



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, February 20, 2026

2:00 PM

City Commission Chamber

I. Call to Order

II. Roll Call

III. Special Master Cases

Case No. 1 CEC2025 - 003643 - 303 Riverside Drive

Case No. 2 - CER2025-003725 - 529 6th St. - FLORIDA LLC

Case No. 3 - CER2025 - 003792- 1599 Montgomery Ave. - Carl & Emily Boroughs

Case No. 4 - CER2025 - 003737 - 205 Flomich St. - Deborah Weller Rev. Trust

Case No. 5 - CER2026-003866 - 243 Strawberry Ln. - 243 Strawberry Ln. LLC

Case No. 6 - CER2025-002909 - 124 Daytona Ave - Florida LLC

Case No. 7 - CEC2026-004070 - 1190 GOLF AVE - LEFTAH INC

Case No. 8 - CER2026 - 004026 - 140 Walker St. - Karla La Rosa

Case No. 9 - CER2025-003337 - 1389 Jarecki Ave - Zhao Haiyun

Case No. 10 - CER2025-003569 - 1325 Bender Ave - Jennifer Santiago

Case No. 11 - CEC2026-004045 - 433 Walker St. - Walker Warehouse LLC

IV. Adjournment



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-003643-
	Case Type: Building (Commercial)
	Date Case Established: 11/10/2025
Compliance Deadline: 01/15/2026	

Owner: Waterfront 301 LLC

Mailing Address

Waterfront 301 LLC
101 Golf Course Dr Ste C4
Rohnert Park, CA 94928

Notice of Violation for the following location:

Address

Parcel

303 RIVERSIDE DR
HOLLY HILL, FL 32117

533735000120

Violation: 54-7 (b) Commercial Dumpster Screens - Commercial Dumpster Screens
(b)Screens shall be required around both existing and new dumpsters where necessary to prevent public view of spillage or unsanitary conditions. Such screens shall be maintained in good repair.

Corrective Action: Install approved screening to enclose the dumpster area. Screening shall require a building permit.

Compliance Date: 01/15/2026

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: 02/20/2026

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

<h1>Notice to Appear</h1>	Case Number: CER2025-003725-
	Case Type: Building (Residential)
	Date Case Established: 11/20/2025
Compliance Deadline: 12/10/2025	

Owner: FLORIDA LLC

Mailing Address

FLORIDA LLC
 1728 KINGSLEY AVE STE 22
 ORANGE PARK, FL 32073

Notice of Violation for the following location:

Address

Parcel

529 6TH ST
 HOLLY HILL, FL 32117

533706000090

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

"302.4 Weeds.Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property."

Corrective Action: Mow and maintain the property. REPEAT VIOLATION. Citation has not been paid.

Compliance Date: 12/10/2025

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**

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Randy Ast
 Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003792-
	Case Type: Building (Residential)
	Date Case Established: 12/11/2025
Compliance Deadline: 01/15/2026	

Owner: BOROUGHS CARL N BOROUGHS EMILY B

Mailing Address

BOROUGHS CARL N BOROUGHS EMILY B
 507 EAGLE DR
 HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address

Parcel

1599 MONTGOMERY AV
 HOLLY HILL, FL 32117

424222240050

Violation: 114-727 Fence Maintenance - Fence Maintenance

"(a)All fences shall be maintained in their original upright condition.(b)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(c)Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.
 (Ord. No. 2799, § 1, 6-12-07)"

Corrective Action: Repair, remove or replace the damaged fence at the Northeast corner of the property.

Compliance Date: 01/15/2026

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**

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

<h1>Notice to Appear</h1>	Case Number: CER2025-003737-
	Case Type: Building (Residential)
	Date Case Established: 11/24/2025
Compliance Deadline: 01/02/2026	

Owner: WELLER DEBORAH K DEBORAH K WELLER REV TRUST

Mailing Address

WELLER DEBORAH K DEBORAH K WELLER REV TRUST
 112 RIVER LN
 ORMOND BEACH FL 32176,

Notice of Violation for the following location:

Address

Parcel

205 FLOMICH ST
 HOLLY HILL, FL 32117

424220060240

Violation: 114-727 Fence Maintenance - Fence Maintenance

"(a)All fences shall be maintained in their original upright condition.(b)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(c)Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.
 (Ord. No. 2799, § 1, 6-12-07)"

