



**Code Enforcement**  
**Special Master Hearings**  
**~Agenda~**

1065 Ridgewood Avenue  
Holly Hill, FL 32117  
[www.hollyhill.org](http://www.hollyhill.org)

Kyle Mahanes  
386-248-9483

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**Friday, June 19, 2026**

**2:00 PM**

**City Commission Chamber**

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

**Case No. 1**

Agenda Item #1  
Case # CEC2024-001409 - Marina Grande Dock

Agenda Item #2  
Case # CER2026-004733- 741 Avondale Ave

Agenda Item #3  
Case # CEC2026-004660- 1245 Ridgewood AV

Agenda Item #4  
Case # CER2026-4585- 660 6TH St

Agenda Item #5  
Case # CER2026-004697- 805 S Flamingo Dr

Agenda Item #6  
Case # CEC2026-004424-1088 10TH St

Agenda Item #7  
Case # CEC2026-004525- 310 15TH St.

Agenda Item #8  
Case # CER2026-004597- 529 6TH ST

Agenda Item #9  
Case # CER2026-004693- 1504 Linda Lane

Agenda Item #10  
Case # CER2026-004659- 1015 Indian Oaks E

Agenda Item #11  
Case # CEC2026-004683- 1524 Ridgewood Av

Agenda Item #12

Case # CER2026-004569- 825 Narcissus Av

Agenda Item #13

Case # CER2026-004728- 703 Marene Dr

**IV. Adjournment**



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

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

**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

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

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: 06/19/2026  
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>Violation Notice</h1>	Case Number: <b>CER2026-004733-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>06/03/2026</b>
Compliance Deadline: <b>06/18/2026</b>	

**Owner:** WEAVER AIMEE WEAVER KENNETH HERBERT JR

**Mailing Address**

WEAVER AIMEE WEAVER KENNETH HERBERT JR  
 1206 FARMVIEW RD  
 PASADENA, MD 21122

**Notice of Violation for the following location:**

Address	Parcel
741 AVONDALE AV HOLLY HILL, FL 32117	424260040020

**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 car parts, pallets, trash and debris from the property. RECURRING VIOLATION  
**Compliance Date:** 06/18/2026

**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 and maintain the lawn. RECURRING VIOLATION  
**Compliance Date:** 06/18/2026

**Note:**

*It is your responsibility to contact the Building and Zoning Department to determine which corrective action(s) require permits. The violation(s) are deemed to still exist if the corrections are completed improperly, without using a licensed contractor, or without obtaining a permit when required.*

It is the responsibility of the persons cited to contact the City for an inspection when the violation(s) are corrected. The violation(s) will be deemed to be in existence until the Code Enforcement Officer determines that the violation(s) has been corrected.

**FAILURE TO COMPLY WILL RESULT AS INDICATED BELOW:**

**Mandatory appearance before the Special Master with possible fines of up to \$500.00 per day.  
 City abating nuisance which will result in a lien being placed on the property for the actual cost of service provided**

**Hearing Date:** 06/19/2026

**Hearing Time:** 2:00 PM

**Hearing Address:** 1065 Ridgewood Avenue



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

<b>Violation Notice</b>	Case Number: <b>CER2026-004733-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>06/03/2026</b>
	Compliance Deadline: <b>06/18/2026</b>

This citation is issued pursuant to Division III, Code Enforcement, Chapter 2, Administration, of the City of Holly Hill Code of Ordinances. These violations for which you are charged are Civil infractions. Your signature below does not constitute an admission of guilt. Refusing to sign this notice does not relinquish your responsibility for the violations.

