

### **AFFIDAVIT OF POSTING**

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

1. I am a Code Compliance Officer employed by Islamorada, Village of Islands, Florida.
2. On Wednesday, April 08, 2026, I mailed a copy of the attached Notice of Hearing ("Notice") via certified mail, return receipt requested (9589 0710 5270 1327 3745 29) to RAFFORD LAUREL K 144 N COCONUT PALM BLVD TAVERNIER, FL 33070. A copy of the Notice is attached as Exhibit A.
3. On Wednesday, April 08, 2026, I posted a copy of the attached Notice and a Posting Notice on the following described property located at 150 N COCONUT PALM 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 8<sup>th</sup> day of April

Devin Hughes  
Code Compliance Officer

STATE OF FLORIDA

)SS

COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April 2024, by

Devin Hughes who is personally known to me.



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

Karla P. Vasquez  
NOTARY PUBLIC, State of Florida

Commission No.: HH 310403  
Commission Expires: Sept 11, 2026

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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

RAFFORD LAURELK  
 144 N Coconut Palm Blvd  
 Tavernier FL 33070

FEB 06 2026

Postmark  
Here

USPS

AMORADA FL 33070

U.S. Postal Service™

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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

RAFFORD LAUREL K

Street &

144 N Coconut Palm Blvd

City, St

Tavernier FL 33070

LAMORADA FL 33036

Postmark

FEB 18 2026

USPS

CERTIFIED MAIL



Islamorada, Village of Islands  
Code Compliance

86800 Overseas Hwy  
Islamorada, FL 33036



9589 0710 5270 1327 3743 21



FP US POSTAGE  
\$010.44

First-Class - IMI

ZIP 33036

02/06/2026

036B 0011834630

2/17  
2/24

RAFFORD LAUREL K  
144 N Coconut Palm Blvd  
Tavernier FL 33070

*Handwritten signature*

UNCL  
33070903635462

NIXIE 326 DE 1 0003/01/26

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD



**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:

**RAFFORD LAUREL K**  
**144 N Coconut Palm Blvd**  
**Tavernier FL 33070**



9590 9402 8990 4064 7488 69

2. Article Number (Transfer from service label)

9589 0710 5270 1327 3743 21

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

- Addressee  
 Agent

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

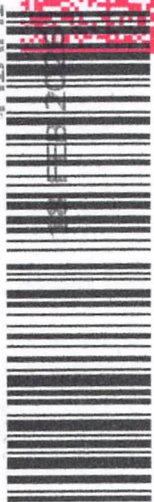
3. Service Type

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

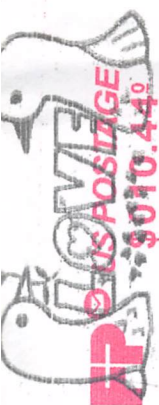
Domestic Return Receipt

CERTIFIED MAIL

MIAMI FL 330



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



First-Class - IMI  
ZIP 33036

02/18/2026

036B 0011834630

9589 0710 5270 1327 3743 38



*Handwritten:* F. J. S. 2/20

RAFFORD LAUREL K  
144 N Coconut Palm Blvd  
Tavernier FL 33070

NIXIE 326 FE 1 0003/22/26

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 33036316200 \*2506-00287-18-45



U N I C  
330363162  
33070-22264

DM CODE 003

**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:

**RAFFORD LAUREL K**  
**144 N Coconut Palm Blvd**  
**Tavernier FL 33070**



9590 9402 8990 4064 7488 52

2. Article Number (Transfer from service label)

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  
 Insured Mail  
 Insured Mail Restricted Delivery (over \$500)


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

Domestic Return Receipt

[Draft] Code Compliance Courtesy Letter

Parobok

From lrafford@hotmail.com  
Draft saved Tue 1/13/2026 4:41 PM  
To daniel.parobok@islamorada.fl.us <daniel.parobok@islamorada.fl.us>  
Cc devin.hughes@islamorada.fl.us <devin.hughes@islamorada.fl.us>

 1 attachment (2 MB)  
Code Compliance Letter for Tree.pdf;

Dear Daniel Parobok,  
Wishing you a Happy, Healthy and Prosperous New Year! Please let me introduce myself. I am a retired Postmaster and Realtor who has lived in the Keys for 49 years. I came here after graduation from Boston College for a visit and never left. I have lived in this house for 35 years.

