



Code Enforcement
Special Master Hearings
~ Agenda ~

1065 Ridgewood Avenue
Holly Hill, FL 32117
www.hollyhillfl.org

Peg Collier
(386) 248-9433

Thursday, October 14, 2021

1:00 PM

City Commission Chamber

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
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II. SPECIAL MASTER CASES

CASE NO. 1

1. Agenda Item (ID # 3503)

1230 Graham Avenue - John R Skidds

Case # 21-6587

Parcel ID 424228040340

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 26-61 (1) Sanitary (Grass)

Violation Text: Please move and maintain your property.

CASE NO. 2

2. Agenda Item (ID # 3504)

1504 Mobile Avenue - Howard Hale

Case # 21-6599

Parcel ID 424238060170

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 26-61 911) Sanitary (Junk)

Violation Text: Please clean and properly dispose of the junk and debris that is in your front driveway.

Violation Detail: 114-764 TENTS

Violation Text: Please remove all tenting from your property.

CASE NO. 3

3. Agenda Item (ID # 3505)

1202 Ridgewood Avenue - Maple Leaf Gardens Condo Assoc Inc.

Case # 21-6494

Parcel ID 424288000001

Code Enforcement Officer: Kyle Mahanes

Violation Detail: IPMC 303.1 Pools: sanitary/clean

Violation Text: Please sanitize, clean and maintain the pool to keep it from becoming a health hazard.

CASE NO. 4

4. Agenda Item (ID # 3506)

802 Grove Ave. # C - Rayn Magnano

Case # 21-6469

Parcel ID 533740090010

Code Enforcement Officer: Kyle Mahanes

Violation Detail: IPMC 304.2 Protective Treatment

Violation Text: The balcony, its supports, and the stairway all have flaking and peeling paint and are not waterproofed.

Violation Detail: IPMC 304.12 Handrails and Guards

Violation Text: The stairs handrails and guard rails are in a state of disrepair and not maintained in a good condition.

Violation Detail: IPMC 111.6 Transfer of Ownership.

Violation Text: Per the tenant complainant the owner of this rental unit was attempting to sell the property. There are multiple violations being brought against this property at this time. It would be unlawful to transfer ownership until compliance has been met unless the potential buyer is aware of pending violations.

Violation Detail: IPMC (A) 111.1.1 Unsafe Structure

Violation Text: The staircase, the balcony, and interior of the home all have major structural support issues and are unsafe due to extreme deterioration and not being to building code standard.

Violation Detail: IPMC 111.1.3 Unfit for Human Occupancy

Violation Text: The staircase and balcony which are the only means of ingress to the living area at this property are rotten and in such disrepair as to constitute a health safety risk. The interior of the property has sagging ceiling that display the structural supports present inside are insufficient to properly support nominal loads and present a health safety risk.

It is the opinion of this code official and the chief building official that the unit at 802 Grove Avenue, Unit # C does constitute an Imminent Danger. The structure could at any time collapse due to the extreme levels of deterioration of the structural support members. The balcony and stairs, should they collapse, would take the siding of the home with them. This could possibly result in a serious injury or a loss of human life. In order to mitigate

this risk, the occupants of this rental until should be removed.

Violation Detail: IPMC (A) 111.1.5 Dangerous Structure

Violation Text: The only means of egress is the stairway which is severely deteriorated and unsafe as a means of emergency exit. The only window in the bedroom is undersized as a means of emergency egress. The support members that are holding up the balcony are rotted and losing their structural integrity causing the balcony to sag. The balcony is not properly connected to the structure and if the structural members were to fail due to the advanced levels of rot and deterioration, the entire side of the home could come loose with the balcony. This presents a real and present life safety risk.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: 304.1.1 (1,5,12) The porch leading to the apartment is being held up by two rotting and deteriorating pillars, the pillars are at their limit state and cannot support the porch which has begun to bow and sag. (12) The balcony handrails and guards are in disrepair and not capable of supporting nominal loads.

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: There is an open and exposed portion of flashing where roof shingles were ripped.

Violation Detail: IPMC 305.2 Structural Members

Violation Text: The ceiling of the bedroom is sagging causing the support beam which is undersized to bow as it cannot support the weight of its imposed load.

Violation Detail: IPMC 305.3 Interior Surfaces

Violation Text: The ceiling of the main living area has loose and cracked plaster.

CASE NO. 5**5. Agenda Item (ID # 3507)**

1314 Jarecki Avenue - Patrick Munro

Case # 21-6542

Parcel ID 424243032170

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 26-61 (1) Sanitary (Grass)

Violation Text: Please mow and maintain the property.

CASE NO. 6**6. Agenda Item (ID # 3508)**

998 Beach Street - Mark & Joanne Craig

Case # 21-6914

Parcel ID 533724000100

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-904 (b) (4)

Violation Text: Please obtain an after the fact permit to host food trucks.

CASE NO. 7**7. Agenda Item (ID # 3509)**

303 Riverside Drive - HH Blue Tides LLC

Case # 21-6661

Parcel ID 533735000120

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: Repair roof that is leaking in building 307

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Repair damaged ceiling on the 1st and 2nd floor of building #307 damaged by water leak from the roof.

Violation Detail: IPMC 305.3 Interior Surfaces

Violation Text: Eliminate all mold from walls and ceiling in apartment # 234 and repaint.

Violation Detail: IPMC 605.1 Electrical Installation

Violation Text: Repair damaged stairway lighting in Building # 307 (East Stairwell).

CASE NO. 8

8. Agenda Item (ID # 3510)

1348 Woodward Avenue - Jamie H Myers

Case # 21-6727

Parcel ID 424245010260

Code Enforcement Officer: Randy Ast

Violation Text: Mow and maintain yard. Remove plants and weeds from gutters/porch floor.

Violation Detail: IPMC 302.1 Sanitary

Violation Text: remove staining from the porch roof. Remove plants and weeds from porch roof/gutter.

Violation Detail: 114-813 Storage in Carport

Violation Text: Remove accumulation of storage from the carport.

CASE NO. 9

9. Agenda Item (ID # 3511)

696 Grove Avenue - Steven Wayne Black

Case # 21-6664

Parcel ID 424401160059

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 Sanitary: Grass/Weds

Violation Text: Mow and maintain lawn

CASE NO. 10

10. Agenda Item (ID # 3512)

650 Daytona Avenue - Varela Juan Hernandez

Case # 21-6837

Parcel ID 533726000010

Code Enforcement Officer: Randy Ast

Violation Detail: 66-46 Parking of Vehicles/Trailers

Violation Text: Parking of Commercial Vehicle/Trailer in excess of 2-hours on 9/7/2021. In violation

of Special Magistrates Order signed on 3/23/2021. Case # 21-5050

2. CASE NO. 11

1. Agenda Item (ID # 3513)

1223 Holly Avenue - JoAnn Holmberg & Amanda Jo Lindahl

Case # 21-6896

Parcel ID 424250070132

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 Sanitary: Grass/Weeds

Violation Text: Please mow the rear of the property.

3. CASE NO. 12

1. Agenda Item (ID # 3514)

645 Magnolai Avenue - Dorothy O Dooley EST

Case # 21-6778

Parcel ID 533702000130

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 Sanitary: Grass/Weeds

Violation Text: Mow and maintain yard

III. ADJOURNMENT

IV. Agenda Item