



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, October 24, 2025

2:00 PM

City Commission Chamber

I. Call to Order

II. Roll Call

III. Special Master Cases

Case No. 1 1976 N. Nova Rd - HEIRS HOLDINGS LLC

Case No. 2 740 Riverside Dr. - CLAUDIA MENDOZA

Case No. 3 846 State Ave - AMY BYRD

Case No. 4 330 14th St - 330 ODIN HOLDING LLC

Case No. 5 1369 Ridgewood Ave - BRAVE THE CRAVE INC

Case No. 6 456 LPGA Blvd - VD DAYTONA 2 LLC

Case No. 7 604 Gladiola - WIEMELT MARK A

Case No. 8 616 Gladiola - DOREEN & TODD OGDEN

Case No. 9 735 State Ave - HORGAN FRANCES

Case No. 10 650 6th St - KEVIN BROWN

Case No.11 720 Ave A - JOSE ARMANDO RODRIGUEZ P LLC

Case No. 12 4 William Dr - ORTIZ CAESAR A

IV. Adjournment



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Case Number: **CEC2025-003435-**

Notice to Appear

Case Type: **Building (Commercial)**

Date Case Established: **09/25/2025**

Compliance Deadline: **10/06/2025**

Owner: EAST COAST COUNTERTOPS REMODEL

Mailing Address

EAST COAST COUNTERTOPS REMODEL
1976 N NOVA RD
HOLLY HILL, 32117

Notice of Violation for the following location:

Address

Parcel

1976 N NOVA RD
Holly Hill, FL 32117

424219010200

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

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

Corrective Action: All electrical work done on this property must be accounted for by after the fact permitting.

Compliance Date: 10/06/2025

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

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

Corrective Action: All work must be accounted for by an alteration permit to encompass the scope of work to be done and any work that has been done.

Compliance Date: 10/06/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CEC2025-003435-
	Case Type: Building (Commercial)
	Date Case Established: 09/25/2025
Compliance Deadline: 10/06/2025	

Owner: Charles Ogden Jr

Mailing Address

Charles Ogden Jr
1976 N NOVA RD
Holly Hill, FL 32117-1442

Notice of Violation for the following location:

Address

Parcel

1976 N NOVA RD
Holly Hill, FL 32117

424219010200

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

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

Corrective Action: All electrical work done on this property must be accounted for by after the fact permitting.

Compliance Date: 10/06/2025

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

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

Corrective Action: All work must be accounted for by an alteration permit to encompass the scope of work to be done and any work that has been done.

Compliance Date: 10/06/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CEC2025-003435-
	Case Type: Building (Commercial)
	Date Case Established: 09/25/2025
Compliance Deadline: 10/06/2025	

Owner: HEIRS HOLDINGS LLC

Mailing Address

HEIRS HOLDINGS LLC
1633-B TAYLOR RD
PORT ORANGE, FL 32128

Notice of Violation for the following location:

Address

Parcel

1976 N NOVA RD
Holly Hill, FL 32117

424219010200

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

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

Corrective Action: All electrical work done on this property must be accounted for by after the fact permitting.

Compliance Date: 10/06/2025

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

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

Corrective Action: All work must be accounted for by an alteration permit to encompass the scope of work to be done and any work that has been done.

Compliance Date: 10/06/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CER2025-002417-
	Case Type: Building (Residential)
	Date Case Established: 04/23/2025
Compliance Deadline: 05/02/2025	

Owner: CLAUDIA MENDOZA

Mailing Address

CLAUDIA MENDOZA
 746 Riverside Drive
 hollyhill, FL 32117

Notice of Violation for the following location:

Address

Parcel

740 RIVERSIDE DR
 HOLLY HILL, FL 32117

424401130010

Violation: 114-811(b,c,d) Inoperable Vehicles - Inoperable Vehicles

(a)No person shall keep, store or allow to remain on any property within the city any dismantled, partially dismantled, nonoperative or discarded machinery, vehicles, boats or parts thereof, scrap metal or junk except as provided in this section. (b)No person in charge or control of any property within the city, whether as owner, tenant, lessee or otherwise, shall allow any dismantled, partially dismantled, nonoperative or discarded machinery, vehicles, boats or parts thereof, scrap or junk of any kind to remain on such property for a period exceeding ten days (excluding weekends).(c)It shall be unlawful to park or store any type of motor vehicle or trailer when such vehicle is inoperable or abandoned or does not move under its own power, or when such trailer is inoperable or abandoned.

Corrective Action: Remove the Yellow Pickup from the property.

