



SPECIAL MAGISTRATE HEARING

LIMITED CAPACITY

AGENDA

MONDAY, AUGUST 17, 2026

11:00 AM

360 E. MAIN STREET, PAHOKEE, FLORIDA 33476

COMMISSION CHAMBERS

Magistrate: Keith W. Davis, Esq.

Staff: Nohemi Polanco | Lakeria Phillips | Heather VanEpps | Carl Morrison, Sr.

A. CALL MEETING TO ORDER FOR SPECIAL MAGISTRATE HEARING

B. NEW BUSINESS:

1. Case #23054 - Green Jessie L Est & Green Henry F Est - Po Box 512, Belle Glade, FL 33430

LOCATION OF VIOLATION: 275 Adams Pl

VIOLATION(S):

17-181(1)

17-74(a)

17-181(10)

Sec. 17-181(3)

Sec. 17-181(4)

Sec. 17-181(7)

Sec. 17-282(d)

Sec. 17-73(a)

Sec. 17-75 (a)

Sec. 17-75(d)

Sec. 17-75(e)(1)(2)

Sec. 17-75(e)(1)

Sec. 17-75(m)

17-76(a)

2. Case #26024 Lopez Sr Nelson - 485 W Main Street, Pahokee, FL 33476

LOCATION OF VIOLATION: 725 Main St., Ste B

VIOLATION(S):

Sec 17-78 (d)(1)

3. Case #26030 Lopez Nelson - P.O. Box 781, Canal Point, FL 33438

LOCATION OF VIOLATION: 300 Barack Obama Blvd

VIOLATION(S):

Sec 17-78 (d)(1)

- [4.](#) Case #26064 - Campbell Timothy A Trust - 421 49th St Apt 1, West Palm Beach, FL 33407

LOCATION OF VIOLATION: 297 E Main St 1

VIOLATION(S):

FBC. 105.1

FBC. 109.4

- [5.](#) Case #26104 - Town & Country Homes Of Pahokee LLC - 3001 W Hallendale Beach Blvd # 300, Hallandale, FL 33009

LOCATION OF VIOLATION: 640 Farmers Market Rd

VIOLATION(S):

17-74(c)

12-31

17-181(3)

- [6.](#) Case #26108 - Elias Yunion A, 6870 W 25th Ln, Hialeah, FL 33016

LOCATION OF VIOLATION: 154 Bacom Point Rd

VIOLATION(S):

17-74(c)

12-31

17-181(5)

- [7.](#) Case #26110 - Cronacher Georgia E & Cronacher Roy W - 1076 Goodlette Rd, Naples, FL 34102

LOCATION OF VIOLATION: 331 Bacom Point Rd

VIOLATION(S):

17-74(c)

12-31

17-181(3)

- [8.](#) Case #26111 - Moore Mercedean- 698 Fraiser Ct, Pahokee, FL 33476

LOCATION OF VIOLATION: 1584 Boone Ave

VIOLATION(S):

17-74(c)

12-31

17-181(3)

- [9.](#) Case #26114 - WPB Holdings Group LLC - 2600 E Hallendale Beach Blvd APT 3107, Hallendale, FL 33009

LOCATION OF VIOLATION: 170 W 3rd St 1 (this legal address includes a building known as 314 Rardin Ave)

VIOLATION(S):

17-74(a)

NFPA 1: 1.12.6.3

NFPA 1: 10.10.4.4

NFPA 1: 10.10.6.1
NFPA 1: 10.2.1
NFPA 1: 10.2.4
NFPA 1: 10.4.1
NFPA 1: 13.6.3.1.1
NFPA 1: 13.6.4.1.1
NFPA 1: 4.1.4.2.3
NFPA 101:7.10.1.2.1
NFPA 101:7.2.2.4.5.3
NFPA 101:7.9.1.1

Sec 11-11

Sec. 12-31

Sec. 17-103(b)

Sec. 17-107(a)

Sec. 17-109(b)

Sec. 17-113(c)

Sec. 17-181(1)

Sec. 17-181(10)

Sec. 17-181(3)

Sec. 17-76(a)

