



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Peg Collier
(386) 248-9433

Thursday, March 17, 2022

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 # 3672)

236 Ridgewood Avenue - Mary T. Williams

Case # 22-385

Parcel ID # 533711010010

Code Enforcement Officer: Kyle Mahanes

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

Violation Text: Please clean and properly dispose of the trash and debris accumulating on your property.

Violation Detail: IPMC 304.2 Protective Treatment

Violation Text: Please repaint and repair the flaking and peeling paint on the buildings on your property.

Violation Detail: IPMC 304.13 Windows

Violation Text: Please repair the window on your property that is chipped and cracked facing Ridgewood.

Violation Detail: IPMC 304.6 Exterior Walls

Violation Text: Please repair the damaged siding on the south facing wall of your building on this property.

CASE NO. 2**2. Agenda Item (ID # 3673)**

505 Carswell Avenue - Star Towing & Auto Body/ Carswell 505 LLS

Case # 22-941

Parcel ID # 424401220070

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 82-131 Building Permit

Violation Text: Please obtain an after the fact permit for the roofing work done at this address.

Violation Detail: 114-723 Screening Fence Req.

Violation Text: Please properly screen your fence that runs along Carswell Ave.

CASE NO. 3**3. Agenda Item (ID # 3674)**

782 S. Yonge St. - Cole FD Portfolio II LLC

Case # 22-484

Parcel ID # 424220260030

Code Enforcement Officer: Kyle Mahanes

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

Violation Text: Please clean and dispose of the trash and debris that is accumulating on your property and inside the dumpster enclosures.

Violation Detail: IPMC 302.7 Fences Fence Maintenance

Violation Text: Please repair the fence that lines the back of your dumpster enclosure.

CASE NO. 4**4. Agenda Item (ID # 3675)**

720 Carswell Ave. #A - Theresa C & Raymond W Nowicki

Case # 22-686

Parcel ID # 533701000180

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 26-61 (1) Sanitary (grass)

Violation Text: Please mow and maintain your property.

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

Violation Text: Please properly clean and maintain your property.

Violation Detail: 58-98 Right-of-way (Maintenance)

Violation Text: Please clean and mow the right of way for your property.

Violation Detail: IPMC 302.1 Sanitary

Violation Text: Please clean the staining from your building.

Violation Detail: IPMC 304.2 Protective Treatment

Violation Text: Please repaint the walls and damaged window frames.

Violation Detail: IPMC 304.13 Windows

Violation Text: Please repair the rotting damaged window frames on the north end of the property. Please repair the damaged windows on the east end of the property facing Carswell Ave.

Violation Detail: IPMC 304.6 Exterior Walls

Violation Text: Please repair the holes in your properties north facing walls.

Violation Detail: IPMC 302.7 Fences Fence Maintenance

Violation Text: Please mend the fence on the north of your property.

Violation Detail: 114-723 Screening Fence Req.

Violation Text: Please properly screen off the junk and debris being stored behind your fence on the property.

Violation Detail: IPMC 604.3 Electrical Hazards

Violation Text: Please repair the security light that is on the north of your property.

CASE NO. 5

5. Agenda Item (ID # 3676)

1599 Riverside Drive - Loren & Donna J. Coyle

Case # 22-835

Parcel ID # 424305000180

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-721 (b)(c)(d) Fence/Wall Heights

Violation Text: Please remove the 6ft tall chain link fence partition from your front yard.

Violation Detail: IPMC 302.7 Fences Fence Maintenance

Violation Text: Please repair the mason fence that runs along your property line so that it is free of breaks and is not leaning.

CASE NO. 6

6. Agenda Item (ID # 3677)

325 8Th Street - Cambridge Court Apts/325 Holly Hill LLC

Case # 22-777

Parcel ID # 533701000990

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 62-27 (a)(b) Business Tax Receipt

Violation Text: Please obtain a current valid business tax receipt for the years 2020-2021 and 2021-2022.

CASE NO. 7

7. Agenda Item (ID # 3678)

1105 Cave Ave #A - Eamon Kealy

Case # 22-844

Parcel ID # 424226000200

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 82-131 Building Permit

Violation Text: Obtain an after the fact permit for all construction work done at this property.

