



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, March 20, 2026

2:00 PM

City Commission Chamber

I. Call to Order

II. Roll Call

III. Special Master Cases

Case No. 1 CEC2026-4207 - 851 State Ave - 3 Idiots LLC

Case No. 2 - CER2026-4186 846 State Ave - Amy Byrd

Case No. 3 - CER2025-001979 - 729 Unabelle St.-- Audrey Saffiotti

Case No.4 - CER2026-003949- 1505 Hammock Dr. — Carl Boroughs

Case No.5 - CER2026-003979 - *1570 Megan Bay Cir — Kathy Smith*

Case No.6 - CER2026-003912-1628 Selma Ave. — Randalyn Fisher

Case No.7 - CER2026-003911- 1637 Selma Ave — Jared Shultz

Case No.8 - CER2026-003910 1640 Selma Ave. — Jenylyn J Fisher

Case No.9 - CER2026-003992- 244 14TH Street— Rosa Sunrise LLC

Case No.10- CER2026-004022 558 3rd St — Aitchison Investment Property LLC

Case No.11- CEC2026-004132- 325 8TH St. — Better Horizons LLC

IV. Adjournment



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

<h1>Notice to Appear</h1>	Case Number: CEC2026-004207-
	Case Type: Building (Commercial)
	Date Case Established: 03/03/2026
Compliance Deadline: 03/12/2026	

Owner: 3 IDIOTS LLC

Mailing Address

3 IDIOTS LLC
 1694 PROMENADE CIR
 PORT ORANGE, FL 32129-7514

Notice of Violation for the following location:

Address

Parcel

851 STATE AV
 HOLLY HILL, FL 32117

533737010130

Violation: 14-176 Electrical Permit Required - Electrical Permit Required

"(a)No person shall do any electrical construction of any character, install any electrical wiring, apparatus, or equipment or make any extensions or changes to existing systems of wiring for light, heat, power or advertising within the limits of the city, excepting the repairing of damaged or broken fixtures, apparatus or equipment and the ordinary work necessary for the proper maintenance of same without a permit issued by the electrical inspector.(b)No such permit shall be required for the following: (1)The replacement of lamps or the connection of portable devices to suitable receptacles which have been permanently installed;(2)Work done by utilities regulated by the state public service commission. (Code 1984, § 7-51)"

Corrective Action: No permits on file for any electrical work.

Compliance Date: 03/12/2026

Violation: 82-131 Building Permit Required - Building Permit Required

No development activity may be undertaken without prior authorization by a development permit.

Corrective Action: No permits on file for interior alteration or electrical work.

Compliance Date: 03/12/2026

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: 03/20/2026

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: CER2026-004186-
	Case Type: Building (Residential)
	Date Case Established: 02/27/2026
Compliance Deadline: 03/10/2026	

Owner: AMY BYRD

Mailing Address

AMY BYRD
115 PINECREST AVE
ORMOND BEACH, FL 32176-5453

Notice of Violation for the following location:

Address

Parcel

846 STATE AV
HOLLY HILL, FL 32117

533737020120

Violation: 14-176 Electrical Permit Required - Electrical Permit Required

"(a)No person shall do any electrical construction of any character, install any electrical wiring, apparatus, or equipment or make any extensions or changes to existing systems of wiring for light, heat, power or advertising within the limits of the city, excepting the repairing of damaged or broken fixtures, apparatus or equipment and the ordinary work necessary for the proper maintenance of same without a permit issued by the electrical inspector.(b)No such permit shall be required for the following: (1)The replacement of lamps or the connection of portable devices to suitable receptacles which have been permanently installed;(2)Work done by utilities regulated by the state public service commission. (Code 1984, § 7-51)"

Corrective Action: No permits on file for new conduit and electrical work done on exterior box.

Compliance Date: 03/10/2026

Violation: 82-131 Building Permit Required - Building Permit Required

No development activity may be undertaken without prior authorization by a development permit.

Corrective Action: No permits on file for deck installation or deck work. Decks are not properly anchored.

