



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Peg Collier
(386) 248-9433

Friday, February 23, 2024

1:00 PM

City Commission Chamber

I. CALL TO ORDER

II. ROLL CALL

III. SPECIAL MASTER CASES

Case No. 1

1. Special Master (ID # 4425)

Richard Johnson EST - 1319 Bender Avenue

CASE NUMBER: CER2023-000100

PARCEL NUMBER: 424243031760

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: IPMC 302.1 SANITARY

VIOLATION TEXT: “EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES IN A CLEAN AND SANITARY CONDITION.”

VIOLATION DETAIL: IPMC 304.13 WINDOWS

VIOLATION TEXT: “EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.”

VIOLATION DETAIL: IPMC 304.7 ROOFS AND DRAINAGE

VIOLATION TEXT: “THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.”

Case No. 2**2. Special Master (ID # 4424)**

Patel Sandipkumar Naginkumar Patel Krishnabahen S - 712 Ridgewood Avenue

CASE NUMBER: CEC2023-000101

PARCEL NUMBER: 424401160140

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 304.13 WINDOWS

VIOLATION TEXT: “EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.”

VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT - PROTECTIVE TREATMENT

VIOLATION TEXT: “EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES, SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. SIDING AND MASONRY JOINTS, AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS, SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION, AND SURFACES WITH RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACES DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.”

VIOLATION DETAIL: IPMC 304.7 ROOFS AND DRAINAGE

VIOLATION TEXT: “THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.”

VIOLATION DETAIL: IPMC 305.1 INTERIOR STRUCTURE

VIOLATION TEXT: “THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION.”

VIOLATION DETAIL: IPMC 604.3 ELECTRICAL SYSTEM HAZARDS

VIOLATION TEXT: “WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.”

Case No. 3**3. Special Master (ID # 4423)**

Bhikh USHA, LLC - 118 Ridgewood Avenue

CASE NUMBER: CEC2023-000062

PARCEL NUMBER: 424401340210

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 114-33(2) ZONING

VIOLATION TEXT: “INTERPRETATION OF PERMITTED USES AND STRUCTURES. A REQUESTED USE OR STRUCTURE THAT IS NOT EXPRESSLY PERMITTED IN A CLASSIFICATION SHALL BE PROHIBITED IN THAT CLASSIFICATION.”

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.13 WINDOWS

VIOLATION TEXT: “EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.”

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VIOLATION DETAIL: IPMC 304.15 DOORS

VIOLATION TEXT: “EXTERIOR DOORS, DOOR ASSEMBLIES, OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN ACCORDANCE WITH SECTION 702.3”

VIOLATION DETAIL: IPMC 305.2 STRUCTURAL MEMBERS

VIOLATION TEXT: “STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.”

Case No. 4**4. Special Master (ID # 4422)**

Monticelli Investment, Inc. - 1620 State Avenue

CASE NUMBER: CEC2024-000336

PARCEL NUMBER: 424204280160

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 62-27 BUSINESS TAX RECEIPT

VIOLATION TEXT: “(A) NO PERSON SHALL ENGAGE IN OR MANAGE ANY BUSINESS, PROFESSION OR OCCUPATION IN THE CITY, UNLESS AND UNTIL A RECEIPT SHALL HAVE BEEN PROCURED FROM THE CITY MANAGER AND THE PAYMENT OF THE AMOUNT OF LICENSE TAX REQUIRED THEREFORE AND AS PROVIDED IN THIS ARTICLE. (B) ANY PERSON WHO SHALL CARRY ON, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION OR PROFESSION FOR WHICH A RECEIPT IS REQUIRED UNDER THIS ARTICLE WITHOUT HAVING FIRST OBTAINED SUCH A RECEIPT SHALL BE SUBJECT TO A PENALTY OF 25 PERCENT OF THE RECEIPT DETERMINED TO BE DUE.” (Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)

