



SPECIAL MAGISTRATE HEARING

LIMITED CAPACITY

AGENDA

TUESDAY, MARCH 31, 2026

10:00 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 #26026 - Life Safety/Unsafe Structure

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

LOCATION OF VIOLATION: 169 Adams PL 46

VIOLATION(S):

17-181(1)

17-74(a)

NFPA 101: 7.10.1.2.1

NFPA 101: 7.2.2.462

NFPA 101: 7.9.1.1

NFPA 101:31.3.4.5.1

Sec 17-76(a)

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(10)

Sec. 17-181(3)

Sec. 17-76(c)

Sec. 6-72

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 the 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 Violation/Notice of Hearing

New Violation Recurring Violation Life Safety Unsafe Structure

Case No.: 26026

Property Owner/Respondent Name and Address:

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

Violator/Tenant: WPB Holdings Group LLC

Location of Violation: 169 Adams PL 46, Pahokee, FL 33476

Address Known As:

PCN: 48374218160010090

An inspection of the above referenced property was made and found violation(s) of the City of Pahokee Code of Ordinances.

Date of Notice: 03/10/2026

Correct On Or Before: 03/18/2026

Corrective Action(s): The city requires this property to be substantially repaired (with proper permits) and inspected or demolished (with proper permits) under the provisions of Section 116 (FBC). The scope of repairs must include all damage and any illegal modifications that have been made to the structure. All persons residing must vacate immediately, and all violations must be cured or fixed by compliance date (with proper permits) for each violation that requires them. Please contact the building department for all permit concerns or questions.

Description/Other Notes: Property has been deemed UNSAFE & CONDEMNED by the Building Official due to numerous FBC code violations and Life Safety Fire code violations including electrical hazards.

The violation(s) are described below:

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.

NFPA 101: 7.10.1.2.1

Exit Signs Required

NFPA 101: 7.2.2.462

Guard Rail Height

NFPA 101: 7.9.1.1

Emergency Lighting Required

NFPA 101:31.3.4.5.1

Smoke Detectors Required

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 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. 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(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(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.

Sec. 6-72. - Emergency repair, vacation or demolition

In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dangerous building is immediately repaired, vacated or demolished, the building inspector shall report such facts to the city commission and the city commission shall cause the immediate repair, vacation or demolition of such dangerous building, provided that if any building in the city is in such condition that it is dangerous to life and limb, such building shall be removed immediately by the building inspector without notice of any kind, but no building shall be removed without notice except in case of fire in or on adjoining premises to safeguard other buildings, or in case of a hurricane or an approaching hurricane to protect other buildings or residents from flying timber or debris, and in such cases only upon order of the fire chief or chief of police. The costs of such emergency repair, vacation or demolition shall be collected in the same manner as provided in

If you fail to comply with the terms of this Notice, this case will be brought before the City of Pahokee's Special Magistrate on 03/31/2026 at 10:00 am at the Commission Chamber, 360 East Main Street, Pahokee, FL 33476.

YOU ARE HEREBY ORDERED to appear and answer the above charges. Your failure to appear may result in the Special Magistrate proceeding in your absence.

To avoid a hearing in this case, IT IS YOUR OBLIGATION TO NOTIFY the undersigned Code Enforcement Officer of compliance.

If you are found in violation of the City Code of Ordinances, the Special Magistrate has the legal authority to levy fines up to \$250.00 a day against you and your property, for everyday that the violation continues to exist beyond the date set in

an order of the Special Magistrate for compliance, or in the case of a repeat violation, a fine up to \$500. finding a repeat violation has been committed.

Section B, Item 1.

Should you desire, you have the right to obtain an attorney, at your own expense, to represent you before the Special Magistrate. You will have the opportunity to present witnesses, as well as question witnesses against you, prior to the Special Magistrate making a determination.

You should be prepared, at the hearing, to present evidence concerning the amount of time you will need to correct the alleged violation, should you be found in violation of the City Code. If you wish to have witnesses subpoenaed or if you have questions, you may contact Code Enforcement at 561-924-5534 ext. 2012 or 2014.

Any interested party seeking to appeal any decision of the Special Magistrate, with respect to any matter considered at the hearing, will need a record of the proceedings, and will ensure that a verbatim record of the proceedings is made, including testimony and evidence presented.

