



Office of Code  
Enforcement

# City of Pahokee

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

## NOTICE OF HEARING

Date: November 30, 2017

NAME: 198 SOUTH LAKE LLC

ADDRESS: 14079 82<sup>ND</sup> LN N

CITY LOXAHATCHEE STATE FL ZIP 33470

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. 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.

LOCATION OF VIOLATION: 198 S LAKE AVE

**VIOLATION** 17-74(d) *Accessory structures:* All accessory structures, including detached garages, carports, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

17-181(9)(a) No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any partially dismantled, nonoperating, wrecked, junked, or discarded vehicle, with no current license plate, no motor vehicle insurance, to remain on such property longer than forty-eight (48) hours; and no person shall leave any such vehicle on any property within the city for longer time than forty-eight (48) hours.

17-181(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life.

17-79(5) All MFRU's and Commercial Buildings shall have on file with the City information regarding contact information for the owner and for the landscape and maintenance crew responsible for the upkeep of the grounds.

17-79(6) All MFRU's and Commercial Buildings shall replace all landscaping that is missing from the original approvals within six (6) months of the date of adoption of this Ordinance. All MFRU's that do not have an

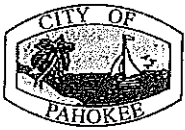
NOH 17-164 Page 1 of 2

approved landscape plan on file with the City shall, within one year, apply for, obtain, and implement a landscape plan that meets the City Code.

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2012



Office of Code  
Enforcement

# City of Pahokee

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

## NOTICE OF HEARING

Date: November 30, 2017

NAME: NELSON LOPEZ

ADDRESS: P.O. BOX 781

CITY CANAL POINT

STATE FL

ZIP 33438

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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**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.

LOCATION OF VIOLATION: 300 BARACK OBAMA BLVD

**VIOLATION** 17-74(d) Accessory structures: All accessory structures, including detached garages, carports, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

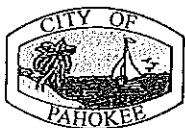
12-31 The owners of real property within the city are hereby required to keep such property in a safe, clean, and presentable condition and are required to remove from such property all surplus grass, weeds, garbage, trash, debris and accumulations thereof.

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-167



# 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 HEARING

Date: November 30, 2017

NAME: LAL I INVESTMENTS INC

ADDRESS: 3061 W FLAGLER ST

CITY MIAMI STATE FL ZIP 33135

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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LOCATION OF VIOLATION: 331 SEMINOLE CT

**VIOLATION** 17-74(d) Accessory structures: All accessory structures, including detached garages, carports, fences, walls, and swimming pools shall be maintained structurally sound and in good repair.

12-31 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.

17-73(a) All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a deteriorating problem or adversely affect the public health, safety or welfare.

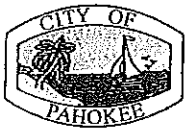
17-181(7) The presence, accumulation, open storage, or otherwise keeping of any abandoned, discarded, or unused chattel.

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-169



Office of Code  
Enforcement

# City of Pahokee

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## NOTICE OF HEARING

Date: November 30, 2017

NAME: CMD INVESTMENTS LLC

ADDRESS: 9821 COLONIAL DR

CITY MIAMI STATE FL ZIP 33157

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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LOCATION OF VIOLATION: 141 N GREENSTAR AVE

VIOLATION 17-181(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life.

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. 2003 or 2004.

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Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-170



Office of Code  
Enforcement

# City of Pahokee

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

## NOTICE OF HEARING

**Date:** November 30, 2017

**NAME:** SECY OF HOUSING & URBAN DEV

**ADDRESS:** INFORMATION SYSTEMS NETWORKS CORP C/O  
2401 NW 23<sup>RD</sup> ST STE 1D

**CITY** OKLAHOMA CITY **STATE** OK **ZIP** 73107

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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**LOCATION OF VIOLATION:** 430 E 4<sup>TH</sup> ST

**VIOLATION** 17-181(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life.

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. 2003 or 2004.

*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.*

**Code Enforcement Officer**  
**561-924-5534 ext. 2012**

Notice of Violation Case # 17-171



# City of Pahokee

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

Office of Code  
Enforcement

## NOTICE OF HEARING

Date: November 30, 2017

NAME: GRASSY WATERS CULTURAL CENTER LLC

ADDRESS: 5201 VILLAGE BLVD

CITY WEST PALM BEACH STATE FL ZIP 33407

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. 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.

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LOCATION OF VIOLATION: 142 S LAKE AVE

### VIOLATION

5-67(9) Place a notice on all dangerous buildings reading as follows: "This building has been found to be a dangerous building by the building inspector. This notice is to remain on this building until it is repaired, vacated or demolished in accordance with the notice which has been given 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."

17-75(a) General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

17-75(b) Exterior painting: All wood and metal surfaces including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.

17-75(c) Structural members: All structural members shall be maintained free from deterioration, and shall be capable of supporting the imposed dead and live loads.