Case No. 5**5. Special Master (ID # 4421)**

Ellenwood Motors - 1620 State Avenue

CASE NUMBER: CEC2024-000336

PARCEL NUMBER: 4242204280160

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 62-27 BUSINESS TAX RECEIPT

VIOLATION TEXT: “(A) NO PERSON SHALL ENGAGE IN OR MANAGE ANY BUSINESS, PROFESSION OR OCCUPATION IN THE CITY, UNLESS AND UNTIL A RECEIPT SHALL HAVE BEEN PROCURED FROM THE CITY MANAGER AND THE PAYMENT OF THE AMOUNT OF LICENSE TAX REQUIRED THEREFORE AND AS PROVIDED IN THIS ARTICLE. (B) ANY PERSON WHO SHALL CARRY ON, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION OR PROFESSION FOR WHICH A RECEIPT IS REQUIRED UNDER THIS ARTICLE WITHOUT HAVING FIRST OBTAINED SUCH A RECEIPT SHALL BE SUBJECT TO A PENALTY OF 25 PERCENT OF THE RECEIPT DETERMINED TO BE DUE.” (Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)

Case No. 6

6. Special Master (ID # 4420)

Barbara Dann - 787 Center Avenue

CASE NUMBER: CEC2023-000088

PARCEL NUMBER: 424414010090

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 304.60 EXTERIOR WALLS

VIOLATION TEXT: “EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.”

Case No. 7

7. Special Master (ID # 4419)

Shri Gavrishanker, Inc. - 749 Ridgewood Avenue

CASE NUMBER: CEC2024-000113

PARCEL NUMBER: 424401140110

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 111.1 UNSAFE CONDITIONS

VIOLATION TEXT: “WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNFIT FOR HUMAN OCCUPANCY, OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.”

VIOLATION DETAIL: IPMC 302.1 SANITARY

VIOLATION TEXT: “EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES IN A CLEAN AND SANITARY CONDITION.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.12 HANDRAILS AND GUARDS

VIOLATION TEXT: “EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.”

VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT - PROTECTIVE TREATMENT

VIOLATION TEXT: “EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES, SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR

WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. SIDING AND MASONRY JOINTS, AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS, SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION, AND SURFACES WITH RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACES DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.”

VIOLATION DETAIL: 110-3. - SIGN MAINTENANCE

VIOLATION TEXT: “ALL SIGNS, INCLUDING THEIR SUPPORTS, BRACES, GUYS AND ANCHORS, ELECTRICAL PARTS AND LIGHTING FIXTURES, AND ALL PAINTED AND DISPLAY AREAS, SHALL BE MAINTAINED IN ACCORDANCE WITH THE BUILDING AND ELECTRICAL CODES ADOPTED BY THE CITY, AND SHALL PRESENT A NEAT AND CLEAN APPEARANCE. THE VEGETATION AROUND, IN FRONT OF, BEHIND AND UNDERNEATH THE BASE OF GROUND SIGNS FOR A DISTANCE OF TEN FEET SHALL BE NEATLY TRIMMED AND FREE OF UNSIGHTLY WEEDS, AND NO RUBBISH OR DEBRIS THAT WOULD CONSTITUTE A FIRE OR HEALTH HAZARD SHALL BE PERMITTED UNDER OR NEAR THE SIGN.”

Case No. 8

8. Special Master (ID # 4418)

Shri Dwarkadhish, Inc. - 1028 Ridgewood Avenue

CASE NUMBER: CEC2023-000050

PARCEL NUMBER: 424262050060

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.12 HANDRAILS AND GUARDS

VIOLATION TEXT: “EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.”

VIOLATION DETAIL: IPMC 305.4 STAIRS & WALKING SURFACES

VIOLATION TEXT: “EVERY STAIR, RAMP, LANDING, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL BE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR.”

VIOLATION DETAIL: IPMC 504.1 FUNCTIONING PLUMBING

VIOLATION TEXT: “PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM OBSTRUCTIONS, LEAKS, AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION.”

Case No. 9

9. Special Master (ID # 4417)

Scott Thrower - 489 6Th Street

CASE NUMBER: CER2024-000114

PARCEL NUMBER: 533705010020

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 114-742(E) SHIPPING CONTAINER

VIOLATION TEXT: SHIPPING CONTAINERS AKA INTERMODAL CONTAINER. SHIPPING CONTAINERS PLACED ON A PARCEL FOR MORE THAN 14 DAYS WITHIN A CALENDAR YEAR, EXCLUDING CONTAINERS TEMPORARILY PLACED ON ACTIVE CONSTRUCTION SITES FOR THE DURATION OF ACTIVE CONSTRUCTION ONLY, SHALL BE GOVERNED BY THE FOLLOWING REGULATIONS:

1. Shipping containers shall only be permitted within the CC-1 (Commercial Corridor), I-1 (Wholesale-Light Industrial) and I-2 (Heavy Industrial) zoning districts.

