

**SPECIAL MAGISTRATE  
BOARD AGENDA**

Special Magistrate Hearing - Wednesday, December 13, 2023 - 1:30 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
  
2. **PLEDGE OF ALLEGIANCE**
  
3. **ADMINISTRATIVE BUSINESS**
  - A. **ADMINISTRATION OF OATH TO DEPARTMENTAL WITNESSES**
  
  - B. **IDENTIFICATION OF CASES IN COMPLIANCE OR RESCHEDULED**
  
4. **PUBLIC HEARINGS - CITATIONS**
  
5. **PUBLIC HEARINGS - VIOLATION CASES**
  - A. 

23-1407 STR	715 S Ocean Drive, Unit D	MERMAID SEASHORES LLC	Heather Debevec
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  - B. 

23-1406STR	715 S Ocean Drive, Unit L	MERMAID SEASHORES LLC	Heather Debevec
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6. **PUBLIC HEARINGS - MASSEY HEARINGS (FINE REDUCTIONS)**
  
7. **PUBLIC HEARINGS - LIEN REDUCTION REQUESTS**
  
8. **OTHER CASES**
  
9. **NEW BUSINESS**

10. **OLD BUSINESS**

Any person seeking to appeal any decision by the Special Magistrate with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Code Enforcement Office at (772) 467-3149, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Special Magistrate Hearing**

**5. A.**

**Meeting Date:** 12/13/2023

**Re:** Case # 23-1407 - 715 S Ocean Drive, Unit D

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-1407 STR	715 S Ocean Drive, Unit D	MERMAID SEASHORES LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: MERMAID SEASHORES LLC 723 TRUMAN AVE TALLAHASSEE, FL 32314	REGISTERED AGENT: MICHELLE L LONGARZO 723 TRUMAN AVENUE TALLAHASSEE, FL 32314
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**VIOLATIONS:**

Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Cease renting the unit and register with the City Clerk's office.

**RECOMMENDATION:**

The City requests that a fine of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/02/2023

Started On: 06/29/2023 10:58 AM

**Special Magistrate Hearing**

**5. B.**

**Meeting Date:** 12/13/2023

**Re:** Case # 23-1406 - 715 S Ocean Drive, Unit L

**Submitted For:** Peggy Arraiz, Code Compliance Manager, Code Enforcement

**Information**

**SUBJECT:**

23-1406STR	715 S Ocean Drive, Unit L	MERMAID SEASHORES LLC	Heather Debevec
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**CASE INFORMATION:**

Case Initiated:	June 16, 2023	Type of Presentation:	Regular
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**OWNER:**

OWNER: MERMAID SEASHORES LLC 723 TRUMAN AVE TALLAHASSEE, FL 32314	REGISTERED AGENT: MICHELLE L LONGARZO 723 TRUMAN AVENUE TALLAHASSEE, FL 32314
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**VIOLATIONS:**

Sec. 22-506 (b) Registration. - Standards and requirements.

**CORRECTIVE ACTIONS:**

1. Cease renting and register with the City Clerk's office.

**RECOMMENDATION:**

The City requests that a fine equal of \$5,000.00 be assessed. The City also requests an immediate cease and desist order be imposed and future rentals be terminated immediately. All advertisements for short term rentals are to be removed and proof of cancelation for pending reservations be provided. The City also requests that should the owner fail to comply with the Special Magistrate's Order that all utilities to the premises be suspended while the violation exists.

**Form Review**

Form Started By: Heather Debevec  
Final Approval Date: 11/02/2023

Started On: 06/29/2023 12:11 PM