



Code Enforcement
Special Master Hearings
~Agenda~

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

Kyle Mahanes
386-248-9483

Friday, April 17, 2026

2:00 PM

City Commission Chamber

I. Call to Order

II. Roll Call

III. Special Master Cases

Case No.1 CEC2026-4165 - 635 Carswell Avenue - Steven Decator

Case No.2 CER2026-004402 - 536 6TH Street - Dodani Shilu C/O Robert Robin

Case No.3 CER2026-4261 - 1007 Daytona Avenue — Robert Pavano

Case No.4 - CER2025-3499 - 944 Hibiscus Avenue — Build American Home Corp., Inc.

Case No.5 CER2025-3489 - 843 Grove Avenue — Peter Prager

IV. Adjournment



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

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|------------------------------------------|
| Case Number: CEC2026-004165- |
| Case Type: Building (Commercial) |
| Date Case Established: 02/24/2026 |
| Compliance Deadline: 03/05/2026 |

Owner: Steven Decator

Mailing Address

Steven Decator
 635 CARSWELL AV
 HOLLY HILL, FL 32117

Notice of Violation for the following location:

Address

Parcel

635 CARSWELL AV
 HOLLY HILL, FL 32117

533701000350

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 pallets stored on the exterior of the building.

Compliance Date: 03/05/2026

Violation: IPMC 111.1 Unsafe Conditions - Unsafe Conditions

When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy , or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

Corrective Action: The Fire Marshal has deemed that the large quantity of pallets stored on the exterior of the building to be a fire hazard and must be removed immediately.

Compliance Date: 03/05/2026

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

Hearing Date: 04/17/2026

Hearing Time: 2:00pm

Hearing Address: 1065 Ridgewood Ave

Attention: Person(s) with Disabilities:

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

Sincerely,

Kyle Mahanes
 Code Enforcement/Animal Control Officer



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

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|------------------------------------------|
| Case Number: CER2026-004402- |
| Case Type: Building (Residential) |
| Date Case Established: 03/30/2026 |
| Compliance Deadline: 04/20/2026 |

Owner: DODANI SHILU R CO: C/O ROBERT ROBINS ESQ

Mailing Address

DODANI SHILU R CO: C/O ROBERT ROBINS ESQ
 PO BOX 265493
 DAYTONA BEACH FL 32126,

Notice of Violation for the following location:

| Address | Parcel |
|------------------------------------|--------------|
| 563 6TH ST HOLLY HILL, FL 32117 | 533706000010 |

Violation: IPMC 302.4 Grass and Weeds - Grass and Weeds

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

Corrective Action: Please mow and maintain your lawn and the right of way area. RECURRING VIOLATION

Compliance Date: 04/20/2026

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: 04/17/2026

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

| | |
|------------------------------------------|--|
| Case Number: CER2026-004261- | |
| Case Type: Building (Residential) | |
| Date Case Established: 03/10/2026 | |
| Compliance Deadline: 03/19/2026 | |

Owner: PAVANO ROBERT A

Mailing Address

PAVANO ROBERT A
 1007 DAYTONA AVE
 HOLLY HILL FL 32117,

Notice of Violation for the following location:

Address

Parcel

1007 DAYTONA AV
 HOLLY HILL, FL 32117

423505010189

Violation: 26-61(10) Stagnant Water - Stagnant Water

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are hereby declared to be and constitute a nuisance: Any accumulation of stagnant water permitted or maintained on any lot or piece of ground;

Corrective Action: Stagnant water in swimming pool is a health hazard. See IPMC 303.1

Compliance Date: 03/19/2026

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: Unsanitary pool and overgrown rear yard are an attractive nuisance for vermin. See IPMC 303.1

Compliance Date: 03/19/2026

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: Cut back all overgrown vegetation and weeds

Compliance Date: 03/30/2026

Violation: IPMC 303.2 Pool Enclosures - Pool Enclosures

" Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching.

Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier."

Corrective Action: Swimming pool must be repaired, cleaned, and pump made operable. Pool must meet all Health department standards,

Compliance Date: 03/19/2026

Violation: IPMC 303.2 Pool Enclosures - Pool Enclosures



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

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|------------------------------------------|
| Case Number: CER2026-004261- |
| Case Type: Building (Residential) |
| Date Case Established: 03/10/2026 |
| Compliance Deadline: 03/19/2026 |

" Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching.

Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier."

Corrective Action: Repair the damaged fence/gate surrounding the pool

Compliance Date: 03/19/2026

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: 04/17/2026

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

| |
|------------------------------------------|
| Case Number: CER2025-003499- |
| Case Type: Building (Residential) |
| Date Case Established: 10/07/2025 |
| Compliance Deadline: 12/08/2025 |

Owner: BUILD AMERICAN HOME CORP INC

Mailing Address

BUILD AMERICAN HOME CORP INC
 2111 N SEMINOLE ST
 KISSIMMEE, FL 34744

Notice of Violation for the following location:

| Address | Parcel |
|-----------------------------------------|--------------|
| 944 HIBISCUS AV HOLLY HILL, FL 32117 | 533738010050 |

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: 12/08/2025

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

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Hearing Time: 2:00 PM

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Sincerely,

Randy Ast
 Code Enforcement Supervisor



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

| | |
|------------------------------------------|--|
| Case Number: CER2025-003489- | |
| Case Type: Building (Residential) | |
| Date Case Established: 10/06/2025 | |
| Compliance Deadline: 11/17/2025 | |

Owner: PRAGER PETER

Mailing Address

PRAGER PETER
 460 SOUTH ELLIOTT
 SANFORD, FL 32771

Notice of Violation for the following location:

Address

Parcel

843 GROVÈ AV
 HOLLY HILL, FL 32117

533740100160

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. Each rental unit requires a BTR (841/843)

Compliance Date: 11/17/2025

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: 04/17/2026

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Sincerely,

Randy Ast
 Code Enforcement Supervisor