2. Shipping containers shall be prohibited on properties that abut Ridgewood or LPGA Avenue within the Community Redevelopment Area.
3. Shipping containers shall only be permitted in conjunction with a principal use, provided that they are recognized as clearly incidental and subordinate to the principal use.
4. Shipping containers shall be mounted and anchored per standards that meet or exceed the requirements per the Florida Building Code.
5. The shipping container shall count toward the maximum lot coverage percent.
6. If visible from any rights-of-way, shipping containers shall require complete screening with a decorative eight-foot block masonry stucco finished enclosure or wall with a rounded top or decorative cap finished with stucco and painted to match the colors of the principal structure. The masonry enclosure or wall shall meet or exceed the minimum requirements per the Florida Building Code. In lieu of the aforementioned enclosure or wall, the container can be "skinned," meaning to cover the outside of the container with material such as stucco, aluminum siding, or wood. Skinning does not mean painting.
7. Shipping containers shall be located behind the front plane of a principal structure and shall not be located within the principal rear and side yard setbacks of the CC-1 (Commercial Corridor), I-1 (Wholesale-Light Industrial) and I-2 (Heavy Industrial) zoning districts, except that such containers that have a footprint of less than 250 square feet will be allowed to be placed within eight feet of the rear property line.
8. Shipping containers shall not be located within any easement.
9. Shipping containers shall be maintained in good condition at all times.
10. Shipping containers shall not be permitted for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing except where markings, labels and placards may be required in accordance with the United States Department of Transportation Emergency Response Guide.
11. Shipping containers shall be used for storage purposes only and shall not be permitted or retrofitted as living quarters or office workspace.
12. No plumbing or air conditioning shall be permitted inside of a shipping container.
13. Materials stored within shipping containers are subject to review by the chief building official, fire chief or fire marshal.
14. Shipping containers shall not be rented out or leased.
15. Shipping containers shall be stand-alone steel units without fabrication including but not limited to roofs, except as otherwise required, overhangs, porches, additional doors or windows and internal partitions.
16. In the instance where more than one shipping container may be permitted, they shall not be stacked.
17. Shipping containers shall not occupy required off-street parking spaces, vehicular accesses or drive aisles, pedestrian facilities or landscape areas for a site.

18. Use and placement of shipping containers for any reason shall require a permit.
19. Shipping containers placed within the floodplain must meet all floodplain ordinance and FEMA requirements, and may require an approved site plan prior to permitting.
20. These regulations shall not apply to container developments in City approved planned developments wherein such containers are used to construct unique offices, homes, restaurants, etc. that meet all requirements of the Florida Building Code, as well as all other applicable city, state and federal regulations.

Case No. 10**10. Special Master (ID # 4416)**

Betty Reese EST - 1526 Cordova Avenue

CASE NUMBER: CER2024-000115

PARCEL NUMBER: 424220050300

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 26-61(3) SANITARY (VERMIN)

VIOLATION TEXT: “THE MAINTAINING, USING, PLACING, DEPOSITING, LEAVING OR PERMITTING TO BE OR REMAIN ON ANY PUBLIC OR PRIVATE PROPERTY OF ANY OF THE FOLLOWING ITEMS, CONDITIONS OR ACTIONS ARE HEREBY DECLARED TO BE AND CONSTITUTE A NUISANCE: ANY CONDITION WHICH PROVIDES HARBORAGE FOR RATS, MICE, SNAKES AND OTHER VERMIN;”

VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT - PROTECTIVE TREATMENT

VIOLATION TEXT: “EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES, SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. SIDING AND MASONRY JOINTS, AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS, SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION, AND SURFACES WITH RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACES DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.”

VIOLATION DETAIL: IPMC 304.6 EXTERIOR WALLS

VIOLATION TEXT: “EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.”

