



Town of St. Lucie Village

PO BOX 3878 • FORT PIERCE, FLORIDA 34948 • (772) 466.6900

DATED: 4/8/2024

CASE #: 0101-2024

RE: Violation of Section(s): 87-7 Sections 3 and 5

VIOLATOR: Debra Embry aka Debra Lester (or current owner)

Property Address: 400 Peninsula Dr
Ft Pierce FL 34946

Tax Id : 1421-601-0005-000-6

Legal Description

RIVERSIDE HARBOR S/D BLK 2 LOT 1 AND W 1/2 OF LOT 2 (OR 641-2566)

WARNING OF VIOLATION

You are hereby notified that the property listed above is in violation of the following:

Ordinance: 87-7 **Section:** 5

Description: Nuisance ordinance relating to the excessive growth of plant life on residential property.

CORRECTIVE ACTION NECESSARY: Mow the grass within **7 days** and maintain it at a height of less than 6"

Ordinance: 87-7 **Section:** 3

Description: It shall be unlawful for any person to cause or permit junk, scrap metal, scrap lumber, waste paper products, discarded building materials or any unused and inoperative or abandoned vehicle or abandoned parts, machinery machinery parts, worn out tires, rims, household appliances or waste materials to be in or upon any lot, yard garden, lawn or premises in the city for more than 10 days. An abandoned and inoperable vehicle and household appliance (refrigerator) has been stored on the property since 2023.

CORRECTIVE ACTION NECESSARY: Immediately move refrigerator to inside the dwelling or remove it from the property. Within 30 days one of the following actions must be taken in relation to the inoperable vehicle. It must be:


1. Removed from the property.
2. Made operable and registered.
3. Moved into the garage.

YOU ARE HEREBY ADVISED that if you fail or refuse to correct the issues indicated above immediately, you may be required to appear at a hearing before the St. Lucie Village Special Magistrate. If, at that hearing, you are found to be in violation, the Special Magistrate has jurisdiction to impose a fine of not more than \$250.00 per violation per day for each day the violation(s) continues. Should this be a repeat violation, a fine not to exceed \$500.00 per violation per day may be imposed. However, if the Special Magistrate finds the violation to be irreparable or irreversible in nature, she/he may impose a fine not to exceed \$5,000.00 per violation. The Special Magistrate has the authority to enter an order awarding the costs of prosecution to the Town of St. Lucie Village (which may include the Code Inspector's time, Village Staff's time, Village Attorney's time, any costs incurred by the Village, the Special Magistrate's time, etc.). If you fail to appear at the hearing, the hearing will proceed without you and the Special Magistrate may enter an order imposing a fine and awarding costs as if you were present.

Please be advised that the procedures of the Special Magistrate are governed by the Ordinance 2018-3 of the Town of St. Lucie Village, Florida, and Section 162.06, Florida Statutes; a copy of the Rules of Procedure may be obtained upon request from the Village Clerk.

The Town of St. Lucie Village hereby requests that this property be brought into compliance immediately. Your cooperation in these matters would be greatly appreciated. If you are unable to meet this request for any reason, please contact the Marshal at (772) 332-0940.

Sincerely,

By: 
Leon Ghougasian, Code Inspector/ Marshal

Atención: Documento importante con respecto a sus derechos y responsabilidades. Si usted no comprende inglés consiga traducción inmediatamente.

Atansyon: Dokuman sa impòtan an rapò avek droi è responsabliè ou. Si ou pa kompran anglè relé nou ou bien chèché ou moun pòu nou espliké sa tou suit.