If you need a special accommodation in order to attend the hearing, you must advise the City Clerk at 561-924-5534 ext. 2006 at least thirty-six (36) hours prior to the hearing.



Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee



02/27/2026



02/27/2026



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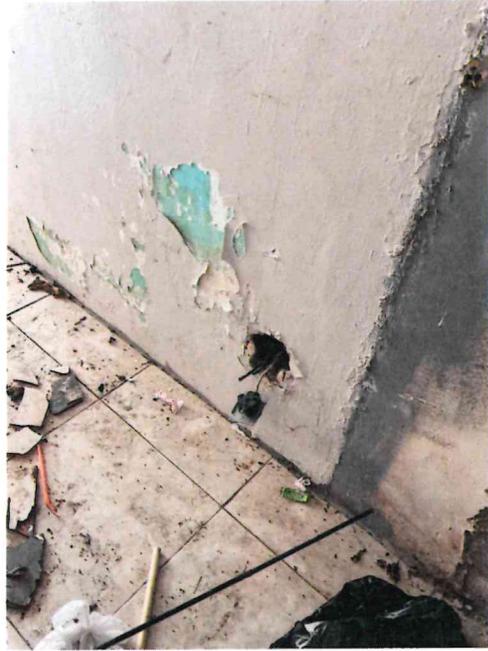
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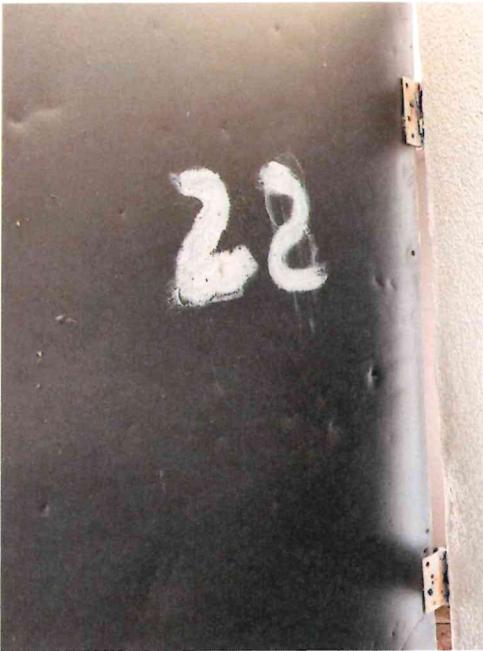
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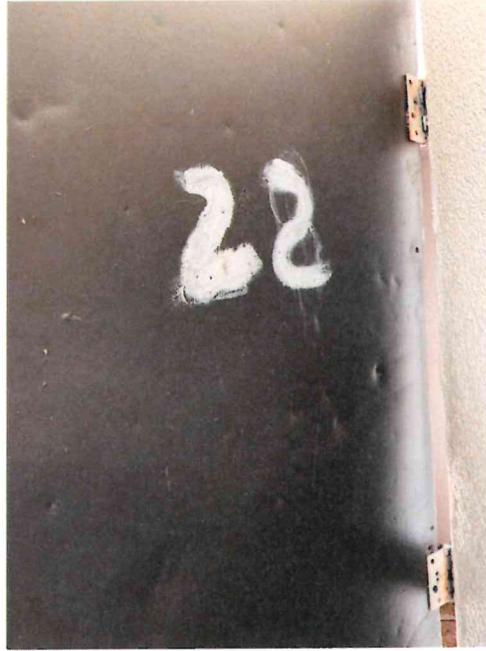
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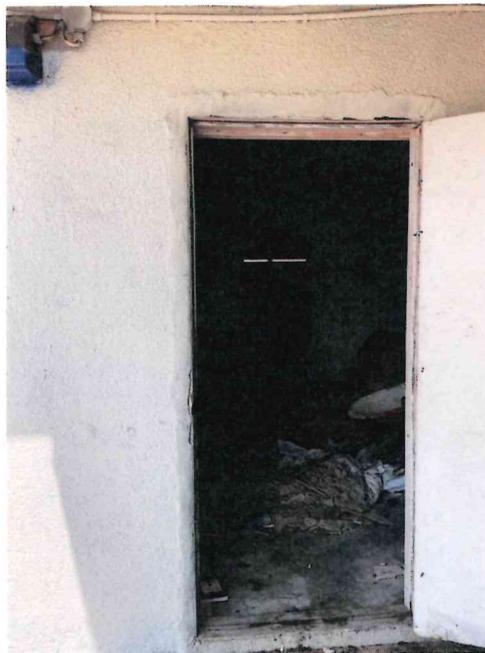
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02/27/2026



Search by Address, Owner, or PCN

Return

Layers Tools & Reports Help

View Property Review Print

OWNERS

WPB HOLDINGS GROUP LLC

PROPERTY DETAIL

LOCATION

169 ADAMS PL 46

MUNICIPALITY

PAHOKEE

PARCEL NO.

