



Town of St. Lucie Village

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

DATED: 11/6/2023 _____ at 9:54 am

CASE #: 0110-2023 _____

RE: Violation of Section(s): 3.5.4 (A), of the St. Lucie Village Land Development Code

VIOLATOR: Sun Camper Liquidators, LLC
c/o Mr. Cody Danks, Registered Agent
3462 N. US Highway 1
Fort Pierce, FL 34946

Property Address: 3507 Old Dixie Highway and 3532 Old Dixie Highway
Fort Pierce, FL 34946 Fort Pierce, FL 34946
Tax Id #: 1428-210-0011-000-2 1428-210-0010-000-5

Property Address: 3462 N. US Highway 1
Fort Pierce, FL 34946
Tax Id #: 1428-210-0013-000-6

Legal Description: 28 34 40 FROM A PT 726 FT S OF NW COR OF E 1/2 OF NW 1/4 OF SEC28 RUN E 553.68 FT, TH NWLY 7.5 FT FOR POB, TH E 247.12 FT TO W R/W OF OLD DIXIE HWY, TH NWLY ALGHWY R/W 176.27 FT, TH W 247.12 FT, TH SELY 176.27 FT TO POB-BEING PART OF GOVT LOT 2

AND

28 34 40 THAT PART OF S 322.5 FT OF N 718.5 FT OF E 1/2 OF NW 1/4LYG BTWN W R/W OLD DIXIE HWY AND E R/W US 1-LESS 1 AC TRACT 247.12 FT X 176.27 FT IN SE COR-BEING PART OF GOVT LOT 2 (2.75 AC)

AND

28 34 40 BEG ON W R/W OF OLD DIXIE HWY AT N LI OF S 330 FT OF N 1048.5 FT OF E 1/2 OF NW 1/4, TH SELY ON R/W 20.1 FT, TH W 133.6 FT, TH S 215.91 FT, TH W 315.4 FT M/L TO E R/W OF US 1, TH NWLY ALG R/W TO N LI OF S 330 FT OF N 1048.5 FT OF E 1/2 OF NW 1/4, TH E TO POB-BEING PART OF GOVT LOT 2 (1.95 AC)

NOTICE OF VIOLATION

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

Ordinance: St. Lucie Village Land Development Code Section: 3.2.3 (a)

Description: When a parcel in single ownership extends from U.S. Highway 1 to Old Dixie, the commercial district will extend only to the east boundary of the west ½ of the property. There shall be no access of commercial property through a residential zoning district.

Currently, the violator is utilizing portions of the above properties, which are zoned residential, for a commercial purpose and associated with the business, Sun Camper Liquidators.

Ordinance: St. Lucie Village Land Development Code Section: 3.2.1 (c)

Description: Utilizing residential property for a commercial purpose is not a permitted use in the R-1 zoning district.

Ordinance: St. Lucie Village Land Development Code Section: 5.3.0

Description: The administrative review and/or site plan review process is required for all development of commercial property and related uses. The Violator has failed to submit the necessary documents and has constructed improvements without obtaining the necessary approval.

Ordinance: St. Lucie Village Land Development Code Section: 5.3.0

Description: The administrative review and/or site plan review process is required for all development of commercial property and related uses. The violator has removed a portion of the wall or fence that separates the properties with the addresses 3532 Old Dixie Highway, Fort Pierce, FL 34946, AND 3462 N. US Highway 1, Fort Pierce, FL 34946, and is permitting traffic to flow freely between the properties and has expanded the use associated with the property located upon 3462 N. US Highway 1, Fort Pierce, FL 34946, to extend onto and upon the adjoining property.

Ordinance: St. Lucie Village Land Development Code Section: 3.5.4 (A)

Description: In residential Zoning Districts, fences, walls, or hedges of four (4) feet height or less may be located within four (4) feet of the property line in the front yard, and fences, walls or hedges of four (4) feet height or less may be located anywhere else in the front yard; fences, walls, or hedges of six (6) feet height or less may be located in the side yard or rear yard. The height of all fences, walls, or hedges shall be referenced to the natural ground elevation where the fence, hedge, or wall is located; excluding berms, swales, or other elevation anomalies. Currently, there is a 6' fence located in the front yards of 3507 and 3532 N Old Dixie Hwy.

CORRECTIVE ACTION NECESSARY: To clear these violations, the violator must remove all commercial property from all residentially zoned property. This includes all travel trailers, equipment, and vehicles owned by Sun Camper Liquidators, LLC, all fences located upon that portion of the property, and all non-residential structures. It is noted that a variance was given to previous owners of the property, but that various was personal to those owners, did not run with the land, and has expired.

The Violator must submit all necessary documents required and to receive board approval for anything requiring such approval. In lieu of approval, Violator must remove all such structures (including fences and buildings) and return the properties to their pre-construction condition and cease all non-residential use of residentially zoned property.

The violator must replace and erect the fence or wall that separated the 3532 Old Dixie Property and the 3462 N. US Hwy 1 properties so as to prevent the movement of persons and equipment freely between the two properties OR to submit a site plan or administrative review process to seek approval for that use to extend across the multiple properties.

The violator must remove or modify to a height of 4' all portions of the fence located in the front yards of the aforementioned properties. It is to be noted that a variance to allow commercial use was given to previous owners of the property, but that variance was personal to those owners, did not run with the land, and has expired.

YOU ARE HEREBY ADVISED that if you fail or refuse to correct the issues indicated above within 15 days, 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 prior to the ___ day of December 2023. Your cooperation in these matters would be greatly appreciated. If you are unable to meet this request for any reason, please contact the St Lucie Village Marshal at (772) 332-0940. Our office hours are Monday through Friday 9:00 am to 4:30 pm.

Sincerely,

By: 

Leon Ghousasian, 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.