Compliance Date: 05/02/2025

Violation: 26-61(1) Sanitary (Grass) - Sanitary (Grass)

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

(1)Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds; or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants with a height exceeding 12 inches;"

Corrective Action: Please mow and maintain your property.

Compliance Date: 10/27/2025

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

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

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

Corrective Action: Clear the trash from your property.

Compliance Date: 10/27/2025

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: 05/02/2025



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

<h1>Notice to Appear</h1>	Case Number: CER2025-002417-
	Case Type: Building (Residential)
	Date Case Established: 04/23/2025
Compliance Deadline: 05/02/2025	

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

Corrective Action: Demolition permits and alteration permits are required for any work done on a rental property, all work will be done by a licensed contractor.

Compliance Date: 05/02/2025

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: Remove all of the padlocks, outer locking pad door locks, and anything that would obstruct the exiting of a room.

Compliance Date: 05/02/2025

Violation: IPMC 304.1 Exterior Maintenance - Exterior Maintenance
 "The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare."

Corrective Action: Repair the damaged fascia, soffit, piping, remove all rotten wood. All work will be done by a licensed contractor who will pull permits.

Compliance Date: 05/02/2025

Violation: IPMC 305.3 Interior Surfaces - Interior Surfaces
 Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Corrective Action: Repair the damaged interior walls where there are holes or damaged ceilings and walls.

Compliance Date: 05/13/2025



City of Holly Hill, FL

1065 Ridgewood Ave
Holly Hill, FL 32117

Notice to Appear	Case Number: CER2025-002417-
	Case Type: Building (Residential)
	Date Case Established: 04/23/2025
	Compliance Deadline: 05/02/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003481-
	Case Type: Building (Residential)
	Date Case Established: 10/06/2025
Compliance Deadline: 10/16/2025	

Owner: AMY BYRD

Mailing Address

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

Notice of Violation for the following location:

Address	Parcel
846 STATE AV HOLLY HILL, FL 32117	533737020120

Violation: 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: Clean and maintain your property.
Compliance Date: 10/27/2025

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: 10/16/2025

Violation: IPMC 304.13 Windows - Windows
 "Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight."
Corrective Action: Repair and replace the damaged windows in the bedrooms.
Compliance Date: 10/27/2025

Violation: IPMC 304.15 Doors - Doors
 "Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3"
Corrective Action: Repair the damaged doorways and door assemblies.
Compliance Date: 10/16/2025

Violation: IPMC 304.5 Foundation Walls - Foundation Walls
 Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests
Corrective Action: Please be advised you have stair stepping cracks along the foundation walls.
Compliance Date: 10/27/2025



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003481-
	Case Type: Building (Residential)
	Date Case Established: 10/06/2025
Compliance Deadline: 10/16/2025	

Violation: IPMC 305.1 Interior Structure - Interior Structure
The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition
Corrective Action: Repair the interior walls, doors, broken flooring, and any non-functioning appliances.
Compliance Date: 10/16/2025

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 holes in the drywall, damaged frames and doors.
Compliance Date: 10/16/2025

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

Hearing Date: 10/24/2025
Hearing Time: 2:00pm
Hearing Address: 1065 Ridgewood Ave

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

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-003458-
	Case Type: Building (Commercial)
	Date Case Established: 09/29/2025
Compliance Deadline: 10/23/2025	

Owner: 330 ODIN HOLDING LLC

Mailing Address

330 ODIN HOLDING LLC
 619 N GRANDVIEW AVE
 Daytona Beach, FL 32118

Notice of Violation for the following location:

Address

Parcel

330 14TH ST
 HOLLY HILL, FL 32117

424244010010

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

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

Corrective Action: Please be advised no permits were pulled for the millings or shipping containers. Please remove them.

Compliance Date: 10/23/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-003511-
	Case Type: Building (Commercial)
	Date Case Established: 10/11/2025
Compliance Deadline: 10/21/2025	

Owner: BRAVE THE CRAVE INC

Mailing Address

BRAVE THE CRAVE INC
 8420 Ashford Blvd
 LAUREL, MD 20707

Notice of Violation for the following location:

Address

Parcel

1369 RIDGEWOOD AV
 HOLLY HILL, FL 32117

424246080010

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: 10/21/2025

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

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

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

Corrective Action: Please clear the loose trash from the property.

Compliance Date: 10/21/2025

Violation: 54-7 c Collection Maintenance - Collection Maintenance

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: Please remove the loose debris from the dumpster area to prevent more homeless activity.