48-37-42-18-16-001-0090

SUBDIVISION

WASHINGTON PARK PAHOKEE IN

BOOK/PAGE

33339/923

SALE DATE

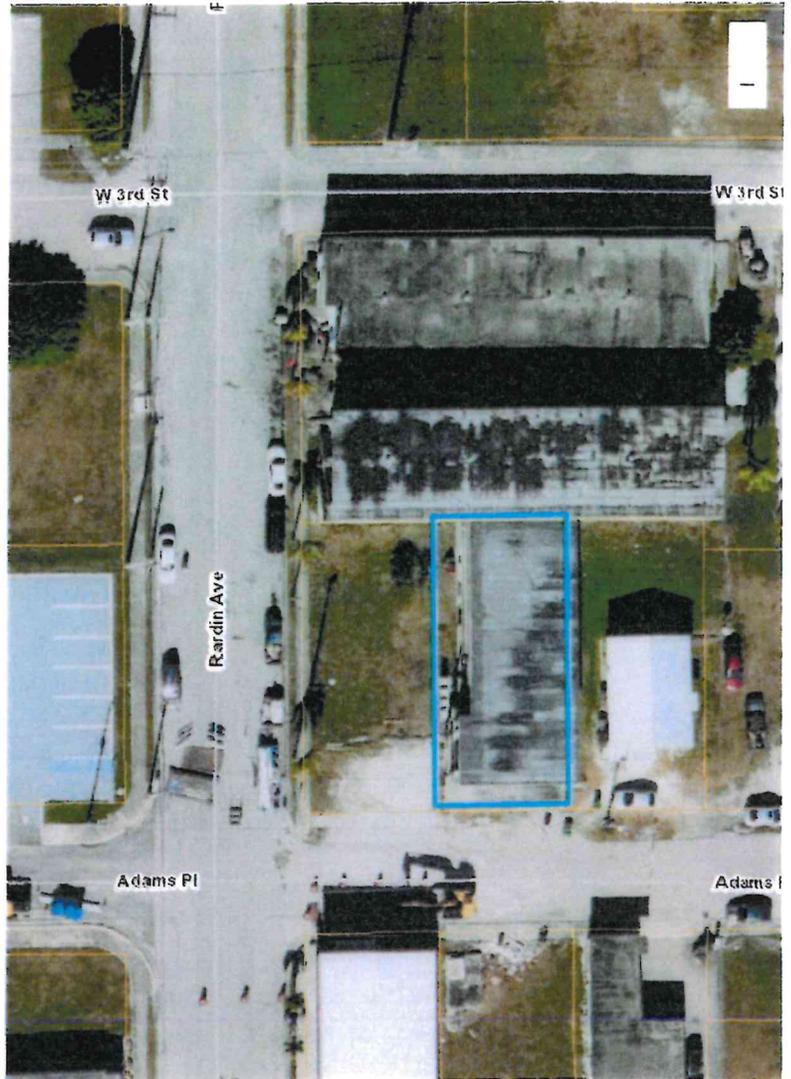
02/15/2022

MAILING ADDRESS

2600 E HALLANDALE BEACH BLVD APT 3107
HALLANDALE FL 33009 4873

USE TYPE

0300 - MULTIFAMILY 10 UNITS OR MORE



BUILDING OFFICIAL REPORT

John Blake <john.blake@bureauveritas.com>
Nohemi Polanco; Judson Dulany <judson.dulany@bureauveritas.com>
Lakeria Phillips; Carl Morrison; Heather Epps; Tammy Bussey
Notice of unsafe conditions:

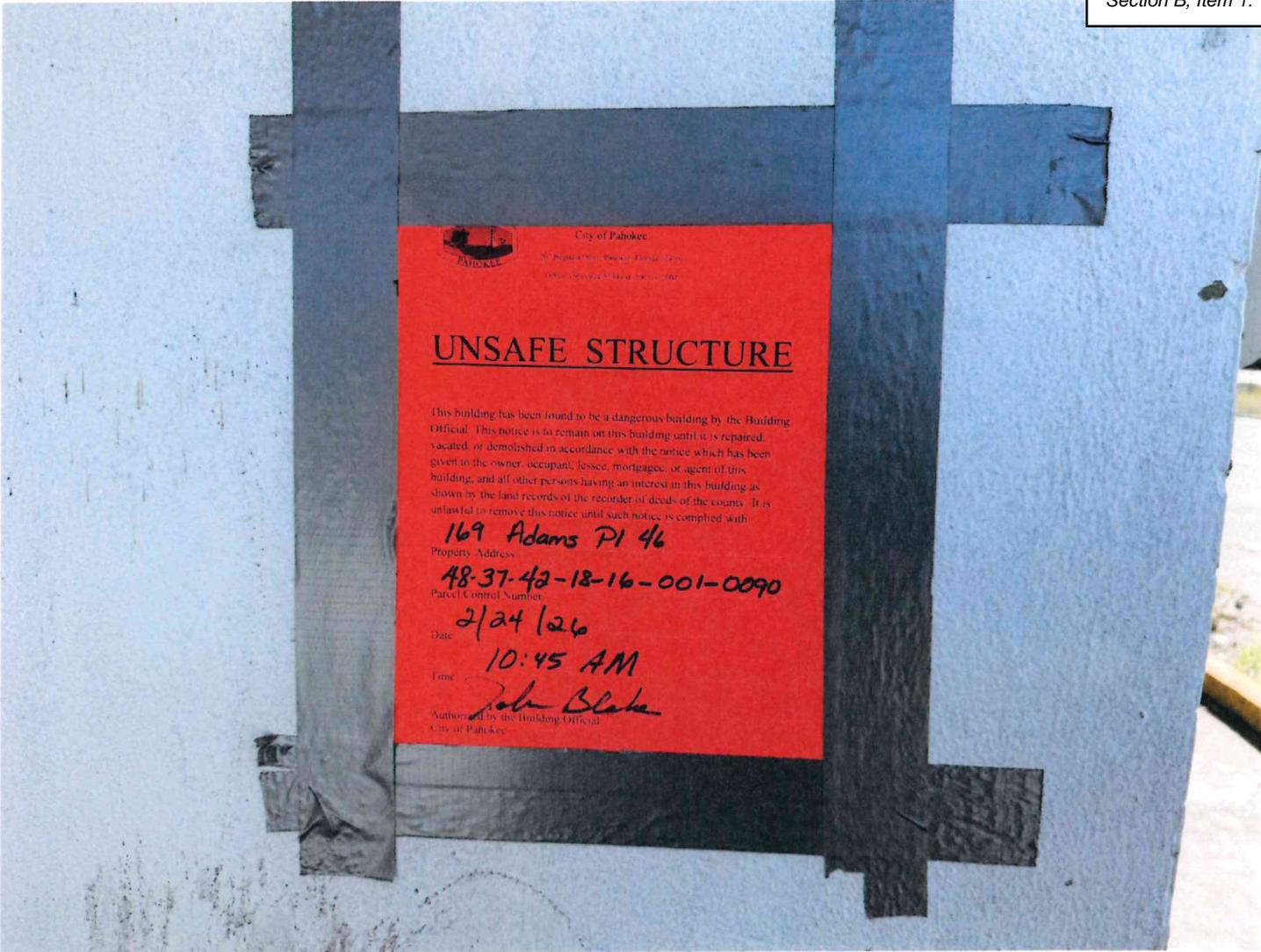
After visiting the site at 169 Adams Place on 02/24/26 and 02/27/26;

It has been determined to be an "unsafe building". The electrical power was cut by FPL at the request of the Fire Dept. There are many plumbing pipes that are disconnected and open sewer drains. The HVAC system is non-operational and disconnected. There are doors and windows that are missing, broken and/or boarded up. There is trash and debris piled up in hallways, walkways and unoccupied units. There are vermin, roaches, cats and chickens in and around the building. The entire property is an "attractive nuisance".

