



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Leslie Montgomery
(386) 248-9433

Thursday, March 16, 2023

1:00 PM

City Commission Chamber

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
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II. SPECIAL MASTER CASES

Case No. 1

1. Special Master (ID # 4064)

1373 Powers Avenue - Brittany Nicole Elgin

CASE NUMBER: #23-3031

PARCEL NUMBER: #424243021330

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 82-131 Building Permit

Violation Text: You must obtain an after fact permit for the new front door that was installed, no permits were on file for the work done.

You must obtain permits for the window replacements on the property, you may not board windows up they must be repaired.

Permits are required for any work done.

Violation Detail: 114-791 (j) R.V. not used for living

Violation Text: You may not have your R.V. hooked up on residential property, you may not use the R.V. on residential property for any form of housekeeping or living arrangement.

Violation Detail: 14-3 Damaged Structure

Violation Text: Please remove the boarding from the windows and begin repair work.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Please repair the holes in your siding on the north side of the property. Please repair the damaged wood along the north side of the building.

**Please repair the damaged siding along the West side of the building.
Please be advised any work on siding or walls will require permits.**

Violation Detail: IPMC 304.2 Protective Treatment

**Violation Text: Please paint your building so that it is free from flaking and peeling paint.
This is to include the west side entrance way near the door.**

Case No. 2

2. Special Master (ID # 4063)

333 Carswell Avenue - TJLL Properties LLC

CASE NUMBER: #23-3355

PARCEL NUMBER: #424401220150

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 82-131 Building Permit

Violation Text: Please obtain an after the fact alteration permit for the General Contractor work, and Plumbing work done on this property.

Violation Detail: 14-176 Electrical Permit

Violation Text: Please obtain an after the fact permit for the electrical work done on this property, as well as for the unlicensed work that was done on the main electrical panel box. The electrical permit will be a part of the overall Alteration Permit, please ensure the electrical contractor is a listed sub-contractor on the permit.

Violation Detail: 114-33(2) Zoning

**Violation Text: Please be advised that as this is a commercial property and not properly zoned for habitation, no persons may use this as housing or residence.
Please remove the bedding, cooking items, and ensure no persons are residing on this property.**

Case No. 3

3. Special Master (ID # 4062)

754 Laverna Drive - Sean Hughes

CASE NUMBER: #22-2382

PARCEL NUMBER: 424401160091

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 111.1.5 Dangerous Structure

Violation Text: Accessory structure in the rear yard is dilapidated and poses an immediate risk of collapse and a risk to life and the health and welfare of the neighbors and the surrounding properties. This structure must be demolished. (Permit will be required).

Violation Detail: IPMC 111.1.3 Unfit for Human Occupancy

Violation Text: Accessory structure is dilapidated and poses an immediate risk of collapse and cannot be occupied.

Violation Detail: IPMC 111.1.1 Unsafe Structure**Violation Detail: IPMC 113.1 Demolition**

Violation Text: A demolition permit must be obtained and the accessory structure at the rear of the property removed ASAP.

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

Violation Text: Remove collection of trash and debris from the rear yard.

Violation Detail: IPMC 302.4 Sanitary: Grass/Weeds

Violation Text: Mow and maintain overgrown rear yard.

Violation Detail: 1-16 (FS 823.07) Abandoned Refrigerators

Violation Text: Multiple discarded appliances in the rear yard must be properly disposed of.

Violation Detail: 114-792 Motor Vehicles

Violation Text: All vehicles are required to be operable and have a current registration. Multiple vehicles in the rear yard.

Violation Detail: 26-61 (11) Sanitary (Junk)

Violation Text: Remove collection of all junk from the rear yard.

Violation Detail: 26-61 (3) Sanitary (Vermin)

Violation Text: The dilapidated structure, high grass and weeds, and the collection of junk and other debris is an attractive nuisance for vermin. All violations must be corrected.

Violation Detail: 26-61 (4) Sanitary (Dilapidated)**Violation Detail: 26-61 (4) Sanitary (Health/Disease)**

Violation Text: The dilapidated structure and the condition of the rear yard is a threat to the health and safety of the neighbors.

Case No. 4

4. Special Master (ID # 4061)

430 Center Avenue - Denise and Arcade Miackayizila

CASE NUMBER: #23-3399

PARCEL NUMBER: #533749000204

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.8 Motor Vehicles

Violation Text: All vehicles parked in a residential area are required to be operable and have a current registration. White Jaguar parked next to the South East corner of your property.

Case No. 5

5. Special Master (ID # 4060)

946 Hartford Avenue - Kimberly C Kinmont

CASE NUMBER: #23-3025

PARCEL NUMBER: #424258030010

Code Enforcement Officer: Randy Ast

Violation Detail: 114-727 Fence Maintenance

Violation Text: Repair damaged fence on the East side of the property

Violation Detail: 26-61 (2) Sanitary (trash)

Violation Text: Please remove and properly dispose of the large collection of trash, trash bags and other debris on your property.

III. ADJOURNMENT