



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, July 24, 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 CEC2026-004834- 240 7th Street. - Holly Hill MHC LLC

Case No. 2 CER2026-004803-1215 Holly Ave. - Jvault Holdings LLC

Case No. 3 CER2026-004862-114 3RD St. - Jason & Annie Robinson

Case No. 4 CEC2026-004745 - 241 Riverside Dr. — Marina Grande On The Halifax/Condo

Case No. 5 CER2026-004849 703 Marlene Dr. — Prkut John Anthony Jr. East
CER2026-004849 703 Marlene Dr. - Veterans United

Case No. 6 CEC2026-004859 - 558 Pinot Dr. - DR Horton
CEC2026-004859- 558 Pinot Dr. - Joseph Tucker Jr

Case No.7 CER2026-004860- 155 Scituate Ln. — Leslie K Parent

Case No.8 CER2026-004495- 122 5TH ST. — Harry Parsons

Case No.9 CER2026-004534- 1389 Jarecki Ave. - Zhao Haiyun

Case No.10 CER2026-004537- 1377 Bender Ave. - Ramirez Helmer Zunun

Case No.11 CER2026-004572- 128 2nd St- Pacheco. - Baker Tatiana

Case No.12 CER2026-004602- 297 Jeffery Ave. — Melissa Draper

Case No.13 CER2026-004627- 546 6th St. — Carl N TR Boroughs

Case No.14 CER2026-004629- 617 Florida Ave. - Michael Patrick Perdue- Rachel Anne
Eyrich

Case No.15 CER2026-004645- 121Granada St. — 2 Sons Enterprises LLC

Case No.16 CER2026-004792- 806 Magnolia Ave. Bryn Mawr Investments

Case No.17 CER2026-004810 - 201 3rd St. - John & Laura Kraus

Case No.18 Marina Grande Dock — Follow Up -241 Riverside Dr

Case No. 19 CEC2026-004745 - 124 Daytona Ave FLORIDA LLC

IV. Adjournment



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

Case Number: **CEC2026-004834-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **06/24/2026**

Compliance Deadline: **07/01/2026**

Owner: HOLLY HILL MHC LLC

Mailing Address

HOLLY HILL MHC LLC
195 PARK ST
AUBURN, CA 95603

Notice of Violation for the following location:

Address

Parcel

240 7TH ST
HOLLY HILL, FL 32117

424401140081

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 manager 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. Remove all feeding bowls, remove all attractive debris that is enabling the establishment of feral animals to keep breeding and causing a detriment to public health and safety.

Compliance Date: 07/01/2026

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 debris items that are allowing for pooling stagnant water sources.

Compliance Date: 07/06/2026

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: Clear all loose trash and debris from this property, all units, all lots, all streets are to be kept free and clear of trash and detritus that causes the attraction of vermin.

Compliance Date: 07/06/2026

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: All of your properties are to be kept in a clean and sanitary manner, all trash items, food items, feeding of ferals, and other activities have lead to an unacceptable increase in vermin and wild animals coming into and impacting local homes and businesses. This must stop immediately, this property must be maintained property or actions will be taken to remedy the ongoing unabated issues at cost to the property owner.

Compliance Date: 07/06/2026

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."



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004834-**

Case Type: **Building (Commercial)**

Date Case Established: **06/24/2026**

Compliance Deadline: **07/01/2026**

Corrective Action: Repair and maintain all buildings and units within your park so that they are kept in a sound, and sanitary manner as to not pose a threat to human health and safety to the surrounding residents and businesses.

Compliance Date: 07/06/2026

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: 07/24/2026

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: **CER2026-004803-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 06/12/2026

Compliance Deadline: **06/24/2026**

Owner: JVAULT HOLDINGS LLC

Mailing Address

JVAULT HOLDINGS LLC
545 CHANNELSIDE DR # A2201
TAMPA, FL 33602-5476

Notice of Violation for the following location:

Address

Parcel

1215 HOLLY AV
HOLLY HILL, FL 32117

424250070144

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: 07/02/2026

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 be advised the neglect of your yard and property are attracting vermin to your neighbors. Please address this.

Compliance Date: 06/24/2026

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: 07/02/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact** Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave



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

Case Number: CER2026-004803-	
Case Type: Building (Residential)	
Date Case Established: 06/12/2026	
Compliance Deadline: 06/24/2026	

Attention: Person(s) with Disabilities:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

Case Number: **CER2026-004862-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 07/08/2026

Compliance Deadline: **07/15/2026**

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: 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 all of the trash and debris from your property.

Compliance Date: 07/17/2026

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 fence.

Compliance Date: 07/17/2026

Violation: 114-741 Location of Accessory Buildings - Location of Accessory Buildings & Structures

Accessory buildings and structures, including apartment, garages, and utility sheds, shall not be constructed, erected or placed in any required front or side yard. Apartments, garage apartments, detached garages and other accessory structures greater than 300 square feet shall be located only in the buildable area of a lot and not in any required yard setback. Utility sheds or storage buildings that do not exceed 300 square feet may be located up to five feet of any rear lot line.

Corrective Action: The accessory buildings on site are too close to property lines and within setback and must be removed.

Compliance Date: 07/17/2026

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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

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:

**City of Holly Hill, FL**

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CER2026-004862-**Case Type: Building (Residential)****Date Case Established: 07/08/2026****Compliance Deadline: 07/15/2026**

(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: 07/17/2026

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 of the trash and containers that are creating pools of stagnant water for insects to breed.

