



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 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 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 \$500.00 a day, upon finding a repeat violation has been committed.

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



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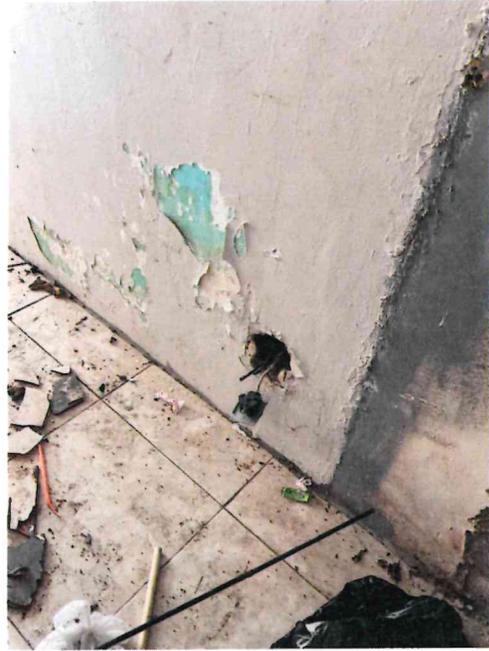
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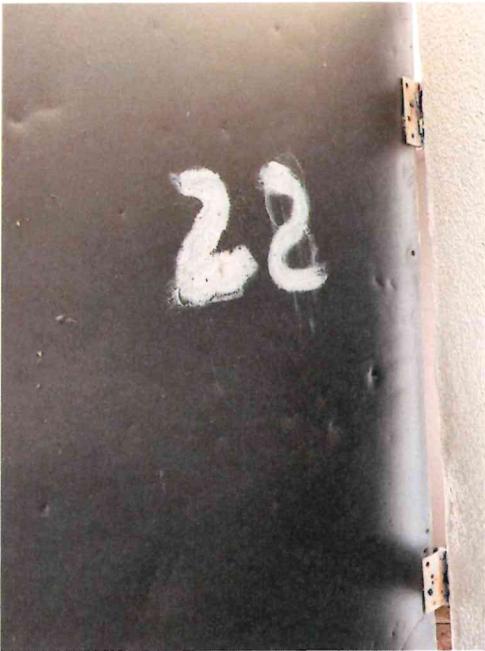
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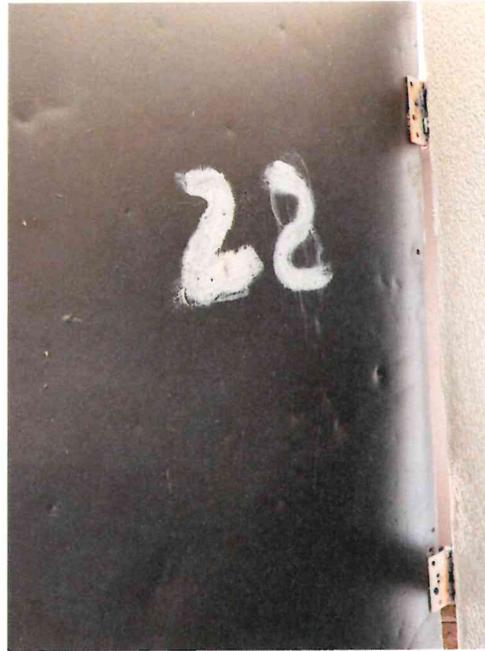
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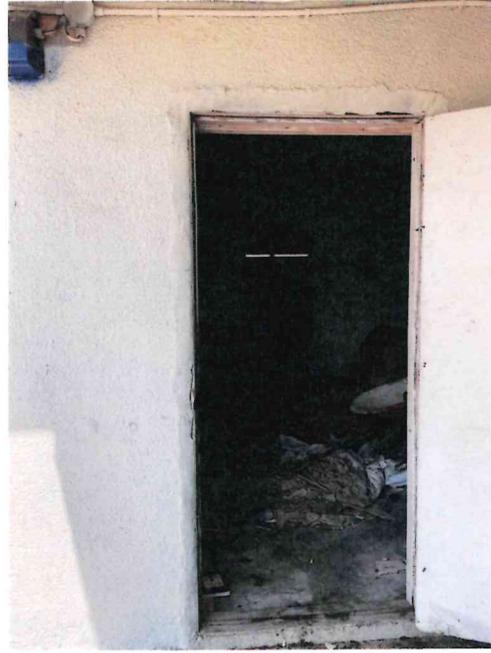
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02/27/2026



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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) 233-7777

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.

169 Adams Pl 46
Property Address

48-37-42-18-16-001-0090
Parcel Control Number

2/24/26
Date

10:45 AM
Time

John Blake
Authorized by the Building Official
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
Address: 169 ADAMS Place
Suite: SHELL
City: PAHOKEE
State: FL
Zip Code: 33476
District: 400

Inspection Date: 12/3/2025 (Initial Insp. Date: 2/28/2023)
InspectionType: Reinspection #2 (110 Citizen Notification)
Property Use Type: 5 or More Units w/o Fire Protection System w/o Common Area
Local File ID:
Zone: 48
Inspected By: Pamela Summers
 561-723-7082
 PSummers@pbcgov.org

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

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

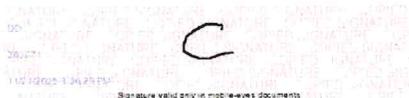
Signature	Print Name	Date
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Any violations requiring additional supporting documentation to clear the violations will be noted. Please mail, email, or fax this certification with any required supporting documents to your fire inspector within the time 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



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		

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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

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Inspector:

DD
11/21/2025

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Signature

Print Name

Date

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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