Compliance Date: 10/21/2025

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

Hearing Date: 10/24/2025

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: CEC2025-003511-
	Case Type: Building (Commercial)
	Date Case Established: 10/11/2025
	Compliance Deadline: 10/21/2025

Sincerely,

Kyle Mahanes
Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-002902-
	Case Type: Building (Commercial)
	Date Case Established: 06/16/2025
Compliance Deadline: 10/23/2025	

Owner: VD DAYTONA 1&2 LLC

Mailing Address

VD DAYTONA 1&2 LLC
 19790 W DIXIE HWY STE 1201
 AVENTURA, FL 33180-2398

Notice of Violation for the following location:

Address

Parcel

456 LPGA BLVD
 HOLLY HILL, FL 32117

424240360110

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: 10/23/2025

Violation: Screening of Outside Storage 114-723 - Screening of Outside Storage

In all business, commercial and industrial zones of the city, the owners, operators or managers of such businesses shall erect and maintain a fence to enclose and hide from public view any and all equipment, merchandise or materials not maintained or kept inside the buildings on the premises.

Corrective Action: Please replace the screening on your fence.

Compliance Date: 10/23/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-002902-
	Case Type: Building (Commercial)
	Date Case Established: 06/16/2025
Compliance Deadline: 10/23/2025	

Owner: HOLLY HILL BUSINESS PARK LLC

Mailing Address

HOLLY HILL BUSINESS PARK LLC
 745 S NOVA RD
 ORMOND BEACH, FL 32174

Notice of Violation for the following location:

Address

Parcel

456 LPGA BLVD
 HOLLY HILL, FL 32117

424240360110

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: 10/23/2025

Violation: Screening of Outside Storage 114-723 - Screening of Outside Storage

In all business, commercial and industrial zones of the city, the owners, operators or managers of such businesses shall erect and maintain a fence to enclose and hide from public view any and all equipment, merchandise or materials not maintained or kept inside the buildings on the premises.

Corrective Action: Please replace the screening on your fence.

Compliance Date: 10/23/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-002902-
	Case Type: Building (Commercial)
	Date Case Established: 06/16/2025
Compliance Deadline: 10/23/2025	

Tenant: Connie Thompson

Mailing Address

Connie Thompson
 109 Northpark Blvd
 Covington, LA 70433

Notice of Violation for the following location:

Address

Parcel

456 LPGA BLVD
 HOLLY HILL, FL 32117

424240360110

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: 10/23/2025

Violation: Screening of Outside Storage 114-723 - Screening of Outside Storage

In all business, commercial and industrial zones of the city, the owners, operators or managers of such businesses shall erect and maintain a fence to enclose and hide from public view any and all equipment, merchandise or materials not maintained or kept inside the buildings on the premises.

Corrective Action: Please replace the screening on your fence.

Compliance Date: 10/23/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

<h1>Notice to Appear</h1>	Case Number: CER2025-002882-
	Case Type: Building (Residential)
	Date Case Established: 06/06/2025
Compliance Deadline: 06/26/2025	

Owner: WIEMELT MARK A

Mailing Address

WIEMELT MARK A
 604 GLADIOLA AVE
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

604 GLADIOLA AV
 HOLLY HILL, FL 32117

523706050033

Violation: 114-727 Fence Maintenance - Fence Maintenance

"(a)All fences shall be maintained in their original upright condition.(b)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(c)Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.
 (Ord. No. 2799, § 1, 6-12-07)"

Corrective Action: Repair the damaged wood fence facing Nova Road.

Compliance Date: 06/26/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
 Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003105-
	Case Type: Building (Residential)
	Date Case Established: 07/31/2025
Compliance Deadline: 10/06/2025	

Owner: OGDEN DOREEN H OGDEN TODD M

Mailing Address

OGDEN DOREEN H OGDEN TODD M
 616 GLADIOLA AVE
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

616 GLADIOLA AV
 HOLLY HILL, FL 32117

523706050010

Violation: 114-727 Fence Maintenance - Fence Maintenance

"(a)All fences shall be maintained in their original upright condition.(b)Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed.(c)Missing boards, pickets, or posts shall be replaced in a timely manner with material of the same type and quality.
 (Ord. No. 2799, § 1, 6-12-07)"

Corrective Action: Please repair the damaged wooden fence on the South and West side of the property, Fences must be maintained in their original upright condition.