Sec. 17-76(c)

[10.](#) Case #26117 - Tv6 W LLC - 8051 Congress Ave, Boca Raton, FL 33487

LOCATION OF VIOLATION:2981 Main St

VIOLATION(S):

17-74(c)

12-31

[11.](#) Case #26120 - Cardona Holdings 11 LLC - 450 N Park Rd Ste 301, Hollywood, FL 33021

LOCATION OF VIOLATION: 460 Cypress Ave

VIOLATION(S):

Sec. 16-1

Sec. 16-2(a)

Sec. 16-2(b)

[12.](#) Case #26121 - Jozile Rodolphe - 4899 NW 6th St, Delray Beach, FL 33445

LOCATION OF VIOLATION: Bacom Point Rd

VIOLATION(S):

17-74(c)

12-31

17-181(3)

13. Case #26123 - GM Pahokee LLC - 16138 93rd Rd. North, Loxahatchee, FL 33470
LOCATION OF VIOLATION: 800 Barack Obama Blvd
VIOLATION(S):
17-74(c)
12-31
17-181(3)
- [14.](#) Case #26125 - Lopez Sr Nelson - 485 W Main Street, Pahokee, FL 33476
LOCATION OF VIOLATION: 725 E Main St Ste B
VIOLATION(S):
FBC. 105.1
FBC. 109.4
- [15.](#) Case #26126 - Lopez Nelson - Po Box 781, Canal Point, FL 33438
LOCATION OF VIOLATION: 300 Barack Obama Blvd
VIOLATION(S):
FBC. 105.1
FBC. 109.4
- [16.](#) Case #26129 - POKEME LLC - 4900 NW 2nd Ave, Miami, FL 33127
LOCATION OF VIOLATION: 120 N State Market Rd 1
VIOLATION(S):
Sec. 16-1(a)
Sec. 16-12(a)
Sec. 16-2(b)
- [17.](#) Case #26130 - POKEME LLC (Dr. Hu MD) - 4900 NW 2nd Ave, Miami, FL 33127
LOCATION OF VIOLATION: 120 N State Market Rd 1
VIOLATION(S):
Sec. 16-1(a)
Sec. 16-12(a)
Sec. 16-12(b)
- [18.](#) Case #26131 - POKEME LLC (Barbara Brewster Boivin) - 4900 NW 2nd Ave, Miami, FL 33127
LOCATION OF VIOLATION: 120 N State Market Rd 1
VIOLATION(S):
Sec. 16-1(a)
Sec. 16-12(a)
Sec. 16-12(b)
- [19.](#) Case #26132 - Derrick Smith & Bernice Smith - 5429 Starfish Rd, Loxahatchee, FL 33470
LOCATION OF VIOLATION: 224 Carver Pl
VIOLATION(S):
17-74(c)

12-31

17-181(3)

[20.](#) Case #26136 - Tango Ulises LLC - 10069 Ramblewood Dr., Pompano Beach, FL 33071

LOCATION OF VIOLATION: 257 Buddy White Ave

VIOLATION(S):

11-11

12-31

[21.](#) Case #26137 - Hill Annie P & Hill James T Jr - 601 SW 13th St, Belle Glade, FL 33430

LOCATION OF VIOLATION: Daniel Pl

VIOLATION(S):

17-74(c)

12-31

17-181(3)

[22.](#) Case #26138 - Beausejour Barbara & Joseph Yolby - 262 SW Janice Ave, Port Saint Lucie, FL 34953

LOCATION OF VIOLATION: 172 Cypress Ave

VIOLATION(S):

17-74(c)

12-31

17-181(3)

[23.](#) Case #26140 - Green Woodrow Est - PO Box 512, Belle Glade, FL 33430

LOCATION OF VIOLATION: 1424 7th St

VIOLATION(S):

17-151(a)

12-31

17-181(3)

17-75(a)

17-75(b)

17-75(d)

17-75(m)

[24.](#) Case #26141 - Consulting RE LLC - 14416 Old Mill Rd Ste 201, Upper Marlboro, MD 20772

LOCATION OF VIOLATION: 540 E Main St

VIOLATION(S):

17-74(c)

12-31

17-181(3)

[25.](#) Case #26144 - Caldwell Eunice (JM Wireless) - 2061 Jamaica Dr, Hollywood, FL 33023

LOCATION OF VIOLATION: 137 E Main St

VIOLATION(S):

Sec. 16-1(a)

Sec. 16-12(a)

Sec. 16-12(b)

C. ADJOURN

In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk at Pahokee City Hall, 207 Begonia Dr, Pahokee, FL 33476 Phone: (561) 924-5534. If hearing impaired, telephone the Florida Relay Service Number, 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statutes 286.26).