Attached you will find the Code Compliance Courtesy letter I received by regular mail on January 8th. I have researched the code cited Section 30-826 which primarily appears to deal with tree removal. I have no intentions of removing the tree. We love it and it holds and ground in in that area and provided a lot of shade. the

We were notified by my insurance company that Citizens Windstorm would be coming for an inspection before they would quote a renewal premium. So, my agent came for a courtesy preliminary inspection to see if anything might present itself to cause a premium increase. She knows how very particular they can be! I was already depopulated to another Insurance company in the Exchange for my Homeowners but was required to put on a new metal roof to get any coverage at all. The minute she saw the tree she verified that my shed would not be covered if the limbs were over the top of it. Further inspection revealed a huge infestation of termites, carpenter ants and bark beetles. She also said Citizens Windstorm does not cover fences and if any limb should fall and do any damage, I would be responsible. The limbs were also growing over the top of my neighbor's tiki hut and that would also be my financial responsibility for any repair or replacement. Since the infestation weakened the limbs because they are all wood eating insects, Citizens would require it to be pruned and treated. She suggested I do this as soon as possible because they do not tell their Underwriters when they are coming only that they will be inspecting before the renewal date.

I immediately contacted a friend of ours who is a State Certified Arborist that works out of Homestead. Since he already had a vacation booked and could not help us right away. He took a look and told us where to cut to appease Citizens and get rid of the compromised infested branches that could cause any problems in a high wind situation. Irma was a 167mph event in the Colony so I know how much damage could occur there. He also recommended a treatment product he uses when there are pets involved for insect infestation.

My partner has lived here all his life. He worked for several landscaping companies as a foreman and cutter when he was young so with a little help from his younger friends and relatives, they knew exactly how to do this safely and precisely. We really had no time to wait. If we needed a permit to prune what we did it just didn't occur to us. In my 35 years of owning this property, I never heard of pulling a permit to prune anything except the protected Mangroves. Removing it was nothing we ever wanted to do since the water levels are coming up. The root system is extensive and protects that whole section of my large waterfront lot. Saving it is our top priority!!

So, if we did anything wrong here our sincere apologies! I would greatly appreciate any help or advice you can give me on how to correct this important issue. As the Senior Environmental Planner and a college educated Biologist, I have no doubts about your expertise and will gladly comply with all you require. Thank you so very much for your time and kind consideration to this matter!

Respectfully,

Laurel Rafford  
150 N Coconut Palm Blvd  
Plantation Key Colony  
Tavernier FL 33070  
305-393-8039

 Outlook

Mr Parobok's very  
vague reply?

**RE: Code Compliance Courtesy Letter**

From Daniel Parobok <daniel.parobok@islamorada.fl.us>  
Date Wed 1/14/2026 1:41 PM  
To laurel rafford <lrafford@hotmail.com>  
Cc Devin Hughes <devin.hughes@islamorada.fl.us>

Hi Laurel,

The trees were unfortunately severely pruned to a point where is it called "hat racking", which is illegal. All pruning must following the ANSI-A300 standards. No arborist or tree care provider should have pruned the trees this way. You may be able to pursue legal action against whoever did this work.

For a corrective action, please submit a analysis from a Certified Arborist detailing if the trees can be restored to a normal growth pattern within two years. If the trees can be restored, provide a restoration plan from a Certified Arborist detailing how the trees will be restored. The plan must include all prescribed pruning and fertilization, when these events will occur, and inspection schedule, and expected results at each inspection interval. If the trees cannot be restored within two years, what is left of the trees will be required to be removed and replaced with new trees per Village Code.

As an FYI- it is illegal for any insurance provider in the state of Florida to deny coverage due to a tree.