Violation Detail: 82-131 Building Permit

Violation Text: Please obtain an after the fact permit for the plumbing work done at this property.

Violation Detail: 82-131 Building Permit

Violation Text: Please obtain an after the fact permit for the mechanical work done at this property.

Violation Detail: 14-176 Electrical Permit

Violation Text: Please obtain an after the fact permit for the electrical work done at this property.

CASE NO. 8

8. Agenda Item (ID # 3679)

1625 Ridgewood Ave. - Paul & Janet Hughes

Case # 22-729

Parcel ID # 424220090130

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 110-4 (a) Signs (no permit)

Violation Text: Please obtain a valid sign permit for the banner signs.

Violation Detail: 110-4 (a) Signs (no permit)

Violation Text: Please obtain a valid permit for the wall sign face change.

Violation Detail: 110-4 (a) signs (no permit)

Violation Text: Please obtain a valid sign permit for the pole sign face change.

CASE NO. 9

9. Agenda Item (ID # 3680)

645 Ridgewood Avenue - 645 Ridgewood Retail LLC

Case # 22-887

Parcel ID # 424401150110

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 62-27 (a)(b) Business Tax Receipt

Violation Text: Please be advised you may not park commercial vehicles on this property per your agreement with the City Planning Office. Please contact the City Planning Office and speak with the Community Development Manager in regards to the usage of this property.

CASE NO. 10

10. Agenda Item (ID # 3681)

601 Carswell Avenue - Donald Boatner Trustee

Case # 22-677

Parcel ID # 533701000260

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.2 Protective Treatment

Violation Text: Remove all flaking/peeling paint from the building facing 6th Street and repaint.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Repair damaged fascia and soffit on the building facing 6th Street.

Violation Detail: 114-723 Screening Fence Req.

Violation Text: Install screening material on fence to screen storage area.

Violation Detail: 98-63 Landscaping Maintenance

Violation Text: Landscaped area on the Carswell Avenue side of the property has become overgrown, the trees need to be trimmed back and the grass/weeds mowed and maintained.

Violation Detail: 58-98 Right-of-way (maintenance)

Violation Text: The right of way area on the west side of the property (Carswell Ave) has become overgrown and needs to be trimmed back along with the grass/weeds mowed and maintained.

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

Violation Text: Remove the collection of trash and other debris on the west side of the property (Carswell Ave.)

Violation Detail: 114-811(e) (1)(2) Screening of Junk/Scrap

Violation Text: The trailer on the south side of the property has an expired registration. Obtain a current registration or store the trailer in the fenced/screened in storage area.

Violation Detail: IPMC 302.1 Sanitary

Violation Text: Remove all staining from the wall on the east side of the property facing 6th Street and the walkway and curbing in front of the wall and the front of the building and repaint.

CASE NO, 11

11. Agenda Item (ID # 3682)

326 Cavanah Drive - Fresse Henny

Case # 22-930

Parcel ID # 424401200186

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 111.1.3 Unfit for Human Occupancy

Violation Text: Structure is dilapidated, unsafe and has been condemned by the Chief Building Official as being unsafe for occupancy.

Violation Detail: 26-61 (4) Sanitary (dilapidated)

Violation Text: Structure is a menace to the health of people residing in the vicinity thereof, and presents a more than ordinarily dangerous fire hazard in the vicinity where it is located, and has become an attractive nuisance.

Violation Detail: IPMC 113.1 Demolition

Violation Text: The Chief Building Official has condemned the structure and deemed that the structure must be demolished.

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

Violation Text: The structure and property has become a harborage for vermin.

Violation Detail: 26-61 (1) Sanitary (grass)

Violation Text: All vegetation on the property is overgrown and must be mowed and properly maintained.

Violation Detail: IPMC 111.1.5 Dangerous Structure

Violation Text: Structure has been condemned and deemed as dangerous by The Chief Building Official.

Violation Detail: IPMC 111.6 Transfer of Ownership

CASE NO. 12

12. Agenda Item (ID # 3683)

626 Virginia Avenue - Angel & Fara Kha Castro

Case # 21-5288

Parcel ID # 533703020170

Code Enforcement Officer: Randy Ast

Violation Detail: 26-61 (4) Sanitary (dilapidated)

Violation Text: Structure is unsafe and unfit for human habitation and is deemed structurally damaged and deficient, and a hazard to life and health safety. Structure needs to be immediately repaired or demolished.