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 23054
07/29/2026

Property Owner/Respondent Name and Address:

Green Jessie L Est & Green Henry F Est
Po Box 512
Belle Glade, FL 33430

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @11am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

You are hereby ordered to appear before the Code Enforcement Special Magistrate in order to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

IF THE CITY PREVAILS IN PROSECUTING YOUR CASE, IT SHALL BE ENTITLED TO FULL RECOVERY OF ALL COSTS ASSOCIATED WITH YOUR CASE.

Should you be found in violation of the city's code(s), the Code Enforcement Special Magistrate has the authority, by law, to levy fines of up to \$500.00 per day against the land on which the violation(s) exist, or if you do not own the land, upon any other real or personal property owned by you, for every day that the violation(s) continues beyond the date set in order.

VIOLATOR/TENANT: Green Jessie L Est & Green Henry F Est

LOCATION OF VIOLATION: 275 Adams Pl

ADDRESS KNOWN AS:

VIOLATION:

17-181(1) - Nuisance Declared"

The casting, throwing, sweeping, placing, depositing, or burial of any litter, garbage, refuse, rubbish, chattel, or trash in any manner other than placing the same in a proper disposal facility or place, commercial container, authorized private receptacle, garbage can, trash container;

17-74(a) - Sanitation

Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

Sec. 17-181(10) - "Nuisance" declared.

The keeping of any building or structure in an unclean or unsanitary condition;

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

Sec. 17-181(4) - "Nuisance" declared.

The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life;

Sec. 17-181(7) - "Nuisance" declared.

The presence, accumulation, open storage, or other wise keeping of any abandoned, discarded, or unused chattel;

Sec. 17-282 - Security requirements. (d)

When the property becomes vacant or abandoned, it shall be posted with the name and twenty four (24) hour contact telephone number of the local property manager. The posting shall be no less than eighteen (18) inches by twenty-four (24) inches, and shall be of a font that is legible from a distance of forty-five (45) feet. The posting shall contain the following language:

THIS PROPERTY IS MANAGED BY _____.

Sec. 17-73 - Vacant structures and land.

(a)All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure a condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health and welfare.

Section B, Item 1.

Sec. 17-75 - Exterior of structure or building. (a) General:

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.

Sec. 17-75 - Exterior of structure or building. (d) Structural members:

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

Sec. 17-75 - Exterior of structure or building. (e) Foundation walls:

All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent entry of rats.(1)Skirting: Existing skirting shall be maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure.(2)Replacement skirting: Replacement or new skirting shall be constructed of materials intended for exterior use and properly sized and mounted to prevent free access to the crawl space of the structure.

Sec. 17-75(e)(1)-Exterior of structure or building

Skirting: Existing skirting shall be maintained free from broken or missing sections, pieces or cross members. Skirting shall be securely attached and sized from the ground to the lower outside perimeter of the structure.

Sec. 17-75. - Exterior of structure or building. (m) Windows and door-frames:

Every window, door and frame shall be kept in sound condition, good repair and weather-tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

Sec. 17-76(a) - Interior of structure or building

General: The interior of a structure and equipment herein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.



Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26024
08/04/2026

Property Owner/Respondent Name and Address:

Lopez Sr Nelson
485 W Main Street
Pahokee, FL 33476

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

You are hereby ordered to appear before the Code Enforcement Special Magistrate in order to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

IF THE CITY PREVAILS IN PROSECUTING YOUR CASE, IT SHALL BE ENTITLED TO FULL RECOVERY OF ALL COSTS ASSOCIATED WITH YOUR CASE.