Compliance Date: 03/10/2026

Violation: 82-131 Building Permit Required - Building Permit Required

No development activity may be undertaken without prior authorization by a development permit.

Corrective Action: No permits on file for plumbing work installation of tankless water heater.

Compliance Date: 03/10/2026

Violation: IPMC 304.5 Foundation Walls - Foundation Walls

Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests

Corrective Action: Repair the breaches in the skirting to prevent rodent entry, repair and level the ground where water is being funneled into your crawlspaces.

Compliance Date: 03/19/2026

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 damaged interior.

Compliance Date: 03/10/2026

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.



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

<h1>Notice to Appear</h1>	Case Number: CER2026-004186-
	Case Type: Building (Residential)
	Date Case Established: 02/27/2026
Compliance Deadline: 03/10/2026	

Compliance Date: 03/19/2026

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**

Hearing Date: 03/20/2026
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: CER2025-001979-
	Case Type: Building (Residential)
	Date Case Established: 01/15/2025
Compliance Deadline: 05/08/2025	

Owner: Audrey Saffiotti

Mailing Address

Audrey Saffiotti
 729 Unabelle St
 Holly Hill, FL 32117

Notice of Violation for the following location:

Address

Parcel

729 UNABELLE ST
 HOLLY HILL, FL 32117

424227010290

Violation: 26-61(11) Residential Junk Storage - Storage of Junk in Residential

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: The storage or accumulation of junk in any area zoned for residential use;

Corrective Action: Clear the homeless debris building up in your back yard.

Compliance Date: 05/20/2025

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: Please repair the damaged fence.

Compliance Date: 05/20/2025

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: 05/20/2025

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 the trash and debris from your property.

Compliance Date: 05/15/2025

Violation: 3-1 General Provision for Nuisance abatement - Nuisance Abatement Code Enforcement

(b)The city shall have the authority to remove from private property vehicles and other equipment parked or stored in violation of the city regulations, including, but not limited to chapter 114, divisions 6 and 7, and shall have the authority, in addition to any procedure established under state law, to abate nuisances described in section 26-61 pursuant to the following procedure:(1)Whenever a code enforcement officer, building official, police chief or any member of their respective departments (hereinafter referred to collectively as city official) determines that there is a violation of a regulation of the city, such city official shall pursue code enforcement pursuant to chapter 2 (administration), article III (board, committee,



City of Holly Hill, FL
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 Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2025-001979-
	Case Type: Building (Residential)
	Date Case Established: 01/15/2025
Compliance Deadline: 05/08/2025	

commissions), division 3 (code enforcement), unless an emergency condition justifies other lawful response. The city official can request the special magistrate authorize the city to enter the property for purposes of yard maintenance such as mowing, trimming, debris removal, etc. All other nuisance conditions shall be abated as set forth below.(2)If the property owner fails to correct the violation(s) pursuant to the order issued pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement) and the nuisance condition still exists, the city official may pursue abatement pursuant to section 3-2 below.(3)The term "property owner" as used in this section for purpose of issuance of a notice of violation shall mean the owner for owner-occupied structures and vacant land and tenant for rental properties. The intent is to provide the notice to the individual in possession and control of the subject premises. If property is removed from the subject premises, i.e., the towing of a vehicle, the notice required in [this subsection], shall be given to the same party receiving the notice of violation, and to the owner of the property removed.

Corrective Action: Please clear and secure your property so that homeless intrusion is addressed. Failure to comply will result in the City taking measures to clear and secure your property.

Compliance Date: 05/14/2025

Violation: 38-34 Vacant/Foreclosure Registration - (c)Within ten days of the date any mortgagee declares its mortgage to be in default or defaulted, the mortgagee shall register the real property with the city foreclosure/vacant land registry, and, at the time of registration, indicate whether the property is vacant, and if so shall designate in writing a property manager to inspect, maintain and secure the real property subject to the mortgage in default. Vacant property shall be registered within ten days of the property meeting the definition of vacant. A separate registration is required for each registrable property.

Corrective Action: You must register all vacant properties with HERA Property Registration. Information on how to register is located on the Local City Website.