Upon receipt of this violation/citation you must, within (15) days, pay the applicable civil fine indicated above or within the specified time period, contest the violation or fine by filing a request for special master hearing. Any person that receives a citation may contest the citation by filing a written request for hearing providing the written request to the City of Holly Hill Code Enforcement Division within 15 Calendar days from the citation issue date. If you elect to pay the applicable civil fine, it will be deemed an admission of the violation. If you fail to pay the applicable civil fine as indicated AND fail to appear at the hearing on date provided above. You shall be deemed to have waived your right to contest the violation and the Special Master may enter an Order imposing a civil fine up to maximum of two hundred and fifty dollars per day (\$250.00) for the first violation and Five Hundred dollars (\$500.00/day) for a repeat violation.

Sincerely,

Randy Ast  
Code Enforcement Supervisor



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

<h1>Violation Notice</h1>	Case Number: <b>CEC2026-004660-</b>
	Case Type: <b>Building (Commercial)</b>
	Date Case Established: <b>05/18/2026</b>
Compliance Deadline: <b>06/08/2026</b>	

**Owner:** JAVORS U YONG

**Mailing Address**

JAVORS U YONG  
 1245 RIDGEWOOD AVE  
 HOLLY HILL FL 32117,

**Notice of Violation for the following location:**

Address	Parcel
1245 RIDGEWOOD AV HOLLY HILL, FL 32117	424250070060

**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:** 06/08/2026

**Violation:** 82-131 Building Permit Required - Building Permit Required  
 No development activity may be undertaken without prior authorization by a development permit.

**Corrective Action:** Apply for an after the fact building permit.

**Compliance Date:** 06/08/2026

**Violation:** IPMC 110 (1,2,3) Stop Work Order - Stop Work Order  
 "[A] 112.1110.1 Authority. Whenever Where the code official finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the code official is authorized to issue a stop work order.  
 [A] 112.2110.2 Issuance. A The stop work order shall be in writing and shall be given to the owner of the property, to the owner's authorized agent, or to the person doing performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.  
 [A] 112.3110.3 Emergencies.Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work."

**Corrective Action:** An after the fact building permit is required

**Compliance Date:** 06/08/2026



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

<b>Violation Notice</b>	Case Number: <b>CEC2026-004660-</b>
	Case Type: <b>Building (Commercial)</b>
	Date Case Established: <b>05/18/2026</b>
Compliance Deadline: <b>06/08/2026</b>	

**Note:**

*It is your responsibility to contact the Building and Zoning Department to determine which corrective action(s) require permits. The violation(s) are deemed to still exist if the corrections are completed improperly, without using a licensed contractor, or without obtaining a permit when required.*

It is the responsibility of the persons cited to contact the City for an inspection when the violation(s) are corrected. The violation(s) will be deemed to be in existence until the Code Enforcement Officer determines that the violation(s) has been corrected.

**FAILURE TO COMPLY WILL RESULT AS INDICATED BELOW:**

*Mandatory appearance before the Special Master with possible fines of up to \$500.00 per day.  
City abating nuisance which will result in a lien being placed on the property for the actual cost of service provided*

**Hearing Date:** 06/19/2026  
**Hearing Time:** 2:00 PM  
**Hearing Address:** 1065 Ridgewood Avenue

This citation is issued pursuant to Division III, Code Enforcement, Chapter 2, Administration, of the City of Holly Hill Code of Ordinances. These violations for which you are charged are Civil infractions. Your signature below does not constitute an admission of guilt. Refusing to sign this notice does not relinquish your responsibility for the violations.

**Upon receipt of this violation/citation you must, within (15) days, pay the applicable civil fine indicated above or within the specified time period, contest the violation or fine by filing a request for special master hearing. Any person that receives a citation may contest the citation by filing a written request for hearing providing the written request to the City of Holly Hill Code Enforcement Division within 15 Calendar days from the citation issue date. If you elect to pay the applicable civil fine, it will be deemed an admission of the violation. If you fail to pay the applicable civil fine as indicated AND fail to appear at the hearing on date provided above. You shall be deemed to have waived your right to contest the violation and the Special Master may enter an Order imposing a civil fine up to maximum of two hundred and fifty dollars per day (\$250.00) for the first violation and Five Hundred dollars (\$500.00/day) for a repeat violation.**