It is my declaration that the building at 169 Adams Place, Pahokee, Florida; is unsafe and not habitable. The property needs to be vacated, secured, and either repaired or demolished... As soon as possible.

Respectfully, John Blake

John Blake CBO
CAP Government
1910 Fl-Mango Rd.
WPB, Florida
561-719-4811
John.blake@bureauveritas.com



City of Pahokee
20 Poplar Street, Pahokee, FL 33479
(888) 233-3333

UNSAFE STRUCTURE

This building has been found to be a dangerous building by the Building Official. This notice is to remain on this building until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this building, and all other persons having an interest in this building as shown by the land records of the recorder of deeds of the county. It is unlawful to remove this notice until such notice is complied with.

Property Address: **169 Adams Pl 46**
Parcel Control Number: **48-37-42-18-16-001-0090**
Date: **2/24/26**
Time: **10:45 AM**
Authorized by the Building Official: **John Blake**
City of Pahokee





PALM BEACH COUNTY FIRE REPORT



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
 Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd



| | | | |
|-----------------------|-------------------------|---------------------------|--|
| Occupant Name: | WPB HOLDINGS GROUP, LLC | Inspection Date: | 12/3/2025 (Initial Insp. Date: 2/28/2023) |
| Address: | 169 ADAMS Place | InspectionType: | Reinspection #2 (110 Citizen Notification) |
| Suite: | SHELL | Property Use Type: | 5 or More Units w/o Fire Protection System w/o Common Area |
| City: | PAHOKEE | Local File ID: | |
| State: | FL | Zone: | 48 |
| Zip Code: | 33476 | Inspected By: | Pamela Summers 561-723-7082 PSummers@pbcgov.org |
| District: | 400 | | |

| Insp. Result | Location | Code Set | Code |
|--------------|---|--|---|
| Fail | | Palm Beach County Local Amendments 2020 Chapter 11 Building Services | 11.1.1.3 - Abate Electrical Hazards |
| Fail | | Palm Beach County Local Amendments 2020 Chapter 11 Building Services | 11.1.11 - Open Wiring Prohibited |
| Fail | | Palm Beach County Local Amendments 2020 Chapter 13 Fire Protection Systems | 13.3.1.1.1 - Automatic Sprinkler System Required |
| | Inspector Comments: Per Chief DeRita, Section 13.3.1.1.1 is not applicable. According to PAPA, this property was constructed in 1966 without sprinkler protection. | | |
| Fail | | FL NFPA 1 2018 Chapter 12 Features of Fire Protection | 12.7.6.3.5 - Fire Doors shall be Self- or Automatic-Closing |
| | Inspector Comments: Per Chief DeRita, Section 12.7.6.3.5 is not applicable. According to PAPA, this property was constructed in 1966 with an open breezeway. | | |
| Fail | | FL NFPA 101 2018 Chapter 7 Means of Egress | 7.2.2.4.6.2 - Guard Rail Height |
| Fail | | FL NFPA 101 2018 Chapter 7 Means of Egress | 7.9.1.1 - Emergency Lighting Required |
| Fail | | FL NFPA 101 2018 Chapter 7 Means of Egress | 7.10.1.2.1 - Exits Signs Required |
| Fail | | FL NFPA 101 2018 Chapter 31 Existing Apartment Buildings | 31.3.4.5.1 - Smoke Detectors Required |
| Fail | | Palm Beach County Local Amendments 2020 Chapter 13 Fire Protection Systems | 13.7.1.10.7 - Central Station Monitoring Required |
| | Inspector Comments: Per Chief DeRita, Section 13.7.1.10.7 is not applicable. According to PAPA, this property was constructed in 1966 without central station monitoring protection. | | |

Inspector Comments: Fire sprinklers, fire doors, and central monitoring are not required. These violations were cited in error based on current codes, which do not apply to this property.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/3/2026**.