Corrective Action: Repair the white vinyl fence gate on the West side of the property

Compliance Date: 01/02/2026

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**

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Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue, Holly Hill, Fl

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Randy Ast
 Code Enforcement Supervisor



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2026-003866-
	Case Type: Building (Residential)
	Date Case Established: 01/06/2026
Compliance Deadline: 02/03/2026	

Owner: 243 STRAWBERRY LANE LLC

Mailing Address

243 STRAWBERRY LANE LLC
831 S RIDGEWOOD AVE
DAYTONA BEACH, FL 32114

Notice of Violation for the following location:

Address

Parcel

243 STRAWBERRY LN
HOLLY HILL, FL 32117

533709000052

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

"302.4 Weeds.Premises and exterior property shall be maintained free from weeds or plant growth in excess of [12 INCHES]. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 109.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property."

Corrective Action: Mow and maintain the grass and weeds. Property is overgrown.

Compliance Date: 02/03/2026

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**

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Randy Ast
Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CER2025-002909-
	Case Type: Building (Residential)
	Date Case Established: 06/18/2025
Compliance Deadline: 02/13/2026	

Owner: FLORIDA LLC

Mailing Address

FLORIDA LLC
 PO BOX 847
 GOTHA, FL 34734

Notice of Violation for the following location:

Address	Parcel
124 DAYTONA AV HOLLY HILL, FL 32117	533720010070

Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)
 "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:
 (1)Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;"

Corrective Action: Please mow and maintain your property.

Compliance Date: 02/13/2026

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: Please clear trash and debris.

Compliance Date: 02/13/2026

Violation: 62-27 Business Tax Receipt - Business Tax Receipt
 "(a)No person shall engage in or manage any business, profession or occupation in the city, unless and until a receipt shall have been procured from the city manager and the payment of the amount of license tax required therefor and as provided in this article.(b)Any person who shall carry on, conduct or manage any business, occupation or profession for which a receipt is required under this article without having first obtained such a receipt shall be subject to a penalty of 25 percent of the receipt determined to be due.
 (Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)"

Corrective Action: All business's within the city of Holly Hill require a Business Tax Receipt in order to operate. This is to include, but not limited to, all commercial, residential, and rental properties. Please contact the Building and Zoning Department at 386-248-9442 for further details.

Compliance Date: 02/13/2026

Violation: IPMC 304.1 Exterior Maintenance - Exterior Maintenance
 "The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare."

Corrective Action: Repair the damaged exterior, clear the overgrown plants that are climbing up the side of your property.

Compliance Date: 02/13/2026

Violation: IPMC 304.12 Handrails and Guards - Handrails and Guards
 Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Corrective Action: Repair the handrails and guards on your stairs.



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

<h1>Notice to Appear</h1>	Case Number: CER2025-002909-
	Case Type: Building (Residential)
	Date Case Established: 06/18/2025
Compliance Deadline: 02/13/2026	

Compliance Date: 02/13/2026

Violation: IPMC 304.15 Doors - Doors
 "Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3"

Corrective Action: Please repair the damaged doors and doorway assemblies so that they are in proper function and well maintained.

Compliance Date: 02/13/2026

Violation: IPMC 305.1 Interior Structure - Interior Structure
 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition

Corrective Action: Repair the wood damaged walls, ceiling, and floors.

Compliance Date: 02/13/2026

Violation: IPMC 305.3 Interior Surfaces - Interior Surfaces
 Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Corrective Action: Repair the damaged interior surfaces.

Compliance Date: 02/13/2026

Violation: IPMC 504.1 Functioning Plumbing - Functioning Plumbing
 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition

Corrective Action: Repair the plumbing in this home so that the fixtures can function without discharging sewage.

Compliance Date: 02/13/2026

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**

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Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CER2025-002909-
	Case Type: Building (Residential)
	Date Case Established: 06/18/2025
Compliance Deadline: 02/13/2026	

Owner: BEN SPIVEY

Mailing Address

BEN SPIVEY
 PO BOX 847 GOTHA, FL 34734

Notice of Violation for the following location:

Address

Parcel

124 DAYTONA AV
 HOLLY HILL, FL 32117

533720010070

Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)

"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:

(1)Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;"

Corrective Action: Please mow and maintain your property.

