

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

SM CASE # 15-1511

RE: Violation of Section(s): Section(s) 5-1.101.2.1 Unsafe Building; IPMC 108.1.1 Unsafe Structure, IPMC 304.13 Window & Door Frames, IPMC 304.18 Building Security, IPMC 506.2 Sanitary Drainage System Maintenance, IPMC 704.1 Fire Protection Systems.

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

Property Address: 1610 N 25TH ST #8                      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 broken window, repair the door frame, replace the missing tiles in the shower, make all necessary repairs to the clogged sink, and ensure that the wall around the floor is sealed to prevent entry of insects 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.

  
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Fran Ross, Special Magistrate

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

17th DAY OF March, 2016.

  
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Colleen Greer, Secretary to the Special Magistrate

**JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY**  
FILE # 4170724 03/18/2016 at 08:56 AM  
OR BOOK 3847 PAGE 2410 - 2410 Doc Type: ORD  
RECORDING: \$10.00