Should you be found in violation of the city's code(s), the Code Enforcement Special Magistrate has the authority, by law, to levy fines of up to \$500.00 per day against the land on which the violation(s) exist, or if you do not own the land, upon any other real or personal property owned by you, for every day that the violation(s) continues beyond the date set in order.

VIOLATOR/TENANT: Lopez Sr Nelson

LOCATION OF VIOLATION: 725 Main St Suite B

ADDRESS KNOWN AS:

VIOLATION:

Sec. 17-78 - Multi-family rental units and commercial buildings.

(d) (1) All multi-family residential units (MFRU) or commercial buildings (CB) shall have the required number of parking spaces under the Land Development Code. All grandfathered MFRU shall have, at a minimum, one and one-half (1½) spaces per unit. All CB shall have at least the minimum required for the approved use. All spaces shall meet the requirements for paved parking, striping and drainage, have the required base foundation, and be asphalt or concrete. All MFRU's and CB's shall be required to obtain the proper permits and complete parking in compliance with this Code within six (6) months of the adoption of this Code. (10-25-2016)

(2) Variance. MFRU's or CB's may apply for a variance from the requirements of this section, provided that they meet the variance requirements of the ULDC and can show specific off-site parking which the MFRU or CB is legally entitled to use.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26030
08/04/2026

Property Owner/Respondent Name and Address:

Lopez Nelson
Po Box 781
Canal Point, FL 33438

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Lopez Nelson

LOCATION OF VIOLATION: 300 Barack Obama Blvd

ADDRESS KNOWN AS:

VIOLATION:

Sec. 17-78 - Multi-family rental units and commercial buildings.

(d) (1) All multi-family residential units (MFRU) or commercial buildings (CB) shall have the required number of parking spaces under the Land Development Code. All grandfathered MFRU shall have, at a minimum, one and one-half (1½) spaces per unit. All CB shall have at least the minimum required for the approved use. All spaces shall meet the requirements for paved parking, striping and drainage, have the required base foundation, and be asphalt or concrete. All MFRU's and CB's shall be required to obtain the proper permits and complete parking in compliance with this Code within six (6) months of the adoption of this Code. (10-25-2016)

(2) Variance. MFRU's or CB's may apply for a variance from the requirements of this section, provided that they meet the variance requirements of the ULDC and can show specific off-site parking which the MFRU or CB is legally entitled to use.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee

City of Pahokee

207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534



Notice of Hearing

Case No.: 26064
08/03/2026

Property Owner/Respondent Name and Address:

Campbell Timothy A Trust
421 49th St Apt 1
West Palm Beach, FL 33407

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Campbell Timothy A Trust

LOCATION OF VIOLATION: 297 Main St 1

ADDRESS KNOWN AS:

VIOLATION:

FBC. 105.1 Required. Permits

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit

FBC. 109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26104
08/03/2026

Property Owner/Respondent Name and Address:

Town & Country Homes Of Pahokee Llc
3001 W Hallendale Beach Blvd # 300
Hallandale, FL 33009

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Town & Country Homes Of Pahokee Llc

LOCATION OF VIOLATION: 640 Farmers Market Rd

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26108
08/03/2026

Property Owner/Respondent Name and Address:

Elias Yunior A
6870 W 25th Ln
Hialeah, FL 33016

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Elias Yunior A

LOCATION OF VIOLATION: 154 Bacom Point Rd

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(5) - "Nuisance" declared.

The growth of any vegetation, plant material, or tree which might in time of hurricanes or storms cause damage to life or property within the immediate area of such growth;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26110
08/03/2026

Property Owner/Respondent Name and Address:

Cronacher Georgia E & Cronacher Roy W
1076 Goodlette Rd
Naples, FL 34102

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: CRONACHER GEORGIA E & CRONACHER ROY W

LOCATION OF VIOLATION: 331 Bacom Point Rd

ADDRESS KNOWN AS: Post Office

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Code Enforcement Officer
City of Pahokee



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207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26111
08/03/2026

Property Owner/Respondent Name and Address:

Moore Mercedean
698 Fraiser Ct
Pahokee, FL 33476

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street 11:00** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

You are hereby ordered to appear before the Code Enforcement Special Magistrate in order to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

IF THE CITY PREVAILS IN PROSECUTING YOUR CASE, IT SHALL BE ENTITLED TO FULL RECOVERY OF ALL COSTS ASSOCIATED WITH YOUR CASE.