Compliance Date: 02/13/2026

Violation: 26-61(2) Sanitary (Trash) - Sanitary (Trash)

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(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: Please clear trash and debris.

Compliance Date: 02/13/2026

Violation: 62-27 Business Tax Receipt - Business Tax Receipt

"(a)No person shall engage in or manage any business, profession or occupation in the city, unless and until a receipt shall have been procured from the city manager and the payment of the amount of license tax required therefor and as provided in this article.(b)Any person who shall carry on, conduct or manage any business, occupation or profession for which a receipt is required under this article without having first obtained such a receipt shall be subject to a penalty of 25 percent of the receipt determined to be due.

(Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)"

Corrective Action: All business's within the city of Holly Hill require a Business Tax Receipt in order to operate. This is to include, but not limited to, all commercial, residential, and rental properties. Please contact the Building and Zoning Department at 386-248-9442 for further details.

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Corrective Action: Repair the damaged exterior, clear the overgrown plants that are climbing up the side of your property.

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Violation: IPMC 304.12 Handrails and Guards - Handrails and Guards

Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Corrective Action: Repair the handrails and guards on your stairs.



City of Holly Hill, FL
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Violation: IPMC 304.15 Doors - Doors
 "Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3"

Corrective Action: Please repair the damaged doors and doorway assemblies so that they are in proper function and well maintained.

Compliance Date: 02/13/2026

Violation: IPMC 305.1 Interior Structure - Interior Structure
 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition

Corrective Action: Repair the wood damaged walls, ceiling, and floors.

Compliance Date: 02/13/2026

Violation: IPMC 305.3 Interior Surfaces - Interior Surfaces
 Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Corrective Action: Repair the damaged interior surfaces.

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 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition

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Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CEC2026-004070-
	Case Type: Building (Commercial)
	Date Case Established: 02/09/2026
Compliance Deadline: 02/18/2026	

Owner: LEFTAH INC

Mailing Address

LEFTAH INC
 4 CARRINGTON LN
 ORMOND BEACH, FL 32174

Notice of Violation for the following location:

Address

Parcel

1190 GOLF AVE
 ORMOND BEACH, FL 32174

424204200231

Violation: 62-27 Business Tax Receipt - Business Tax Receipt

"(a)No person shall engage in or manage any business, profession or occupation in the city, unless and until a receipt shall have been procured from the city manager and the payment of the amount of license tax required therefor and as provided in this article.(b)Any person who shall carry on, conduct or manage any business, occupation or profession for which a receipt is required under this article without having first obtained such a receipt shall be subject to a penalty of 25 percent of the receipt determined to be due.

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

<h1>Notice to Appear</h1>	Case Number: CER2026-004026-
	Case Type: Building (Residential)
	Date Case Established: 01/30/2026
Compliance Deadline: 02/19/2026	

Owner: KARLA LA ROSA

Mailing Address

KARLA LA ROSA
 140 WALKER ST
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

140 WALKER ST
 HOLLY HILL, FL 32117

424250030070

Violation: Trailers parked on Residential 114-793 b - Trailers parked on Residential Property
 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. b.Trailers which exceed the following measurements:1.Ninety-six inches in height, measured from the road surface to the highest top point;2.Sixteen feet in length, measured from the front of the trailer, excluding the tongue, to the most extreme rear portion of the trailer; or3.Eighty inches in body width, excluding any mirrors, fenders or wheel axle assemblies.

Corrective Action: Please park your vehicles on the driveway side entrance after obtaining a variance, or finish your paving permit to allow for parking in their current location.

Compliance Date: 02/19/2026

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**

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Kyle Mahanes
 Code Enforcement/Animal Control Officer



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2025-003337-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **09/05/2025**

Compliance Deadline: **01/23/2026**

Owner: ZHAO HAIYUN

Mailing Address

ZHAO HAIYUN
20834 BEECH TREE DR
KATY, TX 77449-4645

Notice of Violation for the following location:

Address

Parcel

1389 JARECKI AV
HOLLY HILL, FL 32117

424243042460

Violation: 114-791 j Living in RVE's - Recreational Vehicles not to be used for Living
No RVE shall be used for living, sleeping or housekeeping purposes when parked on residential premises or in any location not approved for such use.

Corrective Action: Please be advised R.V.'s may not be used as living quarters unless in a properly zoned R.V. park. Disconnect and discontinue any rental operation.