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd



| | | | |
|-----------------------|-------------------------|---------------------------|--|
| Occupant Name: | WPB HOLDINGS GROUP, LLC | Inspection Date: | 11/21/2025 (Initial Insp. Date: 10/4/2024) |
| Address: | 169 ADAMS Place | InspectionType: | Reinspection #2 (200 Company Inspection Annual) |
| Suite: | SHELL | Property Use Type: | 5 or More Units w/o Fire Protection System w/o Common Area |
| City: | PAHOKEE | Local File ID: | |
| State: | FL | Zone: | 48 |
| Zip Code: | 33476 | Inspected By: | A 72 |
| District: | 400 | | |

| Insp. Result | Location | Code Set | Code |
|--------------|----------|----------|------|
|--------------|----------|----------|------|

| | | | |
|------|--|--|--|
| Fail | | FL NFPA 1 2021 Chapter 11 Building Services | 11.1.7.2 - Electrical Disconnect shall be Accessible |
|------|--|--|--|

Inspector Comments: This violation is currently uncorrected. See inspection report dated 11/21/2025 for the status of corrections.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/30/2025**.

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

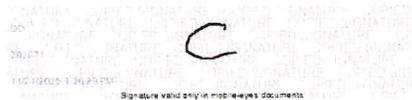
| | | |
|-----------|------------|------|
| Signature | Print Name | Date |
|-----------|------------|------|

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

Inspector:



DD
11/21/2025

Ref: 293768-363671



Palm Beach County Fire Rescue

405 Pike Road, West Palm Beach, FL 33411
Phone (561) 616-7030 Fax (561) 616-7082
discover.pbcgov.org/pbcfr/crrd



| | | | |
|-----------------------|-------------------------|---------------------------|--|
| Occupant Name: | WPB HOLDINGS GROUP, LLC | Inspection Date: | 11/21/2025 (Initial Insp. Date: 10/4/2024) |
| Address: | 169 ADAMS Place | InspectionType: | Reinspection #2 (200 Company Inspection Annual) |
| Suite: | SHELL | Property Use Type: | 5 or More Units w/o Fire Protection System w/o Common Area |
| City: | PAHOKEE | Local File ID: | |
| State: | FL | Zone: | 48 |
| Zip Code: | 33476 | Inspected By: | A 72 |
| District: | 400 | | |

| Insp. Result | Location | Code Set | Code |
|--------------|----------|----------|------|
|--------------|----------|----------|------|

| | | | |
|------|--|--|--|
| Fail | | FL NFPA 1 2021 Chapter 11 Building Services | 11.1.7.2 - Electrical Disconnect shall be Accessible |
|------|--|--|--|

Inspector Comments: This violation is currently uncorrected. See inspection report dated 11/21/2025 for the status of corrections.

ALL VIOLATIONS MUST BE ABATED IMMEDIATELY.

The violations must be corrected by **12/30/2025**.

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

| | | |
|-----------|------------|------|
| Signature | Print Name | Date |
|-----------|------------|------|

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

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Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

Inspector:

Signature valid only in mobile-eyes documents

DD
11/21/2025

Ref: 293768-363671

CERTIFICATE OF COMPLETION:

I certify that the violation(s) indicated above, have been properly corrected.

Signature Print Name Date

Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time limit for correction, as specified by your inspector. Contact information is listed at the top of this worksheet.

FAILURE TO CORRECT VIOLATIONS MAY RESULT IN CIVIL OR CRIMINAL PENALTIES OR IN A CITATION TO APPEAR IN COURT.

Palm Beach County Fire Rescue Thanks You for Keeping Your Business, Customers and the Citizens and Guests of Palm Beach County Safe!

Ref. 199510-365267

F26036673 - 61 - INVESTIGATION
169 ADAMS PL PAH

- Overview
- Chronology
- Event Unit
- View Map
- Event Details
- Event Calls (1)

EVENT INFORMATION - F26036673 [Actions >](#)

| Event Type | Event ID | Priority | Status | Source | DGroup | Case Numbers | Disposition Code |
|------------|-----------|----------|--------|--------|--------|--------------|------------------|
| 61 | F26036673 | 4 | A | - | F7 | PBC26022601 | |

AGENCY INFORMATION

| Agency | Priority | DGroup | ESZ | Area | Added | Dispatched | Arrived | Closed | Close ID | Close Terminal |
|--------|----------|--------|-----------|------|-------------------|-------------------|-------------------|-------------------|----------|----------------|
| PBC | 4 | F7 | 423718048 | 72 | 02/19/26 13:01:05 | 02/19/26 13:01:07 | 02/19/26 13:11:59 | 02/19/26 16:26:20 | 20210801 | \$E72 |