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: <b>CER2026-004585-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/05/2026</b>
Compliance Deadline: <b>06/01/2026</b>	

**Owner:** THANG NGUYEN

**Mailing Address**

THANG NGUYEN  
 347 NE 151ST ST  
 SHORELINE, WA 98155

**Notice of Violation for the following location:**

Address	Parcel
660 6TH ST HOLLY HILL, FL 32117	523706090090

**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 property.  
**Compliance Date:** 06/01/2026

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:** 06/19/2026  
**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: <b>CER2026-004697-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/30/2026</b>
Compliance Deadline: <b>06/18/2026</b>	

Owner: COMINO CHRISTOPHER

**Mailing Address**

COMINO CHRISTOPHER  
805 S FLAMINGO DR  
HOLLY HILL, FL 32117

**Notice of Violation for the following location:**

Address	Parcel
805 S FLAMINGO DR HOLLY HILL, FL 32117	523720000170

**Violation:** 66-46 a Commercial Vehicles over 1-ton (Parking) - Commercial Vehicles over 1-ton (Parking)  
 Within any residential district of the city as designated and set forth in the zoning ordinance of the city, no commercial vehicles, wagons or trailers, regardless of weight, no panel or pick-up trucks in excess of one-ton capacity, shall be parked for any period of time, including overnight parking, on any street, highway or public right-of-way, except for a temporary period not to exceed two hours on any calendar day from 12:00 midnight to 12:00 midnight.

**Corrective Action:** Commercial vehicle parked in the city right of way must be removed. RECURRING VIOLATION

**Compliance Date:** 06/18/2026

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,

Randy Ast  
Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: <b>CEC2026-004424-</b>
	Case Type: <b>Building (Commercial)</b>
	Date Case Established: <b>04/08/2026</b>
Compliance Deadline: <b>04/28/2026</b>	

Owner: HFH FOX POINTE LLC

**Mailing Address**

HFH FOX POINTE LLC  
3225 AVIATION AVE 6TH FLOOR  
COCONUT GROVE, FL 33133

**Notice of Violation for the following location:**

**Address**

1088 10th Street  
HOLLY HILL FL 32117,

<p><b>Violation:</b> 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)"</p>
<p><b>Corrective Action:</b> 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.</p>
<p><b>Compliance Date:</b> 04/28/2026</p>

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:** 06/19/2026  
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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: <b>CEC2026-004525-</b>
	Case Type: <b>Building (Commercial)</b>
	Date Case Established: <b>04/27/2026</b>
Compliance Deadline: <b>06/05/2026</b>	

**Owner:** SOLOMON CURINTON

**Mailing Address**

SOLOMON CURINTON  
 1749 WESTERN RD  
 SOUTH DAYTONA, FL 32119

**Notice of Violation for the following location:**

Address	Parcel
310 15TH ST HOLLY HILL, FL 32117	424220020010

**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:** 06/05/2026

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:** 06/19/2026  
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**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: <b>CER2026-004597-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/06/2026</b>
Compliance Deadline: <b>05/15/2026</b>	

**Owner:** FLORIDA LLC

**Mailing Address**

FLORIDA LLC  
 PO BOX 847  
 GOTHA, FL 34734

**Notice of Violation for the following location:**

Address	Parcel
529 6TH ST HOLLY HILL, FL 32117	533706000090

**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:** There was evidence of vermin infestation  
**Compliance Date:** 05/27/2026

**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:** 05/27/2026

**Violation:** IPMC 302.5 Rodent Harborage - Rodent Harborage  
 "Structures and exterior property shall be kept free from rodent harborage and infestation . Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation."  
**Corrective Action:** Evidence during inspection of rodent infestation.  
**Compliance Date:** 05/27/2026

**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:** Areas of the soffit were damaged and contained rotting wood, allowing for access into the home for rodents.  
**Compliance Date:** 05/27/2026

**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 rotten, deteriorated roof beam. Structural member shall be maintained free from deterioration.  
**Compliance Date:** 05/27/2026

**Violation:** IPMC 304.14 Insect Screens - Insect Screens  
 "Every door, window and other outside opening required for



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

<h1>Notice to Appear</h1>	Case Number: <b>CER2026-004597-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/06/2026</b>
Compliance Deadline: <b>05/15/2026</b>	

ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self closing device in good working condition."