Should you be found in violation of the city's code(s), the Code Enforcement Special Magistrate has the authority, by law, to levy fines of up to \$500.00 per day against the land on which the violation(s) exist, or if you do not own the land, upon any other real or personal property owned by you, for every day that the violation(s) continues beyond the date set in order.

VIOLATOR/TENANT: Moore Mercedean

LOCATION OF VIOLATION: 1584 Boone Ave

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26114
07/21/2026

Property Owner/Respondent Name and Address:

WPB Holdings Group LLC
2600 E Hallendale Beach Blvd APT 3107
Hallendale, FL 33009

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: WPB Holdings Group LLC

LOCATION OF VIOLATION: 170 W 3RD ST 1

ADDRESS KNOWN AS: including a building AKA 314 Rardin Ave

VIOLATION:

17-74(a) - Sanitation

Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

NFPA 1: 1.12.6.3

Where additional permits, approvals, certificates or licenses are required by other agencies, approval shall be obtained from those other agencies.

NFPA 1: 10.10.4.4

Conditions that could cause a fire to spread to within 25 ft (7.6 m) of a structure shall be eliminated prior to ignition.

NFPA 1: 10.10.6.1

Grills on Balconies

NFPA 1: 10.2.1

The owner, operator, or occupant shall be responsible for compliance with this Code.

NFPA 1: 10.2.4

The owner, operator, or occupant of a building that is deemed unsafe by the AHJ shall abate, through corrective action approved by the AHJ, the condition causing the building to be unsafe either by repair, rehabilitation, demolition, or other corrective action approved by the AHJ.

NFPA 1: 10.4.1

Person shall not fail to leave a building when notified to do so or when directed by the AHJ as a result of a known or perceived emergency.

NFPA 1: 13.6.3.1.1

The minimum number of fire extinguishers needed to protect shall be determined as outlined in 13.6.3.(10:6.1.1)

NFPA 1: 13.6.4.1.1

The owner or designated agent or occupant of a property in which fire extinguishers are located shall be responsible for inspection, maintenance, and recharging (Sec 13.6.4.1.2) (10:7.1.1)

NFPA 1: 4.1.4.2.3

The facility shall be designed, constructed, protected, and maintained, and operations associated with the conducted, to provide a reasonable level of protection for the facility, its contents, and adjacent properties collapse due to a loss of structural integrity resulting from fire.

NFPA 101: 7.10.1.2.1

Exit Signs Required

NFPA 101: 7.2.2.4.5.3

The height of required handrails

NFPA 101: 7.9.1.1

Emergency Lighting Required

Sec. 11-11. - Unlawful accumulation.

No person shall place any accumulation of garbage or trash in any portion of a right-of-way or upon private property in any part of a front yard or a side yard abutting a right-of-way except during the day scheduled for collection or during the day immediately preceding the day scheduled for collection. No trash or garbage, at any time, shall be placed at the rear of a property abutting an alley.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-103. - Ventilation. (b) Screens:

Every door, window and other outside opening utilized or intended for ventilation purposes serving any structure containing habitable rooms, shall have approved, tightly fitting screens of not less than sixteen (16) mesh per inch.

Sec. 17-107(a) Plumbing fixtures.

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

Sec. 17-109(b). - Sanitary drainage system

Maintenance: Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

Sec. 17-113(c). - Electrical facilities

Electrical system hazards: Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Sec. 17-181(1) - "Nuisance declared"

The casting, throwing, sweeping, placing, depositing, or burial of any litter, garbage, refuse, rubbish, chattel, or trash in any manner other than placing the same in a proper disposal facility or place, commercial container, authorized private receptacle, garbage can, trash container;

Sec. 17-181(10) - "Nuisance" declared.

