



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Peg Collier
(386) 248-9433

Friday, March 22, 2024

1:00 PM

City Commission Chamber

I. CALL TO ORDER

II. ROLL CALL

III. SPECIAL MASTER CASES

Case No. 1

1. Agenda Item (ID # 4442)

433 Walker St - Walker Warehouse LLC

Case # CEC2024-000532

Paracel ID 424240360130

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 82-131 Building Permit Required

Violation Text: You must obtain after the fact permits for all work done on this property without proper permitting.

Case No. 2

2. Agenda Item (ID # 4444)

333 Carswell Ave - TJLL Properties

Case #: CEC2024-000481

Parcel ID: 424401220150

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 82-131 Building Permit Required

Violation Text: No work may be done without proper permitting, have a contractor come in and apply for after the fact permitting for the awning additions done to your north most shed.

Case No. 3

3. Agenda Item (ID # 4445)

529 6Th St

Case #: CER2023-000104

Parcel ID: 533706000090

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-727 Fence Maintenance

Violation Text: Repair and maintain your fence.

Violation Detail; IPMC 304.1 Exterior Maintenance

Violation Text: Clean and properly address the mold growing in the interior of the home. This may require mold remediation.

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: Repair the roof, this will require permitting.

Case No. 4

4. Agenda Item (ID # 4446)

1014 Ridgewood Ave - Laura Czarnecki Trust

Case #: CEC2024-000349

Parcel ID: 424262050040

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-727 Fence Maintenance

Violation Text: Repair your fence.

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 clean and maintain your property.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Please repair the damaged soffit/fascia where the wood is rotting. Repair the damaged front walls. Repair the damaged rotting exterior walls that are coming loose from the building.

Violation Detail: IPMC 304.15 Doors

Violation Text: Please repair the damaged doors on this property. All of these violations will require permits to repair.

Violation Detail: IPMC 304.2 Flaking and Peeling Paint

Violation Text: Please properly paint the building so that it is free from any exposed wood that is not properly treated.

Case No. 5

5. Agenda Item (ID # 4447)

645 6Th St - Liceo Ramirez

Case #: CER2024-000214

Parcel ID: 424401200033

Code Enforcement Officer: Randy Ast

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

Violation Text: Remove the collection of construction material and debris in the front, side and rear yard.

Case No. 6

6. Agenda Item (ID # 4448)

530 Dorothy Av - Thomas and Mary

Case #: CER2024-000236

Parcel ID: 533705020020

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Remove the damaged tarps and other tarps on the un-permitted accessory structure in the rear yard.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Repair the damaged soffit on the front, the side and the carport area.

Case No. 7

7. Agenda Item (ID # 4449)

630 Churchill Dr

Case # CER2024-000299

Parcel ID: 523721000010

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 Grass and Weeds

Violation Text: Please mow and maintain your yard.

Case No. 8

8. Agenda Item (ID # 4450)

1514 Cordova Av - Jay Stimer Estate

Case # CER2024-000210

Parcel ID: 424220050350

Code Enforcement Officer: Randy Ast

Violation Detail: 26-61(11) Residential Junk Storage

Violation Text: Remove all of the trash, scrap material, junk and other debris that is being stored in front of the house.

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

Violation Text: Remove all trash, debris and junk that is in front of the house (RECURRING VIOLATION).

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

Violation Text: The accumulation and storage of trash, junk and other debris in front of the house is creating a harborage for vermin and must be removed.

Case No. 9**9. Agenda Item (ID # 4451)**

1400 Daytona Ave - Florencio and Shirley Galilea

Case # CER2024-000281

Parcel ID: 424246100010

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 Grass and Weeds

Violation Text: Mow and maintain the lawn.

Violation Detail: IPMC 304.3 Address visible on building.

Violation Text: Install approved address numbers that are plainly visible from the street.

Violation Detail: IPMC 304.6 Exterior Walls

Violation Text: Repair the damaged siding on the accessory structure that faces Daytona Avenue. The siding is damaged at the bottom. Permit will be required.

