



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Peg Collier
(386) 248-9433

Friday, October 27, 2023

1:00 PM

City Commission Chamber

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
---------------	---------	--------	------	---------

II. SPECIAL MASTER CASES

Case No. 1

1. Agenda Item (ID # 4299)

114 3Rd Street - Elvina Miller Pulcrano

Case # 23-4349

Parcel ID # 533734020081

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-764 TENTS

Violation Text: Remove all tenting, tents are not permitted within the city for living arrangements.

Violation Detail: 114-33(2) ZONING

Violation Text: Please be advised your property is not zoned as a campground. Please remove all tenting and remove all non-residents from the property.

Violation Detail: 82-131 BUILDING PERMIT

Violation Text: Please be advised that temporary interior fencing and screening does not have permits to be constructed and must be removed.

Violation Detail: 302.7 FENCES

Violation Text: Please repair your fence.

Case No. 2

2. Agenda Item (ID # 4300)

1704 N Nova Rd - Nisbett Properties LLC

Case # 23-4152

Parcel ID #42420M000020

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 301.3 VACANT LOTS

Violation Text: Please mow and maintain your vacant lot, please clear the homeless trash and debris from the property.

Case No. 3

3. Agenda Item (ID # 4301)

325 8Th St - Better Horizons LLC

Case # 23-4441

Parcel ID # 533701000990

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 26-61 (1) SANITARY (GRASS)

Violation Text: Please mow and maintain your property.

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: Please clean and maintain your property.

Violation Detail: 54-7 (C) COLLECTION (MAINTENANCE)

Violation Text: Please be advised you may not leave large bulk items out and must put in calls to the utility department if you need bulk pickup.

Case No. 4

4. Agenda Item (ID # 4302)

326 14Th St - Maria I Bonita LLC

Case # 23-3932

Parcel ID # 424244020050

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: Trash and debris of large nature that cannot fit inside of your disposal units must be arranged for special pickup or bulk pickup. Trash may not be left on the side of the road. Please keep your property clean and free of debris.

Violation Detail: 62-27 (a)(b) BUSINESS TAX RECEIPT

Violation Text: Please be advised you have not renewed your business tax receipt for the rental operation at this location. There will be additional fee's for years that have not been paid already.

Case No. 5

5. Agenda Item (ID # 4303)

1539 Center Ave - Jimmy Van LLC

Case # 23-4209

Parcel ID # 424222220100

Code Enforcement Officer: Kyle Mahanes

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: Please obtain permits to repair and replace.

Violation Detail: 82-131 BUILDING PERMIT

Violation Text: Obtain after the fact permits.

Violation Detail: IPMC 304.5 FOUNDATION WALLS

Violation Text: Repair the damaged, rolling foundation.

Violation Detail: IPMC 111.1.1 UNSAFE STRUCTURE

Violation Text: Due to the nature of unpermitted electrical work being done on site, this is an unsafe structure.

Violation Detail: IPMC 111.1.5 DANGEROUS STRUCTURE

Violation Text: Per the Chief Bldg Official the foundation on the east side of the building is rolling and separating.

Violation Detail: 14-176 ELECTRICAL PERMIT

Violation Text: After the fact permitting is required for all of the electrical work done on the property without permits.

Case No. 6**6. Agenda Item (ID # 4304)**

1045 Daytona Ave - Brent Bower

Case # 23-3849

Parcel ID # 423505010181

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 62-27 (a)(b) BUSINESS TAX RECEIPT

Violation Text: Rental properties require a business tax receipt.

Case No. 7**7. Agenda Item (ID # 4305)**

800 Flomich St - Rowsey's

Case # 23-4164

Parcel ID # 424222150090

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-791 (j) R.V. NOT USED FOR LIVING

Violation Text: R.V.'s are not to be used for any form of living arrangement or housekeeping activities on this property. Please disconnect and remove them.

Violation Detail: 114-33(2) ZONING

Violation Text: This property is not zoned for R.V. storage, they must be removed.

A. Case No. 8**1. Agenda Item (ID # 4306)**

328 15Th St - Debra Vela

Case # 23-4268

Parcel ID # 424220010010

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 62-27 (a)(b) BUSINESS TAX RECEIPT

Violation Text: Please be advised your Business Tax Receipt is expired, and must be renewed.
Amount due with fees is \$1,011.86.