The keeping of any building or structure in an unclean or unsanitary condition;

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

Sec. 17-76(a) - Interior of structure or building

General: The interior of a structure and equipment herein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition.

Sec. 17-76(c) - Interior of structure or building

Interior surfaces: All interior surfaces, including windows and doors, shall be maintained in a good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.



Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee

Section B, Item 9.



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26117
08/04/2026

Property Owner/Respondent Name and Address:

Tv6 W Llc
8051 Congress Ave
Boca Raton, FL 33487

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

You are hereby ordered to appear before the Code Enforcement Special Magistrate in order to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

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Should you be found in violation of the city's code(s), the Code Enforcement Special Magistrate has the authority, by law, to levy fines of up to \$500.00 per day against the land on which the violation(s) exist, or if you do not own the land, upon any other real or personal property owned by you, for every day that the violation(s) continues beyond the date set in order.

VIOLATOR/TENANT: Tv6 W Llc

LOCATION OF VIOLATION: 2981 Main St

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26120
08/03/2026

Property Owner/Respondent Name and Address:

CARDONA HOLDINGS 11 LLC
450 N PARK RD STE 301
HOLLYWOOD, FL 33021 6919

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: CARDONA HOLDINGS 11 LLC

LOCATION OF VIOLATION: 460 Cypress Ave

ADDRESS KNOWN AS:

VIOLATION:

Sec. 16-1. - Occupational tax imposed; when payable; duration; half-year licenses.

(a) An occupational tax is hereby imposed upon each and every business, profession and occupation engaged in or carried on, either wholly or in part within the corporate limits of the city, in the respective amount as provided for by section 16-10 and each and every person engaged in or carrying on, managing or practicing any business, profession or occupation, either wholly or in part within the corporate limits of the city is hereby required to pay to the city an occupational tax in the amount provided for by section 16-10.

Sec. 16-12. - Delinquent penalties.

(a) Those licenses not renewed by October first shall be considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the occupational license fee for the delinquent establishment.

(b) Any person engaging in or managing any business, occupation or profession without first obtaining a local occupational license, if required by this chapter, shall be subject to a penalty of twenty-five (25) percent of the license determined to be due, in addition to any other penalty provided by law or ordinance.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26121
07/23/2026

Property Owner/Respondent Name and Address:

Jozile Rodolphe
4899 Nw 6th St
Delray Beach, FL 33445

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Jozile Rodolphe

LOCATION OF VIOLATION: Bacom Point Rd

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

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Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26125
08/03/2026

Property Owner/Respondent Name and Address:

Lopez Sr Nelson
485 W Main Street
Pahokee, FL 33476

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Lopez Sr Nelson

LOCATION OF VIOLATION: 725 Main St Suite B

ADDRESS KNOWN AS:

VIOLATION:

FBC. 105.1 Required. Permits

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit

FBC. 109.4 Work commencing before permit issuance.

Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26126
08/03/2026

Property Owner/Respondent Name and Address:

Lopez Nelson
Po Box 781
Canal Point, FL 33438

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @11:00** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Lopez Nelson

LOCATION OF VIOLATION: 300 Barack Obama Blvd

ADDRESS KNOWN AS:

VIOLATION:

FBC. 105.1 Required. Permits

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit

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Code Enforcement Officer
City of Pahokee



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207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26129
08/03/2026

Property Owner/Respondent Name and Address:

POKEME LLC
4900 NW 2ND AVE
MIAMI ,FL 33127 - 2123

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Dignity Health LLC

LOCATION OF VIOLATION: 120 N State Market Rd 1

ADDRESS KNOWN AS:

VIOLATION:

Sec. 16-1. - Occupational tax imposed; when payable; duration; half-year licenses.

(a) An occupational tax is hereby imposed upon each and every business, profession and occupation engaged in or carried on, either wholly or in part within the corporate limits of the city, in the respective amount as provided for by section 16-10 and each and every person engaged in or carrying on, managing or practicing any business, profession or occupation, either wholly or in part within the corporate limits of the city is hereby required to pay to the city an occupational tax in the amount provided for by section 16-10.