Case No. 11

11. Special Master (ID # 4414)

Uyen and Canh Truong - 172 Highland Avenue

CASE NUMBER: CER2024-000208

PARCEL NUMBER: 533720020020

CODE ENFORCEMENT OFFICER: RANDY AST

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

VIOLATION TEXT: “THE MAINTAINING, USING, PLACING, DEPOSITING, LEAVING OR PERMITTING TO BE OR REMAIN ON ANY PUBLIC OR PRIVATE PROPERTY OF ANY OF THE FOLLOWING ITEMS, CONDITIONS OR ACTIONS ARE HEREBY DECLARED TO BE AND CONSTITUTE A NUISANCE:

(2) ACCUMULATION OF TRASH, LITTER, DEBRIS, GARBAGE, BOTTLES, PAPER, CANS, RAGS, DEAD OR DECAYED FISH, FOWL, MEAT OR OTHER ANIMAL MATTER; FRUIT, VEGETABLES, OFFAL, BRICKS, CONCRETE, SCRAP LUMBER OR OTHER BUILDING DEBRIS OR OTHER REFUSE OF ANY NATURE;”

IV. ADJOURNMENT



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4425)

3.1

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4425

Richard Johnson EST - 1319 Bender Avenue

CASE NUMBER: CER2023-000100

PARCEL NUMBER: 424243031760

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: IPMC 302.1 SANITARY

VIOLATION TEXT: “EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES IN A CLEAN AND SANITARY CONDITION.”

VIOLATION DETAIL: IPMC 304.13 WINDOWS

VIOLATION TEXT: “EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.”

VIOLATION DETAIL: IPMC 304.7 ROOFS AND DRAINAGE

VIOLATION TEXT: “THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.”



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4424)

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:

DOC ID: 4424

3.2

**Patel Sandipkumar Naginkumar Patel Krishnabahen S - 712
Ridgewood Avenue**

CASE NUMBER: CEC2023-000101

PARCEL NUMBER: 424401160140

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: "NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT."

VIOLATION DETAIL: IPMC 304.13 WINDOWS

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VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT - PROTECTIVE TREATMENT

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VIOLATION DETAIL: IPMC 305.1 INTERIOR STRUCTURE

VIOLATION TEXT: “THE INTERIOR OF A STRUCTURE AND EQUIPMENT THEREIN SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND IN A SANITARY CONDITION.”

VIOLATION DETAIL: IPMC 604.3 ELECTRICAL SYSTEM HAZARDS

VIOLATION TEXT: “WHERE IT IS FOUND THAT THE ELECTRICAL SYSTEM IN A STRUCTURE CONSTITUTES A HAZARD TO THE OCCUPANTS OR THE STRUCTURE BY REASON OF INADEQUATE SERVICE, IMPROPER FUSING, INSUFFICIENT RECEPTACLE AND LIGHTING OUTLETS, IMPROPER WIRING OR INSTALLATION, DETERIORATION OR DAMAGE, OR FOR SIMILAR REASONS, THE CODE OFFICIAL SHALL REQUIRE THE DEFECTS TO BE CORRECTED TO ELIMINATE THE HAZARD.”



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4423)

3.3

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4423

Bhikh USHA, LLC - 118 Ridgewood Avenue

CASE NUMBER: CEC2023-000062

PARCEL NUMBER: 424401340210

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 114-33(2) ZONING

VIOLATION TEXT: “INTERPRETATION OF PERMITTED USES AND STRUCTURES. A REQUESTED USE OR STRUCTURE THAT IS NOT EXPRESSLY PERMITTED IN A CLASSIFICATION SHALL BE PROHIBITED IN THAT CLASSIFICATION.”

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.13 WINDOWS

VIOLATION TEXT: “EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.”

VIOLATION DETAIL: IPMC 304.13 WINDOWS

VIOLATION TEXT: “EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.”

VIOLATION DETAIL: IPMC 304.15 DOORS

VIOLATION TEXT: “EXTERIOR DOORS, DOOR ASSEMBLIES, OPERATOR SYSTEMS IF PROVIDED, AND HARDWARE SHALL BE MAINTAINED IN GOOD CONDITION. LOCKS AT ALL ENTRANCES TO DWELLING UNITS AND SLEEPING UNITS SHALL TIGHTLY SECURE THE DOOR. LOCKS ON MEANS OF EGRESS DOORS SHALL BE IN

ACCORDANCE WITH SECTION 702.3”

VIOLATION DETAIL: IPMC 305.2 STRUCTURAL MEMBERS

VIOLATION TEXT: “STRUCTURAL MEMBERS SHALL BE MAINTAINED STRUCTURALLY SOUND, AND BE CAPABLE OF SUPPORTING THE IMPOSED LOADS.”