Compliance Date: 07/17/2026

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

"The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(2)Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature;"

Corrective Action: Please clear and remove all trash from your property.

Compliance Date: 07/17/2026

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: The piles of trash and garbage are attracting wildlife, clear your property.

Compliance Date: 07/17/2026

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

(b)The city shall have the authority to remove from private property vehicles and other equipment parked or stored in violation of the city regulations, including, but not limited to chapter 114, divisions 6 and 7, and shall have the authority, in addition to any procedure established under state law, to abate nuisances described in section 26-61 pursuant to the following procedure:(1)Whenever a code enforcement officer, building official, police chief or any member of their respective departments (hereinafter referred to collectively as city official) determines that there is a violation of a regulation of the city, such city official shall pursue code enforcement pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement), unless an emergency condition justifies other lawful response. The city official can request the special magistrate authorize the city to enter the property for purposes of yard maintenance such as mowing, trimming, debris removal, etc. All other nuisance conditions shall be abated as set forth below.(2)If the property owner fails to correct the violation(s) pursuant to the order issued pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement) and the nuisance condition still exists, the city official may pursue abatement pursuant to section 3-2 below.(3)The term "property owner" as used in this section for purpose of issuance of a notice of violation shall mean the owner for owner-occupied structures and vacant land and tenant for rental properties. The intent is to provide the notice to the individual in possession and control of the subject premises. If property is removed from the subject premises, i.e., the towing of a vehicle, the notice required in [this subsection], shall be given to the same party receiving the notice of violation, and to the owner of the property removed.

Corrective Action: Any and all items declared a nuisance by a ruling of same from the city commission shall be removed at the homeowners expense.

Compliance Date: 07/15/2026

Violation: 70-103.1(3) Utility Account Required - Utility Account

It shall be unlawful for any property owner or tenant to: Turn on water service to a parcel of property without an active, current utility account with the city for said parcel of property. Unless otherwise authorized in writing by the city, an active, current utility account can only provide utility service to the parcel of property designated on the utility account and it is unlawful for utility service to be provided to any other parcel of property.

Corrective Action: Active utility account is required.



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004862-**

**Notice to
Appear**

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

Compliance Date: 07/17/2026

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 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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

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: This property is unfit for habitation due to the code violations active on site that have not been properly addressed by the homeowner.

Compliance Date: 07/17/2026

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,



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

Case Number: **CER2026-004862-**

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

Violation: IPMC 302.7 Accessory Structures - Accessory Structures

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

Corrective Action: Remove, repair, or demolish the accessory structures on this property.

Compliance Date: 07/17/2026

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: Please clean repair and maintain the exterior of of your property.

Compliance Date: 07/17/2026

Violation: IPMC 304.14 Insect Screens - Insect Screens

"Every door, window and other outside opening required for 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: Install insect screens.

Compliance Date: 07/17/2026

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 and properly replace the damaged doors so that the building is enclosed.

Compliance Date: 07/17/2026

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 the property where the paint has come loose and is peeling.

Compliance Date: 07/17/2026



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

Case Number: **CER2026-004862-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

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 this building so that it is sanitary and in good repair.

Compliance Date: 07/17/2026

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 Address: 1065 Ridgewood Ave

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Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

Case Number: **CER2026-004862-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 07/08/2026

Compliance Deadline: **07/15/2026**

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: 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 all of the trash and debris from your property.

Compliance Date: 07/17/2026

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 fence.

Compliance Date: 07/17/2026

Violation: 114-741 Location of Accessory Buildings - Location of Accessory Buildings & Structures

Accessory buildings and structures, including apartment, garages, and utility sheds, shall not be constructed, erected or placed in any required front or side yard. Apartments, garage apartments, detached garages and other accessory structures greater than 300 square feet shall be located only in the buildable area of a lot and not in any required yard setback. Utility sheds or storage buildings that do not exceed 300 square feet may be located up to five feet of any rear lot line.

Corrective Action: The accessory buildings on site are too close to property lines and within setback and must be removed.

Compliance Date: 07/17/2026

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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

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:



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004862-**

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

(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: 07/17/2026

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 of the trash and containers that are creating pools of stagnant water for insects to breed.

Compliance Date: 07/17/2026

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

"The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(2)Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature;"

Corrective Action: Please clear and remove all trash from your property.

Compliance Date: 07/17/2026

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: The piles of trash and garbage are attracting wildlife, clear your property.

Compliance Date: 07/17/2026

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

(b)The city shall have the authority to remove from private property vehicles and other equipment parked or stored in violation of the city regulations, including, but not limited to chapter 114, divisions 6 and 7, and shall have the authority, in addition to any procedure established under state law, to abate nuisances described in section 26-61 pursuant to the following procedure:(1)Whenever a code enforcement officer, building official, police chief or any member of their respective departments (hereinafter referred to collectively as city official) determines that there is a violation of a regulation of the city, such city official shall pursue code enforcement pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement), unless an emergency condition justifies other lawful response. The city official can request the special magistrate authorize the city to enter the property for purposes of yard maintenance such as mowing, trimming, debris removal, etc. All other nuisance conditions shall be abated as set forth below.(2)If the property owner fails to correct the violation(s) pursuant to the order issued pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement) and the nuisance condition still exists, the city official may pursue abatement pursuant to section 3-2 below.(3)The term "property owner" as used in this section for purpose of issuance of a notice of violation shall mean the owner for owner-occupied structures and vacant land and tenant for rental properties. The intent is to provide the notice to the individual in possession and control of the subject premises. If property is removed from the subject premises, i.e., the towing of a vehicle, the notice required in [this subsection], shall be given to the same party receiving the notice of violation, and to the owner of the property removed.

