Special Magistrate
Monday, November 24, 2025 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 October 22, 2025

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

4. OLD BUSINESS

4.A CCSM-0343-2025 - 401 Crawford Rd.; Owner: Dustin Kaloostian; Officer: John Parks

4.B CCSM-0339-2025 - 403 Crawford Rd; Owner: Dustin Kaloostian ; Officer: John Parks

4.C CCSM-0025-2025 - 595 Pecan St.; Owner: Michael Christopher Blicker; Officer: John Parks

4.D CCSM-0057-2025 - 436 N. Myrtle Ave; Owner: EZ Flooring & Custom Trim LLC; Officer: John Parks

4.E CCSM-0352-2025 - 520 S. Peninsula Ave. Unit 2C8; Owner: Marker 33 Association Inc. C/O Sentry Mngmt Inc; Officer: Barbara Bobelak

4.F CCSM-0809-2024 - 512 Faulkner St.; Owner: Kristin Duval; Officer: Beverly Abrahamson

5. NEW BUSINESS

5.A CCSM-0587-2025 - 110 Venetian Palms Blvd; Owner: Venetian Bay 6 LLC; Officer: Beverly Abrahamson

5.B CCSM-0579-2025 - Venetian Palms Blvd (Parcel 7319030000C0); Owner: Venetian Bay 6 LLC Officer: Beverly Abrahamson

5.C CCSM-0577-2025 - East side of SR 44 (Venetian Palms Blvd. Parcel 7319030000A0); Owner: Venetian Bay 6 LLC; Officer: Beverly Abrahamson

5.D CCSM-0591-2025 - Tiger Palm Way (7319030000I0); Owner: Venetian Bay 6 LLC; Officer: Beverly Abrahamson

5.E CCSM-0553-2025 - 300 Crawford Rd; Owner: Joseph Rago; Officer: Beverly Abrahamson

5.F CCSM-0207-2025 - 315 Rush St.; Owner: 315 Rush St LLC/Suzette Lucas - Registered Agent; Officer: John Parks

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.