



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Kyle Mahanes
386-248-9483

Friday, May 30, 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 # 4898)

558 Eagle Dr. - Isaac Leary

CASE NUMBER: CER2025-2690

PARCEL NUMBER: 424222040050

DISCUSSION:

114-727 FENCE MAINTENANCE

IPMC 303.2 POOL ENCLOSURES

IPMC 304.1 EXTERIOR MAINTENANCE

IPMC 304.7 ROOFS AND DRAINAGE

Case No. 2

2. Special Master (ID # 4900)

729 Unabelle St - Audrey Saffotti

CASE NUMBER: CER2025-1979

PARCEL NUMBER: 424227010290

DISCUSSION:

26-61(11) Residential Junk Storage

114-727 Fence Maintenance

26-61(1) Sanitary (Grass)

26-61 (2) Sanitary (Trash)

3-1 General Provision for Nuisance Abatement

38-34 Vacant/Forclosure Registration

IPMC 302.7 - Accessory Structures

IPMC 304.1 Exterior Maintenance

IPMC 304.9 Overhang Extensions : Awnings

Case No. 3

3. Special Master (ID # 4899)

645 Ridgewood Ave - 645 Ridgewood Retail LLC

CASE NUMBER: CEC2025-2404

PARCEL NUMBER: 424401150110

DISCUSSION:

114-33(2) - ZONING

26-64(2) - SANITARY (TRASH)

90-244 USE OF PARKING AREAS

110-3 SIGN MAINTENANCE

Case No. 4

4. Special Master (ID # 4901)

550 Walker St - Robert Parks Sr.

CASE NUMBER: CEC2025-2493

PARCEL NUMBER: 424243021160

DISCUSSION:

62-27 Business Tax Receipt

Case No. 5

5. Special Master (ID # 4902)

18 Timber Trail - UNTO KEYYY1 LLC TR

CASE NUMBER: CER2025-2463

PARCEL NUMBER: 424269000090

DISCUSSION:

26-61(11) - Residential Junk Storage

26-61(1) - Sanitary (Grass)

82-131 Building Permits Required

Case No. 6

6. Special Master (ID # 4903)

1625 Anniston Ave - Sherri Hammond

CASE NUMBER: CER2025-2420

PARCEL NUMBER: 424222150180

DISCUSSION: 3-1 General Provision for Nuisance abatement

Case No. 7

7. Special Master (ID # 4905)

100 Daytona Ave - 7 - 11

CASE NUMBER: CEC2025 - 2418

PARCEL NUMBER: 533720010010

DISCUSSION:

114-727 - FENCE MAINTENANCE

26-61(2) - SANITARY (TRASH)

54-7(c) Collection Maintenance

IPMC 302.4 Grass and Weeds

Case No. 8

8. Special Master (ID # 4904)

1524 State - Daytona Commerce Center LLC

CASE NUMBER: CEC2025-2689

PARCEL NUMBER: 424220360130

DISCUSSION:

26-61(2) - SANITARY (TRASH)

114-723 - SCREENING OF OUTSIDE STORAGE

IPMC 111.1 UNSAFE CONDITIONS

Case No. 9

9. Special Master (ID # 4906)

1431 Ridgewood Ave - Sullivan Michael Tr

CASE NUMBER: CER2025-2338

PARCEL NUMBER: 424247040040

DISCUSSION:

62-27 BUSINESS TAX RECEIPT

Case No. 10

10. Special Master (ID # 4907)

445 Center Ave - Megan Valdes

CASE NUMBER: CEC2025-2236

PARCEL NUMBER: 533706000390

DISCUSSION:

114-727 FENCE MAINTENANCE

26-61(2) SANITARY (TRASH)

IV. ADJOURNMENT



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 05/30/25 02:00 PM
Department: Special Master Hearings
Category: Regular
Prepared By: Kyle Mahanes
Initiator: Kyle Mahanes
Sponsors:
DOC ID: 4898

SCHEDULED

SPECIAL MASTER (ID # 4898)

558 Eagle Dr. - Isaac Leary

CASE NUMBER: CER2025-2690

PARCEL NUMBER: 424222040050

DISCUSSION:

- 114-727 FENCE MAINTENANCE**
- IPMC 303.2 POOL ENCLOSURES**
- IPMC 304.1 EXTERIOR MAINTENANCE**
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SPECIAL MASTER (ID # 4900)

DOC ID: 4900

729 Unabelle St - Audrey Saffotti

CASE NUMBER: CER2025-1979

PARCEL NUMBER: 424227010290

DISCUSSION:

- 26-61(11) Residential Junk Storage**
- 114-727 Fence Maintenance**
- 26-61(1) Sanitary (Grass)**
- 26-61 (2) Sanitary (Trash)**
- 3-1 General Provision for Nuisance Abatement**
- 38-34 Vacant/Forclosure Registration**
- IPMC 302.7 - Accessory Structures**
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Sponsors:
DOC ID: 4899

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SPECIAL MASTER (ID # 4899)

645 Ridgewood Ave - 645 Ridgewood Retail LLC

CASE NUMBER: CEC2025-2404

PARCEL NUMBER: 424401150110

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114-33(2) - ZONING

26-64(2) - SANITARY (TRASH)

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110-3 SIGN MAINTENANCE



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SPECIAL MASTER (ID # 4901)

DOC ID: 4901

550 Walker St - Robert Parks Sr.

CASE NUMBER: CEC2025-2493

PARCEL NUMBER: 424243021160

**DISCUSSION:
62-27 Business Tax Receipt**



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PARCEL NUMBER: 424222150180

DISCUSSION: 3-1 General Provision for Nuisance abatement



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SPECIAL MASTER (ID # 4905)

100 Daytona Ave - 7 - 11

CASE NUMBER: CEC2025 - 2418

PARCEL NUMBER:533720010010

DISCUSSION:

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DOC ID: 4906

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**DISCUSSION:
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