Corrective Action: Any and all items declared a nuisance by a ruling of same from the city commission shall be removed at the homeowners expense.

Compliance Date: 07/15/2026

Violation: 70-103.1(3) Utility Account Required - Utility Account

It shall be unlawful for any property owner or tenant to: Turn on water service to a parcel of property without an active, current utility account with the city for said parcel of property. Unless otherwise authorized in writing by the city, an active, current utility account can only provide utility service to the parcel of property designated on the utility account and it is unlawful for utility service to be provided to any other parcel of property.

Corrective Action: Active utility account is required.



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

Case Number: **CER2026-004862-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

Compliance Date: 07/17/2026

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 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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

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: This property is unfit for habitation due to the code violations active on site that have not been properly addressed by the homeowner.

Compliance Date: 07/17/2026

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,



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

Case Number: **CER2026-004862-**

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

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: Repair the damaged building, doors, windows, and return this property to a safe and stable living condition. Failure to comply will result in the property being taken before city commission for a ruling of demolition at the owners expense.

Compliance Date: 07/17/2026

Violation: IPMC 302.7 Accessory Structures - Accessory Structures

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

Corrective Action: Remove, repair, or demolish the accessory structures on this property.

Compliance Date: 07/17/2026

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: Please clean repair and maintain the exterior of of your property.

Compliance Date: 07/17/2026

Violation: IPMC 304.14 Insect Screens - Insect Screens

"Every door, window and other outside opening required for 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: Install insect screens.

Compliance Date: 07/17/2026

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 and properly replace the damaged doors so that the building is enclosed.

Compliance Date: 07/17/2026

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 the property where the paint has come loose and is peeling.

Compliance Date: 07/17/2026



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

Case Number: **CER2026-004862-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **07/08/2026**

Compliance Deadline: **07/15/2026**

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 this building so that it is sanitary and in good repair.

Compliance Date: 07/17/2026

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: 07/24/2026

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: CEC2026-004745-**Notice to
Appear****Case Type: Building (Commercial)****Date Case Established: 06/05/2026****Compliance Deadline: 07/17/2026****Owner: MARINA GRANDE ON THE HALIFAX I CONDO****Mailing Address**

MARINA GRANDE ON THE HALIFAX I CONDO
231 RIVERSIDE DR
HOLLY HILL, FL 32117

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

241 RIVERSIDE DR
HOLLY HILL, FL 32117

533748022209

Violation: 114-33(2) Zoning - Zoning

Interpretation of permitted uses and structures. A requested use or structure that is not expressly permitted in a classification shall be prohibited in that classification.

Corrective Action: VIOLATION OF THE PLANNED DEVELOPMENT AGREEMENT FOR THIS LOCATION TO REQUIRE ACCESS FOR THE RESIDENTS THROUGHOUT THE DEVELOPMENT. NORTH WESTERN DOOR FROM CAR GARAGE IS LOCKED BARRING FREE FLOW OF PEDISTRIAN TRAFFIC THROUGH TO LOCAL BUSINESSES AND BACK TO THE RESIDENCES.

Compliance Date: 07/17/2026

Violation: 54-7 Commercial Dumpsters - Commercial Dumpsters

(a)The public works director or his designee shall determine the method of collection for all customers other than single-family residences, i.e., containers or dumpsters, in accordance with the following:(1)Efficiency of collection by any designee of the municipality based upon site location and vehicle access.(2)History and extent of overfilling, spillage and sanitary condition of site.(b)Screens shall be required around both existing and new dumpsters where necessary to prevent public view of spillage or unsanitary conditions. Such screens shall be maintained in good repair.(c)Customers utilizing dumpsters shall be responsible for maintaining the dumpster site in a clean and sanitary condition, which shall include disposal of spillage caused by overfilling.

Corrective Action: Placement of a dumpster outside the designated area within the PD for dumpsters and not allowing a dumpster for the retail portion of the PD to be placed within the designated area for dumpsters.

Compliance Date: 07/17/2026

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 low voltage work done to the keypads on the exterior doors.

Compliance Date: 07/17/2026

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: 07/24/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave



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

Case Number: CEC2026-004745-	
Case Type: Building (Commercial)	
Date Case Established: 06/05/2026	
Compliance Deadline: 07/17/2026	

Attention: Person(s) with Disabilities:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer

**City of Holly Hill, FL**

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004849-****Notice to
Appear**Case Type: **Building (Residential)**Date Case Established: **07/01/2026**Compliance Deadline: **07/09/2026****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: Clear all debris from the property.**Compliance Date:** 07/13/2026**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:** 07/13/2026**Violation:** 3-1 General Provision for Nuisance abatement - Nuisance Abatement Code Enforcement

(b)The city shall have the authority to remove from private property vehicles and other equipment parked or stored in violation of the city regulations, including, but not limited to chapter 114, divisions 6 and 7, and shall have the authority, in addition to any procedure established under state law, to abate nuisances described in section 26-61 pursuant to the following procedure:(1)Whenever a code enforcement officer, building official, police chief or any member of their respective departments (hereinafter referred to collectively as city official) determines that there is a violation of a regulation of the city, such city official shall pursue code enforcement pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement), unless an emergency condition justifies other lawful response. The city official can request the special magistrate authorize the city to enter the property for purposes of yard maintenance such as mowing, trimming, debris removal, etc. All other nuisance conditions shall be abated as set forth below.(2)If the property owner fails to correct the violation(s) pursuant to the order issued pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement) and the nuisance condition still exists, the city official may pursue abatement pursuant to section 3-2 below.(3)The term "property owner" as used in this section for purpose of issuance of a notice of violation shall mean the owner for owner-occupied structures and vacant land and tenant for rental properties. The intent is to provide the notice to the individual in possession and control of the subject premises. If property is removed from the subject premises, i.e., the towing of a vehicle, the notice required in [this subsection], shall be given to the same party receiving the notice of violation, and to the owner of the property removed.