B. Case No. 9

1. Agenda Item (ID # 4307)

325 Cavanah Dr #A - Bulldog Empire I LLC

Case # 23-4331

Parcel ID # 424401200179

Code Enforcement Officer: Randy Ast

Violation Detail: 62-27 BUSINESS TAX RECEIPT

Violation Text: Each rental unit is required to have a business tax receipt that must be obtained from the city.

C. Case No. 10

1. Agenda Item (ID # 4308)

563 10Th St - Ryan & Margaret Jaisingh

Case # 23-3930

Parcel ID #533738010010

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.15 DOORS

Violation Text: The bottom of the door for Unit #3 is deteriorated and damaged and must be properly repaired. Door does not properly seal and is open to the outside at the bottom of the door.

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: There is a large accumulation of trash, buckets, open containers, car parts, tires, wood, doors and other debris located on the West and the South side of the building that must be removed.

REPEAT VIOLATION.

Violation Detail: IPMC 302.4 SANITARY: GRASS/WEEDS

Violation Text: The rear (West) and side (South) area of the property has high grass and weeds that must be cut and properly maintained. REPEAT VIOLATION.

Violation Detail: 26-61 (10) SANITARY (STAGNANT)

Violation Text: There are multiple buckets and other containers that are allowing for the collection of and storage of stagnant water. All buckets and open containers must be removed.

Violation Detail: 26-61 (14) SANITARY (HEALTH/DISEASE)

Violation Text: The presence of stagnant water and items providing for the harborage of vermin are creating a public health risk. These items must be removed.

Violation Detail: 26-61 (3) SANITARY (VERMIN)

Violation Text: The accumulation of trash and debris on the property is providing harborage for vermin.

Violation Detail: IPMC 304.13 WINDOWS

Violation Text: The front window of Unit #4 is damaged and must be properly repaired.

Violation Detail: IPMC 304.6 EXTERIOR WALLS

Violation Text: There is a whole in the wall on the West side of the building near the electrical panels that must be properly repaired.

Violation Detail: 114-727 FENCE MAINTENANCE

Violation Text: The chain link fence at the rear of the property is damaged and must be repaired.
REPEAT VIOLATION.

Violation Detail: IPMC 304.14 INSECT SCREENS

Violation Text: Insect screens are missing from windows. Provide insect screens on all windows.

Violation Detail: IPMC 302.3 SIDEWALKS AND DRIVEWAYS

Violation Text: Multiple parking stops are damaged and must be replaced.

Violation Detail: IPMC 304.10 STAIRWAYS, DECKS

Violation Text: The step at the top landing is damaged, concrete is spalled and must be properly repaired.

Violation Detail: IPMC 304.12 HANDRAILS AND GUARDS

Violation Text: The handrail/guard for the stairs on the first level is damaged and no longer capable of supporting normally imposed loads and creates a dangerous life safety hazard.

Violation Detail: IPMC 304.10 STAIRWAYS, DECKS

Violation Text: The handrail on the second floor near the top of the stairs is damaged (missing top guard) and must be properly repaired.

Violation Detail: IPMC 304.2 PROTECTIVE TREATMENT

Violation Text: The handrail/guard has flaking and peeling paint that must be removed and repainted.

Violation Detail: 1-16 (FS 823.07) ABANDONED REFRIGERATORS

Violation Text: The discarded refrigerator on the second floor walkway must be removed immediately.

Violation Detail: IPMC 302.1 SANITARY

Violation Text: Walkways, stairs and overhang are dirty and stained. Remove all staining from these surfaces.

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: All light fixtures in the common area hallways shall be provided with protective globes to cover the light bulbs.

Violation Detail: 14-176 ELECTRICAL PERMIT

Violation Text: An after the fact electrical permit shall be required for the illegal work performed to the wiring at the entrance to the building electrical weather head.

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: Remove the collection (bags) of trash from the second floor hallway.

Violation Detail: 62-27 BUSINESS TAX RECEIPT

Violation Text: Please obtain a business tax receipt for this property. The business tax receipt is overdue.

D. Case No. 11

1. Agenda Item (ID # 4309)

815 Catherine Ave - Mary E Lange

Case # 23-3731

Parcel ID # 523718010370

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.7 ROOFS AND DRAINAGE

Violation Text: Properly repair damaged roof and fascia trim.

