



Town of St. Lucie Village

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

CASE #: 0101-2024

RE: Violation of Section(s): St Lucie Land Development Code 87-7 Sections 3 and 5

VIOLATOR: Deborah C Embry

Property Address: 400 Peninsula Dr
Fort 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)

NOTICE OF VIOLATION HEARING

YOU ARE HEREBY notified that the Town of St. Lucie Village, Florida, has scheduled the above referenced matter for hearing before the Special Magistrate for the Town of St. Lucie Village, Florida, on **September 30, 2024, at 09:00 am** in the Village Hall located at 2841 N. Old Dixie Hwy., Ft. Pierce, FL 34946. The Code Inspector contends that the above violation(s), more particularly described in the attachment hereto continues to exist or did exist. Be advised if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Special Magistrate even if the violation or repeat violation has been corrected prior to the hearing.

YOU ARE HEREBY required to appear before the Special Magistrate at said time and place to answer and defend said allegation(s). If you fail to attend, the Special Magistrate may make her/his decisions based solely upon the evidence presented by the Code Inspector. It is recommended that you arrive at least fifteen (15) minutes prior to your scheduled hearing to meet with the Code Inspector handling your case.

If 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

CORRECTIVE ACTION NECESSARY: Within one week remove and dispose of all junk and trash from the front of the dwelling

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 ingles consiga traducción immediateament.

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.