**Corrective Action:** All insect screens were missing.

**Compliance Date:** 06/05/2026

**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:** Remove all area on the exterior of the house with flaking and peeling paint and repaint

**Compliance Date:** 05/27/2026

**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 floor tiles

**Compliance Date:** 06/05/2026

**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:** The doors to the HVAC air handler are damaged and need to be properly repaired to prevent them from falling.

**Compliance Date:** 05/27/2026

**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:** The bathtub, sinks and toilet are not properly draining, and sewage is backing up into the bathtub.

**Compliance Date:** 05/15/2026

**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:** The toilet is not properly secured to the floor and is currently not usable.

**Compliance Date:** 05/15/2026

**Violation:** IPMC 602.1 Heating Required - Heating Required  
 Heating facilities shall be provided in structures as required by this section

**Corrective Action:** Existing HVAC system is inoperable.



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

<h1>Notice to Appear</h1>	Case Number: <b>CER2026-004597-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/06/2026</b>
Compliance Deadline: <b>05/15/2026</b>	

**Compliance Date: 05/15/2026**

**Violation:** IPMC 604.3 Electrical System Hazards - Electrical System Hazards  
 Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.  
**Corrective Action:** There were no GFCI outlets as required by the electrical code in wet areas  
**Compliance Date:** 05/15/2026

**Violation:** IPMC 604.3 Electrical System Hazards - Electrical System Hazards  
 Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.  
**Corrective Action:** Occupant's report being shocked when operating light switches. Electrical system needs to be evaluated by a licensed electrician.  
**Compliance Date:** 05/15/2026

**Violation:** IPMC 605.1 Electrical Installation - Electrical Installation  
 Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner  
**Corrective Action:** Occupants report that multiple outlets do not work and the occupants were using multiple extension cords and multi plug devices. Electrical extension cords can not be used as a substitute for the fixed wiring.  
**Compliance Date:** 05/27/2026

**Violation:** IPMC 605.1 Electrical Installation - Electrical Installation  
 Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner  
**Corrective Action:** The individual breakers in the breaker box were not labeled as required by code.  
**Compliance Date:** 05/27/2026

**Violation:** IPMC 605.2 - Receptacles  
 Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one circuit interrupter. Every bathroom shall not contain less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. All receptacle outlets shall have the appropriate faceplate.  
**Corrective Action:** GFCI Outlets are required. There were missing switch and outlet cover plates.  
**Compliance Date:** 05/15/2026

**Violation:** IPMC 704.1 - Fire Protective System Maintenance  
 Inspection, testing, and maintenance of fire protection and life safety systems shall be maintained in accordance with the International Fire Code in an operative condition at all times, and shall be replaced or repaired where defective.  
**Corrective Action:** All hard-wired smoke detectors were missing.  
**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

**Hearing Date:** 06/19/2026  
**Hearing Time:** 2:00 PM  
**Hearing Address:** 1065 Ridgewood Avenue



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

<b>Notice to Appear</b>	Case Number: <b>CER2026-004597-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/06/2026</b>
	Compliance Deadline: <b>05/15/2026</b>

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: <b>CER2026-004693-</b>
Case Type: <b>Building (Residential)</b>
Date Case Established: <b>05/29/2026</b>
Compliance Deadline: <b>06/09/2026</b>