Corrective Action: All items deemed a nuisance shall be removed at cost to the homeowner and disposed of if not cleared.**Compliance Date:** 07/09/2026**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: This structure is unsafe due to the lack of sanitary living conditions, proper sanitation for waste disposal,



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004849-**

Case Type: **Building (Residential)**

Date Case Established: **07/01/2026**

Compliance Deadline: **07/09/2026**

and the accumulation of trash, transients, and unpermitted work done to this property. Vacate Immediately.

Compliance Date: 07/13/2026

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: This property has been deemed unfit for human occupancy due to the numerous code violations, and public health concerns due to a lack of sanitation.

Compliance Date: 07/13/2026

Violation: IPMC 504.1 Functioning Plumbing - Functioning Plumbing

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

Corrective Action: No persons may inhabit a structure that has no access or sanitation systems. Relocate immediately.

Compliance Date: 07/13/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into compliance 24 hours prior to the Special Master hearing. If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026

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: **CER2026-004849-****Notice to
Appear**Case Type: **Building (Residential)**Date Case Established: **07/01/2026**Compliance Deadline: **07/09/2026****Owner: VETERANS UNITED****Mailing Address**

VETERANS UNITED
1400 FORUM BLVD STE 18
Columbia, MO 65203

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: Clear all debris from the property.**Compliance Date:** 07/13/2026**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:** 07/13/2026**Violation: 3-1 General Provision for Nuisance abatement - Nuisance Abatement Code Enforcement**

(b)The city shall have the authority to remove from private property vehicles and other equipment parked or stored in violation of the city regulations, including, but not limited to chapter 114, divisions 6 and 7, and shall have the authority, in addition to any procedure established under state law, to abate nuisances described in section 26-61 pursuant to the following procedure:(1)Whenever a code enforcement officer, building official, police chief or any member of their respective departments (hereinafter referred to collectively as city official) determines that there is a violation of a regulation of the city, such city official shall pursue code enforcement pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement), unless an emergency condition justifies other lawful response. The city official can request the special magistrate authorize the city to enter the property for purposes of yard maintenance such as mowing, trimming, debris removal, etc. All other nuisance conditions shall be abated as set forth below.(2)If the property owner fails to correct the violation(s) pursuant to the order issued pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement) and the nuisance condition still exists, the city official may pursue abatement pursuant to section 3-2 below.(3)The term "property owner" as used in this section for purpose of issuance of a notice of violation shall mean the owner for owner-occupied structures and vacant land and tenant for rental properties. The intent is to provide the notice to the individual in possession and control of the subject premises. If property is removed from the subject premises, i.e., the towing of a vehicle, the notice required in [this subsection], shall be given to the same party receiving the notice of violation, and to the owner of the property removed.

Corrective Action: All items deemed a nuisance shall be removed at cost to the homeowner and disposed of if not cleared.**Compliance Date:** 07/09/2026**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: This structure is unsafe due to the lack of sanitary living conditions, proper sanitation for waste disposal,



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004849-**

Case Type: **Building (Residential)**

Date Case Established: **07/01/2026**

Compliance Deadline: **07/09/2026**

and the accumulation of trash, transients, and unpermitted work done to this property. Vacate Immediately.

Compliance Date: 07/13/2026

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: This property has been deemed unfit for human occupancy due to the numerous code violations, and public health concerns due to a lack of sanitation.

Compliance Date: 07/13/2026

Violation: IPMC 504.1 Functioning Plumbing - Functioning Plumbing

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

Corrective Action: No persons may inhabit a structure that has no access or sanitation systems. Relocate immediately.

Compliance Date: 07/13/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into compliance 24 hours prior to the Special Master hearing. If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026

Hearing Time: 2:00pm

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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,

Kyle Mahanes

Code Enforcement/Animal Control Officer



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004859-**

**Notice to
Appear**

Case Type: **Building (Commercial)**

Date Case Established: **07/06/2026**

Compliance Deadline: **07/10/2026**

Owner: D R Horton

Mailing Address

D R Horton
10192 DOWDEN RD
ORLANDO, FL 32832

Notice of Violation for the following location:

Address

Parcel

558 PINOT DR
HOLLY HILL, FL 32117

523743000060

Violation: 26-35 Allowed Time for Construction Activity - Allowed Time for Construction Activity

(a)Construction activity abutting property zoned R-1 through R-9 (or property that is used for residential purposes as a grandfathered nonconforming use) shall not commence before 7:00 a.m. Monday through Saturday and 10:00 a.m. on Sunday and Federal holidays. Construction activity shall not continue past 8:00 p.m. on any day. Construction activity shall include an activity for which building permits are required and for construction operations not requiring permits due to ownership of the project by an agency of government.(b)Authorized exemptions:(1)Construction activity when the work is being conducted within a completely enclosed building that does not involve the use of power tools, hammers or saws and does not generate any noise outside the enclosed structure (ie. painting) are exempt from the time restrictions.(2)Construction activity may occur at any time when being performed as a result of a disaster or other emergency work only when approved by the city manager.
(3)De-watering pumps with properly working residential mufflers.

