



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: May 23, 2017

NAME: TOWN & COUNTRY HOME OF PAHOKEE LLC (Lessor)
SUNSHINE STATE BIOMASS COOPERATIVE (Lessee)

ADDRESS: 3001 W HALLENDALE BEACH BLVD # 300

CITY HALLANDALE STATE FL ZIP 33009-5158

You are hereby notified that on June 14, 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.

At this Hearing:

The Motion for Continuance will be heard.

The Affidavit of Non-Compliance will be considered.

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: FARMERS MARKET RD.

VIOLATION

Sec. 16-1. (a) An occupational tax is hereby imposed upon each and every business, profession and occupation engaged in or carried on, either wholly or in part within the corporate limits of the city, in the respective amount as provided for by section 16-10 and each and every person engaged in or carrying on, managing or practicing any business, profession or occupation, either wholly or in part within the corporate limits of the city is hereby required to pay to the city an occupational tax.

Sec. 17-40. (a) *Unlawful acts:* It shall be unlawful for any person, firm or corporation to maintain, fail to maintain, provide, fail to provide, occupy, let to another or occupy or permit another person to occupy any premises, property, structure or equipment regulated by this code, or cause the same to be done, contrary to or in conflict with or in violation of any of the provisions of this code, or to fail to obey a lawful order of the code official, or to remove or deface a placard or notice posted under the provisions of this code.

Sec. 17-181 (3) The condition of ill-repair or lack of maintenance of any real property such that such condition deemed to be unsafe or creates a health, sanitation, or safety hazard;

Sec. 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;

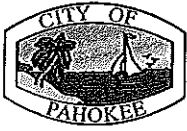
Article V Sec (4) (5) Land Development Code: Agriculture Permitted Use

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. 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



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: May 23, 2017

NAME: PRINCE OF PEACE MB CHURCH INC

ADDRESS: P.O. BOX 649133

CITY MIAMI STATE FL ZIP 33269 1133

You are hereby notified that on JUNE 14, 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: 810 RICKEY JACKSON BLVD

VIOLATION 17-74(c) *Weeds*: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

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.

17-75(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(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.

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



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NOTICE OF HEARING

Date: May 23, 2017

NAME: SANDRA DAVIS & ROBERT A DAVIS

ADDRESS: P.O. BOX 90

CITY PAHOKEE STATE FL ZIP 33476 0090

You are hereby notified that on JUNE 14, 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: 154 BACOM POINT RD


VIOLATION 17-74(c) Weeds: All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches. All noxious weeds shall be prohibited. This term shall include cultivated flowers and gardens, or native vegetation.

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 grandfathered MFRU shall have, at a minimum, 1.5 spaces per unit. All spaces shall meet the requirements for paved parking, striping and drainage, have the required foundation, and be asphalt or concrete.

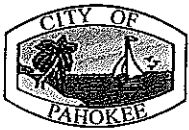
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Code Enforcement Officer

561-924-5534 ext. 2007 or 2012

Notice of Violation Case # 17-062



Office of Code
Enforcement

City of Pahokee

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NOTICE OF HEARING

Date: May 23, 2017

NAME: NESTA M ACCIUS & FONTANES ACCUIS

ADDRESS: 4360 NW 26TH ST

CITY FORT LAUDERDALE STATE FL ZIP 33313 2717

You are hereby notified that on JUNE 14, 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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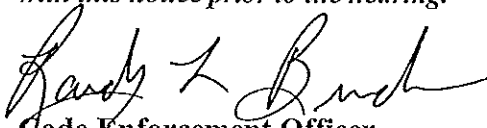
LOCATION OF VIOLATION: 286 DANIELS PL 1

VIOLATION 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.