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4422)

3.4

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4422

Monticelli Investment, Inc. - 1620 State Avenue

CASE NUMBER: CEC2024-000336

PARCEL NUMBER: 424204280160

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 62-27 BUSINESS TAX RECEIPT

VIOLATION TEXT: “(A) NO PERSON SHALL ENGAGE IN OR MANAGE ANY BUSINESS, PROFESSION OR OCCUPATION IN THE CITY, UNLESS AND UNTIL A RECEIPT SHALL HAVE BEEN PROCURED FROM THE CITY MANAGER AND THE PAYMENT OF THE AMOUNT OF LICENSE TAX REQUIRED THEREFORE AND AS PROVIDED IN THIS ARTICLE. (B) ANY PERSON WHO SHALL CARRY ON, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION OR PROFESSION FOR WHICH A RECEIPT IS REQUIRED UNDER THIS ARTICLE WITHOUT HAVING FIRST OBTAINED SUCH A RECEIPT SHALL BE SUBJECT TO A PENALTY OF 25 PERCENT OF THE RECEIPT DETERMINED TO BE DUE.” (Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4421)

3.5

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4421

Ellenwood Motors - 1620 State Avenue

CASE NUMBER: CEC2024-000336

PARCEL NUMBER: 4242204280160

CODE ENFORCEMENT OFFICER: KYLE MAHANES

VIOLATION DETAIL: 62-27 BUSINESS TAX RECEIPT

VIOLATION TEXT: “(A) NO PERSON SHALL ENGAGE IN OR MANAGE ANY BUSINESS, PROFESSION OR OCCUPATION IN THE CITY, UNLESS AND UNTIL A RECEIPT SHALL HAVE BEEN PROCURED FROM THE CITY MANAGER AND THE PAYMENT OF THE AMOUNT OF LICENSE TAX REQUIRED THEREFORE AND AS PROVIDED IN THIS ARTICLE. (B) ANY PERSON WHO SHALL CARRY ON, CONDUCT OR MANAGE ANY BUSINESS, OCCUPATION OR PROFESSION FOR WHICH A RECEIPT IS REQUIRED UNDER THIS ARTICLE WITHOUT HAVING FIRST OBTAINED SUCH A RECEIPT SHALL BE SUBJECT TO A PENALTY OF 25 PERCENT OF THE RECEIPT DETERMINED TO BE DUE.” (Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4420)

3.6

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4420

Barbara Dann - 787 Center Avenue

CASE NUMBER: CEC2023-000088

PARCEL NUMBER: 424414010090

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: "NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT."

VIOLATION DETAIL: IPMC 304.60 EXTERIOR WALLS

VIOLATION TEXT: "EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION."



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4419)

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4419

3.7

Shri Gavrishanker, Inc. - 749 Ridgewood Avenue

CASE NUMBER: CEC2024-000113

PARCEL NUMBER: 424401140110

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: “NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT.”

VIOLATION DETAIL: IPMC 111.1 UNSAFE CONDITIONS

VIOLATION TEXT: “WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNFIT FOR HUMAN OCCUPANCY, OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.”

VIOLATION DETAIL: IPMC 302.1 SANITARY

VIOLATION TEXT: “EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES IN A CLEAN AND SANITARY CONDITION.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: “THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE.”

VIOLATION DETAIL: IPMC 304.12 HANDRAILS AND GUARDS

VIOLATION TEXT: “EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION.”

VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT - PROTECTIVE TREATMENT

VIOLATION TEXT: “EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES, SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. SIDING AND MASONRY JOINTS, AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS, SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION, AND SURFACES WITH RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACES DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.”

VIOLATION DETAIL: 110-3. - SIGN MAINTENANCE

VIOLATION TEXT: “ALL SIGNS, INCLUDING THEIR SUPPORTS, BRACES, GUYS AND ANCHORS, ELECTRICAL PARTS AND LIGHTING FIXTURES, AND ALL PAINTED AND DISPLAY AREAS, SHALL BE MAINTAINED IN ACCORDANCE WITH THE BUILDING AND ELECTRICAL CODES ADOPTED BY THE CITY, AND SHALL PRESENT A NEAT AND CLEAN APPEARANCE. THE VEGETATION AROUND, IN FRONT OF, BEHIND AND UNDERNEATH THE BASE OF GROUND SIGNS FOR A DISTANCE OF TEN FEET SHALL BE NEATLY TRIMMED AND FREE OF UNSIGHTLY WEEDS, AND NO RUBBISH OR DEBRIS THAT WOULD CONSTITUTE A FIRE OR HEALTH HAZARD SHALL BE PERMITTED UNDER OR NEAR THE SIGN.”



