



City of Pahokee
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.

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