



Code Enforcement
Special Master Hearings
~ Agenda ~

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

Peg Collier
(386) 248-9433

Thursday, May 12, 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 # 3730)

1023 Ridgewood Ave - Athena Property Services LLC

Case # 22-1126

Parcel ID# 424262040060

Code Enforcement Officer: Kyle Mahanes

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

Violation Text: The back window on garage on the property is without glass and allows for wildlife to use the structure as a shelter or harborage.

Violation Detail: IPMC 304.13 Windows

Violation Text: Please repair the window on the back of the garage on your property.

Violation Detail: IPMC 304.7 Roofs and Drainage

Violation Text: Please clear the roof of the garage on the back of the property so that is free from obstructions or other debris.

Violation Detail:IPMC 304.1 Exterior Maintenance

Violation Text: Please repair or replace the fascia boarding that is on the garage beside Bens
Gun & Coin.

CASE NO. 2

2. Agenda Item (ID # 3732)

824 Lakewood Dr - Seas the Moment LLC

Case # 22-1217

Parcel ID# 424401070091

Code Enforcement Officer: Kyle Mahanes

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

Violation Text: Please remove or properly dispose of the excessive trash and debris
accumulation on your front yard.

CASE NO. 3

3. Agenda Item (ID # 3733)

1725 Birmingham Ave - Bobby Cordero

Case # 22-1192

Parcel ID# 424222050050

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 keep your property free of trash and debris.

CASE NO. 4**4. Agenda Item (ID # 3734)**

124 Daytona Ave #1 - Vermont LLC

Case # 22-1162

Parcel ID# 533720010070

Code Enforcement Officer: Kyle Mahanes

Violation Detail: IPMC 305.1 Interior Structure

Violation Text: Please clean and clear the mold and address any water damage to the ceiling that may have been the result of leakage from the upstairs apartment before the previously addressed roofing issues were corrected. Please clean the mold from the utility room and repair any damage from water leakage.

Violation Detail: IPMC 305.3 Interior Services

Violation Text: Please repair and repaint any of the flaking and peeling paint, and remove and properly enclose the wood patch done on the wall in the kitchen. Please repair the damaged wall and properly add a door to grant access to the valve in the utility room.

Violation Detail: IPMC 604.3 Electrical Hazard

Violation Text: Please address the electrical system at this rental unit.

CASE NO. 5**5. Agenda Item (ID # 3735)**

1703 Anniston Ave - Dale N & Robin L Gamache

Case # 22-1072

Parcel ID# 424222080110

Code Enforcement Officer: Kyle Mahanes

Violation Detail: 114-613 Prohibited Animals

Violation Text: Please be advised you may not keep a horse in a residentially zoned area.

CASE NO. 6**6. Agenda Item (ID # 3736)**

1016 Cherokee Ranch Rd - Lucienne Gazler

Case # 22-1071

Parcel ID # 424252000250

Code Enforcement Officer: Randy Ast

Violation Detail: 114-727 Fence Maintenance

Violation Text: Remove all staining from the fence on the north side of the property.

CASE NO. 7**7. Agenda Item (ID # 3737)**

560 Jacobsen Ave - Jane Symons-Hood & Robert Hood

Case # 22-1211

Parcel ID # 533706000120

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 304.1 Exterior Maintenance

Violation Text: Repair torn screen on front porch.

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

Violation Text: Remove cut tree debris and trash from lawn.

Violation Detail: 62-27 Business Tax Receipt

Violation Text: All rental properties are required to obtain a business tax receipt.

CASE NO. 8**8. Agenda Item (ID # 3738)**

670 LPGA Blvd - Jonathan C Shephard

Case # 22-1018

Parcel ID # 424204350316

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.1 Sanitary

Violation Text: Remove all staining and vines from the east side of the building and repaint.

Violation Detail: 62-27 Business Tax Receipt

Violation Text: All rental property requires a business tax receipt.

Violation Detail: 114-727 Fence Maintenance

Violation Text: Repair damaged fence at the north east corner of the property.

CASE NO. 9

9. Agenda Item (ID # 3739)

672 LPGA Blvd - Jonathan C Shephard

Case # 22-1016

Parcel ID # 424204350316

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.1 Sanitary

Violation Text: Remove all staining from the west side of the building and repaint.

Violation Detail: 62-27 Business Tax Receipt

Violation Text: Obtain a business tax receipt for the rental property.

CASE NO. 10

10. Agenda Item (ID # 3740)

787 Center Ave # 1 - Barbara J Dann

Case # 22-14

Parcel ID # 424414010090

Code Enforcement Officer: Randy Ast

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

Violation Text: Business tax receipt for the current year and last year is past due. Please renew your business tax receipt.

1. CASE NO. 11

1. Agenda Item (ID # 3741)

565 Jacobsen Ave - Mark Traulsen

Case # 22-1213

Parcel ID # 533706000450

Code Enforcement Officer: Randy Ast

Violation Detail: IPMC 302.4 Sanitary:grass/weeds

Violation Text: Mow and maintain lawn

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

Violation Text: Please dispose of the trash and debris in front of the house near the front door.

2. CASE NO. 12

1. Agenda Item (ID # 3744)

615 Center Ave - Felipe & Valencia Araujo

Case # 22-1239

Parcel ID # 533703010070

Code Enforcement Officer: Randy Ast

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

Violation Text: Remove discarded appliances from the rear yard.

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

Violation Text: Remove trash and debris from the front and side yard.

IV. ADJOURNMENT

V. Agenda Item