Compliance Date: 01/27/2026

Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)

"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:

(1)Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;"

Corrective Action: Please mow and maintain your property.

Compliance Date: 01/23/2026

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: Please clear and maintain your property.

Compliance Date: 02/06/2026

Violation: 62-27 Business Tax Receipt - Business Tax Receipt

"(a)No person shall engage in or manage any business, profession or occupation in the city, unless and until a receipt shall have been procured from the city manager and the payment of the amount of license tax required therefor and as provided in this article.(b)Any person who shall carry on, conduct or manage any business, occupation or profession for which a receipt is required under this article without having first obtained such a receipt shall be subject to a penalty of 25 percent of the receipt determined to be due.
(Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)"

Corrective Action: All business's within the city of Holly Hill require a Business Tax Receipt in order to operate. This is to include, but not limited to, all commercial, residential, and rental properties. Please contact the Building and Zoning Department at 386-248-9442 for further details.

Compliance Date: 02/05/2026



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CER2025-003337-	
Notice to Appear	Case Type: Building (Residential)
	Date Case Established: 09/05/2025
	Compliance Deadline: 01/23/2026

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: 02/20/2026

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

<h1>Notice to Appear</h1>	Case Number: CER2025-003569-
	Case Type: Building (Residential)
	Date Case Established: 10/22/2025
Compliance Deadline: 12/19/2025	

Owner: SANTIAGO ADOLFO RUIZ SANTIAGO JENNIFER RUIZ

Mailing Address

SANTIAGO ADOLFO RUIZ SANTIAGO JENNIFER RUIZ
1325 BENDER AV AV
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

1325 BENDER AV
HOLLY HILL, FL 32117

424243031770

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: Please clear your property of any debris, tires etc.

Compliance Date: 12/19/2025

Violation: Parking of Recreational Vehicles 114-791 b - Parking of Recreational Vehicles in Residential in the Front Yard

Any RVE in excess of 18 feet in length may be parked in the front yard of residential property for a period not to exceed three consecutive days in any seven-day period, for the purpose of maintenance, loading or unloading.

Corrective Action: Please be advised you may not keep your R.V. in the front yard due to its size and its proximity to the paved road. Please relocate it to the side or rear yard. Please also be advised that there is a time limit on any R.V.'s parked in the front yard.

Compliance Date: 12/19/2025

Violation: Parking of Recreational Vehicles Resd. 114-791 f - Parking of Recreational Vehicles in Residential

Any boat or RVE parked in a front yard shall be located on or parallel to the driveway. If no driveway exists, then the boat or RVE shall be parked parallel to the side yard. However, in no event shall a boat or RVE be parked within 20 feet of the nearest edge of the paved road or traveled way.

Corrective Action: Please be advised your current parking location does not conform with parking requirements for recreational vehicles.

Compliance Date: 12/19/2025

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: 02/20/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave



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

	Case Number: CER2025-003569-
Notice to Appear	Case Type: Building (Residential)
	Date Case Established: 10/22/2025
	Compliance Deadline: 12/19/2025

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

<h1>Notice to Appear</h1>	Case Number: CEC2026-004045-
	Case Type: Building (Commercial)
	Date Case Established: 02/04/2026
Compliance Deadline: 02/13/2026	

Owner: Walker Warehouse LLC

Mailing Address

Walker Warehouse LLC
 433 WALKER ST
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

433 WALKER ST
 HOLLY HILL, FL 32117

424240360130

Violation: 62-27 Business Tax Receipt - Business Tax Receipt

"(a)No person shall engage in or manage any business, profession or occupation in the city, unless and until a receipt shall have been procured from the city manager and the payment of the amount of license tax required therefor and as provided in this article.(b)Any person who shall carry on, conduct or manage any business, occupation or profession for which a receipt is required under this article without having first obtained such a receipt shall be subject to a penalty of 25 percent of the receipt determined to be due.

(Code 1984, § 14-21; Ord. No. 2793, § 1, 3-27-07)"

Corrective Action: All business's within the city of Holly Hill require a Business Tax Receipt in order to operate. This is to include, but not limited to, all commercial, residential, and rental properties. Please contact the Building and Zoning Department at 386-248-9442 for further details. PERSONAL STORAGE REQUIRES A BTR.

Compliance Date: 02/13/2026

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: 02/20/2026

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