



Code Enforcement
Special Master Hearings
~ Agenda ~

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

Eleni Deligianis
(386)248-9433

Thursday, January 21, 2021

1:00 PM

City Commission Chamber

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
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II. ROLL CALL

III. SPECIAL MASTER CASES

CASE NO. 1

1. Agenda Item (ID # 3179)

1148VP 13Th Street - Blue Palm Investments LLC

Case # 20-3914

Parcel ID - 4242-04-34-0220

Code Enforcement Officer Mark Ballard

Violations Detail:

26-61 (2) Sanitary (Trash)

Violation Text:

Please have someone clean up the trash left by homeless/vagrants.

CASE NO. 2

2. Agenda Item (ID # 3180)

1343 Florence Ct - Caffery George T

Case #21-4620

Parcel ID - 4242-50-03-0062

Code Enforcement Officer Randy Ast

Violation Detail:

114-152 Permitted Principle Uses

Violation Text:

Property is zoned R-1 Single family residential. The property has been illegally divided without a building permit into four separate apartments. Property must return to a single family dwelling with the same floor plan shown by the Volusia County Property Appraiser.

Violation Detail:

82-131 Building Permit

Violation Text:

The structure has been divided into four apartments. There is no record of the required building permit being issued for the interior renovations that have taken place. The structure must be returned to the original plans for a single family dwelling as shown by the Volusia County Property Appraiser.

Violation Detail:

IPMC 108.1 Unsafe Structure/Equipment

Violation Text:

Structure has been found to be unsafe and meet the minimum safeguards required to protect the occupants as outlined in the Florida Building Code and NFPA Life Safety Code.

Violation Detail:

IPMC 108.1.3 Unfit for Human Occupancy

Violation Text:

Structure has been found to be unfit for human occupancy due to vermin infestation and mold.

Violation Detail:

IPMC 303.1 Pools: Sanitary/Clean

Violation Text:

The swimming pool was found with stagnant algae filled water. Pool is required to be maintained in a safe, clean, and sanitary condition, and in good repair.

Violation Detail:

26-61 (10) Sanitary (Stagnant)

Violation Text:

Swimming Pool was found to contain stagnant algae filled water which provides a breeding medium for mosquitoes.

Violation Detail:

114-764 Tents

Violation Text:

Tent being used as living quarters in rear yard must be removed.

Violation Detail:

26-61 (3) Sanitary (Vermin)**Violation Text:**

It has been reported by the occupants that there are vermin both inside and outside of the structure. All vermin areas where there is harborage for the vermin must be eliminated.

Violation Detail:**26-61 (2) Sanitary (Trash)****Violation Text:**

Trash and debris scattered across the rear yard must be removed and properly disposed of.

Violation Detail:**62-27 Business Tax Receipt****Violation Text:**

All rental properties require a business tax receipt.

Violation Detail:**704.2.1.1 Smoke Detectors****Violation Text:**

Approved smoke detectors are required in all living areas.

Violation Detail:**IPMC 302.1 Sanitary****Violation Text:**

Remove all staining, algae and mold from the exterior of the structure.

Violation Detail:

IPMC 604.3 Electrical Hazards

Violation Text:

Improper electrical wiring/exposed wiring/missing switch plate covers/ missing covers in electrical panel were noted. All electrical work must be properly done in accordance with the National Electrical Code.

Violation Detail:

IPMC 306.1.1 (6) Unsafe Conditions

Violation Text:

Multiple holes in ceilings were noted and must be properly repaired.

Violation Detail:

IPMC 305.6 Interior Doors

Violation Text:

Multiple interior doors damaged were noted. Doors must be properly repaired or replaced.

Violation Detail:

IPMC 403.2 Bathrooms

Violation Text:

There was inadequate ventilation in the bathroom as evidenced by black/white mold that was

present above the shower.

Violation Detail:

IMPC 309.1 Pest Elimination

Violation Text:

Occupants reported infestation of roaches which was witnessed during my (CEO Randy Ast) inspection.

CASE NO. 3

3. Agenda Item (ID # 3181)

220 3Rd St - Adam Sears

Case #21-4632

Parcel ID - 4244-01-23-0191

Code Enforcement Officer Randy Ast

Violation Detail:

IPMC 302.8 Motor Vehicles

Violation Text:

Vehicle in driveway must be operable and have a current registration. One project car is allowed but it must be covered buy a commercially made car cover.

CASE NO. 4

4. Agenda Item (ID # 3182)

336 8Th St - Zev Rose

Case #20-3832

Parcel ID - 5337-37-02-0010

Code Enforcement Officer Randy Ast

Violation Detail:

82-131 Building Permit

Violation Text:

Plumbing Permit Required.

CASE NO. 5

5. Agenda Item (ID # 3183)

921 Daytona Avenue

Case #21-4425

Parcel ID - 4244-01-10-0090

Code Enforcement Officer Randy Ast

Violation Detail:

26-61 (3) Sanitary (Vermin)

Violation Text:

Neighbors are complaining of vermin (rats and mice) coming from this property. Cut all overgrown weeds and grass in the rear yard.

Violation Detail:

26-61 (1) Sanitary (Grass)

Violation Text:

Mow and maintain all grass, weeds, and overgrown plants and trees in the rear yard. Remove weeds that are growing up the front and side of the house.

Violation Detail:

IPMC 304.15 Doors

Violation Text:

Repair/Replace damaged door on the north side of the home.

Violation Detail:

IPMC 304.1 Exterior Maintenance

Violation Text:

Repair damaged rotting wood at the bottom of the south door.

Violation Detail:

IPMC 304.1 Exterior Maintenance

Violation Text:

Repair damaged fascia trim above the north door.

Violation Detail:

IPMC 302.1 Sanitary

Violation Text:

Remove all staining (algae) from the exterior of the property.

Violation Detail:

IPMC 304.3 Address

Violation Text:

Address numbers are faded/obscured and can not be seen from the roadway. Number must be plainly visible from the street.

CASE NO. 6

6. Agenda Item (ID # 3184)

318 Riverside Drive - William Purdy

Case # 21-4703

Parcel ID - 5337-34-02-0050

Code Enforcement Officer Randy Ast

Violation Detail:

82-131 Building Permit

Violation Text:

An after the fact permit is required for the exterior stairs.

IV. ADJOURNMENT