Compliance Date: 10/06/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
 Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003296-
	Case Type: Building (Residential)
	Date Case Established: 09/02/2025
Compliance Deadline: 10/17/2025	

Owner: FRANCES HORGAN

Mailing Address

FRANCES HORGAN
 735 STATE AV AV
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

735 STATE AV
 HOLLY HILL, FL 32117

533701000970

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: 10/17/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
 Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CER2025-003066-
	Case Type: Building (Residential)
	Date Case Established: 07/25/2025
Compliance Deadline: 08/11/2025	

Owner: BROWN KEVIN BROWN EDWARD R TR BROWN FAMILY TRUST

Mailing Address

BROWN KEVIN BROWN EDWARD R TR BROWN FAMILY TRUST
 631 S FLAMINGO DR
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

650 6TH ST
 HOLLY HILL, FL 32117

523706100050

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.

Compliance Date: 08/11/2025

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

Hearing Date: 09/26/2025

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue, Holly Hill, FL

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
 Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CEC2025-003263-
	Case Type: Building (Commercial)
	Date Case Established: 08/27/2025
Compliance Deadline: 10/08/2025	

Owner: JOSE ARMANDO RODRIGUEZ PLLC

Mailing Address

JOSE ARMANDO RODRIGUEZ PLLC
 17 PLUMOSUS PARK DR
 DELAND, FL 32724

Notice of Violation for the following location:

Address

Parcel

720 AVENUE A
 HOLLY HILL, FL 32117

523707010010

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. Obtain two (2) Business Tax Receipts

Compliance Date: 10/08/2025

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

Hearing Date: 10/24/2025

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: **CER2025-001917-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **01/06/2025**

Compliance Deadline: **05/01/2025**

Owner: PennyMac Loan Services, LLC C/C Deutsche Bank National Trust Company

Mailing Address

PennyMac Loan Services, LLC C/C Deutsche Bank National Trust Company
176 E. Saint Andrews Place
Santa Ana, CA 92705

Notice of Violation for the following location:

Address

Parcel

4 WILLIAM DR DR
HOLLY HILL, FL 32117

424255020020

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: Property was posted.

Compliance Date: 05/01/2025

Violation: IPMC 111.1.5 Dangerous Structure - Dangerous Structure

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

Corrective Action: Structure has been heavily damaged by fire. Structure must be repaired or demolished.

Compliance Date: 05/01/2025



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

Notice to Appear	Case Number: CER2025-001917-
	Case Type: Building (Residential)
	Date Case Established: 01/06/2025
	Compliance Deadline: 05/01/2025

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

Hearing Date: 10/24/2025

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: **CER2025-001917-**

Notice to Appear

Case Type: **Building (Residential)**

Date Case Established: **01/06/2025**

Compliance Deadline: **05/01/2025**

Owner: Ceaser Ortiz

Mailing Address

Ceaser Ortiz
4 William Dr
Holly Hill, FL 32117

Notice of Violation for the following location:

Address

Parcel

4 WILLIAM DR DR
HOLLY HILL, FL 32117

424255020020

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: Property was posted.

Compliance Date: 05/01/2025

Violation: IPMC 111.1.5 Dangerous Structure - Dangerous Structure

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

Corrective Action: Structure has been heavily damaged by fire. Structure must be repaired or demolished.

Compliance Date: 05/01/2025



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

Notice to Appear	Case Number: CER2025-001917-
	Case Type: Building (Residential)
	Date Case Established: 01/06/2025
	Compliance Deadline: 05/01/2025

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

Hearing Date: 10/24/2025

Hearing Time: 2:00 PM

Hearing Address: 1065 Ridgewood Avenue

Attention: Person(s) with Disabilities:

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

Sincerely,

Randy Ast
Code Enforcement Supervisor



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

<h1>Notice to Appear</h1>	Case Number: CER2025-001917-
	Case Type: Building (Residential)
	Date Case Established: 01/06/2025
Compliance Deadline: 05/01/2025	

Owner: FBC Mortgage, LLC

Mailing Address

FBC Mortgage, LLC
 1230 Commerce Park Drive, Suite 116
 Longwood, FL 32779

Notice of Violation for the following location:

Address	Parcel
4 WILLIAM DR DR HOLLY HILL, FL 32117	424255020020

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: Property was posted.

Compliance Date: 05/01/2025

Violation: IPMC 111.1.5 Dangerous Structure - Dangerous Structure
 For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

Corrective Action: Structure has been heavily damaged by fire. Structure must be repaired or demolished.

Compliance Date: 05/01/2025



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

Notice to Appear	Case Number: CER2025-001917-
	Case Type: Building (Residential)
	Date Case Established: 01/06/2025
	Compliance Deadline: 05/01/2025

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

Hearing Date: 10/24/2025

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