



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 - CORRECTED

Date: May 11, 2018

NAME: CAPITAL PLUS LLC

ADDRESS: 7217 NW 46<sup>th</sup> St

CITY MIAMI STATE FL ZIP 33166

You are hereby notified that on MAY 23, 2018, there will be a public hearing in the City of Pahokee Commission Chambers at 2:30 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: 354 RARDIN AVE

### VIOLATION

**Sec 6-67(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(d)** 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 (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.

**17-76 (f)** Stairs and walking surfaces: Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed 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 openable and capable of being held in position by window hardware.

**17-181 (3)** 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;

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 18-122



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# City of Pahokee

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## NOTICE OF HEARING (Status Hearing)

Date: May 10, 2018

NAME: 5T WEALTH PARTNERS LP

ADDRESS: DEPARTMENT #6200 c/o; P O BOX 830539

CITY BIRMINGHAM STATE AL ZIP 35283-0539

You are hereby notified that on MAY 23, 2018, there will be a public hearing in the City of Pahokee Commission Chambers at 2:30 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: 171 BOOKER PL

### VIOLATION

**Sec. 6-67(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."

**17-181(3)** 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;

**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(d)** 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 (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.

**17-76(f)** Stairs and walking surfaces: Every stair, ramp, balcony, porch, deck or other walking surface shall be maintained structurally sound and be capable of supporting the imposed 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 openable and capable of being held in position by window hardware.

**17-281(1)** Properties subject to this article shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, or any other items that give the appearance that the property is abandoned or not being properly maintained. Weeds, overgrown brush or dead vegetation over twelve (12) inches tall are prohibited.

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 18-057