



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, August 21, 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 CEC2026-005046 — 231 Riverside DR — Marina Grande On The Halifax Condo

Case No. 2 CER2026-004874– 336 8th St. – Todd Davis

Case No. 3 CER2026-004861– 813 10th St. – Curtis Azama

Case No. 4 CEC2026-005034– 787 Center Ave, Unit G – Carolyn Evans

Case No. 5 CER2026-005056 – 1625 Anniston Ave – Sherri Hammond

Case No. 6 CEC2024-001409 — Marina Grande Dock — Halifax Marina Association, Inc.

Case No. 7 CER2026-004761 – 1574 Megan Bay Cir – Todd Collins

Case No. 8 CER2026-004747– 162 Daytona Ave – Honey Secunda

Case No. 9 CER2026-4692– 514 Dorothy Ave – Banzhof Ralph M

Case No.10 CER2026-4796 – 563 Martha Dr – Michael Nolan

Case No. 11 CER2026-004797– 572 Martha Dr – Florida Coastal Oasis LLC

Case No. 12 CER2026-004718 – 617 Cedar Ave – James Hollingsworth

Case No.13 CER2026-004970 – 1501 Hammock Dr #B – Killian Gray

Case No. 14 CEC2026-005013– 525 Carswell Ave # R-LFS Properties LLC

Case No.15 CER2026-004896 – 1640 Ridge Avenue – Fred Ormand Jr., Rachel Beckner, and Robert Beckner

IV. Adjournment



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

Case Number: **CEC2026-005046-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **08/10/2026**

Compliance Deadline: **08/17/2026**

Owner: MARINA GRANDE ON THE HALIFAX CONDO

Mailing Address

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

Notice of Violation for the following location:

Address

Parcel

231 RIVERSIDE DR
HOLLY HILL, FL 32117

533748010001

Violation: 114-771 4(b) M/I/BPUD DEVELOPMENT AGREEMENT - 114-771 4(b) M/I/BPUD DEVELOPMENT AGREEMENT

b. Written development agreement. In addition to a preliminary plan, a written development agreement shall be prepared, following a general format supplied by the Development Code Administrator at the pre-application meeting. The development agreement, along with the preliminary plan, shall govern the development of the BPUD, MPUD or IPUD and shall regulate the future use of the land. The development agreement shall include the following information: i. Evidence of unified ownership and control. ii. Statement agreeing to: iii. Proceed with the proposed development according to all regulations; iv. Provide appropriate performance and maintenance guarantees; v. Following all other provisions of this chapter to the extent not expressly inconsistent with the written development agreement, and bind the applicant's successors in title to his commitments. vi. A listing of the land uses agreed upon in each component of the BPUD, MPUD or IPUD. vii. Maximum building heights. viii. Minimum building spacing and floor areas. ix. Lot sizes, yard areas, and buffer areas, including perimeter buffers. x. Statement regarding ingress/egress controls to the site. xi. Statement regarding any road improvements to be made and the thresholds for the traffic impact analysis. xii. Statement regarding the disposition of sewage and stormwater, and arrangements for potable water. xiii. When the BPUD, MPUD or IPUD is planned for phase development, a schedule of the phases. xiv. The proposed language of any covenants, easements or other restrictions. xv. Any additional information or statements subsequently deemed necessary by any reviewing department or agency.

Corrective Action: Issue a fob for the gate that provides access to the service area where the trash containers are, which is necessary for the commercial property owner and all the tenants who need access.

Compliance Date: 08/17/2026

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: 08/21/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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



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

Notice to Appear	Case Number: CEC2026-005046-
	Case Type: Building (Commercial)
	Date Case Established: 08/10/2026
Compliance Deadline: 08/17/2026	

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer

**City of Holly Hill, FL**

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: CER2026-004874-**Notice to
Appear****Case Type: Building (Residential)****Date Case Established: 07/14/2026****Compliance Deadline: 07/23/2026****Owner: Todd Davis****Mailing Address**

Todd Davis
336 8TH ST
HOLLY HILL, FL 32117

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

336 8TH ST
HOLLY HILL, FL 32117

533737020010**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 exterior stored junk trash and debris.**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.**Compliance Date: 08/03/2026****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: 07/23/2026

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: 08/21/2026**Hearing Time: 2:00pm****Hearing Address: 1065 Ridgewood Ave**



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

Notice to Appear

Case Number: **CER2026-004874-**

Case Type: Building (Residential)

Date Case Established: 07/14/2026

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

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: **CER2026-004861-**

Notice to Appear

Case Type: **Building (Residential)**

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

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

Owner: CURTIS AZAMA

Mailing Address

CURTIS AZAMA
108 SEA SPARROW
DAYTONA BEACH, FL 32119

Notice of Violation for the following location:

Address

Parcel

813 10TH ST
HOLLY HILL, FL 32117

424401070032

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: 08/19/2026

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

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

Corrective Action: Stop work order was posted for non-permitted site development for paving and low voltage electrical work.

