

**SPECIAL MAGISTRATE
CITY OF FORT PIERCE, FLORIDA**

SM CASE # 15-0643

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, 5-1.105.1 Permit Required, 5-368 Property Maintenance, IPCM 108.1.1 Unsafe Structure, IPCM 304.10 Stairways, Decks, Porches & Balconies, IPCM 304.13.2 Openable Windows, IPCM 304.14 Insect Screens, IPCM 304.15 Exterior Doors, IPCM 404.7 Food Preparation, IPCM 502.1 Required Facilities, IPCM 503.1 Toilet Room Privacy, IPCM 605.1 Electrical Equipment, IPCM 605.2 Electrical Receptacles, IPCM 605.3 Luminaries, IPCM 605.4 Wiring, IPCM 704.1 Fire Protection Systems, IPCM 604.3.2.1 Fire Damaged Electrical Equipment

Violator: KENNETH L DRUMMOND
4900 MATANZAS AVE
FT PIERCE, FL 34946

Property Address: 1204 N 25TH ST Tax ID #: 2404-702-0047-000/2
Legal Description: SUNNY ACRES S/D NO 1 BLK 5 LOTS 9 AND 11 (OR 2669-1056)

ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on November 04, 2015, upon request of the Code Enforcement Officer. Having heard testimony and having considered any exhibits while being otherwise advised in the premises, it is accordingly, found and determined that KENNETH L DRUMMOND failed to obtain permits for alterations to the structure including but not limited to the subdivision of the structure, installation of drywall, installation of water heaters and elimination of doors, provide a kitchen for the front unit if it is to be rented as a residential unit, make all necessary repairs to the front porch foundation, repair or replace all broken windows and insure they can stay up on their own, repair all window hardware, install screens on windows, repair or replace the roof, install or properly cap off electrical wiring where wires are exposed inside and outside of structure, repair or replace damaged or missing light fixtures, repair or replace damaged or missing receptacle faceplates with the proper faceplate for its location, replace the damaged soffit, replace and inspect damages to electrical equipment from what looks like fire damage, install the proper cover to the electrical panel, repair or replace all interior walls and baseboards that have been damaged, remove flexible wiring from the water heater and replace with proper wiring, install smoke alarms, repair the loose door hardware on the exterior door, replace the rotten wood on the north side of the structure in violation of the Code of Ordinances as specified above, on property located at the above described location. In the event the violation is not remedied 60 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$100.00.

This Order may be recorded in the Public Records of the County and shall constitute notice to any subsequent purchasers, successors in interest or assigns wherein the violation concerns real property, and subsequent purchasers, successors in interest or assigns. If this Order is not complied with timely, then there shall be issued an Order pursuant to Florida Statutes 162.09 imposing the fine provided for herein.

The violator is responsible for notifying the Code Enforcement Department promptly at (772) 467-3149 when the violation is corrected. The violator has 30 days in which to file an appeal of the Special Magistrate's decision in the Circuit Court of St. Lucie County.

DONE AND ORDERED this 5th day of November, 2015.



Frank Blandino, Special Magistrate

I CERTIFY THAT THE ABOVE ORDER WAS
MAILED TO THE RESPONDENT ON THIS

5th DAY OF November, 2015.



Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4129475 11/06/2015 at 10:04 AM
OR BOOK 3805 PAGE 2849 - 2849 Doc Type: ORD
RECORDING: \$10.00

THE ABOVE VIOLATOR FAILED TO APPEAR AND IS DEEMED TO HAVE ADMITTED GUILT TO THE VIOLATION.

File Name: C0062147