



## Code Enforcement

### Special Master Hearings

~ Agenda ~

1065 Ridgewood Avenue  
Holly Hill, FL 32117  
[www.hollyhillfl.org](http://www.hollyhillfl.org)

Peg Collier  
(386) 248-9433

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Friday, February 28, 2025

2:00 PM

City Commission Chamber

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#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. SPECIAL MASTER CASES

##### **Case No. 1**

##### **1. Special Master (ID # 4798)**

700 Grove Ave - Victor Garcia

**CASE NUMBER: CER-2097**

**PARCEL NUMBER:424401160057**

**CODE ENFORCEMENT OFFICER: Kyle Mahanes**

##### **VIOLATION DETAIL :**

**114-741 Location of Accessory Buildings & Structures**

**114-791(g) Number of Recreational Vehicles in Residential Property**

**114-791(h) Operable Recreational Vehicles**

**114-791(b) Parking of Recreational Vehicles (Front Yard Location)**

**114-791(f) Parking of Recreational Vehicles in Residential Property**

**114-791(a) Recreational Vehicles in Residential**

**IPMC 302.8 Inoperable Vehicles**

##### **Case No. 2**

##### **2. Special Master (ID # 4797)**

1532 State Ave - Daytona Commerce

**CASE NUMBER: CEC-2088**

**PARCEL 424220360180**

**CODE ENFORCEMENT OFFICER: Kyle Mahanes**

**VIOLATION DETAIL : 62-27 BUSINESS TAX RECEIPT REQUIRED**

**Case No. 3****3. Special Master (ID # 4796)**

1395 Jarecki Ave - Williams Richard & Elise Velazquez

**CASE NUMBER: CER-2108**

**PARCEL NUMBER: 424243042500**

**CODE ENFORCEMENT OFFICER: Kyle Mahanes**

**VIOLATION DETAIL :**

**26-61(1) SANITARY (GRASS)**

**IPMC 110.1 DEMOLITION**

**IPMC 302.7 ACCESSORY STRUCTURES**

**IPMC 304.7 ROOFS AND DRAINAGE**

**Case No. 4****4. Special Master (ID # 4799)**

1336 Bender Ave - David Connifey

**CASE NUMBER: CER-2107**

**PARCEL NUMBER: 424243021530**

**CODE ENFORCEMENT OFFICER: Kyle Mahanes**

**VIOLATION DETAIL:**

**26-61(11) - Residential Junk Storage**

**82-131 Building Permit Required**

**Case No. 5****5. Special Master (ID # 4806)**

243 Strawberry Ln - 243 Strawberry Lane LLC

**CASE NUMBER: CER-1864**

**PARCEL NUMBER: 533709000052**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL:**

**26-61(11) Residential Junk Storage**

**26-61(2) Sanitary (Trash)**

**26-61(3) Sanitary (Vermin)**

**114-727 Fence Maintenance**

**1-16 Abandoned Appliances**  
**62-67 Business Tax Receipt Required**  
**82-131 Building Permit Required**  
**94-126 Watercourse Protection**  
**14-4 Boarded Windows(Temporary Storm Protection)**  
**IPMC 302.8 Vehicles/Painting/Inoperable**  
**IPMC 304.13 Windows**  
**IPMC 505.1 Water Required**

**Case No. 6**

**6. Special Master (ID # 4808)**

1032 Riverside Dr - Schnell William C

**CASE NUMBER:CER-1273**

**PARCEL NUMBER: 423504000120**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL:**

**IPMC 302.4 Grass and Weeds**  
**IPMC 302.8 Vehicles/Painting/Inoperable**  
**IPMC 303.2 Pool Enclosures**  
**IPMC 304.1 Exterior Maintenance (Pool Area)**  
**IPMC 304.1 Exterior Maintenance (Doors)**  
**IPMC 304.1 Exterior Maintenance (Fascia)**  
**IPMC 304.6 Exterior Walls (Front of Building)**  
**IPMC 304.6 Exterior Walls (West Side of Building)**

**Case No. 7**

**7. Special Master (ID # 4807)**

817 Center Ave - Express Packagin Inc

**CASE NUMBER: CEC-1789**

**PARCEL NUMBER: 424401080061**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL:**

**114-727 Fence Maintenance**  
**26-61(2) - Sanitary (Trash)**  
**38-34 Vacant/Foreclosure Registration**  
**114-723 Screening of Outside Storage**  
**110-3 Sign Maintenance**  
**IPMC 111.1.5 Dangerous Structure**

**IPMC 304.1 Exterior Maintenance (Soffit)**  
**IPMC 304.1 Exterior Maintenance (Fascia)**  
**IPMC 304.10 Stairways, Decks, and Porches**  
**IPMC 304.13 Windows**  
**IPMC 304.3 Address visible on Building**  
**IPMC 304.7 Roofs and Drainage**  
**IPMC 304.9 Overhang Extensions**  
**IPMC 305.1 Interior Structure**  
**IPMC 504.1 Functioning Plumbing**

**Case No. 8**

**8. Special Master (ID # 4805)**

642 Center Ave - 3 Guys Properties LLC

**CASE NUMBER: CER-1841**

**PARCEL NUMBER: 523706120010**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**DISCUSSION:**

**IPMC 304.13 Windows**

**38-34 Vacant Property Registration**

**Case No. 9**

**9. Special Master (ID # 4804)**

176 Highland Ave - Uyen and Canh Truong

**CASE NUMBER: CER-1889**

**PARCEL NUMBER: 533720020020**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL: 26-61(2) Sanitary (Trash)**

**Case No. 10**

**10. Special Master (ID # 4803)**

219 2Nd St - Griffo Elizabeth

**CASE NUMBER: CER-1798**

**PARCEL NUMBER: 533720020150**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL: 114-727 Fence Maintenance**

**Case No. 11**

**11. Special Master (ID # 4802)**

823 Orange Ave - Drees Heidi

**CASE NUMBER: CER-1926**

**PARCEL NUMBER:533740090370**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL:**

**82-131 Building Permit Required**

**IPMC 110 (1,2,3) - Stop Work Order Issued**

**Case No. 12**

**12. Special Master (ID # 4801)**

702 Ave a - Quinn Kathy R Est

**CASE NUMBER: CER-1878**

**PARCEL NUMBER: 523707010130**

**CODE ENFORCEMENT OFFICER: Randy Ast**

**VIOLATION DETAIL : IPMC 302.4 Grass and Weeds**

**Case No. 13**

**13. Special Master (ID # 4800)**

124 Burleigh Ave - Burleigh Ave LLC

**CASE NUMBER: CER-1802**

**PARCEL NUMBER: 533721000120**

**CODE ENFORCEMENT OFFICER : Randy Ast**

**VIOLATION DETAIL:**

**114-727 Fence Maintenance**

**62-27 Business Tax Receipt Required**

**IV. ADJOURNMENT**