Compliance Date: 05/14/2025

Violation: IPMC 110.1 Demolition - Demolition

The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy , and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

Corrective Action: This property is dilapidated and falling apart, it has become an attractive nuisance to wildlife and homelessness.

Compliance Date: 03/18/2026

Violation: IPMC 302.7 Accessory Structures - Accessory Structures

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Corrective Action: Repair or remove the damaged Shed in your back yard, there was sign of homeless debris inside and around the property.

Compliance Date: 05/20/2025

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: Please properly repair your garage door.

Compliance Date: 05/08/2025

Violation: IPMC 304.9 Overhang Extensions : Awnings - Overhang Extensions : Awnings

"Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay

or rust by periodic application of weather-coating materials, such as paint or similar surface treatment"



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

<h1>Notice to Appear</h1>	Case Number: CER2025-001979-
	Case Type: Building (Residential)
	Date Case Established: 01/15/2025
Compliance Deadline: 05/08/2025	

Corrective Action: Please repair the overhang awnings.
Compliance Date: 05/20/2025

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: 03/20/2026
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: CER2026-003949-
	Case Type: Building (Residential)
	Date Case Established: 01/14/2026
Compliance Deadline: 02/23/2026	

Owner: BOROUGHS CARL N TR BOROUGHS EMILY B TR

Mailing Address

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

Notice of Violation for the following location:

Address

Parcel

1505 HAMMOCK DR
 HOLLY HILL, FL 32117

424231030182

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 damaged fence at the rear of the property.

Compliance Date: 02/23/2026

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: 03/20/2026

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: CER2026-003979-
	Case Type: Building (Residential)
	Date Case Established: 01/22/2026
Compliance Deadline: 02/25/2026	

Owner: KATHY SMITH

Mailing Address

KATHY SMITH
3515 THORNWOODE POINT
DECATUR, GA 30034

Notice of Violation for the following location:

Address

Parcel

1570 MEGAN BAY CIR
HOLLY HILL, FL 32117

424291000140

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: 02/25/2026

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: Please mow and maintain your yard

Compliance Date: 02/25/2026

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: 03/20/2026

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.



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

	Case Number: CER2026-003979-
Notice to Appear	Case Type: Building (Residential)
	Date Case Established: 01/22/2026
	Compliance Deadline: 02/25/2026

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: CER2026-003912-
	Case Type: Building (Residential)
	Date Case Established: 01/09/2026
Compliance Deadline: 02/13/2026	

Owner: Randalyn Fisher

Mailing Address

Randalyn Fisher
1628 SELMA AV
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

1628 SELMA AV
HOLLY HILL, FL 32117

424222080140

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: Remove the collection of construction material, and other debris from the South side of the house. The pavers on the North side of the house need to be removed.

Compliance Date: 02/13/2026

Violation: IPMC 302.1 Sanitary - Sanitary

" Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition."

Corrective Action: Remove all algae and staining from the exterior of the home.

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,

Randy Ast
Code Enforcement Supervisor



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2026-003911-
	Case Type: Building (Residential)
	Date Case Established: 01/09/2026
Compliance Deadline: 02/16/2026	

Owner: Jared Shultz

Mailing Address

Jared Shultz
1637 SELMA AV
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

1637 SELMA AV
HOLLY HILL, FL 32117

424222070110

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 damaged wood fence across the front of your property.

Compliance Date: 02/16/2026

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: Remove the tires, pallet, construction material and other debris in the front of your property.

Compliance Date: 02/16/2026

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 the high grass and weeds in front of the fence area.

Compliance Date: 02/16/2026

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: 03/20/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue



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

Notice to Appear	Case Number: CER2026-003911-
	Case Type: Building (Residential)
	Date Case Established: 01/09/2026
	Compliance Deadline: 02/16/2026

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: CER2026-003910-
	Case Type: Building (Residential)
	Date Case Established: 01/09/2026
Compliance Deadline: 01/29/2026	

Owner: FISHER JENLYN J

Mailing Address

FISHER JENLYN J
 1640 SELMA AVE
 HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address

Parcel

1640 SELMA AV
 HOLLY HILL, FL 32117

424222080170

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: Remove all vines from the South side of the home, ramp, and stairs. Mow the grass on the side and rear yard.

