



SPECIAL MAGISTRATE HEARING

LIMITED CAPACITY

AGENDA

TUESDAY, APRIL 28, 2026

11:00 AM

360 E. MAIN STREET, PAHOKEE, FLORIDA 33476

COMMISSION CHAMBERS

Magistrate: Davis & Associates, P.A.

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

A. CALL MEETING TO ORDER FOR SPECIAL MAGISTRATE HEARING

B. NEW BUSINESS:

1. Case #24198 Boldin Ronald D Sr & Boldin Earthalene F - 108 N Greenstar St, Pahokee, FL 33476

LOCATION OF VIOLATION: 108 Greenstar St, Pahokee, FL 33476

STATUS CHECK

VIOLATION(S): Sec. 16-1.

2. Case# 25160 Quintana Jesus A & Valle Filemon G - 16245 E Goldcup Dr, Loxahatchee, FL 33470

LOCATION OF VIOLATION: 262 E 7th St, Pahokee, FL 33476

VIOLATION(S):

FBC. 105.1

FBC. 109.4

3. Case # 25180 RIFNA PROPERTY LLC - 3453 Lago de Talavera, Lake Worth, FL 33467

LOCATION OF VIOLATION: 379 Bacom Point Rd, Pahokee, FL 33476

VIOLATION(S):

Sec. 12-31

Sec. 17-181(3)

4. Case # 25184 Pensco Trust Co Custodian Fbo - PO Box 173859, Denver, CO 80217

LOCATION OF VIOLATION: 424 Sago Ct, Pahokee, FL 33476

VIOLATION(S):

FBC. 105.1

FBC. 109.4

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

LOCATION OF VIOLATION: 725 E Main St, Suite B, Pahokee, FL 33476

VIOLATION(S):

Sec. 17-78

6. Case # 26030 Lopez Nelson - PO Box 781, Canal Point, FL 33438

LOCATION OF VIOLATION: 300 Barack Obama Blvd, Pahokee, FL 33476

VIOLATION(S):

Sec. 17-78

[7.](#) Case # 26031 McGowan Joaquin N - 455 Bacom Point Rd, Pahokee, FL 33476

LOCATION OF VIOLATION: 455 Bacom Point Rd, Pahokee, FL 33476

VIOLATION(S):

FBC. 105.1

FBC. 109.4

C. ADJOURN (BY MOTION AND APPROVAL OF MAJORITY PRESENT)

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 (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 Status Check

Case No.: 24198
04/08/2026

Property Owner/Respondent Name and Address:

Boldin Ronald D Sr & Boldin Earthalene F
108 N Greenstar St
Pahokee, FL 33476

You are hereby notified that on **04/28/2026**, 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.

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: Boldin Ronald D Sr & Boldin Earthalene F

LOCATION OF VIOLATION: 108 Greenstar Ave

ADDRESS KNOWN AS: Mobile Food Business without a license Artis Ford

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.

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



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

Notice of Hearing

Case No.: 25160
04/08/2026

Property Owner/Respondent Name and Address:

QUINTANA JESUS A & VALLE FILEMON G
16245 E GOLDCUP DR
LOXAHATCHEE FL ,FL 33470 4132

You are hereby notified that on **04/28/2026**, 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: QUINTANA JESUS A & VALLE FILEMON G

LOCATION OF VIOLATION: 262 E 7th St

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

Notice of Hearing

Case No.: 25180
04/13/2026

Property Owner/Respondent Name and Address:

RIFNA PROPERTY LLC
3453 Lago de Talavera
Lake Worth, Florida 33467

You are hereby notified that on **04/28/2026**, 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: RIFNA PROPERTY LLC

LOCATION OF VIOLATION: 379 Bacom Point Rd

ADDRESS KNOWN AS:

VIOLATION:

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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Heather VanEpps
Senior 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.: 25184
04/08/2026

Property Owner/Respondent Name and Address:

Pensco Trust Co Custodian Fbo
Po Box 173859
Denver, CO 80217

You are hereby notified that on **04/28/2026**, 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: Pensco Trust Co Custodian Fbo

LOCATION OF VIOLATION: 424 Sago Ct

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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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.

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Heather VanEpps
Senior 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.: 26024
04/08/2026

Property Owner/Respondent Name and Address:

Lopez Sr Nelson
485 W Main Street
Pahokee, FL 33476

You are hereby notified that on **04/28/2026**, 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: 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



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

Notice of Hearing

Case No.: 26030
04/08/2026

Property Owner/Respondent Name and Address:

Lopez Nelson
Po Box 781
Canal Point, FL 33438

You are hereby notified that on **04/28/2026**, 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:

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)

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Carl Morrison, Sr
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.: 26031
04/08/2026

Property Owner/Respondent Name and Address:

Mcgowan Joaquin N
455 Bacom Point Rd
Pahokee, FL 33476

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VIOLATOR/TENANT: Mcgowan Joaquin N

LOCATION OF VIOLATION: 455 Bacom Point Rd

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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