

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

SM CASE # 16-0691

RE: Violation of Section(s): 5-1.101.2.1 Unsafe Building, IPMC 304.13 Windows, Doors & Frames, IPMC 305.3 Interior Surfaces, IPMC 504.1 Plumbing Fixtures, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 605.1 Electrical Equipment

Violator: 26 INVESTMENT LLC
20 MAPLE AVE #30B
FAIR LAWN, NJ 07410

Property Address: 1610 N 25TH ST #6 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4 AND 5 AND N 40 FT OF LOT 8-LESS W
10FT- (OR 974-2937)

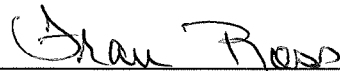
ORDER DETERMINING VIOLATION

THIS CAUSE came before the Special Magistrate pursuant to Florida Statutes 162.07 on August 17, 2016, 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 26 INVESTMENT LLC failed to repair or replace all broken windows, repair all leaking piping under the sinks, seal the wall behind the piping to prevent entry of rodents and insects, install a proper breaker panel cover 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 30 days hereinafter, there shall be imposed a fine pursuant to Florida Statutes 162.09 at a daily, cumulative rate of \$250.00.

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 19th day of August, 2016, Nunc pro tunc August 17, 2016.



Fran Ross, Special Magistrate

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

19th DAY OF August, 2016.


Colleen Greer, Secretary to the Special Magistrate

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4222235 08/22/2016 09:04:27 AM
OR BOOK 3903 PAGE 2229 - 2229 Doc Type: ORD
RECORDING: \$10.00

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

File Name: C0067548