Sec. 16-12. - Delinquent penalties.

(a) Those licenses not renewed by October first shall be considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the occupational license fee for the delinquent establishment.

(b) Any person engaging in or managing any business, occupation or profession without first obtaining a local occupational license, if required by this chapter, shall be subject to a penalty of twenty-five (25) percent of the license determined to be due, in addition to any other penalty provided by law or ordinance.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26130
08/03/2026

Property Owner/Respondent Name and Address:

POKEME LLC
4900 NW 2ND AVE
MIAMI ,FL 33127 - 2123

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VIOLATOR/TENANT: Dr.Hu M.D. Dignity Healing, LLC

LOCATION OF VIOLATION: 120 N State Market Rd 1

ADDRESS KNOWN AS:

VIOLATION:

Sec. 16-1. - Occupational tax imposed; when payable; duration; half-year licenses.

(a) An occupational tax is hereby imposed upon each and every business, profession and occupation engaged in or carried on, either wholly or in part within the corporate limits of the city, in the respective amount as provided for by section 16-10 and each and every person engaged in or carrying on, managing or practicing any business, profession or occupation, either wholly or in part within the corporate limits of the city is hereby required to pay to the city an occupational tax in the amount provided for by section 16-10.

Sec. 16-12. - Delinquent penalties.

(a) Those licenses not renewed by October first shall be considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the occupational license fee for the delinquent establishment.

(b) Any person engaging in or managing any business, occupation or profession without first obtaining a local occupational license, if required by this chapter, shall be subject to a penalty of twenty-five (25) percent of the license determined to be due, in addition to any other penalty provided by law or ordinance.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26131
08/03/2026

Property Owner/Respondent Name and Address:

POKEME LLC
4900 NW 2ND AVE
MIAMI ,FL 33127 - 2123

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street@ 11:00am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Barbara Brewster Boivin, Dignity Health, LLC

LOCATION OF VIOLATION: 120 N State Market Rd 1

ADDRESS KNOWN AS:

VIOLATION:

Sec. 16-1. - Occupational tax imposed; when payable; duration; half-year licenses.

(a) An occupational tax is hereby imposed upon each and every business, profession and occupation engaged in or carried on, either wholly or in part within the corporate limits of the city, in the respective amount as provided for by section 16-10 and each and every person engaged in or carrying on, managing or practicing any business, profession or occupation, either wholly or in part within the corporate limits of the city is hereby required to pay to the city an occupational tax in the amount provided for by section 16-10.

Sec. 16-12. - Delinquent penalties.

(a) Those licenses not renewed by October first shall be considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the occupational license fee for the delinquent establishment.

(b) Any person engaging in or managing any business, occupation or profession without first obtaining a local occupational license, if required by this chapter, shall be subject to a penalty of twenty-five (25) percent of the license determined to be due, in addition to any other penalty provided by law or ordinance.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26132
08/03/2026

Property Owner/Respondent Name and Address:

Derrick Smith & Bernice Smith
5429 Starfish Rd
Loxahatchee, FL 33470-7031

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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Should you be found in violation of the city's code(s), the Code Enforcement Special Magistrate has the authority, by law, to levy fines of up to \$500.00 per day against the land on which the violation(s) exist, or if you do not own the land, upon any other real or personal property owned by you, for every day that the violation(s) continues beyond the date set in order.

VIOLATOR/TENANT: Derrick Smith & Bernice Smith

LOCATION OF VIOLATION: 224 Carver Pl

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property.

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26136
08/03/2026

Property Owner/Respondent Name and Address:

Tango Ulises LLC
10069 Ramblewood Dr.
Pompano Beach, Florida 33071

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

You are hereby ordered to appear before the Code Enforcement Special Magistrate in order to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

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VIOLATOR/TENANT: Tango Ulises LLC

LOCATION OF VIOLATION: 257 Buddy White Ave

ADDRESS KNOWN AS:

VIOLATION:

Sec. 11-11. - Unlawful accumulation.