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4418)

3.8

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4418

Shri Dwarkadhish, Inc. - 1028 Ridgewood Avenue

CASE NUMBER: CEC2023-000050

PARCEL NUMBER: 424262050060

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 82-131 BUILDING PERMIT REQUIRED

VIOLATION TEXT: "NO DEVELOPMENT ACTIVITY MAY BE UNDERTAKEN WITHOUT PRIOR AUTHORIZATION BY A DEVELOPMENT PERMIT."

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: "THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE."

VIOLATION DETAIL: IPMC 304.1 EXTERIOR MAINTENANCE

VIOLATION TEXT: "THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE."

VIOLATION DETAIL: IPMC 304.12 HANDRAILS AND GUARDS

VIOLATION TEXT: "EVERY HANDRAIL AND GUARD SHALL BE FIRMLY FASTENED AND CAPABLE OF SUPPORTING NORMALLY IMPOSED LOADS AND SHALL BE MAINTAINED IN GOOD CONDITION."

VIOLATION DETAIL: IPMC 305.4 STAIRS & WALKING SURFACES

VIOLATION TEXT: "EVERY STAIR, RAMP, LANDING, BALCONY, PORCH, DECK OR OTHER WALKING SURFACE SHALL BE MAINTAINED IN SOUND CONDITION AND GOOD REPAIR."

VIOLATION DETAIL: IPMC 504.1 FUNCTIONING PLUMBING

VIOLATION TEXT: "PLUMBING FIXTURES SHALL BE PROPERLY INSTALLED AND MAINTAINED IN WORKING ORDER, AND SHALL BE KEPT FREE FROM

OBSTRUCTIONS, LEAKS, AND DEFECTS AND BE CAPABLE OF PERFORMING THE FUNCTION FOR WHICH SUCH PLUMBING FIXTURES ARE DESIGNED. PLUMBING FIXTURES SHALL BE MAINTAINED IN A SAFE, SANITARY AND FUNCTIONAL CONDITION.”



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:

SCHEDULED

SPECIAL MASTER (ID # 4417)

DOC ID: 4417

Scott Thrower - 489 6Th Street

CASE NUMBER: CER2024-000114

PARCEL NUMBER: 533705010020

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 114-742(E) SHIPPING CONTAINER

VIOLATION TEXT: SHIPPING CONTAINERS AKA INTERMODAL CONTAINER. SHIPPING CONTAINERS PLACED ON A PARCEL FOR MORE THAN 14 DAYS WITHIN A CALENDAR YEAR, EXCLUDING CONTAINERS TEMPORARILY PLACED ON ACTIVE CONSTRUCTION SITES FOR THE DURATION OF ACTIVE CONSTRUCTION ONLY, SHALL BE GOVERNED BY THE FOLLOWING REGULATIONS:

1. Shipping containers shall only be permitted within the CC-1 (Commercial Corridor), I-1 (Wholesale-Light Industrial) and I-2 (Heavy Industrial) zoning districts.
2. Shipping containers shall be prohibited on properties that abut Ridgewood or LPGA Avenue within the Community Redevelopment Area.
3. Shipping containers shall only be permitted in conjunction with a principal use, provided that they are recognized as clearly incidental and subordinate to the principal use.
4. Shipping containers shall be mounted and anchored per standards that meet or exceed the requirements per the Florida Building Code.
5. The shipping container shall count toward the maximum lot coverage percent.
6. If visible from any rights-of-way, shipping containers shall require complete screening with a decorative eight-foot block masonry stucco finished enclosure or wall with a rounded top or decorative cap finished with stucco and painted to match the colors of the principal structure. The masonry enclosure or wall shall meet or exceed the minimum requirements per the Florida Building Code. In lieu of the aforementioned enclosure or wall, the container can be "skinned," meaning to cover the outside of the container with material such as stucco, aluminum siding, or wood. Skinning does not mean painting.
7. Shipping containers shall be located behind the front plane of a principal structure and shall not be located within the principal rear and side yard setbacks of the CC-1 (Commercial Corridor), I-1 (Wholesale-Light Industrial) and I-2 (Heavy Industrial) zoning districts, except that such containers that have a footprint of less than 250 square feet will be allowed to be placed within eight feet of the

