



Special Magistrate Regular Meeting Agenda

Wednesday, January 28, 2026 at 3:00 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136

All meeting items will be continued until meeting is complete.

1. **Call the meeting to order**
2. **Roll Call**
3. **Approve Minutes**
 - a. December 10, 2025 Meeting Minutes
4. **Deletions and changes to the agenda**
5. **Request To Identify Persons Having Cases on The Agenda**
6. **Parking Citation Appeals**
 - a. P02273FB; Albert Cayer; Officer C. Romero # 7091
 - b. P02284FB; Dmitry Drapach; Officer C. Romero # 7091
 - c. P02277FB; Fredrik Realbutto; Officer C. Romero # 7091
 - d. P02289FB; Ella Rae Bevis *Telephonic Appearance*; Sergeant D. Blank # 7043
7. **New Cases - Code Enforcement**
 - a. EEN26-0049; Gerald & Claudia's Oceanview Plaza LLC; 210 Moody Blvd.; 12-12-31-4500-00350-0010; City of Flagler Beach Code of Ordinances Article II -Zoning Section 2.07.02.7 (3)
 - b. EEN26-0027; Moody Boulevard Asso LLC C/O Ken Aston; 312 Moody Blvd.; 12-12-31-4500-00480-0050; City of Flagler Beach Code of Ordinances Section 18-23
 - c. EEN26-0043; Golden Magnolia Marine Inc.; 1104 S Ocean Shore Blvd; 12-12-31-4500-00180-0010; IPMC Section 303 and City of Flagler Beach Code of Ordinances Chapter 13: Nuisance
 - d. EEN26-0031; Zander Holding Group LLC; 2038 S Ocean Shore Blvd.; 18-12-32-2750-00210-0100; City of Flagler Beach Code of Ordinances Chapter 13 Section.13-1 (4)
 - e. EEN26-0028; Sandy Ridge Investment LLC. Inc; 2261 S Flagler Ave; 19-12-32-4550-00030-0230; Florida Building Code Section 105.1 (A)
 - f. EEN26-0026; Jai Hanumaan LLC; 1224 S Ocean Shore Blvd; 12-12-31-4500-00190-0030; City of Flagler Beach Code of Ordinances Section 18-23
 - g. EEN26-0021; Fagan Jack Wayne & Paul Michael Fagan JTWROS; 1536 S. Ocean Shore Blvd.; 18-12-32-2750-00010-0100; City of Flagler Beach Code of Ordinances Section 18-23
8. **Status Updates - Code Enforcement**

9. Other Business

10. Adjournment

RECORD REQUIRED TO APPEAL: In accordance with Florida Statute 286.0105 if you should decide to appeal any decision the Commission makes about any matter at this meeting, you will need a record of the proceedings. You are responsible for providing this record. You may hire a court reporter to make a verbatim transcript. The City is not responsible for any mechanical failure of the recording equipment. In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at (386) 517-2000 ext 233 at least 72 hours prior to the meeting. The City Commission reserves the right to request that all written material be on file with the City Clerk when the agenda item is submitted.