Compliance Date: 07/15/2026

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

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Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

Case Number: **CEC2026-005034-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **08/05/2026**

Compliance Deadline: **08/14/2026**

Owner/Tenant: CAROLYN EVANS

Mailing Address

CAROLYN EVANS
813 OAKTREE TER
Deland, FL 32724

Notice of Violation for the following location:

Address

Parcel

787 CENTER AV UNIT G
HOLLY HILL, FL 32117

424414010070

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: 08/14/2026

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: 08/21/2026

Hearing Time: 2:00pm

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: **CER2026-005056-**

**Notice to
Appear**

Case Type: **Building (Residential)**

Date Case Established: **08/12/2026**

Compliance Deadline: **08/19/2026**

Owner: Sherri Hammond

Mailing Address

Sherri Hammond
1625 ANNISTON AV AV
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

1625 ANNISTON AV
HOLLY HILL, FL 32117

424222150180

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, if you do not comply the city will hire contractors to remove and dispose of all items declared a nuisance at the owners expense.

Compliance Date: 08/21/2026

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: Remove all trash and debris from the property, if you do not comply the city will hire contractors to remove and dispose of all items declared a nuisance at the owners expense.

Compliance Date: 08/19/2026

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

Hearing Date: 08/21/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave



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

Notice to Appear

Case Number: **CER2026-005056-**

Case Type: **Building (Residential)**

Date Case Established: **08/12/2026**

Compliance Deadline: **08/19/2026**

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: **CEC2024-001409-**

Case Type: **Building (Commercial)**

Date Case Established: **10/11/2024**

Compliance Deadline: **11/08/2024**

Owner: Halifax Marina Association Inc

Mailing Address

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

Notice of Violation for the following location:

Address

Parcel

533734060018

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

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

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

Compliance Date: 11/08/2024

Violation: IPMC 111.1.5 Dangerous Structure - Dangerous Structure

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

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

Compliance Date: 11/08/2024



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

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

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

Hearing Date: 08/21/2026

Hearing Time: 2:00PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004761-**

Case Type: **Building (Residential)**

Date Case Established: **06/08/2026**

Compliance Deadline: **06/19/2026**

Owner: COLLINS TODD

Mailing Address

COLLINS TODD
1574 MEGAN BAY CIR
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

1574 MEGAN BAY CIR
HOLLY HILL, FL 32117

424291000110

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: 06/19/2026

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

Hearing Date: 08/21/2026

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: **CER2026-004747-**

Case Type: **Building (Residential)**

Date Case Established: **06/05/2026**

Compliance Deadline: **06/16/2026**

Owner: HONEY SECUNDA

Mailing Address

HONEY SECUNDA
302 PARK RIDGE CIR
MARIETTA, GA 30068

Notice of Violation for the following location:

Address

Parcel

162 DAYTONA AV
HOLLY HILL, FL 32117

533720010160

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

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

Corrective Action: The permit for the HVAC changeout (MECR-2024-001022) expired on 1/29/25 and has not had a final inspection. Permit will have to be re-applied for and a final inspection obtained.

Compliance Date: 06/16/2026

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

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Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004692-**

Case Type: **Building (Residential)**

Date Case Established: **05/28/2026**

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

Owner: **BANZHOF RALPH M**

Mailing Address

BANZHOF RALPH M
514 DOROTHY AVE
Holly Hill, FL 32117

Notice of Violation for the following location:

Address

Parcel

514 DOROTHY AV
HOLLY HILL, FL 32117

533705020060

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

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

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

Corrective Action: Remove all trash and debris from the front yard.

Compliance Date: 07/31/2026

Violation: 58-97 Objects in the Right of Way - Objects in the Right of Way

"No object shall be kept or maintained in a parkage area unless otherwise authorized by law. The term object shall include, but not necessarily be limited to fences, poles, barricades, flags, signs, landscape timbers, bricks and masonry blocks. This provision shall not apply to United States mail receptacles, or safety devices which are approved by the city.

