



# Code Enforcement

## Special Master Hearings

~ Agenda ~

1065 Ridgewood Avenue  
Holly Hill, FL 32117  
[www.hollyhillfl.org](http://www.hollyhillfl.org)

Kyle Mahanes  
386-248-9483

---

Friday, April 25, 2025

2:00 PM

City Commission Chamber

---

### I. CALL TO ORDER

### II. ROLL CALL

### III. SPECIAL MASTER CASES

#### *Case No. 1*

#### 1. Special Master (ID # 4858)

146 10Th St - Michael Benson

**CASE NUMBER: CER2025-002342**

**PARCEL NUMBER: 423505010192**

#### **VIOLATIONS:**

**10-36 - RUNNING AT LARGE (ANIMAL)**

**10-37 ANIMAL NOT UNDER RESTRAINT**

**DETERMINATION OF DANGEROUS DOG INVESTIGATION**

#### *Case No. 2*

#### 2. Special Master (ID # 4861)

1830 Ridgewood Ave - Hari Vision Unlimited Llc (Sonic)

**CASE NUMBER: CEC2025-002070**

**PARCEL NUMBER: 42420R000010**

#### **VIOLATION:**

**110-3 SIGN MAINTENANCE**

#### *Case No. 3*

#### 3. Special Master (ID # 4862)

206 Riverside Dr - Margaret Harwood

**CASE NUMBER: CEC2025-002341**

**PARCEL NUMBER:424401260103**

**DISCUSSION:**

110-3 SIGN MAINTENANCE

**Case No. 4**

**4. Special Master (ID # 4863)**

1537 Ridgewood Ave - Sns Stores Llc

**CASE NUMBER: CEC2024-001107**

**PARCEL NUMBER: 424220040180**

**VIOLATION:**

**114-727 FENCE MAINTENANCE**

**IPMC 304.1 EXTERIOR MAINTENANCE**

**110-3 SIGN MAINTENANCE**

**Case No. 5**

**5. Special Master (ID # 4864)**

945 Ridgewood Ave - Elizabeth Navarra

**CASE NUMBER: CEC2025-002220**

**PARCEL NUMBER: 424258030230**

**VIOLATION:**

**110-3 SIGN MAINTENANCE**

**Case No. 6**

**6. Special Master (ID # 4873)**

263 15Th St - Stremovihtg Jerry A

**CASE NUMBER: CER2025-002158**

**PARCEL NUMBER: 424247040031**

**VIOLATIONS: 114-727 FENCE MAINTENANCE**

**26-61(10) STAGNANT WATER**

**26-61(2) SANITARY TRASH**

**26-61(3) VERMIN**

**IPMC 111.1.5 DANGEROUS STRUCTURE**

**IPMC 302.4 GRASS AND WEEDS**

**IPMC 302.8 INOPERABLE VEHICLES**

**IPMC 303.1 POOL MAINTENANCE  
IPMC 303.2 POOL ENCLOSURES  
IPMC 304.13 WINDOWS  
114-764 TENTS**

**Case No. 7**

- 7. Special Master (ID # 4872)**  
225 Sherwood Ln - Morris Dawn M & Christopher L  
**CASE NUMBER: CER2025-002224**  
  
**PARCEL NUMBER: 424248000120**  
  
**VIOLATION:**  
**IPMC 302.4 GRASS AND WEEDS**

**Case No. 8**

- 8. Special Master (ID # 4871)**  
604 6Th St - Ramjit Andy  
**CASE NUMBER: CER2025-002131**  
  
**PARCEL NUMBER: 523706120050**  
  
**VIOLATIONS:**  
**IPMC 304.13 WINDOWS**

**Case No. 9**

- 9. Special Master (ID # 4870)**  
522 Dorothy - Elkins Michael J  
**CASE NUMBER: CER2025-002147**  
  
**PARCEL NUMBER:533705020040**  
  
**VIOLATIONS:**  
**26-61(2) - SANITARY (TRASH)**

**Case No. 10**

- 10. Special Master (ID # 4869)**  
1330 Florence Ct

**CASE NUMBER: CER2025-002045**

**PARCEL NUMBER:424250030100**

**VIOLATIONS:  
IPMC 302.8 VEHICLES/PAINTING/INOPERABLE  
IPMC 304.3 ADDRESS VISIBLE ON BUILDING**

**Case No. 11**

**11. Special Master (ID # 4868)**

130 Peterson Ct - Caldwell Colby Lee & Jennifer Kae

**CASE NUMBER: CER2025-002192**

**PARCEL NUMBER:423503000020**

**VIOLATIONS:  
114-33(2) ZONING  
114-791(J) LIVING IN RVE'S**

**Case No. 12**

**12. Special Master (ID # 4867)**

130 Daytona Ave - Mitura Scott R

**CASE NUMBER: CER2025-001932**

**PARCEL NUMBER: 533720010080**

**VIOLATION:  
114-727 FENCE MAINTENANCE  
62-27 BUSINESS TAX RECEIPT  
IPMC 302.4 GRASS AND WEEDS  
IPMC304.2 FLAKING AND PEELING PAINT**

**Case No. 13**

**13. Special Master (ID # 4866)**

708 Walker St - Lezotte Nicholas

**CASE NUMBER: CER2025-002197**

**PARCEL NUMBER: 424227010190**

**VIOLATION:  
114-791(J) LIVING IN R.V.S**

**114-791(A) RECREATIONAL VEHICLES IN RESIDENTIAL**

**Case No. 14**

**14. Special Master (ID # 4865)**

703 Marlene Dr - Prkut John Anthony Jr

**CASE NUMBER: CER2025-002165**

**PARCEL NUMBER: 424401160039**

**VIOLATIONS:**

**1-16 ABANDONED APPLIANCES**

**114-813 STORAGE IN CARPORT**

**Case No. 15**

**IV. ADJOURNMENT**