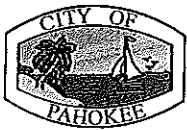
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Code Enforcement Officer
561-924-5534 ext. 2007 or 2012

Notice of Violation Case # 17-063



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Office of Code
Enforcement

NOTICE OF HEARING

Date: May 23, 2017

NAME: ROSE BUILDING LLC

ADDRESS: 710 NE 126TH ST

CITY MIAMI STATE FL ZIP 33161 4823

You are hereby notified that on JUNE 14, 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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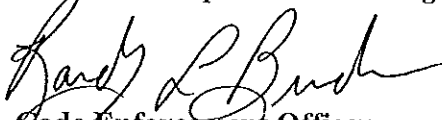
LOCATION OF VIOLATION: 170 W 3RD ST
(& 314 RARDIN AVE)

VIOLATION 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 complexly 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.

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

Notice of Violation Case # 17-065



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City of Pahokee

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NOTICE OF HEARING

Date: May 23, 2017

NAME: JAL INVESTMENTS LLC

ADDRESS: 9280 LUNA DR

CITY SAINT CLOUD STATE FL ZIP 34773 9672

You are hereby notified that on JUNE 14, 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: 354 RARDIN AVE

VIOLATION 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.

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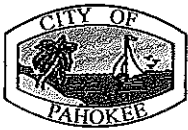
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Code Enforcement Officer

561-924-5534 ext. 2007 or 2012

Notice of Violation Case # 17-066



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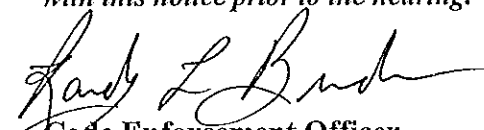
LOCATION OF VIOLATION: 169 ADAMS PL 46

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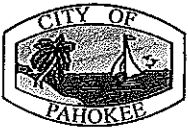
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Code Enforcement Officer
561-924-5534 ext. 2007 or 2012

Notice of Violation Case # 17-067



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NOTICE OF HEARING

Date: May 23, 2017

NAME: OKEECHOBEE LAND CO

ADDRESS: 246 E MAIN ST

CITY PAHOKEE STATE FL ZIP 33476 1808

You are hereby notified that on JUNE 14, 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: 949 E MAIN ST 1

VIOLATION 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.

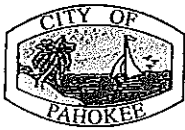
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Notice of Violation Case # 17-068



City of Pahokee

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Office of Code
Enforcement

NOTICE OF HEARING

Date: May 23, 2017

NAME: 198 SOUTH LAKE LLC

ADDRESS: 14079 82ND LN N

CITY LOXAHATCHEE STATE FL ZIP 33470 4362

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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.

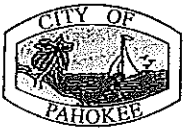
17-181 The uncontrolled growth of vegetation or any growth of weeds, grass, or other similar ground cover that exceeds twelve (12) inches in height, or rank vegetable growths which exhale unpleasant or noxious odors, or any vegetation or plant materials growth which is conducive to harboring vermin,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

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

Notice of Violation Case # 17-009



City of Pahokee

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Office of Code
Enforcement

NOTICE OF HEARING

Date: May 23, 2017

NAME: GLORIA C RODRIGUEZ

ADDRESS: 497 S BARFIELD HWY

CITY PAHOKEE STATE FL ZIP 33476 1931

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LOCATION OF VIOLATION: 497 S BARDIELD HWY 1

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.

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

Notice of Violation Case # 17-045



Office of Code
Enforcement

City of Pahokee

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NOTICE OF HEARING

Date: May 23, 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 JUNE 14, 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: 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 complexly 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 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

Page 1 of 2
NOH 17-058

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



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: May 23, 2017

NAME: JAY M CONGLETON

ADDRESS: P.O. BOX 1762

CITY BELLE GLADE STATE FL ZIP 33430 6762

You are hereby notified that on JUNE 14, 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: 220 N STATE MARKET RD 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.
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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

Page 1 of 2
NOH 17-060

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 # 17-060



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: May 23, 2017

NAME: J & D RENTALS INC

ADDRESS: 72 SE AVENUE B

CITY BELLE GLADE STATE FL ZIP 33430 3522

You are hereby notified that on JUNE 14, 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: 149 ANNONA 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.
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17-79(6) All MFRU's shall replace all landscaping that is missing from the

Page 1 of 2
NOH 17-061

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 # 17-061