- rear property line.
8. Shipping containers shall not be located within any easement.
 9. Shipping containers shall be maintained in good condition at all times.
 10. Shipping containers shall not be permitted for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing except where markings, labels and placards may be required in accordance with the United States Department of Transportation Emergency Response Guide.
 11. Shipping containers shall be used for storage purposes only and shall not be permitted or retrofitted as living quarters or office workspace.
 12. No plumbing or air conditioning shall be permitted inside of a shipping container.
 13. Materials stored within shipping containers are subject to review by the chief building official, fire chief or fire marshal.
 14. Shipping containers shall not be rented out or leased.
 15. Shipping containers shall be stand-alone steel units without fabrication including but not limited to roofs, except as otherwise required, overhangs, porches, additional doors or windows and internal partitions.
 16. In the instance where more than one shipping container may be permitted, they shall not be stacked.
 17. Shipping containers shall not occupy required off-street parking spaces, vehicular accesses or drive aisles, pedestrian facilities or landscape areas for a site.
 18. Use and placement of shipping containers for any reason shall require a permit.
 19. Shipping containers placed within the floodplain must meet all floodplain ordinance and FEMA requirements, and may require an approved site plan prior to permitting.
 20. These regulations shall not apply to container developments in City approved planned developments wherein such containers are used to construct unique offices, homes, restaurants, etc. that meet all requirements of the Florida Building Code, as well as all other applicable city, state and federal regulations.



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4416)

3.10

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4416

Betty Reese EST - 1526 Cordova Avenue

CASE NUMBER: CER2024-000115

PARCEL NUMBER: 424220050300

CODE ENFORCEMENT OFFICER: RANDY AST

VIOLATION DETAIL: 26-61(3) SANITARY (VERMIN)

VIOLATION TEXT: “THE MAINTAINING, USING, PLACING, DEPOSITING, LEAVING OR PERMITTING TO BE OR REMAIN ON ANY PUBLIC OR PRIVATE PROPERTY OF ANY OF THE FOLLOWING ITEMS, CONDITIONS OR ACTIONS ARE HEREBY DECLARED TO BE AND CONSTITUTE A NUISANCE: ANY CONDITION WHICH PROVIDES HARBORAGE FOR RATS, MICE, SNAKES AND OTHER VERMIN;”

VIOLATION DETAIL: IPMC 304.2 FLAKING AND PEELING PAINT - PROTECTIVE TREATMENT

VIOLATION TEXT: “EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES, SHALL BE MAINTAINED IN GOOD CONDITION. EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING, FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. SIDING AND MASONRY JOINTS, AS WELL AS THOSE BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS, DOORS AND SKYLIGHTS, SHALL BE MAINTAINED WEATHER RESISTANT AND WATER TIGHT. METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE COATED TO INHIBIT SUCH RUST AND CORROSION, AND SURFACES WITH RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION. OXIDATION STAINS SHALL BE REMOVED FROM EXTERIOR SURFACES. SURFACES DESIGNED FOR STABILIZATION BY OXIDATION ARE EXEMPT FROM THIS REQUIREMENT.”

VIOLATION DETAIL: IPMC 304.6 EXTERIOR WALLS

VIOLATION TEXT: “EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS; AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.”



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

SCHEDULED

SPECIAL MASTER (ID # 4414)

3.11

Meeting: 02/23/24 01:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:

DOC ID: 4414 A

Uyen and Canh Truong - 172 Highland Avenue

CASE NUMBER: CER2024-000208

PARCEL NUMBER: 533720020020

CODE ENFORCEMENT OFFICER: RANDY AST

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

VIOLATION TEXT: “THE MAINTAINING, USING, PLACING, DEPOSITING, LEAVING OR PERMITTING TO BE OR REMAIN ON ANY PUBLIC OR PRIVATE PROPERTY OF ANY OF THE FOLLOWING ITEMS, CONDITIONS OR ACTIONS ARE HEREBY DECLARED TO BE AND CONSTITUTE A NUISANCE:

(2) ACCUMULATION OF TRASH, LITTER, DEBRIS, GARBAGE, BOTTLES, PAPER, CANS, RAGS, DEAD OR DECAYED FISH, FOWL, MEAT OR OTHER ANIMAL MATTER; FRUIT, VEGETABLES, OFFAL, BRICKS, CONCRETE, SCRAP LUMBER OR OTHER BUILDING DEBRIS OR OTHER REFUSE OF ANY NATURE;”