17-75(m) Windows and doorframes: Every window, door and frame shall be kept in sound condition, good repair and weather-tight. Every window, other than a fixed window, shall be easily operable and capable of being held in position by window hardware.

17-75(n) Doors: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Every dwelling unit shall have a safe, unobstructed means of egress with a minimum height of seven (7) feet.

17-181(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or trunk vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life.

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # US 17-186



Office of Code  
Enforcement

# City of Pahokee

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

## NOTICE OF HEARING- Status Hearing

Date: November 30, 2017

NAME: SANDRA DAVIS & ROBERT DAVIS II

ADDRESS: P.O. BOX 90

CITY PAHOKEE STATE FL ZIP 33476 0090

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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### At this hearing:

- The Motion for Reconsideration will be heard.
- The affidavit of Non-Compliance will be considered.
- Possible imposition of lien, if found in Non-Compliance.

LOCATION OF VIOLATION: 278 S LAKE AVE 1

VIOLATION 17-79(2) All Multi-Family Rental Units (MFRU) and Commercial Buildings (CB) exteriors shall be kept free of mold and mildew and chipped paint.  
17-79(3) All Multi-Family Units (MFRU) and Commercial Buildings (CB) shall be pressure-washed, primed, and completely painted every (5) years. Within one year of the date of this ordinance, all MFRU or CB shall be pressure-washed, primed and completely painted unless the owner requests an inspection from Code Enforcement Department and they determine the buildings are not in need of painting until a later date, which will be set by Code Enforcement, based upon the condition of the existing paint. In no event shall the time for painting be postponed beyond five (5) years from the date of adoption of this ordinance 10/25/16 and every five (5) years thereafter.  
17-79(4) All Multi-family Residential Units (MFRU) shall have the required number of parking spaces under the Land Development Code. All spaces shall meet the requirements for paved parking, striping and drainage, have

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the required foundation, and be asphalt or concrete.

17-79(5) All MFRU's shall have on file with the City information regarding contact information for the owner and for the landscape and maintenance crew responsible for the upkeep of the grounds.

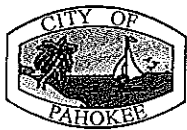
17-79(6) All MFRU's shall replace all landscaping that is missing from the original approvals within six (6) months of the date of adoption of this Ordinance. All MFRU's that do not have an approved landscape plan on file with the City shall, within one year, apply for, obtain, and implement a landscape plan that meets the City Code.

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2007 or 2012

Notice of Violation Case # 17-058



Office of Code  
Enforcement

# City of Pahokee

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

## NOTICE OF HEARING (Status Hearing)

Date: November 30, 2017

NAME: ADDEMS USA INC

ADDRESS: 709 NE 3<sup>rd</sup> ST

CITY BELLE GLADE STATE FL ZIP 33430 2037

You are hereby notified that on DECEMBER 13th, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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LOCATION OF VIOLATION: 272 S LAKE AVE A

VIOLATION 17-79(4) All Multi-family Residential Units (MFRU) shall have the required number of parking spaces under the Land Development Code. All spaces shall meet the requirements for paved parking, striping and drainage, have the required foundation, and be asphalt or concrete.

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. 2003 or 2004.

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Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-059





Office of Code  
Enforcement

# City of Pahokee

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

## NOTICE OF HEARING

Date: November 29, 2017

NAME: GRASSY WATER CULTURAL CENTER LLC

ADDRESS: 5201 VILLAGE BLVD

CITY WEST PALM BEACH STATE FL ZIP 33407

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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LOCATION OF VIOLATION: 142 S LAKE AVE

VIOLATION 17-79(2) All Multi-Family Rental Units (MFRU) and Commercial Buildings (CB) exteriors shall be kept free of mold and mildew and chipped paint.  
17-79(3) All Multi-Family Units (MFRU) and Commercial Buildings (CB) shall be pressure-washed, primed, and completely painted every (5) years. Within one year of the date of this ordinance, all MFRU or CB shall be pressure-washed, primed and completely painted unless the owner requests an inspection from Code Enforcement Department and they determine the buildings are not in need of painting until a later date, which will be set by Code Enforcement, based upon the condition of the existing paint. In no event shall the time for painting be postponed beyond five (5) years from the date of adoption of this ordinance 10/25/16 and every five (5) years thereafter.  
17-79(5) All MFRU's shall have on file with the City information regarding contact information for the owner and for the landscape and maintenance crew responsible for the upkeep of the grounds.  
17-79(6) All MFRU's shall replace all landscaping that is missing from the original approvals within six (6) months of the date of adoption of this Ordinance. All MFRU's that do not have an approved landscape plan on file with the City shall, within one year, apply for, obtain, and implement a landscape plan that meets the City Code.

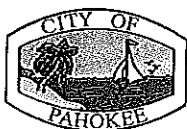
If you need to have any witnesses subpoenaed, or have any other questions regarding this hearing, please contact the Code Enforcement Department at 561-924-5534 ext. 2003 or 2004.

