



Town of St. Lucie Village

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

Dated: 8/23/24

CASE #: 0110-2023

RE: Violation of Section(s): St Lucie Land Development Code 5.3.0, 3.2.3(a) and 3.2.1(c)

VIOLATOR: Sun Camper Liquidators, LLC
c/o Mr. Cody Danks, Registered Agent

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 HEARING



Town of St. Lucie Village

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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 09:30 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 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.

Any decision of the Special Magistrate may be appealed. A verbatim transcript of the hearing is necessary for an appeal. **ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS OWN COST TO ARRANGE FOR SAME.**

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.

Please govern yourself accordingly.

TOWN OF ST. LUCIE VILLAGE

By:

Leon Ghougasian, Marshal of the Town of St. Lucie Village
(772) 332-0940



Town of St. Lucie Village

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Notice of Violation Hearing was mailed via certified mail to the alleged violator, Sun Camper Liquidators, LLC c/o Cody Danks registered agent, at 3462 N US-1 Fort Pierce, FL 34946, via certified mail, return receipt requested on this 23rd day of August, 2024.

By: 

Leon Ghougasian, Marshal of the Town of St Lucie Village