Owner: Troy & Helen Dampier

**Mailing Address**

Troy & Helen Dampier  
 P.O. BOX 1352  
 DELEON SPRINGS, FL 32130

**Notice of Violation for the following location:**

Address	Parcel
1504 LINDA AV HOLLY HILL, FL 32117	424229000020

**Violation: 14-3 Damaged Structures - Damaged Structures**  
 Damaged openings such as doors, windows or other apertures or holes in the building envelope or roof shall be allowed to be temporarily protected, but repairs or replacement of the damaged doors, windows, other apertures or holes in the building envelope or roof, must take place within 90 days. Materials used to protect or cover the opening can be any material approved for use by the then current edition of the Florida Building Code. If using wood structural panels, oriented strand board (OSB), plywood or any other natural wood product, the material used to enclose the building must be neatly fitted to protect the opening and shall be painted to blend in or match the rest of the building. This section applies to uninhabited or vacant and inhabited or occupied structures.  
**Corrective Action:** This property is damaged, dilapidated, and falling apart presenting a health safety risk to the public.  
**Compliance Date:** 06/09/2026

**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:** 06/09/2026

**Violation: 26-61(10) Stagnant Water - Stagnant Water**  
 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 accumulation of stagnant water permitted or maintained on any lot or piece of ground;  
**Corrective Action:** Remove all stagnant water deposits.  
**Compliance Date:** 06/09/2026

**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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**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



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

Case Number: **CER2026-004693-**  
 Case Type: **Building (Residential)**  
 Date Case Established: **05/29/2026**  
 Compliance Deadline: **06/09/2026**

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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.

**Compliance Date:** 06/09/2026

**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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.

**Compliance Date:** 06/09/2026

**Violation: IPMC 111.1.3 Unfit for Human Occupancy - Unfit for Human Occupancy**

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

**Corrective Action:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.

**Compliance Date:** 06/09/2026

**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 insanitary, 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



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

Case Number: <b>CER2026-004693-</b>
Case Type: <b>Building (Residential)</b>
Date Case Established: <b>05/29/2026</b>
Compliance Deadline: <b>06/09/2026</b>

abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.  
**Corrective Action:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**Violation:** IPMC 304.13 Windows - Windows  
 "Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight."  
**Corrective Action:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**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:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to public safety.  
**Compliance Date:** 06/09/2026

**Violation:** IPMC 501.2 Plumbing Required - Plumbing Required  
 The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.  
**Corrective Action:** Due to the advanced deterioration and damage done to this home due to its structural failings and exposure to the elements, this property must be restored to a proper living domicile or be demolished to prevent any further risk to



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

Case Number: <b>CER2026-004693-</b>
Case Type: <b>Building (Residential)</b>
Date Case Established: <b>05/29/2026</b>
Compliance Deadline: <b>06/09/2026</b>

public safety.
Compliance Date: 06/09/2026

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: 06/19/2026  
 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

Case Number: <b>CER2026-004659-</b>
Case Type: <b>Building (Residential)</b>
Date Case Established: <b>05/15/2026</b>
Compliance Deadline: <b>06/16/2026</b>

Owner: Samuel Dunlop

**Mailing Address**

Samuel Dunlop  
 1015 Indian Oaks E  
 Holly Hill, FL 32117

**Notice of Violation for the following location:**

Address	Parcel
1015 E INDIAN OAKS HOLLY HILL, FL 32117	424275000400

**Violation: 114-793 (a) Commercial Vehicles in Residential - Commercial Vehicles 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.

(1)Prohibited vehicles. The parking or storage of the following vehicles shall be prohibited in residentially zoned areas:  
 a.Vehicles or equipment with a size which exceeds:  
 1.Ninety-six inches in height, measured from the road surface to the highest top point, excluding any antennas;  
 2.Twenty-two feet in length, measured from the most extreme front point to the most extreme rear point, including bumpers, however, excluding hitches, towing devices or other similar equipment; or  
 3.Eighty inches in body width, excluding any mirrors, fenders or wheel axle assemblies."