REMARKS

- 02/19/26 13:02:27 (fire-tac05) : PER DC73 ER REF UNSAFE ELECTRICAL PANEL
- 02/19/26 13:05:34 (fire-tac05) : INVESTIGATION ON LIFE SAFETY CONCERN FOR UNSAFE STRUCTRE AND ELECTRICAL HAZARD INVESTIGATION
- 02/19/26 13:32:56 (fire-tac02) : DC73 -- REQ FPL RESPOND UNSTABLE CONDITIONS
- 02/19/26 13:40:50 (fire-tac02) : FPL NOTF / TICKET 959 / ETA 30 MINS OR LESS
- 02/19/26 14:25:23 (fire-tac02) : FPL OK

[See more remarks](#)

[Show system remarks](#) Desc

LOCATION INFORMATION

169 ADAMS PL PAH

X-STREET 1: S LAKE AVE
 X-STREET 2: RARDIN AVE

Location Choices



CALLER INFORMATION

Name: DC73
Phone:
Address:

SUPPLEMENTAL INFORMATION

- Person 0
- Vehicle 0
- Property 0
- Contact Name 0
- Incident Times 0

CODE ENFORCEMENT
CITY OF PAHOKEE, FLORIDA

NOTICE OF ABATEMENT

Date: 3/10/26

Case #: 26026

Property Owner/Respondent Name and Address:

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

Location of Violation: 169 Adams Pl46

Parcel Control No: 48-37-42-18-16-001-0090

Legal Description: WASHINGTON PK LT 9 BLK 1

An inspection of the above referenced property was made on 2/27/2026 and found violation(s) of the City of Pahokee Code of Ordinances.

The violation(s) are as described below:

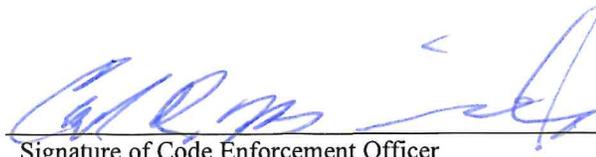
Violation of: 17-181 (1);17-74 (a); NFPA 101:7.10.1.2.1; NFPA 101.7.2.2.462;
NFPA 101:7.9.1.1; NFPA 101:31.3.4.5.1; Sec 17-76(a); Sec 11-11; Sec 12-31;
Sec 17-103(b); Sec 17-107(a); Sec 17-109(b); Sec 17-113 (c); Sec 17-181(10);
Sec 17-181 (3); Sec 17-76(c) & Sec 6-72

Date of Mailing: March 10, 2026

Corrective Action(s): Fence of at least 6 ft. & Secure entire property to keep people from gaining access to property

Pursuant to City Code Section 17-181 (1);17-74 (a); NFPA 101:7.10.1.2.1; NFPA 101.7.2.2.462; NFPA 101:7.9.1.1; NFPA 101:31.3.4.5.1; Sec 17-76(a); 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(10); Sec 17-181 (3); Sec 17-76(c) & Sec 6-72 the corrective action must be taken within **TEN (10) days from the date of the mailing of this notice.**

Failing which, the City shall abate the nuisance and all costs incurred or expended by the City shall be invoiced to the Property Owner/Respondent. Failure to pay such costs will result in a lien against the property.



Signature of Code Enforcement Officer
Carl Morrison, Sr
Printed name of Code Enforcement Officer

City of Pahokee
207 Begonia Drive
Pahokee, Fl. 33476
561-924-5534 ext. 2014



City of Pahokee

CITY HALL • 207 BEGONIA DRIVE • PAHOKEE, FLORIDA 33476 • PHONE (561) 924-5534 • FAX (561) 924-8140

Office of Code Enforcement

NOTICE OF CANCELLATION OF HEARING

DATE:03/10/2026

NAME:WPB Holdings Group LLC

ADDRESS:2600 E Hallendale Beach Blvd APT 3107

CITY, STATE, ZIP:Hallendale, FL 33009

Please take notice that the hearing before the Special Magistrate, scheduled for 03/20/2026 at 11:00 am, has been cancelled.

IF THE CITY PROCEEDS WITH PROSECUTING YOUR CASE, YOU SHALL RECEIVE A NEW NOTICE OF HEARING ON YOUR CASE.

LOCATION OF VIOLATION:169 Adams PL 46

ADDRESS KNOWN AS:

If you have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2005.

