



**Code Compliance Board**  
**Thursday, September 21, 2023 at 4:30 PM**

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

**1. CALL TO ORDER**

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**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

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**3. APPROVAL OF MINUTES**

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3.A [Approval of Minutes from August 17, 2023](#)

**4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES**

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**5. OLD BUSINESS**

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A. Staff Report

5.A [CCB-0493-2023, 909 Canal Street, Owner: Florida Craftsman LLC, Glenn P Dedy, Cherry Hill, Officer: Shelly Friend](#)

5.B [CCB-0551-2023, 1408 SOUTHARD AVE, OWNER: JUDY CONRAD, OFFICER: SHELLEY FRIEND](#)

**6. NEW BUSINESS**

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A. Staff Report

- 6.A CCB-0650-2023, 411 Palm St, Owner: Mark S Mitchell, Officer: Shelly Friend
- 6.B CCB-0647-2023, 2003 Saxon Dr, Owner: Timothy James Anderson, Officer: Shelly Friend
- 6.C CCB-0680-2023, 409 Conrad Dr, Owner: Bobbi P Allman, Officer Shelly Friend
- 6.D CCB-0517-2023, 2385 SR 44, Owner: Mitchell Equity Group LLLP, Officer: Shelly Friend
- 6.E CCB-0701-2023, 40 Cunningham Dr, Owner: Chanda Lynn Durnford, Officer: Shelly Friend
- 6.F CCB-0679-2023, 822 E 9th Ave, Owner: Paula J Vanase Lawless, Officer: Beverly Abrahamson
- 6.G CCB-0693-2023, 2641 Belmont Ave, Owner: SPH Volusia LLC, Officer: Beverly Abrahamson
- 6.H CCB-0714-2023, 2728 Pioneer Trail, Owner: Lux Investments Inc, Officer: Beverly Abrahamson
- 6.I CCB-0732-2023, 302 Inwood Ave, Owner: Peter Foreman, Officer: Beverly Abrahamson
- 6.J CCB-0736-2023, 466 Palm St, Owner: Zenhomes LLC, Officer: Beverly Abrahamson
- 6.K CCB-0721-2023, N Duss St (PID#: 741804000160), Owner: Gwendolyn Tobler, Officer: Beverly Abrahamson
- 6.L CCB-0746-2023, 512 Yupon Avenue, Owner: Cynthia C Sniezak, Officer: Beverly Abrahamson
- 6.M CCB-0733-2023, 820 Downing St, Owner: Downing Street NSB LLC, Officer: Herman Trautwein
- 6.N CCB-0739-2023, 433 Sheldon St, Owner: Ishman Hunter III, Officer: Herman Trautwein
- 6.O CCB-0735-2023, 217 Sandy Lane, Owners: Spyworks Inc, Stephen P Yates,



Officer: Herman Trautwein

- 6.P CCB-0738-2023, 507 N Orange St, Owners: Carmela Foglia, Felice Foglia and Vincenzo Foglia, Officer: Herman Trautwein
- 6.Q CCB-0734-2023, 1010 Canal St, Owner: Servinaval SRL Corp Tr, Canal Trust, Officer: Herman Trautwein
- 6.R CCB-0723-2023, 615 N Duss St, Owner: J&B Property Group Inc, Officer: Herman Trautwein

## 7. REPEAT BUSINESS

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## 8. DISCUSSION

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## 9. STAFF REPORTS

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- 9.A [Approval of 2024 calendar of hearings.](#)

## 10. ADJOURNMENT

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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.

# THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

## APPROVAL OF MINUTES FROM AUGUST 17, 2023

September 21, 2023

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**Background:**

Approval of Minutes from August 17, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB August 2023 minutes.docx](#)



Code Compliance Board  
Thursday, August 17, 2023 at 4:30 PM

Minutes

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Code Compliance Board of the City of New Smyrna Beach, Florida, was held on Thursday, August 17, 2023 at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chairman Dan Copfer called the meeting to order at 4:30 PM.

Present: Member Kathleen Brown, Member Clifford Wharin, Chairman Dan Copfer, Member Albert Schimanski, Member Ruth Kazimierek.

Absent: Member Michael Slayton, Member Robert McManus

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Albert Schimanski moved to adopt the July 29, 2023 Code Compliance Board Meeting Minutes. Member Clifford Wharin second the motion, and the motion carried unanimously.

#### 4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Secretary Cindy Langdon administered the oath to the following City Staff and property representatives/owners: Barb Bobelak, Shelly Friend, James Burns, Glenn Deady

#### 5. OLD BUSINESS

##### A. Staff Report

5.A [CCB-0493-2023, 909 CANAL STREET, OWNER: FLORIDA CRAFTSMAN LLC, GLENN P DEADY, CHERRY HILL, OFFICER: SHELLY FRIEND](#)

The owner or representative was present to comment.