(Code 1984, § 24-52)"

Corrective Action: The small trailer parked in front of the property is currently in the city right of way and must be removed.

Compliance Date: 07/31/2026

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 property.

Compliance Date: 07/01/2026

Violation: IPMC 302.8 Vehicles/Painting/Inoperable - Vehicles/Painting/Inoperable

302.8 Motor vehicles.Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises , and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes

Corrective Action: Pickup truck in driveway.

Compliance Date: 08/06/2026



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

Case Number: CER2026-004692-	
Violation	Case Type: Building (Residential)
Notice	Date Case Established: 05/28/2026
	Compliance Deadline: 07/01/2026

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: 08/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

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

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004796-**

Case Type: **Building (Residential)**

Date Case Established: **06/11/2026**

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

Owner: **MICHAEL NOLAN**

Mailing Address

MICHAEL NOLAN
563 MARTHA DR DR
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

563 MARTHA DR
HOLLY HILL, FL 32117

424253060010

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: 07/31/2026

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

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

Corrective Action: Mow and maintain your lawn.

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: 08/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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



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

Case Number: **CER2026-004796-**

Case Type: **Building (Residential)**

Date Case Established: **06/11/2026**

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004797-**

Case Type: **Building (Residential)**

Date Case Established: **06/11/2026**

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

Owner: FLORIDA COASTAL OASIS LLC

Mailing Address

FLORIDA COASTAL OASIS LLC
7901 4TH ST N
SAINT PETERSBURG FL 33702 4305,

Notice of Violation for the following location:

Address

Parcel

572 MARTHA DR
HOLLY HILL, FL 32117

424253020010

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 damaged fence/gate facing Center Avenue

Compliance Date: 07/01/2026

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

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

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

Corrective Action: Remove the accumulation of trash and construction material on the Center Ave. side of the building

Compliance Date: 07/01/2026

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

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

Corrective Action: Mow and maintain the lawn.

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: 08/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue



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

Case Number: CER2026-004797-	
11 01 06 10	Case Type: Building (Residential)
11 01 06 10	Date Case Established: 06/11/2026
11 01 06 10	Compliance Deadline: 07/01/2026

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004718-**

Case Type: **Building (Residential)**

Date Case Established: **06/01/2026**

Compliance Deadline: **06/19/2026**

Owner: **HOLLINGSWORTH JAMES**

Mailing Address

HOLLINGSWORTH JAMES
617 CEDAR AV
HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

617 CEDAR AV
HOLLY HILL, FL 32117

523706100061

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 high grass, weeds, and trash and debris have created a harborage for vermin. Grass must be cut and the trash and debris removed.

Compliance Date: 08/07/2026

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: Remove and properly dispose of the mattress, couch and other debris from the rear yard.

Compliance Date: 08/07/2026

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

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

Corrective Action: Mow and maintain your property including the North lot. RECURRING VIOLATION

Compliance Date: 06/19/2026

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

Hearing Date: 08/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue



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

Case Number: CER2026-004718-	
Case Type: Building (Residential)	
Date Case Established: 06/01/2026	
Compliance Deadline: 06/19/2026	

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CER2026-004970-**

Case Type: **Building (Residential)**

Date Case Established: **07/28/2026**

Compliance Deadline: **08/07/2026**

Owner: **KILLIAN GRAY**

Mailing Address

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

Notice of Violation for the following location:

Address

Parcel

1501 HAMMOCK DR
HOLLY HILL, FL 32117

424231030181

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

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance: The storage or accumulation of junk in any area zoned for residential use;

Corrective Action: Remove the collection of trash and debris in the front yard.

Compliance Date: 08/07/2026

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: 08/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

Case Number: **CEC2026-005013-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **08/04/2026**

Compliance Deadline: **08/14/2026**

Owner: LFS PROPERTIES LLC

Mailing Address

LFS PROPERTIES LLC
1275 W GRANADA BLVD STE 5B
ORMOND BEACH FL 32174 8105,

Notice of Violation for the following location:

Address

Parcel

525 CARSWELL AV -R
HOLLY HILL, FL 32117

424401220350

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. Daytona Super Sports LLC 525 Carswell Unit R

Compliance Date: 08/14/2026

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: 08/21/2026

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor