



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, December 19, 2025

2:00 PM

City Commission Chamber

I. Call to Order

II. Roll Call

III. Special Master Cases

Case No. 1 **910 ALABAMA AVE - Patrick Brown**

Case No. 2 **903 NEWCASTLE COURT - Wayne Davis**

Case No. 3 **1613 Ridge Ave - Olga Costa & Nikita Pilipenko**

Case No.5 **1120 STATE AVE - LDF SERVICES LLC**

Case No.6 **837 GROVE AVE - Blue Iris Florist INC**

IV. Adjournment



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003730-
	Case Type: Building (Residential)
	Date Case Established: 11/21/2025
Compliance Deadline: 11/24/2025	

Owner: PATRICK BROWN

Mailing Address

PATRICK BROWN
1424 MEADOWLARK DR
DELTONA, FL 32725

Notice of Violation for the following location:

Address

Parcel

910 ALABAMA AV
HOLLY HILL, FL 32117

424204210300

Violation: 10-36 Running at Large - Running at Large

Any person who owns, keeps or harbors any animal shall not permit such animal to run at large in the city.

Corrective Action: Keep your animal under control and do not allow it to roam freely. Please be advised that due to the repeat nature of this violation there will be a \$50.00 citation added that if not paid will go to Magistrate and become a lien.

Compliance Date: 11/24/2025

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: 12/19/2025

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.

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2025-003515-**

Notice to Appear

Case Type: **Building (Residential)**

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

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

Owner: Wayne Davis

Mailing Address

Wayne Davis
903 NEWCASTLE CT
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

903 NEWCASTLE CT
HOLLY HILL, FL 32117

424273000111

Violation: 10-36 Running at Large - Running at Large

Any person who owns, keeps or harbors any animal shall not permit such animal to run at large in the city.

Corrective Action: Keep your animal under control and do not allow it to roam freely.

Compliance Date: 12/04/2025

Violation: 10-46 - Animals which create nuisances

The owning, possessing or harboring of any animal, bird, or fowl which barks, bays, cries, howls, meows, squawks or makes other noises so as to disturb the sleep, peace or quietude of any inhabitant of the city or so that the noise emitted by such animal, bird or fowl is audible to a person of ordinary sensibilities at a distance of 100 feet from any property line of the premises upon which the animal, bird or fowl is located, or is audible to a person of ordinary sensibilities located within a residential dwelling unit, regardless of the distance that such dwelling unit is located from the property line or the premises upon which the animal, bird or fowl is located; it shall be an affirmative defense to any charge hereunder that such domestic animal, bird or fowl was emitting such noise in response to an intrusion upon the premises by any person.

Corrective Action: Please be advised that complaints have been filed for barking animals. Be mindful of quiet hours and be advised animals may not be kept outdoors without supervision.

Compliance Date: 10/24/2025

Violation: 10-50(c) Spaying, Neutering of Dogs and Cats - Spay and Neuter

No person may harbor a dog or cat six months of age or older within the city limits that has not been spayed or neutered unless such person holds an unaltered animal permit for each unaltered dog or cat, unless the dog or cat is otherwise exempt under this section.

Corrective Action: No person may harbor a dog or cat six months of age or older within the city limits that has not been spayed or neutered.

Compliance Date: 12/17/2025

Violation: 10-51 (b) Tethering - Tethering

No person shall tether a dog, cat, or other animal on private property except as allowed in accordance with the following conditions:(1)The tether must be made of a material, thickness, size, strength, and weight that is reasonable to safely secure the dog, cat, or other animal without placing or causing excessive strain or stress on the animal.(2)Each end of the tether must have affixed to it a closed-end spring clip, carabineer clip, coupling, or other type of closed-end clip that is securely affixed to a swivel or pivot, all the components of which are made of high-strength metal, steel or composite material, and that allows the ends of the tether to freely rotate 360 degrees.(3)The tether shall be at least five feet in length and no more than ten feet in length.(4)The tether shall be no higher in elevation than the height of the tethered animal.(5)One end of the tether must be securely attached to a commercially designed pet tie-out stake, commonly referred to as a spiral ground anchor or ground corkscrew, or some other commercial or non-commercial device that allows a tethered dog, cat or other animal to freely walk or move about the tie-out stake or device in a circular manner. The other end of the tether must be securely attached to the animal's collar or harness.(6)The pet tie-out stake or device and tether must be placed in a location that prevents the dog, cat, or other animal from becoming entangled with objects or other tethered animals, and must not be placed in a location that prevents the tethered animal from accessing water, dry ground, shade, or adequate shelter.(7)The dog, cat, or other animal must at all times be provided clean water, dry ground, and adequate shelter for protection from the sun, hot and cold weather,