Code Enforcement Department

Notice of Cancellation - Case #: 26026



City of Pahokee

CITY HALL • 207 BEGONIA DRIVE • PAHOKEE, FLORIDA 33476 • PHONE (561) 924-5534 • FAX (561) 924-3140

Office of Code Enforcement

NOTICE OF CANCELLATION OF HEARING

DATE: 03/10/2026

NAME: WPB Holdings Group LLC

ADDRESS: 2600 E Hallendale Beach Blvd APT 3107

CITY, STATE, ZIP: Hallendale, FL 33009

Please take notice that the hearing before the Special Magistrate, scheduled for 03/20/2026 at 11:00 am, has been cancelled.

IF THE CITY PROCEEDS WITH PROSECUTING YOUR CASE, YOU SHALL RECEIVE A NEW NOTICE OF HEARING ON YOUR CASE.

LOCATION OF VIOLATION: 169 Adams PL 46

ADDRESS KNOWN AS:

If you have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2012 or 2005.

Code Enforcement Department

Notice of Cancellation - Case #: 26026



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

Notice of Hearing

Case No.: 26026
03/10/2026

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 **03/31/2026**, there will be a public hearing in the City of Pahokee Commission Chambers at **360 E. Main Street @ 10:00am** 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: WPB Holdings Group LLC

LOCATION OF VIOLATION: 169 Adams PL 46

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.

NFPA 101: 7.10.1.2.1

Exit Signs Required

NFPA 101: 7.2.2.462

Guard Rail Height

NFPA 101: 7.9.1.1

Emergency Lighting Required

NFPA 101:31.3.4.5.1

Smoke Detectors Required

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. 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 sanitary 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(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(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.

Sec. 6-72. - Emergency repair, vacation or demolition

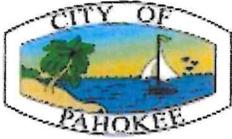
In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dangerous building is immediately repaired, vacated or demolished, the building inspector shall report such facts to the city commission and the city commission shall cause the immediate repair, vacation or demolition of such dangerous building, provided that if any building in the city is in such condition that it is dangerous to life and limb, such building shall be removed immediately by the building inspector without notice of any kind, but no building shall be removed without notice except in case of fire in or on adjoining premises to safeguard other buildings, or in case of a hurricane or an approaching hurricane to protect other buildings or residents from flying timber or debris, and in such cases only upon order of the fire chief or chief of police. The costs of such emergency repair, vacation or demolition shall be collected in the same manner as provided in

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

Affidavit of Service

Case No.: 26026

Property Owner/Respondent Name and Address:

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

Location of Violation: 169 Adams PL 46, Pahokee, FL 33476

Address Known As:

PCN: 48374218160010090

I Carl Morrison, Sr, have personally served the attached Notice of Violation/Notice of Hearing and/or Notice of Abatement and/or Order Finding Violation and assessing fine by;

- Hand Delivery to
- Posting the same at the property described above.
- Mailed out notice of Violation & Notice of Hearing by Certified Mail Return Receipt.

and have posted the same at Pahokee City Hall at 207 Begonia Drive, Pahokee, FL 33476 in accordance with section 162.12 Florida Statutes, on 03/10/2026

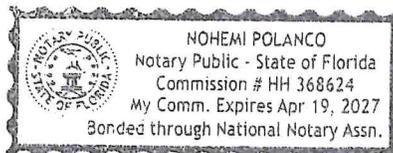
Affiant Signature

State of Florida
County of Palm Beach

The foregoing affidavit was acknowledged before me on this 03/10/2026 by Carl Morrison, Sr Code Enforcement Officer, who is personal known to me or who has produced a Florida's driver's license as identification who did did not take an oath.

Notary Public:

03/10/2026





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

Notice of Hearing

Case No.: 28026
03/10/2026

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VIOLATION/ITEMANT: WPB Holdings Group LLC
LOCATION OF VIOLATION: 169 Adams Pl. 46
ADDRESS KNOWN AS:

VIOLATION:

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- 17-24(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 101: 7.10.1.2.1
Exit Signs Required
NFPA 101: 7.2.2.462
Guard Rail Height
NFPA 101: 7.9.1.1
Emergency Lighting Required
NFPA 101:31.3.4.5.1
Smoke Detectors Required
- Sec 17-76(a) - Interior of structure or building
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Carl Morrison
Carl Morrison, Sr.
Code Enforcement Officer
City of Pahokee