



Special Magistrate
Wednesday, January 28, 2026 at 2:00 PM

City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A [Special Magistrate Minutes for November 24, 2025](#)

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

4. OLD BUSINESS

4.A [CCSM-0025-2025- 595 Pecan St.; Owner: Blickwood LLC Michael C. Blicher and/or entity; Officer: John Parks](#)

4.B [CCSM-0809-2024 - 512 FAULKNER ST.; OWNER: KRISTIN DUVAL; OFFICER: BEVERLYABRAHAMSON](#)

4.C [CCSM-0553-2025 - 300 CRAWFORD RD; OWNER: JOSEPH V. RAGO & Noel L. Rago ; OFFICER: BEVERLYABRAHAMSON](#)

4.D [CCSM-0591-2025 - TIGER PALM WAY \(731903000010\); OWNER: VENETIAN BAY 6 LLC;OFFICER: BEVERLY ABRAHAMSON](#)

4.E [CCSM-0587-2025 - 110 Venetian Palms Blvd; Owner: Venetian Bay 6 LLC; Officer Beverly Abrahamson](#)

- 4.F [CCSM-0579-2025 - VENETIAN PALMS BLVD \(PARCEL 7319030000C0\); OWNER: VENETIAN BAY 6 LLC OFFICER: BEVERLY ABRAHAMSON](#)
- 4.G [CCSM-0577-2025 - East side of SR 44 \(Venetian Palms Blvd. Parcel 7319030000A0\); Owner: Venetian Bay 6 LLC; Officer: Beverly Abrahamson](#)

5. NEW BUSINESS

- 5.A [CCSM-0504-2025 - 1720 Magnolia St.; Owner: Tara L. Rando and/or entity; Officer Barbara Bobelak](#)
- 5.B [CCSM-0663-2025 - 3405 S. Atlantic Ave. ; Owner: Ocean Trillium South COA ; Officer: Barbara Bobelak](#)

6. REPEAT BUSINESS

7. LIEN AMNESTY APPLICATION

8. STAFF REPORT

9. ADJOURNMENT

Pursuant to Florida Statutes 286.0105, if an individual decides to appeal any decision made by the board, agency or commission of the City of New Smyrna Beach with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Such person must provide a method for recording the proceedings.

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk's office in person or by mail at 210 Sams Avenue, New Smyrna Beach, Florida 32168, (386) 410-2630, prior to the meeting.