Case No. 10**10. Agenda Item (ID # 4452)**

650 6Th St - Kevin Brown

Case # CER2024-000243

Parcel ID: 523706100090

Code Enforcement Officer: Randy Ast

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

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

Violation Detail: IPMC 111.1 Unsafe Conditions

Violation Text: Structure is damaged and dilapidated and unfit for human occupancy. Structure must be repaired to comply with the current building code standards or demolished.

Violation Detail: IPMC 111.1.5 Dangerous Structure

Violation Text: This structure has deterioration due to neglect and abandonment. This structure must be repaired to comply with the current building code.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: The soffits are deteriorated and rotting and must be repaired to comply with the current building code.

Violation Detail: IMPC 304.1 Exterior Maintenance

Violation Text: The attic vents are missing and must be replaced.

Violation Detail: IPMC 304.10 Stairways, Decks and Porches

Violation Text: The front and rear porch are deteriorated, rotting and have collapsed. Properly repair the front and rear porch to comply with current building code standards.

Violation Detail: IPMC 304.12 Handrails and Guards

Violation Text: Handrails/guards are damaged or missing and must be repaired to meet the current building codes.

Violation Detail: 304.7 Roofs and Drainage

Violation Text: The roof is damaged. The roof has a large hole in it and the roof sheathing is rotting and deteriorated. Roof Must be properly repaired by a licensed roofing contractor.

Case No. 11

11. Agenda Item (ID # 4454)

844 May Av

Case # CEC2023-000046

Parcel ID: 533738020270

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 111.1.3 Unfit for Human Occupancy

Violation Text: The property has been deemed unfit for human occupancy.

Violation Detail: IPMC 302.1 Sanitary

Violation Text: Remove all staining from the exterior of building.

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Repair all damaged fascia trim.

Violation Detail: IPMC 304.13 Windows

Violation Text: Repair damaged window and door frames.

Violation Detail: IPMC 304.6 Exterior Walls

Violation Text: Repair all damaged and rotting exterior siding.

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: Properly repair the damaged roof.

Violation Detail: IPMC 305.1 Interior Structure

Violation Text: Repair the damaged ceiling.

Violation Detail: 305.3 Interior Surfaces

Violation Text: Repair all damaged interior walls and trim.

Violation Detail: IPMC 305.4 Stairs & Walking Surfaces

Violation Text: Repair the damaged flooring throughout the home.

Violation Detail: IPMC 602.1 Heating Required

Violation Text: Approved type of heating is required to be provided.

Violation Detail: IPMC 605.1 Electrical Installation

Violation Text: Repair all damaged electrical outlets.

Violation Detail: IPMC 605.2 Receptacle

Violation Text: Replace the missing or damaged faceplate covers.

Violation Detail: IPMC 704.1 Fire Protective System Maintenance

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

A. Case No. 12

1. Agenda Item (ID # 4455)

403 Ridgewood Av - Happy Time Motel

Case # CEC2023-000098

Parcel ID: 533733020050

Code Enforcement Officer: Kyle Mahanes

Violations:

1. IPMC 110.1 Demolition
2. IPMC 111.1 Unsafe Conditions
3. IPMC 111.1.3 Unfit for Human Occupancy
4. IPMC 111.1.5 Dangerous Structure
5. IPMC 302.1 Sanitary
6. IPMC 304.1 Exterior Maintenance
7. IPMC 304.12 Handrails and Guards
8. IPMC 304.15 Doors
9. IPMC 304.2 Flaking and Peeling Paint
10. IPMC 304.6 Exterior Walls
11. IPMC 304.7 Roofs and Drainage
12. IPMC 304.9 Overhang Extensions: Awnings
13. IPMC 504.1 Functioning Plumbing
14. IPMC 604.3 Electrical System Hazard
15. IPMC 14-4 Temporary Storm Protection

IV. ADJOURNMENT

V. Agenda Item