



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Kyle Mahanes
386-248-9483

Friday, June 27, 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 # 4934)

1230 Commerce Park Drive, Suite 116 - FBC Mortgage, LLC

CASE NUMBER: CER2025-001917

PARCEL NUMBER: 424255020020

DISCUSSION:

IPMC 111.1.3 UNFIT FOR HUMAN OCCUPANCY

IPMC 111.1.5 DANGEROUS STRUCTURE

Case No. 2

2. Special Master (ID # 4932)

2012 Toni Street - Dafish 77, Inc.

CASE NUMBER: CEC2025-002484

PARCEL NUMBER: 523719010050

DISCUSSION:

114-742(E) SHIPPING CONTAINER

26-61(2) SANITARY (TRASH)

54-7(C) COLLECTION MAINTENANCE

IPMC 111.1.5 DANGEROUS STRUCTURE

IPMC 302.4 GRASS AND WEEDS

IPMC 302.8 VEHICLES / PAINTING / INOPERABLE

IPMC 304.6 EXTERIOR WALLS

IPMC 605.1 ELECTRICAL INSTALLATION

IPMC 704.1 FIRE PROTECTION SYSTEM MAINTENANCE

Case No. 3

3. Special Master (ID # 4931)

820 Catherine Avenue - Chandler Annette

CASE NUMBER: CER2025-002840

PARCEL NUMBER: 523718020270

DISCUSSION:

**114-727 FENCE MAINTENANCE
26-61(2) SANITARY (TRASH)
IPMC 302.4 GRASS AND WEEDS
IPMC 303.1 POOL MAINTENANCE
SEC. 3-203 NUISANCE ABATEMENT
114-813 STORAGE IN CARPORTS**

Case No. 4

4. Special Master (ID # 4930)

1226 Bender Avenue - Richard & Harold Rose

CASE NUMBER: CER2025-002792

PARCEL NUMBER: 424228020340

DISCUSSION:

**26-61(11) RESIDENTIAL JUNK STORAGE
114-727 FENCE MAINTENANCE
26-61(1) SANITARY (GRASS)
26-61(2) SANITARY (TRASH)
IPMC 302.1 SANITARY**

Case No. 5

5. Special Master (ID # 4929)

519 Jacobsen Avenue - Justin Nettles

CASE NUMBER: CER2025-002886

PARCEL NUMBER: 533706000230

DISCUSSION:

26-61(1) SANITARY (GRASS)

Case No. 6

6. Special Master (ID # 4928)

114 3Rd Street - Elvina Miller

CASE NUMBER: CER2025-002900

PARCEL NUMBER: 533734020081

DISCUSSION:

26-61(11) RESIDENTIAL JUNK STORAGE

114-727 FENCE MAINTENANCE

26-61(1) SANITARY (GRASS)

IPMC 302.1 SANITARY

Case No. 7

7. Special Master (ID # 4927)

1625 Anniston Avenue - Sherri Hammond

CASE NUMBER: CER2025-002420

PARCEL NUMBER: 424222150180

DISCUSSION:

3-1 GENERAL PROVISION FOR NUISANCE ABATEMENT

IV. ADJOURNMENT



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:

SCHEDULED

SPECIAL MASTER (ID # 4934)

DOC ID: 4934

1230 Commerce Park Drive, Suite 116 - FBC Mortgage, LLC

CASE NUMBER: CER2025-001917

PARCEL NUMBER: 424255020020

DISCUSSION:

IPMC 111.1.3 UNFIT FOR HUMAN OCCUPANCY

IPMC 111.1.5 DANGEROUS STRUCTURE



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4932

SCHEDULED

SPECIAL MASTER (ID # 4932)

2012 Toni Street - Dafish 77, Inc.

CASE NUMBER: CEC2025-002484

PARCEL NUMBER: 523719010050

DISCUSSION:

- 114-742(E) SHIPPING CONTAINER**
- 26-61(2) SANITARY (TRASH)**
- 54-7(C) COLLECTION MAINTENANCE**
- IPMC 111.1.5 DANGEROUS STRUCTURE**
- IPMC 302.4 GRASS AND WEEDS**
- IPMC 302.8 VEHICLES / PAINTING / INOPERABLE**
- IPMC 304.6 EXTERIOR WALLS**
- IPMC 605.1 ELECTRICAL INSTALLATION**
- IPMC 704.1 FIRE PROTECTION SYSTEM MAINTENANCE**



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4931

SCHEDULED

SPECIAL MASTER (ID # 4931)

820 Catherine Avenue - Chandler Annette

CASE NUMBER: CER2025-002840

PARCEL NUMBER: 523718020270

DISCUSSION:

- 114-727 FENCE MAINTENANCE**
- 26-61(2) SANITARY (TRASH)**
- IPMC 302.4 GRASS AND WEEDS**
- IPMC 303.1 POOL MAINTENANCE**
- SEC. 3-203 NUISANCE ABATEMENT**
- 114-813 STORAGE IN CARPORTS**



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4930

SCHEDULED

SPECIAL MASTER (ID # 4930)

1226 Bender Avenue - Richard & Harold Rose

CASE NUMBER: CER2025-002792

PARCEL NUMBER: 424228020340

DISCUSSION:

26-61(11) RESIDENTIAL JUNK STORAGE

114-727 FENCE MAINTENANCE

26-61(1) SANITARY (GRASS)

26-61(2) SANITARY (TRASH)

IPMC 302.1 SANITARY



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4929

SCHEDULED

SPECIAL MASTER (ID # 4929)

519 Jacobsen Avenue - Justin Nettles

CASE NUMBER: CER2025-002886

PARCEL NUMBER: 533706000230

**DISCUSSION:
26-61(1) SANITARY (GRASS)**



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4928

SCHEDULED

SPECIAL MASTER (ID # 4928)

114 3Rd Street - Elvina Miller

CASE NUMBER: CER2025-002900

PARCEL NUMBER: 533734020081

DISCUSSION:

- 26-61(11) RESIDENTIAL JUNK STORAGE**
- 114-727 FENCE MAINTENANCE**
- 26-61(1) SANITARY (GRASS)**
- IPMC 302.1 SANITARY**



Code Enforcement

1065 Ridgewood Avenue
Holly Hill, FL 32117

Meeting: 06/27/25 02:00 PM
Department: City Clerk
Category: Regular
Prepared By: Valerie Manning
Initiator: Valerie Manning
Sponsors:
DOC ID: 4927

SCHEDULED

SPECIAL MASTER (ID # 4927)

1625 Anniston Avenue - Sherri Hammond

CASE NUMBER: CER2025-002420

PARCEL NUMBER: 424222150180

DISCUSSION:

3-1 GENERAL PROVISION FOR NUISANCE ABATEMENT