



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, November 21, 2025

2:00 PM

City Commission Chamber

I. Call to Order

II. Roll Call

III. Special Master Cases

Case No. 1 - 1012 8th St - AVONCE CONSTRUCTION GROUP INC

Case No. 2 - 812 Catherine - 308 SAMJ LLC

Case No.3 - 1558 Tuscaloosa Ave BETH GAGE

Case No. 4 - 517 Rome ST- IRENE M TYRELL

Case No.5 - 330 14th St - 330 ODIN HOLDINGS LLC

Case No. 6 - 403 Ridgewood Ave - OVERALL HOME REMODELING LLC

IV. Adjournment



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2025-003356-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **09/09/2025**

Compliance Deadline: **10/15/2025**

Owner: AVONCE CONSTRUCTION GROUP INC

Mailing Address

AVONCE CONSTRUCTION GROUP INC
6000 TURKEY LAKE RD STE 202
ORLANDO, FL 32819

Notice of Violation for the following location:

Address

Parcel

1012 8th Street
Holly Hill, FL 32117

424401070081

Violation: 58-98 Right of Way Maintenance/Planting - Right of Way Maintenance/Planting

Any person who owns real property within the city shall cut, mow and maintain any grass or weeds within the parkage area which abuts his property. No person shall plant any tree or shrubbery in any parkage area unless otherwise authorized by law.

Corrective Action: Mow and maintain all vegetation/grass on the right of way fronting the property.

Compliance Date: 10/15/2025

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

"302.4 Weeds.Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property."

Corrective Action: Mow and maintain the vacant property.

Compliance Date: 10/15/2025

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

Hearing Date: 11/21/2025

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.



City of Holly Hill, FL
1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CEC2025-003356-	
Notice to Appear	Case Type: Building (Commercial)
	Date Case Established: 09/09/2025
	Compliance Deadline: 10/15/2025

Sincerely,

Randy Ast
Code Enforcement Supervisor



City of Holly Hill, FL
 1065 Ridgewood Ave
 Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2025-003439-
	Case Type: Building (Residential)
	Date Case Established: 09/25/2025
Compliance Deadline: 10/28/2025	

Owner: 308 SAMJ LLC

Mailing Address

308 SAMJ LLC
 1129 S RIDGEWOOD AVE
 DAYTONA BEACH, FL 32114

Notice of Violation for the following location:

Address

Parcel

812 CATHERINE AV
 HOLLY HILL, FL 32117

523718020230

Violation: 114-727 Fence Maintenance - Fence Maintenance

"(a)All fences shall be maintained in their original upright condition.(b)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(c)Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.
 (Ord. No. 2799, § 1, 6-12-07)"

Corrective Action: Repair the damaged gate on the front fence.

Compliance Date: 10/28/2025

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

"302.4 Weeds.Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property."

Corrective Action: Mow and maintain your property. Including the rear and side yards.

Compliance Date: 10/28/2025

Violation: IPMC 302.7 Accessory Structures - Accessory Structures

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Corrective Action: The two sheds in the rear yard appear to be damaged, rusted and dilapidated. Properly repair the sheds or remove them.

Compliance Date: 10/28/2025

Violation: IPMC 303.1 Pool Maintenance - Pool Maintenance

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Corrective Action: Swimming pool is unsanitary, stagnant and a health hazard.

Compliance Date: 10/28/2025

Violation: IPMC 304.2 Flaking and Peeling Paint - Protective Treatment (Flaking and Peeling Paint)

" Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion



City of Holly Hill, FL
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 Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2025-003439-
	Case Type: Building (Residential)
	Date Case Established: 09/25/2025
Compliance Deadline: 10/28/2025	

shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement."
Corrective Action: Remove the flaking peeling paint from the rear of the house and re-paint.
Compliance Date: 10/28/2025

Violation: IPMC 304.7 Roofs and Drainage - Roofs and Drainage
 " The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance."
Corrective Action: Repair the damaged roof on the rear porch.
Compliance Date: 10/28/2025

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

Hearing Date: 11/21/2025
Hearing Time: 2:00 PM
Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Sincerely,

Randy Ast
 Code Enforcement Supervisor



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2025-003428-
	Case Type: Building (Residential)
	Date Case Established: 09/23/2025
Compliance Deadline: 10/02/2025	

Owner: Beth Gage

Mailing Address

Beth Gage
1558 TUSCALOOSA AV
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

1558 TUSCALOOSA AV
HOLLY HILL, FL 32117

424222210200

Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)

"The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(1)Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;"

Corrective Action: Please mow and maintain your property.