Corrective Action: Please read and adhere to the allowable timeframes for construction activity. Any deviations will result in violations and fines.

Compliance Date: 07/10/2026

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: 07/24/2026

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: **CEC2026-004859-**

Case Type: **Building (Commercial)**

Date Case Established: **07/06/2026**

Compliance Deadline: **07/10/2026**

Owner: JOSEPH TUCKER JR

Mailing Address

JOSEPH TUCKER JR
10192 DOWDEN RD
ORLANDO, FL 32832

Notice of Violation for the following location:

Address

Parcel

558 PINOT DR
HOLLY HILL, FL 32117

523743000060

Violation: 26-35 Allowed Time for Construction Activity - Allowed Time for Construction Activity

(a)Construction activity abutting property zoned R-1 through R-9 (or property that is used for residential purposes as a grandfathered nonconforming use) shall not commence before 7:00 a.m. Monday through Saturday and 10:00 a.m. on Sunday and Federal holidays. Construction activity shall not continue past 8:00 p.m. on any day. Construction activity shall include an activity for which building permits are required and for construction operations not requiring permits due to ownership of the project by an agency of government.(b)Authorized exemptions:(1)Construction activity when the work is being conducted within a completely enclosed building that does not involve the use of power tools, hammers or saws and does not generate any noise outside the enclosed structure (ie. painting) are exempt from the time restrictions.(2)Construction activity may occur at any time when being performed as a result of a disaster or other emergency work only when approved by the city manager.
(3)De-watering pumps with properly working residential mufflers.

Corrective Action: Please read and adhere to the allowable timeframes for construction activity. Any deviations will result in violations and fines.

Compliance Date: 07/10/2026

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**
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Hearing Date: 07/24/2026

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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: CER2026-004860-**Violation
Notice****Case Type: Building (Residential)****Date Case Established: 07/06/2026****Compliance Deadline: 07/13/2026****Owner: Leslie K Parent****Mailing Address**

Leslie K Parent
155 Scituate Ln
Holly Hill, FL 32117

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

155 SCITUATE LN
HOLLY HILL, FL 32117

424305000247**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 all trash and debris from the property.**Compliance Date:** 07/15/2026**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; or3.Eighty inches in body width, excluding any mirrors, fenders or wheel axle assemblies."

Corrective Action: Remove the U-Haul from your side yard.**Compliance Date:** 07/15/2026**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: Clear all the trash and debris from the property.**Compliance Date:** 07/15/2026**Violation: 3-1 General Provision for Nuisance abatement - Nuisance Abatement Code Enforcement**

(b)The city shall have the authority to remove from private property vehicles and other equipment parked or stored in violation of the city regulations, including, but not limited to chapter 114, divisions 6 and 7, and shall have the authority, in addition to any procedure established under state law, to abate nuisances described in section 26-61 pursuant to the following procedure:(1)Whenever a code enforcement officer, building official, police chief or any member of their respective departments (hereinafter referred to collectively as city official) determines that there is a violation of a regulation of the city, such city official shall pursue code enforcement pursuant to chapter 2 (administration), article III (board, committee, commissions), division 3 (code enforcement), unless an emergency condition justifies other lawful response. The city official can request the special magistrate authorize the city to enter the property for purposes of yard maintenance such as mowing, trimming, debris removal, etc. All other nuisance conditions shall be abated as set forth below.(2)If the property owner fails to correct the violation(s) pursuant to the order issued pursuant to chapter 2 (administration), article III (board, committee,



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

Case Number: **CER2026-004860-**

Case Type: **Building (Residential)**

Date Case Established: **07/06/2026**

Compliance Deadline: **07/13/2026**

commissions), division 3 (code enforcement) and the nuisance condition still exists, the city official may pursue abatement pursuant to section 3-2 below.(3)The term "property owner" as used in this section for purpose of issuance of a notice of violation shall mean the owner for owner-occupied structures and vacant land and tenant for rental properties. The intent is to provide the notice to the individual in possession and control of the subject premises. If property is removed from the subject premises, i.e., the towing of a vehicle, the notice required in [this subsection], shall be given to the same party receiving the notice of violation, and to the owner of the property removed.

Corrective Action: Any and all trash left on your property declared as a special nuisance will be removed by contractor at the owners expense.

Compliance Date: 07/13/2026

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 permit on file for the work done to the building.

Compliance Date: 07/15/2026

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: 07/24/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

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 a 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,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

Case Number: **CER2026-004495-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 04/22/2026

Compliance Deadline: **05/05/2026**

Owner: HARRY PARSONS

Mailing Address

HARRY PARSONS
870 TAYLOR RD
PORT ORANGE, FL 32128

Notice of Violation for the following location:

Address

122 5TH ST
HOLLY HILL, FL 32117

Parcel

533731000033

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: 07/24/2026

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

Case Number: **CER2026-004534-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 04/28/2026

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

Owner: ZHAO HAIYUN

Mailing Address

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

Notice of Violation for the following location:

Address

1389 JARECKI AV
HOLLY HILL, FL 32117

Parcel

424243042460

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 top rail of the chain link fence in front of the house.