Thank you,

**Daniel Parobok**  
**Senior Environmental Planner/Village Biologist**

Certified Arborist FL-6801A  
Tree Risk Assessment Qualified  
LIAF Certified Landscape Inspector  
FDEP Qualified Stormwater Management Inspector

(305) 481-9654 – Cell  
(305) 664-6497 - Direct  
[daniel.parobok@islamorada.fl.us](mailto:daniel.parobok@islamorada.fl.us)

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

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

**From:** laurel rafford <lrafford@hotmail.com>  
**Sent:** Tuesday, January 13, 2026 6:08 PM  
**To:** Daniel Parobok <daniel.parobok@islamorada.fl.us>  
**Cc:** Devin Hughes <devin.hughes@islamorada.fl.us>  
**Subject:** Code Compliance Courtesy Letter

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

February 10 2026

Dear Paul Minning,

I hope you are having a great New Year! First of all let me introduce myself. I am a retired Postmaster and Realtor who has lived here for 49 years and in my home located at 150 N Coconut Palm Blvd for 35 of them. I am directing this correspondence to you as one Manager to another. I am sure Devin Hughes is doing a wonderful job in his new position but I am old school and prefer to deal with the one that is in charge.

I have enclosed my letter to Daniel Parobok and his reply that I sent in response to your Code Compliance Courtesy letter. Please read it first so you can understand why I had to prune as I did. Unfortunately it appears Mr Parobok does not believe me in the events that caused me to prune back my infested buttonwood tree this way. I think he seems to assume I had the work done by the unlicensed Hispanic tree trimmers soliciting work in the Colony that did the work on my neighbors located at 169 and 173 N Coconut Palm. I assure you I have lived in the Keys and the Village long enough to know never to hire unlicensed people for any kind of work what so ever.

I have used Reef Landscaping a company that has their main office on Krome in Homestead. We have become friends with their Arborist, Jason Anderson since he has trimmed both my neighbor's and my trees for the past several years. He warned me that they would only cut as best they could to prune the insect infested branches. He works both in Dade and Monroe counties and said the Village has strict enforcement of endangered species. I did not want to get anyone in trouble for my decisions so I did not mention any names previously to Mr Parobok.

I asked my insurance agent who has been writing insurance in the Keys for 20+ years to come and see if anything in my yard would present a problem. Citizens Windstorm is an outside inspection only. She emphatically told me Citizens would not insure my shed the way the branches were still left there after they cut it. I am sure as you well know since you are a homeowner and have lived in the Keys for awhile that Citizens might have to insure your home because they are the only ones that will write Windstorm in the Keys. They do not have to insure outside structures if it appears to have any liability. In fact they don't want to insure them at all. To prune according to your regulations just was not enough to appease them. It seems Mr Parobok is unaware of the complex insurance issues the Keys continually face, My agent would not advise me wrong and will substantiate her call if need be. So we took matters into our own hands and trimmed back all the infestation that covered my shed roof and my neighbor's tiki hut and fence. If something of theirs got damaged from my weak tree, I would feel totally responsible and insist on paying for it. They are a nice young hard working couple that always helps us if we need anything. The decision to prune as we did was all mine.

To be honest in all the years I have lived in the Village, I was never informed that there were any such restrictions on pruning your own trees. I try to file and record everything. I was fully aware that mangroves were a ongoing problem with new development. But pruning infestation to keep termites and carpenter ants for infesting inside our homes and doing thousands of dollars of damage just does not make any sense to me!!

I am certainly not trying to make excuses here so I would appreciate any advice from you on how to proceed. I fully realize I am responsible for this and intend to make it right. Ignorance of the law was my fault.

I have a Citiview Portal account but I was unable to find any application for an after the fact permit. Mr Parobok makes no mention of a permit only an Arborist which I already have. I would greatly appreciate your help in getting this needed permit and paying any reasonable fine involved. Please email me a brief outline of what to do next. Fortunately the tree is doing just fine with a lot of new growth showing. We will gladly baby it back to health since it also holds much of the land in on that side of my property. If you need any additional trees planted to make up for my error in judgment please let me know and what kind.

My niece is getting married in Los Angeles so we will be out of town for several weeks. I would like to get everything set up before we leave. So from one Manager to another your help and understanding is greatly appreciated. Thanks so much for your time!!

Sincerely,  
Laurel Rafford



[lrafford@hotmail.com](mailto:lrafford@hotmail.com)  
305-393-8039

PS Mike is truly looking down from heaven on the beautiful job you did on our Dog Park. I am so glad someone took the time to pay it forward in memory of such a heavenly star in our community! A beautiful Dog Park was just a perfect choice of tribute!!