No person shall place any accumulation of garbage or trash in any portion of a right-of-way or upon private property in any part of a front yard or a side yard abutting a right-of-way except during the day scheduled for collection or during the day immediately preceding the day scheduled for collection. No trash or garbage, at any time, shall be placed at the rear of a property abutting an alley.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26137
08/03/2026

Property Owner/Respondent Name and Address:

Hill Annie P & Hill James T Jr
601 Sw 13th St
Belle Glade, FL 33430

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @11:00am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Hill Annie P & Hill James T Jr

LOCATION OF VIOLATION: Daniel PI

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property.

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Sec. 17-181(3) - "Nuisance" declared.

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If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26138
08/03/2026

Property Owner/Respondent Name and Address:

BEAUSEJOUR BARBARA JOSEPH YOLBY &
262 SW JANICE AVE
PORT SAINT LUCIE ,FL 34953 5551

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: BEAUSEJOUR BARBARA JOSEPH YOLBY &

LOCATION OF VIOLATION: 172 Cypress Ave

ADDRESS KNOWN AS:

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26140
08/05/2026

Property Owner/Respondent Name and Address:

Green Woodrow Est
Po Box 512
Belle Glade, FL 33430

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: Green Woodrow Est

LOCATION OF VIOLATION: 1424 7th St

ADDRESS KNOWN AS:

VIOLATION:

17-151(a) - Electrical Equipment

Installation: All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.

Sec. 12-31. - Duty of owners to maintain property

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Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

Sec. 17-75 - Exterior of structure or building. (a) General:

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.

Sec. 17-75 - Exterior of structure or building. (b) Exterior painting:

All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

Sec. 17-75 - Exterior of structure or building. (d) Structural members:

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

Sec. 17-75. - Exterior of structure or building. (m) Windows and door-frames:

Every window, door and frame shall be kept in sound condition, good repair and weather-tight. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with the hearing.

Section B, Item 23.



Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26141
08/07/2026

Property Owner/Respondent Name and Address:

CONSULTING RE LLC
14416 OLD MILL RD STE 201
UPPER MARLBORO, MD 20772-3093

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: CONSULTING RE LLC

LOCATION OF VIOLATION: 540 Main St

ADDRESS KNOWN AS: Dollar General

VIOLATION:

17-74(c)

Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

Sec. 12-31. - Duty of owners to maintain property

The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

Sec. 17-181(3) - "Nuisance" declared.

The condition of ill-repair or lack of maintenance of any real property such that such condition is deemed to be unsafe or creates a health, sanitation, or safety hazard;

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

If this is a recurring violation, your case may still be considered by the Special Magistrate, even if you comply with this notice prior to the hearing.

Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee



City of Pahokee
207 Begonia Drive
Pahokee, Florida 33476
Ph: (561) 924-5534

Notice of Hearing

Case No.: 26144
08/06/2026

Property Owner/Respondent Name and Address:

CALDWELL EUNICE
2061 JAMAICA DR
HOLLYWOOD ,FL 33023 2414

You are hereby notified that on **08/17/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 11:00 am** concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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VIOLATOR/TENANT: JM Wireless

LOCATION OF VIOLATION: 137 E Main St

ADDRESS KNOWN AS:

VIOLATION:

Sec. 16-1. - Occupational tax imposed; when payable; duration; half-year licenses.

(a) An occupational tax is hereby imposed upon each and every business, profession and occupation engaged in or carried on, either wholly or in part within the corporate limits of the city, in the respective amount as provided for by section 16-10 and each and every person engaged in or carrying on, managing or practicing any business, profession or occupation, either wholly or in part within the corporate limits of the city is hereby required to pay to the city an occupational tax in the amount provided for by section 16-10.

Sec. 16-12. - Delinquent penalties.

(a) Those licenses not renewed by October first shall be considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each month of delinquency thereafter until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the occupational license fee for the delinquent establishment.

(b) Any person engaging in or managing any business, occupation or profession without first obtaining a local occupational license, if required by this chapter, shall be subject to a penalty of twenty-five (25) percent of the license determined to be due, in addition to any other penalty provided by law or ordinance.

If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2014.

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Heather VanEpps
Senior Code Enforcement Officer
City of Pahokee