Compliance Date: 06/03/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact** Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026

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

Case Number: **CER2026-004537-**

**Notice to
Appear**

Case Type: **Building (Residential)**

Date Case Established: **04/28/2026**

Compliance Deadline: **06/15/2026**

Owner: RAMIREZ HELMER ZUNUN

Mailing Address

RAMIREZ HELMER ZUNUN
1131 WOODSIDE DR
DAYTONA BEACH FL 32117 2438,

Notice of Violation for the following location:

Address

1377 BENDER AV
HOLLY HILL, FL 32117

Parcel

424243031900

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: 06/15/2026

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: 07/24/2026

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

Case Number: **CER2026-004572-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **05/04/2026**

Compliance Deadline: **06/15/2026**

Owner: PACHECO-BAKER TATIANA

Mailing Address

PACHECO-BAKER TATIANA
1345 HERBERT ST
PORT ORANGE FL 32129 4135,

Notice of Violation for the following location:

Address

128 2ND ST
HOLLY HILL, FL 32117

Parcel

424401260100

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: 06/15/2026

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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Hearing Time: 2:00 PM

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Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004602-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 05/06/2026

Compliance Deadline: **06/15/2026**

Owner: DRAPER MELISSA

Mailing Address

DRAPER MELISSA
297 JEFFERY AVE
HOLLY HILL FL 32117 4244,

Notice of Violation for the following location:

Address

297 JEFFERY AV
HOLLY HILL, FL 32117

Parcel

424403000130

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

"The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance:

(2)Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature;"

Corrective Action: Please remove the pallets and construction material being stored on the side of the house.

Compliance Date: 06/15/2026

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

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

Corrective Action: Please mow and maintain your lawn.

Compliance Date: 06/15/2026

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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Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor

Case Number: **CER2026-004602-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 05/06/2026

Compliance Deadline: **06/15/2026**



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004627-**

**Notice to
Appear**

Case Type: **Building (Residential)**

Date Case Established: **05/12/2026**

Compliance Deadline: **06/02/2026**

Owner: BOROUGHES CARL N TR

Mailing Address

BOROUGHES CARL N TR
507 EAGLE DR
HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address

Parcel

546 6TH ST
HOLLY HILL FL 32117,

533703010130

Violation: 54-6(d) Contractor Trash - Contractor Trash

Construction materials generated by a contractor or person performing work for compensation shall be disposed of by obtaining a roll off through the city or by hauling the material to a licensed disposal site

Corrective Action: Yard debris that has been cut or removed from another site cannot be disposed of at your residence. Waste Pro will not remove debris generated by a commercial/residential landscaping company.

Compliance Date: 06/02/2026

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: 06/02/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact** Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor

Case Number: **CER2026-004627-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 05/12/2026

Compliance Deadline: **06/02/2026**

**City of Holly Hill, FL**

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CER2026-004629-**Notice to
Appear****Case Type: Building (Residential)****Date Case Established: 05/12/2026****Compliance Deadline: 06/02/2026****Owner:** PERDUE MICHAEL PATRICK EYRICH RACHEL ANNE**Mailing Address**

PERDUE MICHAEL PATRICK EYRICH RACHEL ANNE
617 FLORIDA AVE
HOLLY HILL, FL 32117

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

617 FLORIDA AV
HOLLY HILL, FL 32117

533703020070**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 your yard**Compliance Date:** 06/02/2026**Violation: IPMC 304.3 Address visible on building - Address visible on building**

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

Corrective Action: Install approved address numbers that are plainly visible from the street**Compliance Date:** 06/02/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact** Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026**Hearing Time:** 2:00 PM**Hearing Address:** 1065 Ridgewood Avenue**Attention:** Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor

Case Number: **CER2026-004629-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 05/12/2026

Compliance Deadline: **06/02/2026**



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CER2026-004645-**

**Notice to
Appear**

Case Type: Building (Residential)

Date Case Established: 05/14/2026

Compliance Deadline: **05/29/2026**

Owner: 2 SONS ENTERPRISES LLC

Mailing Address

2 SONS ENTERPRISES LLC
7 LAUREL LN
PALM COAST FL 32137 2632,

Notice of Violation for the following location:

Address

121 GRANADA ST
HOLLY HILL, FL 32117

Parcel

424220190030

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: 05/29/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact** Please call before your hearing date - (386)248-9433

Hearing Date: 07/24/2026

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

Case Number: **CER2026-004792-**

Notice to Appear

Case Type: Building (Residential)

Date Case Established: 06/11/2026

Compliance Deadline: **07/01/2026**

Owner: BRYN MAWR INVESTMENTS

Mailing Address

BRYN MAWR INVESTMENTS
226 N NOVA RD
ORMOND BEACH, FL 32174

Notice of Violation for the following location:

Address

806 MAGNOLIA AV
HOLLY HILL, FL 32117

Parcel

533739060050

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: 07/01/2026

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: 07/24/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004810-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **06/16/2026**

Compliance Deadline: **07/07/2026**

Owner: KRAUS JOHN R JR KRAUS LAURA L

Mailing Address

KRAUS JOHN R JR KRAUS LAURA L
128 LYNWOOD LN
ORMOND BEACH, FL 32174

Notice of Violation for the following location:

Address

Parcel

201 3RD ST
HOLLY HILL, FL 32117

424401270181

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 debris, pallets and other debris in front of the garage door.

Compliance Date: 07/07/2026

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: 07/07/2026

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: 07/24/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.



