



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Peg Collier
(386) 248-9433

Friday, January 26, 2024

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 # 4393)

403 Ridgewood Ave - Happy Time Motel

CASE # CEC2023-000098

PARCEL ID # 533733020050

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 26-61 (2) SANITARY (TRASH)

VIOLATION TEXT: CLEAN AND MAINTAIN YOUR PROPERTY.

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED.

VIOLATION TEXT: PERMITS ARE REQUIRED FOR WORK DONE ON THIS PROPERTY TO ADDRESS BUILDING, PLUMBING AND ELECTRICAL WORK.

VIOLATION DETAIL: IPMC 110.1 DEMOLITION

VIOLATION TEXT: DEMOLISH THE NON-PERMITTED BUILT STRUCTURES ON THIS PROPERTY.

VIOLATION DETAIL: IPMC 111.1 UNSAFE CONDITIONS

VIOLATION TEXT: THE CONDITIONS ON THIS PROPERTY ARE UNSAFE DUE TO THE POORLY MAINTAINED BUILDING AND LIVING SPACES, AS WELL AS THE BUILDING VIOLATION FOR IMPROPER/ NON-PERMITTED STRUCTURES.

VIOLATION DETAIL: IPMC 111.1.3 UNFIT FOR HUMAN OCCUPANCY

VIOLATION TEXT: THE MAIN OFFICE BUILDING THAT HAS RENTAL UNITS IN IT IS DILAPIDATED, INFESTED WITH MOLD, AND UNSAFE FOR HUMAN LIVING. NO TENANTS SHOULD BE OCCUPYING IT.

VIOLATION DETAIL: IPMC 111.1.5 DANGEROUS STRUCTURE

VIOLATION TEXT: BUILDINGS ON THIS PROPERTY ARE UNSAFE AND UNSTABLE, THERE IS A RENTAL UNIT ON THE END OF THE MAIN BUILDING THAT MUST BE VACATED. THERE ARE PADLOCKS ON THE DOORS THAT MUST BE REMOVED. THE FIRE PROTECTIVE SYSTEMS AT THIS PROPERTY ARE TOO SMALL, INCORRECTLY HOUSED, OR OUT OF DATE AND MUST BE BROUGHT UP TO NFPA CODE. REPAIR OR REPLACE ALL DAMAGED SMOKE DETECTORS IN THE HOUSING UNIT.

VIOLATION DETAIL: IPMC 302.1 SANITARY

VIOLATION TEXT: THE EXTERIOR PROPERTY HAS PATCHES OF STAINING THAT MUST BE CLEANED. INTERIOR OF THE MAIN OFFICE UNIT IS COVERED IN STAINING COLONIES THAT RESEMBLE MOLD.

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: REPAIR ALL EXTERIOR WALLS SO THEY ARE FREE FROM ROTTING WOOD, DAMAGED SIDING, OR RIPPED AND TORN PLASTER.

VIOLATION DETAIL: IPMC 304.12 HANDRAILS AND GUARDS

VIOLATION TEXT: ALL STAIRS MUST HAVE PROPER HANDRAILS AND GUARDS.

VIOLATION DETAIL: IPMC 304.15 DOORS

VIOLATION TEXT: REPLACE AND REPAIR ALL DAMAGED DOORS, DOORWAY ASSEMBLIES, AND SCREEN DOORS. REPLACE ANY DOORWAYS THAT ARE NOT USING CORRECT EXTERIOR DOORS.

VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT.

VIOLATION TEXT: REPAINT THE FLAKING AND PEELING PAINT.

VIOLATION DETAIL: IPMC 304.6 EXTERIOR WALLS

VIOLATION TEXT: REPAIR ALL DAMAGED ROTTING SIDING, FASCIA, AND EXTERIOR WOODEN WALLS/FRAMES/WINDOW SILLS, REPAIR ALL HOLES IN THE WALLS.

VIOLATION DETAIL: IPMC 304.7 ROOFS AND DRAINAGE

VIOLATION TEXT: REPAIR ALL OF THE DAMAGED ROOFS ON THE PROPERTY. THIS WILL REQUIRE PERMITTING.

VIOLATION DETAIL: IPMC 304.9 OVERHANG EXTENSIONS: AWNINGS

VIOLATION TEXT: REPAIR THE OVERHANGS AND AWNINGS ON THIS PROPERTY.

VIOLATION DETAIL: IPMC 504.1 FUNCTIONING PLUMBING

VIOLATION TEXT: REPAIR THE DAMAGED SEWAGE CLEANOUT'S SO THEY HAVE PROPER CAPS AND ARE NOT EXPOSED TO THE ELEMENTS.

VIOLATION DETAIL: IPMC 604.3 ELECTRICAL SYSTEM HAZARDS.

VIOLATION TEXT: THE PROPERTY HAS SHORTED WIRING, POORLY MAINTAINED ELECTRICAL SYSTEMS, NON-FUNCTIONAL OUTLETS, AND DAMAGED EXPOSED ELECTRICAL SYSTEMS. REPAIR THE INTERIOR POWER OUTLETS, PROPERLY REPLACING ALL OUTLETS WITH GFCI UNITS WHERE APPLICABLE. REMOVE AND INSTALL THE POWER PANELS IN THE MAINTENANCE ADDITIONS. REPAIR AND REPLACE ANY AND ALL DAMAGED, IMPROPERLY WIRED ELECTRICAL SYSTEMS.

VIOLATION DETAIL: TEMPORARY STORM PROTECTION.

VIOLATION TEXT: REMOVE ALL OF THE BOARDING FROM THE WINDOWS, IF THE WINDOWS BEHIND THEM ARE DAMAGED, REPAIR THEM.

Case No. 2

2. Agenda Item (ID # 4392)

1190 S Nova Rd

CASE # CEC2024-000147

PARCEL ID # 424204210215

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 114-33(2) ZONING

VIOLATION TEXT: THIS PROPERTY IS NOT PROPERLY ZONED FOR ITS CURRENT USE, YOU MUST RELOCATE THE SHEDS UNTIL THE PROPER PROCESSES HAVE BEEN COMPLETED AND A REZONING HAS BEEN PERMITTED.

VIOLATION DETAIL: 58-97 OBJECTS IN RIGHT OF WAY

VIOLATION TEXT: YOU MAY NOT PLACE ANY FLAGS OR SIGNS IN THE RIGHT OF WAY.

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED.

VIOLATION TEXT: NO PERMITS ARE ON FILE FOR ANY SHED PLACEMENT ON THIS PROPERTY.

Case No. 3

3. Agenda Item (ID # 4391)

328 Clifton Av

CASE # CER2023-000025

PARCEL ID # 424240050270

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: OBTAIN PERMITS FOR THE WORK THAT IS PLANNED, PROVIDE ALL DOCUMENTATION. AFTER THE FACT FEE'S WILL APPLY AS THE WORK WAS STARTED BEFORE PERMITS WERE ISSUED.

Case No. 4

4. Agenda Item (ID # 4390)

631 S Flamingo Dr

CASE # CER2024-000125

PARCEL ID # 523710000320

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 10-36 RUNNING AT LARGE

VIOLATION TEXT: KEEP YOUR ANIMAL UNDER CONTROL AND DO NOT ALLOW IT TO ROAM FREELY.

Case No. 5

Case No. 6

Case No. 7

III. ADJOURNMENT