



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Leslie Montgomery
(386) 248-9433

Thursday, July 20, 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 # 4191)

1312 Jarecki Avenue - Equifirst Properties, LLC

CASE NUMBER: 23-3456

PARCEL NUMBER: 424243032180

CEO : Kyle Mahanes

VIOLATION DETAIL : BUSINESS TAX RECEIPT 62-27 (a)(b) - Obtain a Business Tax Receipt from the City of Holly Hill for any and all rental properties.

VIOLATION DETAIL : EXTERIOR MAINTENANCE IPMC 304.1 - Please repair the fascia boards so that they are not separating or bowing from your roof. Please repair the damaged soffit on the north east end of the property. Please be advised that as this is a rental unit, all work must be done by a contractor.

VIOLATION DETAIL : FENCE MAINTENANCE IPMC 302.7 - Please repair your fence.

Case No. 2

2. Special Master (ID # 4193)

357 Sunset Ave #B -

CASE NUMBER: 23-4066

PARCEL NUMBER: 533704020130

CEO : Kyle Mahanes

VIOLATION DETAIL : BUSINESS TAX RECEIPT 62-27 (a)(b) - Obtain a Business Tax Receipt to operate a business within the City of Holly Hill.

Case No. 3

3. Special Master (ID # 4194)

1521 Heritage Ln - Arlen Noel & Joanne Webb

CASE NUMBER: 23-3219

PARCEL NUMBER: 424298000780

CEO : Kyle Mahanes

VIOLATION DETAIL :

UNSAFE STRUCTURE - IPMC 111.1.1 - This property is unsafe due to fire damage and exposed wiring being open to the elements that have allowed the property to deteriorate.

UNFIT FOR HUMAN OCCUPANCY -IPMC 111.1.3 : Due to fire damage this unit is unfit for occupancy. This structure must be properly secured to prevent access to the public to prevent health safety issues. This structure must be repaired and brought to proper living standards or be demolished.

DANGEROUS STRUCTURE - IPMC 111.1.5 : This structure is a danger due to the level of damage caused by the fire. This building must e brought back up to the minimum living standards or be demolished.

DEMOLITION - IPMC 113.1 : This property has become increasingly dilapidated due to the level of damage and deterioration sustained by the initial fire and by the property being allowed to sit exposed to the elements. Due to the level of damage, the property should be demolished if it cannot be restored.

Case No. 4

4. Special Master (ID # 4195)

1530 Pine Ave - TCS STORAGE LLC

CASE NUMBER: 23-3630

PARCEL NUMBER: 424237020120

CEO : Kyle Mahanes

VIOLATION DETAIL :

SANITARY(TRASH) 26-61(2) - This property is cluttered with trash and debris, it needs to be regularly maintained and kept clean. Right of ways are not to be used as a dumping site for tenants.

MOTOR VEHICLES/PAINTING - IPMC 302.8 : All trailers and vehicles must be removed from the property that do not have proper registration and tags. All trailers and vehicles must be operable, if not they must be properly removed from the property. As the property owner of this establishment you are responsible for the maintenance and proper keeping of your property.

ZONING - 114-33(2) : You may not allow people to reside in storage units or use them for places of business. This property is only zoned for Storage and any other uses do not comply. This property must be inspected regularly to ensure that no persons are using them as living quarters, workshops, or anything other than storage.

BUILDING PERMIT - 82-131: Interior walls have been added to some of the storage units in your facility. No permits were applied for to alter the existing structure. This alterations must be removed and fully inspected to ensure no structural damage has been done to the buildings.

WIRING - IPMC 605.4 : Extension cords are not to be used as substitute for fixed wiring.

III. ADJOURNMENT

IV. Special Master Hearing