**Corrective Action:** Remove the commercial vehicles from your property, you may not park them in residential neighborhoods

**Compliance Date:** 06/16/2026

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: 06/19/2026  
 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

Case Number: <b>CEC2026-004683-</b>
Case Type: <b>Building (Commercial)</b>
Date Case Established: <b>05/26/2026</b>
Compliance Deadline: <b>06/04/2026</b>

Owner: APC ROOFING LLC

**Mailing Address**

APC ROOFING LLC  
 150 SR 50  
 CLERMONT, FL 34711

**Notice of Violation for the following location:**

Address	Parcel
1524 RIDGEWOOD AV HOLLY HILL, FL 32117	424220020290

**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:** 06/04/2026

**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 were pulled for the interior alteration done to the building.

**Compliance Date:** 06/04/2026

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: 06/19/2026  
 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

Case Number: <b>CEC2026-004683-</b>
Case Type: <b>Building (Commercial)</b>
Date Case Established: <b>05/26/2026</b>
Compliance Deadline: <b>06/04/2026</b>

Owner: ALBERTO CONTREAS

**Mailing Address**

ALBERTO CONTREAS 1524 RIDGEWOOD AV HOLLY HILL, FL 32117
---

**Notice of Violation for the following location:**

Address	Parcel
1524 RIDGEWOOD AV HOLLY HILL, FL 32117	424220020290

<b>Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)</b> "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;"
<b>Corrective Action:</b> Please mow and maintain your property.
<b>Compliance Date:</b> 06/04/2026

<b>Violation: 82-131 Building Permit Required - Building Permit Required</b> No development activity may be undertaken without prior authorization by a development permit.
<b>Corrective Action:</b> No permits were pulled for the interior alteration done to the building.
<b>Compliance Date:</b> 06/04/2026

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: 06/19/2026  
 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: <b>CER2026-004569-</b>
	Case Type: <b>Building (Residential)</b>
	Date Case Established: <b>05/01/2026</b>
Compliance Deadline: <b>05/11/2026</b>	

**Owner:** LACEY FRANCIS PAUL LACEY ROSEMARIE FRANCES

**Mailing Address**

LACEY FRANCIS PAUL LACEY ROSEMARIE FRANCES  
 825 NARCISSUS AV  
 HOLLY HILL, FL 32117

**Notice of Violation for the following location:**

Address	Parcel
825 NARCISSUS AV HOLLY HILL, FL 32117	424401070108

**Violation:** 10-48 Feeding of Feral Animals - Feeding of Feral Animals  
 It shall be unlawful for any person to feed a feral or stray animal within the city except by "owners", as that term is defined herein, and except that such feeding may take place in feral cat colonies that have been approved in writing by the city manger or his designee and such feeding of stray animals may occur temporarily while ownership of said animal, as defined in section 10-1 is re-established.  
**Corrective Action:** Stop all non-permitted feeding of animals that you do not own or are not managing for TNR colony purposes.  
**Compliance Date:** 05/11/2026

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:** 06/19/2026  
**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

Case Number: <b>CER2026-004728-</b>
Case Type: <b>Building (Residential)</b>
Date Case Established: <b>06/02/2026</b>
Compliance Deadline: <b>06/11/2026</b>

Owner: PRKUT JOHN ANTHONY JR EST

**Mailing Address**

PRKUT JOHN ANTHONY JR EST  
 703 MARLENE DR  
 Holly Hill, FL 32117

**Notice of Violation for the following location:**

Address	Parcel
703 MARLENE DR HOLLY HILL, FL 32117	424401160039

**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:** Remove the trash and debris from the front yard and carport.  
**Compliance Date:** 06/11/2026

**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:** 06/22/2026

**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 debris and trash from the carport.  
**Compliance Date:** 06/11/2026

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: 06/19/2026  
 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: <b>CER2026-004728-</b>
Case Type: <b>Building (Residential)</b>
Date Case Established: <b>06/02/2026</b>
Compliance Deadline: <b>06/11/2026</b>

Sincerely,

Kyle Mahanes  
Code Enforcement/Animal Control Officer