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

Sincerely,

Randy Ast
Code Enforcement Supervisor

Case Number: **CER2026-004810-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **06/16/2026**

Compliance Deadline: **07/07/2026**

**City of Holly Hill, FL**

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CEC2026-004900-**Notice to
Appear****Case Type: Building (Commercial)****Date Case Established: 07/17/2026****Compliance Deadline: 07/23/2026****Owner: FLORIDA LLC****Mailing Address**

FLORIDA LLC
PO BOX 847
GOTHA, FL 34734

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

124 DAYTONA AV
HOLLY HILL, FL 32117

533720010070**Violation: 26-61(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 all trash and debris from the property.**Compliance Date:** 07/23/2026**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. Remove the overgrowth from the building.**Compliance Date:** 07/23/2026**Violation: 304.1.1 Unsafe conditions - 304.1.1 Unsafe conditions**

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004900-**

**Notice to
Appear**

Case Type: **Building (Commercial)**

Date Case Established: **07/17/2026**

Compliance Deadline: **07/23/2026**

that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guard s and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored , or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Corrective Action: The structural beams supporting the roof is unsafe and unable to properly hold the dead and live load imposed on it.

Compliance Date: 07/23/2026

Violation: 304.13.2 Openable windows - 304.13.2 Openable windows

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Corrective Action: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Compliance Date: 07/23/2026

Violation: 304.18.1 Doors. - 304.18.1 Doors.

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Corrective Action: Repair or replace the damaged access doors and locks.

Compliance Date: 07/23/2026

Violation: 304.4 Structural members - 304.4 Structural members.

Structural members shall be maintained free from deterioration , and shall be capable of safely supporting the imposed dead and live loads.

Corrective Action: Repair, Replace, or Demolish the failing structural supports that are no longer capable of safely supporting the imposed dead and live loads.

Compliance Date: 07/23/2026

Violation: 403.2 Bathrooms and toilet rooms. - 403.2 Bathrooms and toilet rooms.

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

Corrective Action: Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

Compliance Date: 07/23/2026

Violation: 702.3 Locked doors - 702.3 Locked doors

Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.

Corrective Action: Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.

Compliance Date: 07/27/2026

Violation: 704.6.1.2 Groups R-2, R-3, R-4 and I-1 SMOKE ALARM - 704.6.1.2 Groups R-2, R-3, R-4 and I-1 SMOKE ALARM



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004900-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **07/17/2026**

Compliance Deadline: **07/23/2026**

Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Corrective Action: Install proper fire safety systems into the building to bring it to code.

Compliance Date: 07/23/2026

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 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: Restore this structure so that it is in good overall repair and fit for human habitation, or demolish this structure.

Compliance Date: 07/29/2026

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: This property is unsafe, there are multiple life safety issues such as damaged stairwells, rotten beams/supports, rotten damaged or completely missing stairwell handrails and guards, and nailed shut windows blocking egress.

Compliance Date: 08/07/2026

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 severe nature of the life safety violations present on this property, this property has been deemed unfit for human occupancy.

Compliance Date: 07/23/2026

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



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004900-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **07/17/2026**

Compliance Deadline: **07/23/2026**

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: This building has been deemed as unfit for human habitation due to the damage to the structure, the non-permitted work, the nailed windows and the building being exposed to the elements through the damaged doors and windows.

Compliance Date: 07/23/2026

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 exterior of this building so that it is free from damaged siding, improperly installed stucco, damaged windows, doors, walls, soffit, fascia, roofing, stairs and stairwells.

Compliance Date: 07/23/2026

Violation: IPMC 304.14 Insect Screens - Insect Screens

"Every door, window and other outside opening required for 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: Every door, window and other outside opening required for 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.

Compliance Date: 07/23/2026

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 where the paint has begun to flake and peel from damage, sun, or time.

**City of Holly Hill, FL**

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CEC2026-004900-**Notice to
Appear****Case Type: Building (Commercial)****Date Case Established: 07/17/2026****Compliance Deadline: 07/23/2026****Compliance Date: 07/23/2026****Violation: IPMC 305.3 Interior Surfaces - Interior Surfaces**

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

Corrective Action: Repair the interior surfaces, doors, windows and all aspects of the interior so that they are well maintained, clean, and sanitary.

Compliance Date: 07/23/2026**Violation: IPMC 306.1 Component Serviceability - Component Serviceability**

The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Corrective Action: The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Compliance Date: 07/23/2026**Violation: IPMC 307.1 Handrails and Guards - Handrails and Guards**

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches

(762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Corrective Action: Repair the handrails so that they are properly built and have the associated permits to show that the work was done.

Compliance Date: 07/23/2026**Violation: IPMC 308.1 Accumulation of Rubbish or Garbage - Accumulation of Rubbish or Garbage**

"Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage."

Corrective Action: Clear the property of trash.

Compliance Date: 07/23/2026**Violation: IPMC 504.1 Functioning Plumbing - Functioning Plumbing**

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

Corrective Action: Repair the plumbing in this building so that it is free from leaks and properly flowing.

Compliance Date: 07/23/2026**Violation: IPMC 602.2 Heating Required Residential Occupancy - Heating Required Residential Occupancy**

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Corrective Action: Install proper air conditioning systems or repair the existing damaged ones.

Compliance Date: 07/29/2026**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



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2026-004900-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **07/17/2026**

Compliance Deadline: **07/23/2026**

or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Corrective Action: Install proper GFCI outlets in bathroom and kitchen areas, repair and replace the burnt out non-functional outlets.

Compliance Date: 07/29/2026

Violation: IPMC 702.1 General Means of Egress - General Means of Egress

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way . Means of egress shall comply with the International Fire Code.

Corrective Action: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way . Means of egress shall comply with the International Fire Code.

