



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Kyle Mahanes
386-248-9483

Friday, September 26, 2025

2:00 PM

City Commission Chamber

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
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II. ROLL CALL

III. SPECIAL MASTER CASES

Case No. 1

1. **Special Master (ID # 5019)**

631 S. Flamingo Dr - Kevin Brown

CASE NUMBER: CER2025-003200

PARCEL NUMBER:523710000320

VIOLATIONS:

114-727 - FENCE MAINTENANCE

26-61(1) - GRASS AND WEEDS

26-61(10) - STAGNANT WATER

IPMC 302.8 - INOPERABLE VEHICLES

IPMC 304.1 - EXTERIOR MAINTENANCE

IPMC 304.2 FLAKING AND PEELING PAINT

Case No. 2

2. **Special Master (ID # 5018)**

1504 Mobile Ave - TRSTE LLC TR

CASE NUMBER: CER2025-003345

PARCEL NUMBER:424238060170

VIOLATION:

26-61(1) - GRASS AND WEEDS

Case No. 3

3. Special Master (ID # 5017)

1388 Jarecki Ave - Tawan Phillips

CASE NUMBER: CER2025-003195

PARCEL NUMBER:424243031970

VIOLATIONS:

26-61(1) - GRASS AND WEEDS

Case No. 4

4. Special Master (ID # 5024)

720 Carswell Ave - Raymond Nowicki

CASE NUMBER: CEC2025-003088

PARCEL NUMBER: 533701000180

VIOLATIONS:

26-61(2) - TRASH

58-98 - RIGHT OF WAY MAINTENANCE

Case No. 5

5. Special Master (ID # 5023)

1599 Riverside Dr - Loren & Donna Coyle

CASE NUMBER: CER2025-003008

PARCEL NUMBER: 424305000180

VIOLATIONS:

114-727 - FENCE MAINTENANCE

Case No. 6

6. Special Master (ID # 5022)

1627 Riverside Dr - Sandra Phelps

CASE NUMBER: CER2025-003130

PARCEL NUMBER: 424305000237

VIOLATIONS:

62-27 BUSINESS TAX RECEIPT

Case No. 7

7. Special Master (ID # 5021)

614 Marlene Dr

CASE NUMBER: CEC2025-003202

PARCEL NUMBER: 424401160024

VIOLATIONS:

- 26-61(2) - TRASH
- 58-98 - RIGHT OF WAY MAINTENANCE
- IPMC 302.4 - GRASS AND WEEDS
- IPMC 302.8 INOPERABLE VEHICLE

Case No. 8

8. Special Master (ID # 5020)

1524 State Ave - VD - Daytona 1 LLC

CASE NUMBER:CEC2025-003236

PARCEL NUMBER: 424220360130

VIOLATION:

- 114-901 - OUTSIDE DISPLAY OF STORAGE/SALE GOODS**
- 704.1.2 - REQUIRED FIRE PROTECTION**
- IPMC 111.1 - UNSAFE CONDITIONS**
- 114-723 - SCREENING OF OUTSIDE STORAGE**

Case No. 9

9. Special Master (ID # 5025)

529 6TH ST - Florida LLC

CASE NUMBER: CER2025-003219

PARCEL NUMBER: 533706000090

VIOLATIONS:

- IPMC 302.4 - GRASS AND WEEDS**

Case No. 10

10. Special Master (ID # 5026)

1610 Riverside Dr - Zion Land LLC TR FL Land Trust R1610

CASE NUMBER: CER2025-003191

PARCEL NUMBER:424305000217

VIOLATIONS:

IPMC 111.1.3 UNFIT FOR HUMAN OCCUPANCY

IPMC 111.1.5 - DANGEROUS STRUCTURE

Case No. 11

A. Case No. 12

IV. ADJOURNMENT

V. Special Master Hearing