



Code Enforcement

Special Master Hearings

~ Agenda ~

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

Kyle Mahanes
386-248-9483

Friday, August 22, 2025

2:00 PM

City Commission Chamber

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
---------------	---------	--------	------	---------

II. ROLL CALL

III. SPECIAL MASTER CASES

Case No. 1

1. **Special Master (ID # 4984)**

1613 Ridge Ave - Nikta Pilpenko

CASE NUMBER: CER2025 - 002850

PARCEL NUMBER:424220080020

VIOLATIONS:

82-131 - BUILDING PERMIT REQUIRED

Case No. 2

2. **Special Master (ID # 4983)**

209 12Th St - APC ROOFING

CASE NUMBER: CER2025 - 003117

PARCEL NUMBER: 424249000020

VIOLATIONS:

62-27 - BUSINESS TAX RECEIPT

82-131 BUILDING PERMIT REQUIRED

Case No. 3

3. **Special Master (ID # 4985)**

403 Ridgewood Ave - Overall Home Remodeling Llc

CASE NUMBER: CER2023 - 000098

PARCEL NUMBER: 533733020050

VIOLATIONS:

IPMC 110.1 - DEMOLITION

Case No. 4

4. Special Master (ID # 4986)

815 Catherine Ave -

CASE NUMBER: CER2025-003118

PARCEL NUMBER:523718010370

VIOLATIONS:

IPMC 110.1 - DEMOLITION

Case No. 5

5. Special Master (ID # 4987)

124 Daytona Ave - Florida Llc

CASE NUMBER: CER2025-002909

PARCEL NUMBER:533720010070

VIOLATIONS:

26-61 (1) - GRASS & WEEDS

26-61 (2) - TRASH & DEBRIS

62-27 - BUSINESS TAX RECEIPT REQUIRED

IPMC 304.1 - EXTERIOR MAINTENANCE

IPMC 304.15 - DOORS

IPMC 305.1 - INTERIOR STRUCTURE

IPMC 305.3 - INTERIOR SURFACES

IPMC 305.5 - HANDRAILS & GUARDS

IPMC 504.1 - FUNCTIONING PLUMBING

Case No. 6

6. Special Master (ID # 4988)

1145 Powers Ave - Kenneth Hallock Est

CASE NUMBER: CER2025-003119

PARCEL NUMBER:424228020140

**VIOLATIONS:
IPMC 110.1 - DEMOLITION**

Case No. 7

- 7. Special Master (ID # 4989)**
1020 Hartford Ave - Athena Property Services Llc
CASE NUMBER: CEC2025-003074
PARCEL NUMBER:424262040060

**VIOLATIONS:
IPMC 110.1 DEMOLITION**

Case No. 8

- 8. Special Master (ID # 4990)**
1395 Jarecki Ave -
CASE NUMBER: CER2025-002108
PARCEL NUMBER: 424243042500

**VIOLATIONS:
26-61(1) - GRASS
IPMC 110.1 DEMOLITION
IPMC 302.7 ACCESSORY STRUCTURES
IPMC 304.7 ROOFS AND DRAINAGE**

Case No. 9

- 9. Special Master (ID # 4991)**
608 Unabelle Ave
CASE NUMBER: CER2025-003043
PARCEL NUMBER: 424227020050

**VIOLATIONS:
26-61(1) GRASS**

Case No. 10

- 10. Special Master (ID # 4992)**

727 Unabelle St

CASE NUMBER: CER2025-002024

PARCEL NUMBER: 424227010330

VIOLATIONS :

26-61(1) - GRASS

26-61(2) - TRASH

IPMC 302.8 VEHICLE REGISTRATION/OPERABLE

Case No. 11

11. Special Master (ID # 4993)

623 Unabelle St - Charles Davis TR

CASE NUMBER: CER2025 - 002469

PARCEL NUMBER: 424227010460

VIOLATIONS:

114-727 - FENCE MAINTENANCE

26-61(1) GRASS

A. Case No. 12

1. Special Master (ID # 4994)

1379 Powers Ave - Hutchinson Donna Marie Est

CASE NUMBER: CER2025-002938

PARCEL NUMBER: 424243021380

VIOLATIONS:

26-61(1) GRASS

IV. ADJOURNMENT

V. Special Master Hearing