Compliance Date: 07/23/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

Hearing Date: 07/24/2026

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: CEC2026-004900-**Notice to
Appear****Case Type: Building (Commercial)****Date Case Established: 07/17/2026****Compliance Deadline: 07/23/2026****Owner: FLORIDA LLC****Mailing Address**

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

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

124 DAYTONA AV
HOLLY HILL, FL 32117

533720010070**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 all trash and debris from the property.**Compliance Date:** 07/23/2026**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. Remove the overgrowth from the building.**Compliance Date:** 07/23/2026**Violation: 304.1.1 Unsafe conditions - 304.1.1 Unsafe conditions**

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or



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that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guard s and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored , or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Corrective Action: The structural beams supporting the roof is unsafe and unable to properly hold the dead and live load imposed on it.

Compliance Date: 07/23/2026

Violation: 304.13.2 Openable windows - 304.13.2 Openable windows

Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Corrective Action: Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Compliance Date: 07/23/2026

Violation: 304.18.1 Doors. - 304.18.1 Doors.

Doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Corrective Action: Repair or replace the damaged access doors and locks.

Compliance Date: 07/23/2026

Violation: 304.4 Structural members - 304.4 Structural members.

Structural members shall be maintained free from deterioration , and shall be capable of safely supporting the imposed dead and live loads.

Corrective Action: Repair, Replace, or Demolish the failing structural supports that are no longer capable of safely supporting the imposed dead and live loads.

Compliance Date: 07/23/2026

Violation: 403.2 Bathrooms and toilet rooms. - 403.2 Bathrooms and toilet rooms.

Every bathroom and toilet room shall comply with the ventilation requirements for habitable spaces as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical ventilation system. Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

Corrective Action: Air exhausted by a mechanical ventilation system from a bathroom or toilet room shall discharge to the outdoors and shall not be recirculated.

Compliance Date: 07/23/2026

Violation: 702.3 Locked doors - 702.3 Locked doors

Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.

Corrective Action: Means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code.

Compliance Date: 07/27/2026

Violation: 704.6.1.2 Groups R-2, R-3, R-4 and I-1 SMOKE ALARM - 704.6.1.2 Groups R-2, R-3, R-4 and I-1 SMOKE ALARM



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Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Corrective Action: Install proper fire safety systems into the building to bring it to code.

Compliance Date: 07/23/2026

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 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: Restore this structure so that it is in good overall repair and fit for human habitation, or demolish this structure.

Compliance Date: 07/29/2026

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: This property is unsafe, there are multiple life safety issues such as damaged stairwells, rotten beams/supports, rotten damaged or completely missing stairwell handrails and guards, and nailed shut windows blocking egress.

Compliance Date: 08/07/2026

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 severe nature of the life safety violations present on this property, this property has been deemed unfit for human occupancy.

Compliance Date: 07/23/2026

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



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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: This building has been deemed as unfit for human habitation due to the damage to the structure, the non-permitted work, the nailed windows and the building being exposed to the elements through the damaged doors and windows.

Compliance Date: 07/23/2026

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 exterior of this building so that it is free from damaged siding, improperly installed stucco, damaged windows, doors, walls, soffit, fascia, roofing, stairs and stairwells.

Compliance Date: 07/23/2026

Violation: IPMC 304.14 Insect Screens - Insect Screens

"Every door, window and other outside opening required for 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: Every door, window and other outside opening required for 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.

Compliance Date: 07/23/2026

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 where the paint has begun to flake and peel from damage, sun, or time.



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Violation: IPMC 305.3 Interior Surfaces - Interior Surfaces

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

Corrective Action: Repair the interior surfaces, doors, windows and all aspects of the interior so that they are well maintained, clean, and sanitary.

Compliance Date: 07/23/2026

Violation: IPMC 306.1 Component Serviceability - Component Serviceability

The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Corrective Action: The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Compliance Date: 07/23/2026

Violation: IPMC 307.1 Handrails and Guards - Handrails and Guards

Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches

(762 mm) above the floor or grade below shall have guards. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Corrective Action: Repair the handrails so that they are properly built and have the associated permits to show that the work was done.

Compliance Date: 07/23/2026

Violation: IPMC 308.1 Accumulation of Rubbish or Garbage - Accumulation of Rubbish or Garbage

"Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage."

Corrective Action: Clear the property of trash.

Compliance Date: 07/23/2026

Violation: IPMC 504.1 Functioning Plumbing - Functioning Plumbing

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

Corrective Action: Repair the plumbing in this building so that it is free from leaks and properly flowing.

Compliance Date: 07/23/2026

Violation: IPMC 602.2 Heating Required Residential Occupancy - Heating Required Residential Occupancy

Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Corrective Action: Install proper air conditioning systems or repair the existing damaged ones.

Compliance Date: 07/29/2026

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



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or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Corrective Action: Install proper GFCI outlets in bathroom and kitchen areas, repair and replace the burnt out non-functional outlets.

Compliance Date: 07/29/2026

Violation: IPMC 702.1 General Means of Egress - General Means of Egress

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way . Means of egress shall comply with the International Fire Code.

Corrective Action: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way . Means of egress shall comply with the International Fire Code.

Compliance Date: 07/23/2026

Per Florida Statute Chapter 162 and Holly Hill Code of Ordinance Chapter 3, Section 2-119. You have failed to comply with a notice of violation. Failure to appear constitutes an admission of guilt and the Special Master will enter the appropriate fines or other actions based on the written and visual record provided by City Staff and other complaints. To avoid an administrative fee of \$250 applied to your violation charges, the property must be brought into **compliance 24 hours** prior to the Special Master hearing. **If you choose to send a representative to speak and act on your behalf we must have a notarized letter stating that fact Please call before your hearing date - (386)248-9433**

Hearing Date: 07/24/2026

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