NOH 17-094 Page 1 of 2

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Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-094



# City of Pahokee

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Office of Code  
Enforcement

## NOTICE OF HEARING – Status Hearing

Date: November 30, 2017

NAME: SANTIAGO BOITON & SUSAN STECHNIJ

ADDRESS: 411 8<sup>th</sup> ST

CITY WEST PALM BEACH STATE FL ZIP 33401

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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LOCATION OF VIOLATION: 200 S. LAKE AVE 1

### VIOLATION

17-79(4)(a) All Multi-family Residential Units (MFRU) shall have the required number of parking spaces under the Land Development Code. All spaces shall meet the requirements for paved parking, striping and drainage, have the required foundation, and be asphalt or concrete.

17-79(5) All MFRU's shall have on file with the City information regarding contact information for the owner and for the landscape and maintenance crew responsible for the upkeep of the grounds.

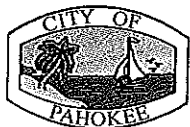
17-79(6) All MFRU's shall replace all landscaping that is missing from the original approvals within six (6) months of the date of adoption of this Ordinance. All MFRU's that do not have an approved landscape plan on file with the City shall, within one year, apply for, obtain, and implement a landscape plan that meets the City Code.

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. 2003 or 2004.

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Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-108



# 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 HEARING

Date: November 30, 2017

NAME: MESHACH HARRIS EST

ADDRESS: 436 SAGO CT

CITY PAHOKEE

STATE FL

ZIP 33476

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. concerning a Violation(s) of Code(s) that exist on property owned or controlled by you.

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LOCATION OF VIOLATION: 436 SAGO CT

VIOLATION 17-181(4) The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin, insects, reptiles, or other wild animal life;

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Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-123



# 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 HEARING-Status Hearing

Date: November 30, 2017

NAME: MARY A. JOHNSON & C JOHNSON

ADDRESS: 1280 LAKE BREEZE DR

CITY WELLINGTON STATE FL ZIP 33414-7953

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. 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.

LOCATION OF VIOLATION: 700 RICKEY JACKSON BLVD

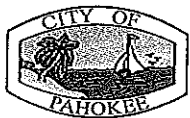
VIOLATION 6.1(FBC 105.1) Failure to obtain permit for repairs to a structure.

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-148



# 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 HEARING

Date: November 30, 2017

NAME: EFRAIN ESPARZA & FRANCISCA ESPARZA

ADDRESS: 2511 SW 14<sup>th</sup> ST

CITY PAHOKEE STATE FL ZIP 33476

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. 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.

LOCATION OF VIOLATION: 2511 SW 14<sup>th</sup> ST

**VIOLATION** 17-181(9) No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any partially dismantled, nonoperating, wrecked, junked, or discarded vehicle, with no current license plate, no motor vehicle insurance, to remain on such property longer than forty-eight (48) hours; and no person shall leave any such vehicle on any property within the city for longer time than forty-eight (48) hours;

17-181(7) The presence, accumulation, open storage, or otherwise keeping of any abandoned, discarded, or unused chattel;

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. 2003 or 2004.

*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.*

Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-151



# 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 HEARING

Date: November 30, 2017

NAME: 4S COMMERCIAL CORP

ADDRESS: 104 WOODSMUIR CT

CITY PALM BEACH GARDENS STATE FL ZIP 33418-8020

You are hereby notified that on DECEMBER 13, 2017, there will be a public hearing in the City of Pahokee Commission Chambers at 1:30 p.m. 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.

LOCATION OF VIOLATION: 181 RARDIN AVE

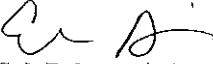
**VIOLATION** 17-79(2) All Multi-Family Rental Units (MFRU) and Commercial Buildings (CB) exteriors shall be kept free of mold and mildew and chipped paint.  
17-79(3) All Multi-Family Units (MFRU) and Commercial Buildings (CB) shall be pressure-washed, primed, and completely painted every (5) years. Within one year of the date of this ordinance, all MFRU or CB shall be pressure-washed, primed and completely painted unless the owner requests an inspection from Code Enforcement Department and they determine the buildings are not in need of painting until a later date, which will be set by Code Enforcement, based upon the condition of the existing paint. In no event shall the time for painting be postponed beyond five (5) years from the date of adoption of this ordinance 10/25/16 and every five (5) years thereafter.  
17-79(4)(a) All Multi-family Residential Units (MFRU) shall have the required number of parking spaces under the Land Development Code. All spaces shall meet the requirements for paved parking, striping and drainage, have the required foundation, and be asphalt or concrete.  
17-79(5) All MFRU's shall have on file with the City information regarding contact information for the owner and for the landscape and maintenance crew responsible for the upkeep of the grounds.

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17-79(6) All MFRU's shall replace all landscaping that is missing from the original approvals within six (6) months of the date of adoption of this Ordinance. All MFRU's that do not have an approved landscape plan on file with the City shall, within one year, apply for, obtain, and implement a landscape plan that meets the City Code.

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. 2003 or 2004.

*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.*

  
Code Enforcement Officer  
561-924-5534 ext. 2012

Notice of Violation Case # 17-155