



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

## Notice of Hearing

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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 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**

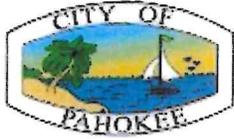
In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dangerous building is immediately repaired, vacated or demolished, the building inspector shall report such facts to the city commission and the city commission shall cause the immediate repair, 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 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

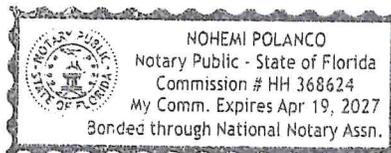
Affiant Signature

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





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

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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

General:

**Sec 17-76(a) - Interior of structure or building**

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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.

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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 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 lumber 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

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