



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.

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: 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 facility shall be conducted, to provide a reasonable level of protection for the facility, its contents, and adjacent properties from building 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

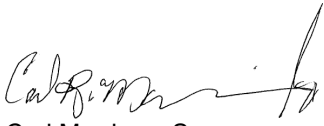
General: The interior of a structure and equipment herein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition.

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.

A handwritten signature in black ink, appearing to read 'Carl Morrison, Sr.', with a stylized flourish at the end.

Carl Morrison, Sr
Code Enforcement Officer
City of Pahokee