E. Case No. 12

1. Agenda Item (ID # 4310)

909 Oleander Ave - Nancy Purdy

Case # 23-3511

Parcel ID # 533739040500

Code Enforcement Officer: Randy Ast

Violation Detail: 114-727 FENCE MAINTENANCE

Violation Text: Repair the damaged wood stockade fence.

Violation Detail: IPMC 304.7 ROOFS AND DRAINAGE

Violation Text: Remove the concrete blocks and tarp and properly repair the roof.

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: Repair the damaged soffit on the front and the South side of the house.

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: Repair the damaged fascia trim on the South side of the house.

F. Case No. 13

1. Agenda Item (ID # 4311)

1032 Riverside Dr - William Schnell

Case # 23-2978

Parcel ID #423504000120

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: Repair damaged fascia on the East and South side of the house. Fascia board is rotted.

Violation Detail: IPMC 304.6 EXTERIOR WALLS

Violation Text: Exterior siding on the East side of the house below the front windows is rotted and must be repaired.

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: Remove plywood and other debris from the North side of the house and throughout the property.

G. Case No. 14.

1. Agenda Item (ID # 4312)

746 Daytona Ave - Jack a Trimm Jr

Case # 23-2866

Parcel ID # 424260040080

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: We ask that you please repair your roof within the time frame given for compliance.

H. New Section

1. Agenda Item (ID # 4313)

563 6Th St. - Shilu R Dodani

Case # 23-4290

Parcel ID # 533706000010

Code Enforcement Officer: Randy Ast

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: Remove the collection of building materials, wood and other trash and debris from the South side of the house.

Violation Detail: 62-27 BUSINESS TAX RECEIPT

Violation Text: Your current business tax receipt from the city for this rental property has expired and must be renewed.

I. New Section**1. Agenda Item (ID # 4314)**

831 Orange Ave - Angela Cronin

Case # 23-3491

Parcel ID # 533740090350

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC ROOFS AND DRAINAGE

Violation Text: We ask that you please repair your roof within the time frame given for compliance.

Violation Detail: 114-727 FENCE MAINTENANCE

Violation Text: Repair damaged fence/gate that faces Orange Ave. on the North side of the house.

J. New Section**1. Agenda Item (ID # 4315)**

627 Ridgewood Ave - 627 Ridgewood LLC

Case # 23-4359

Parcel ID #424401150080

Code Enforcement Officer: Randy Ast

Violation Detail: IMPC 302.4 SANITARY: GRASS/WEEDS

Violation Text: Please mow and maintain all of the vacant lot.

Violation Detail: 26-61 (2) SANITARY (TRASH)

Violation Text: Remove the collection of debris that has been dumped on the property (Mattress and Furniture).

K. New Section**1. Agenda Item (ID # 4316)**

1035 1/2 Daytona Ave - Dadaland, Inc.

Case # 23-4332

Parcel ID # 423505010182

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: Repair the damaged soffit on the South side of the house.

L. New Section

1. Agenda Item (ID # 4317)

638 State Ave - Noviello Angelo

Case # 23-4316

Parcel ID # 533701000600

Code Enforcement Officer: Randy Ast

Violation Detail: 1-16 (FS 823.07) ABANDONED REFRIGERATORS

Violation Text: Properly dispose of discarded refrigerator on the North side of the house.

Violation Detail: IPMC 304.1 EXTERIOR MAINTENANCE

Violation Text: Repair the damaged fascia trim on the South side of the house.

Violation Detail: IPMC 302.4 SANITARY: GRASS/WEEDS

Violation Text: Mow and maintain your lawn. (RECURRING VIOLATION)

M. New Section

1. Agenda Item (ID # 4318)

711 N Flamingo Dr - Claudia M Diesh

Case # 23-3759

Parcel ID # 523710000500

Code Enforcement Officer: Randy Ast

Violation Detail: 114-727 FENCE MAINTENANCE

Violation Text: Please repair the damaged (leaning) fence on the West side of your property.

N. New Section**1. Agenda Item (ID # 4319)**

212 VP 2Nd St - H & H Properties LLC

Case # 23-4287

Parcel ID # 533745000070

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 SANITARY: GRASS/WEEDS

Violation Text: Mow and maintain the overgrown vacant lot.

Violation Detail: IMPC 301.3 VACANT LOTS

Violation Text: The vacant lot is overgrown and has become an attractive nuisance for the homeless and is a safety concern for the surrounding residents and must be mowed and maintained.

III. ADJOURNMENT**IV. Agenda Item**