

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

SM CASE # 15-1513

RE: Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; 5-1.105.1 Permit Required; IPCM 108.1.1 Unsafe Structure, IPCM 108.1.3 Structure Unfit for Human Occupancy, IPCM 304.18 Building Security, IPCM 304.13 Window & Door Frames, IPCM 305.3 Interior Surfaces, IPCM 504.1 Plumbing Fixtures, IPCM 605.2 Electrical Receptacles, IPCM 704.1 Fire Protection Systems.

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

Property Address: 1610 N 25TH ST #7 Tax ID #: 2404-610-0001-000/6
Legal Description: TUSKEGEE PARK S/D BLK 1 LOTS 1, 4AND 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 March 16, 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 install all missing and/or repair all damaged smoke alarms, repair or replace damaged or missing weather stripping around the doors, provide security to each occupant and their property by supplying locks that are unique to each unit, repair or replace the damaged GFI outlet and switch, obtain a permit prior to installing water heater, air conditioning and plumbing, install missing faceplates over electrical outlets and switches, replace the missing sink faucet and all other plumbing connections, verify if there are any plumbing leaks, water intrusion or if the walls that are damp to the touch and standing water on the floor causing mold is an act of vandalism 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 to obtain a permit and comply to all conditions of the permit 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 17th day of March, 2016.



Fran Ross, Special Magistrate

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

17th DAY OF March, 2016.


Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY**
FILE # 4170725 03/18/2016 at 08:56 AM
OR BOOK 3847, PAGE 2411 - 2411 Doc Type: ORD
RECORDING: \$10.00