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003515-
	Case Type: Building (Residential)
	Date Case Established: 10/11/2025
Compliance Deadline: 10/15/2025	

rain, and other inclement weather events.(8)The dog, cat, or other animal shall not be tethered in extreme weather conditions, which shall be defined as being hot weather in excess of 85 degrees, cold weather lower than 50 degrees, thunderstorms, lightning, hail, hurricanes, tornados, tropical storms, flood waters, winds in excess of 20 miles per hour, and other natural and manmade calamities.(9)The dog, cat, or other animal must at all times be accompanied while outside by, and be within visual range of, its owner or other person who is responsible for supervising the tethered animal, except that a tethered animal may be left unattended for short periods of time not to exceed 30 minutes in duration.(10)In no event shall the owner or other person who is responsible for supervising the animal leave the property while the dog, cat, or other animal is tethered outside. (11)A dog, cat, or other animal may never be tethered on unoccupied, vacant, or abandoned property.(12)A dog, cat, or other animal may never be tethered or left unattended inside any structure that is unsafe, dilapidated, or has been abandoned. (13)The dog, cat, or other animal must be at least six months of age; and must not be sick, injured, or afflicted with contagious disease.(14)If multiple dogs, cats, or other animals are to be tethered, each animal must be tethered separately from the others, and tethered in a location that prevents them from becoming entangled with the other tethered animals.(15)Tethering shall be prohibited between the hours of dusk and dawn.(16)Tethering on public property shall be prohibited at all times. (c)Violations of this section shall be subject to enforcement in accordance with the special master code enforcement system as provided in chapter 2, article VII of this Code and/or criminal prosecution as provided by F.S. § 828.12, if applicable.

Corrective Action: Please adhere to the below mentioned tethering ordinance requirements for your animal(s).

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: 12/19/2025

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.

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

Case Number: CER2025-003736-	
	Case Type: Building (Residential)
	Date Case Established: 11/24/2025
	Compliance Deadline: 12/03/2025

Owner: COSTA OLGA P PILIPENKO NIKITA

Mailing Address

COSTA OLGA P PILIPENKO NIKITA 1613 RIDGE AVE HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address	Parcel
1613 RIDGE AV HOLLY HILL, FL 32117	424220080020

Violation: 82-131 Building Permit Required - Building Permit Required No development activity may be undertaken without prior authorization by a development permit.
Corrective Action: Obtain an after the fact permit for the concrete repair in front of the house. The repair altered the original configuration of the driveway
Compliance Date: 12/03/2025

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: 12/19/2025
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

Case Number: CEC2025-003656-	
11/11/2025	Case Type: Building (Commercial)
11/11/2025	Date Case Established: 11/11/2025
12/08/2025	Compliance Deadline: 12/08/2025

Owner: LDF SERVICES LLC

Mailing Address

LDF SERVICES LLC 1111 STATE AVE HOLLY HILL FL 32117,
--

Notice of Violation for the following location:

Address	Parcel
1120 STATE AV HOLLY HILL, FL 32117	42420E001200

Violation: 114-81.1(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.
Corrective Action: Scrap material/metal cannot be stored on the trailer in the city right of way in front of 1120 State. Scrap material/metal must be stored in a building or behind a screened fenced area.
Compliance Date: 12/08/2025

Violation: 26-61(2) Sanitary (Trash) - Sanitary (Trash)
"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:
(2)Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature;"
Corrective Action: Remove and properly dispose of the pallets and other debris in front of 1120 State.
Compliance Date: 12/08/2025

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: 12/19/2025
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

Sincerely,

Randy Ast
Code Enforcement Supervisor

Case Number: CEC2025-003656-	
Case Type: Building (Commercial)	
Date Case Established: 11/11/2025	
Compliance Deadline: 12/08/2025	



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

Case Number: CER2025-003644-
Case Type: Building (Residential)
Date Case Established: 11/10/2025
Compliance Deadline: 11/14/2025

Owner: BLUE IRIS FLORIST INC

Mailing Address

BLUE IRIS FLORIST INC 1628 W GLEAN OAKS BLVD GLENDALE, CA 91201

Notice of Violation for the following location:

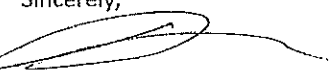
Address	Parcel
837 GROVE AV HOLLY HILL, FL 32117	533740100140

<p>Violation: 114-793 (a) Commercial Vehicles in Residential - Commercial Vehicles on Residential Property</p> <p>"The types of vehicles and equipment specified in this section shall be prohibited from being parked or stored in the front, side or rear yard on residentially zoned property. Only two commercial vehicles, which comply with the parking requirements set forth in this section, may be parked on residentially zoned property.</p> <p>(1)Prohibited vehicles. The parking or storage of the following vehicles shall be prohibited in residentially zoned areas: a.Vehicles or equipment with a size which exceeds: 1.Ninety-six inches in height, measured from the road surface to the highest top point, excluding any antennas; 2.Twenty-two feet in length, measured from the most extreme front point to the most extreme rear point, including bumpers, however, excluding hitches, towing devices or other similar equipment; or 3.Eighty inches in body width, excluding any mirrors, fenders or wheel axle assemblies."</p> <p>Corrective Action: Commercial vehicles are prohibited from parking in a residential area. Food truck must be removed.</p> <p>Compliance Date: 11/14/2025</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

Hearing Date: 12/19/2025
 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