Compliance Date: 01/29/2026

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: 03/20/2026

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: CER2026-003992-
	Case Type: Building (Residential)
	Date Case Established: 01/22/2026
Compliance Deadline: 02/25/2026	

Owner: SUNRISE ROSA LLC

Mailing Address

SUNRISE ROSA LLC
1143 OAK AVE
PANAMA CITY FL 32401,

Notice of Violation for the following location:

Address

Parcel

244 14TH ST
HOLLY HILL, FL 32117

424246100110

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: Remove the tires/wheels from the front driveway

Compliance Date: 02/25/2026

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: 02/25/2026

Violation: Storage in Carports 114-813 - Storage in Carports

The storage of all items in a carport is hereby prohibited except for automobiles, motorcycles and boats, which must also comply with section 114-791. A carport is hereby defined as any portion of a residential structure that is not fully enclosed on all sides, with all entrances into said structure capable of being completely closed with a door.

Corrective Action: Remove the storage of car parts, tires, trash and other debris from the carport.

Compliance Date: 02/25/2026

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: 03/20/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue



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

	Case Number: CER2026-003992-
Notice to Appear	Case Type: Building (Residential)
	Date Case Established: 01/22/2026
	Compliance Deadline: 02/25/2026

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

Case Number: **CER2026-004022-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **01/28/2026**

Compliance Deadline: **03/06/2026**

Owner: AITCHISON INVESTMENT PROPERTIES LLC

Mailing Address

AITCHISON INVESTMENT PROPERTIES LLC
160 BUSINESS CENTER
ORMOND BEACH, FL 32174

Notice of Violation for the following location:

Address

Parcel

558 3RD ST
HOLLY HILL, FL 32117

424240050140

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: 03/06/2026

Violation: IPMC 304.3 Address visible on building - Address visible on building

"Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm)"

Corrective Action: Provide approved address numbers for each unit.

Compliance Date: 03/06/2026

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: 03/20/2026

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.



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

	Case Number: CER2026-004022-
Notice to Appear	Case Type: Building (Residential)
	Date Case Established: 01/28/2026
	Compliance Deadline: 03/06/2026

Sincerely,

Randy Ast
Code Enforcement Supervisor



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004132-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **02/18/2026**

Compliance Deadline: **02/27/2026**

Owner: Better Horizons LLC

Mailing Address

Better Horizons LLC
360 E 1st ST STE 350
Tustin, CA 92780

Notice of Violation for the following location:

Address

Parcel

325 8TH ST
HOLLY HILL, FL 32117

533701000990

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: There is trash and debris scattered throughout the property. Properly dispose of the trash and debris. Recurring violation, citation must be paid.

Compliance Date: 03/10/2026

Violation: 54-6(g) - Garbage Containers

Yard waste, bulky waste, recycled materials, construction materials (where permitted) and garbage containers shall be placed in an orderly fashion within five feet of the street right-of-way, not within the traveled portion, for the purpose of collection. It shall be unlawful to allow any of the above materials to remain at the street curb or front yard beyond the day of collection, and such materials shall not be placed at the street curb or front yard until after sundown of the day prior to collection. It shall be unlawful for any person to deposit garbage in any place within the city limits except as may be specifically authorized herein.

Corrective Action: There is a mattress that has been on the ground by the dumpster for a week. Properly dispose of the mattress and maintain the dumpster area in a clean and sanitary manner.

Compliance Date: 02/27/2026

Violation: 82-131 Building Permit Required - Building Permit Required

No development activity may be undertaken without prior authorization by a development permit.

Corrective Action: Remove the non-permitted fence from the first-floor corridor.

Compliance Date: 02/27/2026

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: 03/20/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue



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

Notice to Appear	Case Number: CEC2026-004132-
	Case Type: Building (Commercial)
	Date Case Established: 02/18/2026
	Compliance Deadline: 02/27/2026

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