Compliance Date: 10/02/2025

Violation: Parking of Recreational Vehicles Resd. 114-791 f - Parking of Recreational Vehicles in Residential

Any boat or RVE parked in a front yard shall be located on or parallel to the driveway. If no driveway exists, then the boat or RVE shall be parked parallel to the side yard. However, in no event shall a boat or RVE be parked within 20 feet of the nearest edge of the paved road or traveled way.

Corrective Action: Please ensure that your R.V. is not being used for any living arrangements and that the R.V. is parked 20ft from the start of the road.

Compliance Date: 10/02/2025

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact**
Please call before your hearing date - (386)248-9433

Hearing Date: 11/21/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



City of Holly Hill, FL
 1065 Ridgewood Ave
 Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2025-003470-
	Case Type: Building (Residential)
	Date Case Established: 09/29/2025
Compliance Deadline: 10/09/2025	

Owner: Gloria Malec

Mailing Address

Gloria Malec
 9 MIDDLE DR
 WINDSOR LOCKS, CT 06096-1317

Notice of Violation for the following location:

Address

Parcel

517 ROME ST
 HOLLY HILL, FL 32117

424238060050

Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)

"The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(1)Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;"

Corrective Action: Please mow and maintain your property.

Compliance Date: 10/09/2025

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

Hearing Date: 11/21/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

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Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



City of Holly Hill, FL
 1065 Ridgewood Ave
 Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CEC2025-003602-
	Case Type: Building (Commercial)
	Date Case Established: 10/30/2025
Compliance Deadline: 11/17/2025	

Owner: 330 ODIN HOLDING LLC

Mailing Address

330 ODIN HOLDING LLC
 619 N GRANDVIEW AVE
 Daytona Beach, FL 32118

Notice of Violation for the following location:

Address	Parcel
330 14TH ST HOLLY HILL, FL 32117	424244010010

<p>Violation: 114-33(2) Zoning - Zoning Interpretation of permitted uses and structures. A requested use or structure that is not expressly permitted in a classification shall be prohibited in that classification.</p> <p>Corrective Action: This property has not been approved for vehicle storage.</p> <p>Compliance Date: 11/17/2025</p>

<p>Violation: 114-811(b,c,d) Inoperable Vehicles - Inoperable Vehicles (a)No person shall keep, store or allow to remain on any property within the city any dismantled, partially dismantled, nonoperative or discarded machinery, vehicles, boats or parts thereof, scrap metal or junk except as provided in this section. (b)No person in charge or control of any property within the city, whether as owner, tenant, lessee or otherwise, shall allow any dismantled, partially dismantled, nonoperative or discarded machinery, vehicles, boats or parts thereof, scrap or junk of any kind to remain on such property for a period exceeding ten days (excluding weekends).(c)It shall be unlawful to park or store any type of motor vehicle or trailer when such vehicle is inoperable or abandoned or does not move under its own power, or when such trailer is inoperable or abandoned.</p> <p>Corrective Action: Please remove the inoperable vehicles from the property.</p> <p>Compliance Date: 11/17/2025</p>

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

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Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2025-003513-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **10/11/2025**

Compliance Deadline: **10/21/2025**

Owner: OVERALL HOME REMODELING LLC

Mailing Address

OVERALL HOME REMODELING LLC
2138 Langley Cir
Orlando, FL 32835

Notice of Violation for the following location:

Address

Parcel

403 RIDGEWOOD AV
HOLLY HILL, FL 32117

533733020050

Violation: 114-727 Fence Maintenance - Fence Maintenance

"(a)All fences shall be maintained in their original upright condition.(b)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(c)Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.
(Ord. No. 2799, § 1, 6-12-07)"

Corrective Action: Repair the damaged silt fence.

Compliance Date: 10/21/2025

Violation: IPMC 110.1 Demolition - Demolition

The code official shall order the owner or owner’s authorized agent of any premises upon which is located any structure, which in the code official’s or owner’s authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy , and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner’s option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner’s authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

Corrective Action: Obtain a building permit for the site work or demolish the stripped empty vacant buildings.

Compliance Date: 11/19/2025

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

Hearing Date: 11/21/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.



City of Holly Hill, FL
1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CEC2025-003513-	
Notice to Appear	Case Type: Building (Commercial)
	Date Case Established: 10/11/2025
	Compliance Deadline: 10/21/2025

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer