



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Thursday, May 21, 2026

2:00 PM

City Commission Chamber

- I. Call to Order**
- II. Roll Call**
- III. Special Master Cases**

Agenda Item # 1

Case # CEC2024-001409 - MARINA GRANDE DOCK

Agenda Item #2

Case # CER2026-003948- 1501 HAMMOCK DR # B

Agenda Item #3

Case # CER2026-003912 - 1628 SELMA AV

Agenda Item #4

Case # CEC2026-004386- 303 RIVERSIDE DRIVE.

Agenda Item #5

Case #CER2026-003971- 398 DUBS DR

Agenda Item #6

Case #CER2026-004368- HIGHLAND AVE-VACANT LOT

Agenda Item #7

Case # CEC2026-004348 - 1576 MEGAN BAY CIR

Agenda Item #8

Case # CEC2026-004492- 645 RIDGEWOOD AV

Agenda Item #9

Case # CER2026-004134 - 114 3RD ST

Agenda Item # 10

Case # CEC2026-4381 - 1629 RIDGEWOOD AVE

Agenda Item # 11

Case # CEC2026-004155 - 1335 CENTER AVE

Agenda Item # 12

Case # CEC2026-004451- 729 N FLAMINGO DR

Agenda Item # 13

Case # CER2026-003955 - 525 8TH ST

IV. Adjournment



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

<h1>Notice to Appear</h1>	Case Number: CEC2024-001409-
	Case Type: Building (Commercial)
	Date Case Established: 10/11/2024
Compliance Deadline: 11/08/2024	

Owner: Halifax Marina Association Inc

Mailing Address

Halifax Marina Association Inc
 18 E 50th Street Ste 10
 New York, NY 10022

Notice of Violation for the following location:

Address

Parcel

533734060018

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

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

Corrective Action: Any repairs and or demolition of the structure will require that a building/demolition permit be obtained.

Compliance Date: 11/08/2024

Violation: IPMC 111.1.5 Dangerous Structure - Dangerous Structure

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Corrective Action: The boat dock is dilapidated, damaged and is a hazard. The dock must be immediately repaired or removed.

Compliance Date: 11/08/2024



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

Notice to Appear	Case Number: CEC2024-001409-
	Case Type: Building (Commercial)
	Date Case Established: 10/11/2024
	Compliance Deadline: 11/08/2024

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: 05/21/2026
Hearing Time: 2:00PM
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: CER2026-003948-
	Case Type: Building (Residential)
	Date Case Established: 01/14/2026
Compliance Deadline: 02/18/2026	

Owner: KILLIAN GRAY

Mailing Address

KILLIAN GRAY
 1501 HAMMOCK DR #B
 HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address	Parcel
1501 HAMMOCK DR HOLLY HILL, FL 32117	424231030181

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.
Compliance Date: 02/18/2026

Violation: IPMC 304.7 Roofs and Drainage - Roofs and Drainage
 " The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance."
Corrective Action: Properly repair damaged roof
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**

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

Sincerely,

Randy Ast
Code Enforcement Supervisor

Case Number: **CER2026-003948-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **01/14/2026**

Compliance Deadline: **02/18/2026**



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CER2026-003912-

Notice to Appear

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

Notice to Appear	Case Number: CEC2026-004386-
	Case Type: Building (Commercial)
	Date Case Established: 03/27/2026
Compliance Deadline: 05/05/2026	

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: 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: 05/05/2026

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: 05/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

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Sincerely,

Randy Ast
 Code Enforcement Supervisor



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

Notice to Appear	Case Number: CER2026-003971-
	Case Type: Building (Residential)
	Date Case Established: 01/21/2026
Compliance Deadline: 04/27/2026	

Owner: RICARDO COLATO

Mailing Address

RICARDO COLATO
 3140 W WASHINGTON ST
 ORLANDO FL 32805 2037,

Notice of Violation for the following location:

Address	Parcel
398 DUBS DR HOLLY HILL, FL 32117	523714000350

Violation: 82-131 Building Permit Required - Building Permit Required
No development activity may be undertaken without prior authorization by a development permit.
Corrective Action: Obtain an after the fact permit for the fence. Permit must be paid for, or the fence must be removed.
Compliance Date: 04/27/2026

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

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Hearing Time: 2:00 PM
Hearing Address: 1065 Ridgewood Ave

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Sincerely,

Randy Ast
 Code Enforcement Supervisor



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004368-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **03/25/2026**

Compliance Deadline: **04/06/2026**

Owner: SUNRISE ROSA LLC

Mailing Address

SUNRISE ROSA LLC
244 14TH ST
HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address

Parcel

533720010210

Violation: 1-16 Abandoned Appliances - Abandoned Appliances

"The following state laws, as amended, are adopted as municipal regulations: F.S. 823.07 - (1) The purpose of ss. 823.07-823.09 is to prevent deaths due to suffocation of children locked in abandoned or discarded iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or similar airtight units from which the doors have not been removed.

(2) It is unlawful for any person knowingly to abandon or discard or to permit to be abandoned or discarded on premises under his or her control any icebox, refrigerator, deep-freeze locker, clothes washer, clothes dryer, or similar airtight unit having an interior storage capacity of 11/2 cubic feet or more from which the door has not been removed.

(3) The provisions of this section shall not apply to an icebox, refrigerator, deep-freeze locker, clothes washer, clothes dryer, or similar airtight unit which is crated or is securely locked from the outside or is in the normal use on the premises of a home, or rental unit, or is held for sale or use in a place of business; provided, however, that "place of business" as used herein shall not be deemed to include a junkyard or other similar establishment dealing in secondhand merchandise for sale on open unprotected premises.

(4) It shall be unlawful for any junkyard dealer or secondhand furniture dealer with unenclosed premises used for display of secondhand iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, or similar airtight units to fail to remove the doors on such secondhand units having an interior storage capacity of 11/2 cubic feet or more from which the door has not been removed. This section will not apply to any dealer who has fenced and locked his or her premises."

Corrective Action: Remove all discarded appliances off of the property.

Compliance Date: 04/06/2026

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: 05/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood

Attention: Person(s) with Disabilities:

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

Case Number: CER2026-004368-	
Notice to Appear	Case Type: Building (Residential)
	Date Case Established: 03/25/2026
	Compliance Deadline: 04/06/2026

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: CEC2026-004348-
	Case Type: Building (Commercial)
	Date Case Established: 03/24/2026
Compliance Deadline: 05/07/2026	

Owner: EVANS STACEY RUTH EVANS ARDIE DEWALT

Mailing Address

EVANS STACEY RUTH EVANS ARDIE DEWALT
 3285 WOLF CLUB LN
 ATLANTA GA 30349,

Notice of Violation for the following location:

Address

Parcel

1576 MEGAN BAY CIR
 HOLLY HILL, FL 32117

424291000100

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: Install an approved chimney cap

Compliance Date: 05/07/2026

Violation: IPMC 304.6 Exterior Walls - Exterior Walls

"Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration ."

Corrective Action: Repair the damaged siding on the chimney chase.

Compliance Date: 05/07/2026

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: 05/21/2026

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: CEC2026-004492-
	Case Type: Building (Commercial)
	Date Case Established: 04/21/2026
Compliance Deadline: 05/18/2026	

Owner: 645 RIDGEWOOD RETAIL LLC

Mailing Address

645 RIDGEWOOD RETAIL LLC
 701 RIDGEWOOD AV AV
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address	Parcel
645 RIDGEWOOD AV HOLLY HILL, FL 32117	424401150110

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 piles of debris and trash from the property.

Compliance Date: 05/18/2026

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: CER2026-004134-
	Case Type: Building (Residential)
	Date Case Established: 02/18/2026
Compliance Deadline: 05/15/2026	

Owner: JASON & ANNIE ROBINSON

Mailing Address

JASON & ANNIE ROBINSON
 150 3RD ST ST
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address	Parcel
114 3RD ST HOLLY HILL, FL 32117	533734020081

Violation: 82-131 Building Permit Required - Building Permit Required
 No development activity may be undertaken without prior authorization by a development permit.
Corrective Action: Please pull a permit to account for the garage door work and complete the renovations, or return the garage door to its previous state so that the building is secure. Please contact me once the matter has been resolved.
Compliance Date: 05/15/2026

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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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: CEC2026-004381-
	Case Type: Building (Commercial)
	Date Case Established: 03/26/2026
Compliance Deadline: 04/07/2026	

Owner: Amy Arena

Mailing Address

Amy Arena
 1657 Ridgewood Ave
 Holly Hill, FL 32117

Notice of Violation for the following location:

Address	Parcel
1629 RIDGEWOOD AV HOLLY HILL, FL 32117	424220090150

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 permit on file for the awning
Compliance Date: 04/07/2026

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: CEC2026-004155-
	Case Type: Building (Commercial)
	Date Case Established: 03/16/2026
Compliance Deadline: 05/19/2026	

Owner: AHMED KAMEL

Mailing Address

AHMED KAMEL
 1339 CENTER AVE, 330 mason ave
 Holly Hill, FL 32117

Notice of Violation for the following location:

Address	Parcel
1335 CENTER AV HOLLY HILL, FL 32117	424243010720

Violation: 114-811 e(3)Business Scrap Vehicles/Metal/Junk - Business relating to Inoperable Vehicles/Scrap Metal or Junk
 A business located in a properly zoned district, and holding a current city local business tax receipt to operate a business involved in repair of vehicles, may store inoperable or partially dismantled vehicles while awaiting parts for repair of that vehicle, or while utilizing such a vehicle to supply parts to repair a damaged vehicle (not to exceed 15 working days) or awaiting removal of such vehicles (not to exceed ten working days). At no time shall the number of inoperable vehicles of any type exceed three except as is provided in section (e) above. A vehicle will be considered inoperable when any component necessary for safe operation upon city streets in missing or not functional, the vehicle is obviously immobilized, or does not display a current tag.

Corrective Action: Please be advised you must remove any vehicles that are not operable from your front parking locations. Place all cars associated with the business operation behind the fence to properly screen them,

Compliance Date: 05/20/2026

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: 05/22/2026

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 all scrap, junk, or inoperable vehicles from the right of way.

Compliance Date: 05/19/2026

Violation: 26-61(3) Sanitary (Vermin) - Sanitary (Vermin)

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: Any condition which provides harborage for rats, mice, snakes and other vermin;

Corrective Action: Please keep your property free of debris to reduce any possible attractants to vermin.

Compliance Date: 05/22/2026

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



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CEC2026-004155-
	Case Type: Building (Commercial)
	Date Case Established: 03/16/2026
Compliance Deadline: 05/19/2026	

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: 05/19/2026

Violation: 90-244 Use of Parking Areas - Use of Parking Areas

All parking areas shall be used for vehicle parking only, with no motor vehicles sales or any other sales activity, dead storage, non-emergency vehicle repair work, dismantling, or servicing of any kind.

Corrective Action: Parking areas may not be used as storage, please remove the vehicles from all right of ways, parking lots, and place them all properly behind the screened fencing.

Compliance Date: 05/19/2026

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 all exterior surfaces of the property so that it is in good repair and sanitary.

Compliance Date: 05/19/2026

Violation: IPMC 304.2 Flaking and Peeling Paint - Protective Treatment (Flaking and Peeling Paint)

" Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building

envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall

be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces.

Surfaces

designed for stabilization by oxidation are exempt from this requirement."

Corrective Action: Repaint and repair your signs and exterior of the buildings on your property.

Compliance Date: 05/19/2026

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: 05/21/2026

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.



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

Case Number: CEC2026-004155-	
Notice to Appear	Case Type: Building (Commercial)
	Date Case Established: 03/16/2026
	Compliance Deadline: 05/19/2026

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: CEC2026-004451-
	Case Type: Building (Commercial)
	Date Case Established: 04/13/2026
Compliance Deadline: 05/01/2026	

Owner: KATHLEEN CANYON

Mailing Address

KATHLEEN CANYON
 729 N FLAMINGO DR
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address	Parcel
729 N FLAMINGO DR HOLLY HILL, FL 32117	523710000600

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: 05/06/2026

Violation: IPMC 111.1 Unsafe Conditions - Unsafe Conditions
 When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy , or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Corrective Action: Remove the nails protruding from the unfinished/torn up flooring.

Compliance Date: 05/01/2026

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 and replace the damaged/removed flooring so that it is kept in a clean sanitary condition.

Compliance Date: 05/01/2026

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 all damaged, leaking, or non-functional plumbing related issues in the rental property.

Compliance Date: 05/01/2026

Violation: IPMC 603.1 Appliances : Safe working Condition - Appliances : Safe working Condition
 Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Corrective Action: Repair or replace the damaged non-functioning microwave in the rental unit.

Compliance Date: 05/01/2026



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

Notice to Appear	Case Number: CEC2026-004451-
	Case Type: Building (Commercial)
	Date Case Established: 04/13/2026
	Compliance Deadline: 05/01/2026

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: 05/21/2026
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: CER2026-003955-
	Case Type: Building (Residential)
	Date Case Established: 04/29/2026
Compliance Deadline: 05/19/2026	

Owner: Ashok & Kalpaha Sawkar

Mailing Address

Ashok & Kalpaha Sawkar
 525 8TH ST ST
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address	Parcel
525 8TH ST HOLLY HILL, FL 32117	424401160094

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 any trash, debris, or non-functional vehicles from the property.
Compliance Date: 05/19/2026

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 chain link fence and gate.
Compliance Date: 05/21/2026

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: 05/20/2026

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 soffit that has come loose.
Compliance Date: 05/21/2026

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: Repair the damaged door on the east side of the property.
Compliance Date: 05/21/2026

Violation: IPMC 304.2 Flaking and Peeling Paint - Protective Treatment (Flaking and Peeling Paint)
 " Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches,



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

<h1>Notice to Appear</h1>	Case Number: CER2026-003955-
	Case Type: Building (Residential)
	Date Case Established: 04/29/2026
Compliance Deadline: 05/19/2026	

trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement."

Corrective Action: Repaint all flaking and peeling paint surfaces

Compliance Date: 05/21/2026

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: 05/21/2026
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