Violation Detail: IPMC 111.1.3 Unfit for Human Occupancy

Violation Text: Structure is dilapidated, unsafe and has been condemned by The Chief Building Official as being unsafe for occupancy.

Violation Detail: IPMC 113.1 Demolition

Violation Text: The Chief Building Official has condemned the structure and deemed that the structure must be demolished.

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

Violation Text: The structure and property has become a harborage for vermin.

Violation Detail: 26-61 (1) Sanitary (grass)

Violation Text: All vegetation on the property is overgrown and must be mowed and properly maintained.

Violation Detail: IPMC 111.1.5 Dangerous Structure

Violation Text: The structure has been condemned and deemed as dangerous by The Chief Building Official.

IPMC 111.6: Transfer of Ownership

CASE NO, 13

13. Agenda Item (ID # 3684)

851 State Avenue - Zoa Fidu Inc Tr

Case # 21-6135

Parcel ID # 533737010130

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: The shower wall was improperly installed over the existing bathroom window. Shower wall must be properly installed and will require an alteration permit.

Violation Detail: IPMC 403.2 Bathrooms

Violation Text: Bathrooms are required to have ventilation. Install an approved ventilation fan.

Violation Detail: 704.2.1.1 Smoke Detectors

Violation Text: Approved type operable smoke detectors are required in each living space.

Violation Detail: 62-27 Business Tax Receipt

Violation Text: The Business Tax Receipt needs to be changed and placed in the name of the owner as listed by the Volusia County Property Appraiser.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: The soffits need to be properly repaired to also include the proper screening for ventilation.

Violation Detail: IPMC 602.1 Heating Required

Violation Text: Heating facilities are required to be provided.

Violation Detail: 106-1 (2) Discharge of Liquids/Solids

Violation Text: Raw sewage has been discharged onto the ground at the rear of the house. This issue will require a licensed plumber to repair the damaged pipe.

Violation Detail: IPMC 504.1 Functioning Plumbing

Violation Text: Plumbing is unsanitary, raw sewage is being discharged at the rear of the home and must be properly repaired.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Repair damaged fascia trim.

Violation Detail: IPMC 304.2 Protective Treatment

Violation Text: Remove all flaking/peeling paint from fascia trim and repaint.

Violation Detail: IPMC 302.1 Sanitary

Violation Text: Remove all staining, mold and mildew from fascia trim and repaint.

Violation Detail: IPMC 304.14 Insect Screens

Violation Text: Approved type insect screens are required for every window.

Violation Detail: 114-727 Fence Maintenance

Violation Text: Properly repair damaged fence or remove. Replacing the fence will require a permit.

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

Violation Text: Remove collection of trash and other debris at the rear of the home.

Violation Detail: IPMC 302.4 Sanitary: Grass/Weeds

Violation Text: Mow and maintain all grass and weeds.

Violation Detail: IPMC (A) 111.6 Transfer of ownership.

CASE NO. 14

14. Agenda Item (ID # 3685)

807 Avondale Avenue - Alan P Cleland EST

Case # 22-733

Parcel ID # 424259050020

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 505.1 Connection to Water System

Violation Text: Utility account is not active and the water meter has been shut off.

Violation Detail: IPMC 504.1 Functioning Plumbing

Violation Text: A functioning plumbing system is required.

Violation Detail: IPMC 111.1.3 Unfit for Human Occupancy

Violation Text: Without water or plumbing this structure is unfit for human occupancy.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: The pergola is in disrepair and must either be repaired or removed.

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: Remove the blue tarp and properly repair the roof.

Violation Detail: 114-813 Storage in Carports.

Violation Text: Remove accumulation of storage from the carport.

Violation Detail: 103.1 (1) Blocking/Tampering Damaging

Violation Text: Water meter has been tampered with repeatedly and the water turned on without an active utility account.

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

Violation Text: Remove accumulation of trash and other debris from the front and side yards and the front porch.

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

Violation text: The accumulation of trash and debris has created a harborage for vermin and must be removed.

Violation Detail: IPMC 111.6 Transfer of Ownership

IV. ADJOURNMENT