On July 20, 2023, the property was found to be in violation of Sec 26-914 (8), (9), (13) and IPMC 304.3 and given until July 30, 2023 to bring the property in compliance. If this date is not met a fine of \$50 per day may be imposed at the August 17, 2023 hearing.

Officer Shelly Friend posted the board order on the property on July 21, 2023 and sent a copy by certified mail which was returned to the city.

As of August 17, 2023, the property is not in compliance. Officer Friend recommends a fine of \$50.00 per day until compliance is achieved not to exceed the maximum of \$10,000.

Glenn Deady stated that he is working on the property and has had some extenuating issues. He asked for a continuance.

Discussion ensued among the Board members regarding the details of the case. Officer Friend was agreeable to a continuance.

Member Al Schimanski moved to continue the case for 30 days, if not in compliance at that time the fine would be effective on the original compliance date. Member Ruth Kazimierek second the motion, and the motion carried unanimously.

## 6. NEW BUSINESS

### A. Staff Report

#### 6.A [CCB-0551-2023, 1408 Southard Ave, Owner: Judy Conrad, Officer: Shelly Friend](#)

The owner or representative was not present to comment.

Officer Shelly Friend stated this property is zoned R-2 Single Family Residential.

On June 28, 2023, an inspection was conducted and the property was found to be in violation of Sec. 26-914 (4) Windows and doors Sec. 26-914 (6) Accessory improvements, Sec. 26-914 (8) Landscaping, Sec. 26-914 (9) Trash & debris, Sec. 26-914 (13) Outdoor Storage, LDR Sec. 902.07 Trailer Storage and Sec 74-146 Local Business Tax.

Officer Friend stated a notice of violation was posted on the property on June 30, 2023 and certified mail was sent, which was received July 3, 2023, with an initial compliance date of July 14, 2023.

Officer Friend stated the property was in compliance of Sec. 74-146 but remains in non-compliance of the remaining violations as of August 20, 2023 and recommended a compliance date of September 14, 2023. In the event the respondents do not comply by this date a fine in the amount of \$50 per day will be imposed for each day the violations continue past the aforesaid date.

Discussion ensued among the Board members.

Member Albert Schimanski moved to recommend a new compliance date of September 14, 2023, if the property is not in compliance a fine of \$50 per day may be imposed. Member Clifford Wharin second the motion, and the motion carried unanimously.

#### 6.B [CCB-0553-2023, 763 E 3rd Ave, Owner: Stone Age Investments LLC, Officer: Shelly Friend](#)

Withdrawn

- 6.C CCB-0623-2023, 1300 N Dixie Freeway, Owner: AV Investments LLC,  
Officer: Shelly Friend

Withdrawn

7. REPEAT BUSINESS

- 7.A CCB-0510-2023, 513 Mill Run Dr, Owners: James E Burns III,  
Marianthi A Burns, Mark A Holmes, Officer: Barb Bobelak

The owner or representative was present to comment.

Officer Barbara Bobelak stated this property is zoned MH-2 Manufactured Housing Subdivision.

On June 14, 2023, an inspection was conducted and the property was found to be in violation of LDR Sec. 802.06 Recreational Equipment.

Officer Bobelak stated a notice of violation was posted on the property on July 10, 2023 and certified mail was sent, which was returned to the city.

The property was found in violation of the same codes by the Special Magistrate at the April 20, 2023 hearing, Case CCB-0279-2023. The property was found in compliance on May 6, 2023.

Officer Bobelak stated the property remains in non-compliance of LDR Sec. 802.06, specifically on July 7, 14, 17, 21, 27, August 11, 16 and 17, 2023, and continuing. Officer Bobelak recommended a fine of \$200 per day until the property is brought into compliance, fine not to exceed \$10,000.00.

James Burns presented his perspective of the alleged violations on his property.

Discussion ensued.

Member Ruth Kazimierek motioned to find the property in violation and impose a fine of \$200 per day for each day the property was in violation totaling \$1,600 and to continue for each day the property remains in violation or until the limit of \$10,000 is met.

James Burns asked about the appeals process and was given instructions on how to appeal.

#### 8. DISCUSSION

Assistant City Attorney Shey McCurdy stated violations will need to be articulated with a fine for each section of code.

#### 9. STAFF REPORTS

#### 10. ADJOURNMENT

As there was no further business to discuss, Chair Dan Copfer declared the meeting adjourned at: 5:11 PM.

## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0493-2023, 909 CANAL STREET, OWNER: FLORIDA CRAFTSMAN LLC, GLENN P  
DEADY, CHERRY HILL, OFFICER: SHELLY FRIEND

September 21, 2023

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### **Background:**

Violation of IPMC 304.3 Premises Identification, City Code Sec. 26-914 (8) Landscaping,  
(9) Trash & Debris, (13) Outdoor Storage

Compliance date: June 23, 2023, adjusted to July 14, 2023

Method of service: Property posted June 13, 2023, Certified mail returned to sender

### **Findings:**

Violation of IPMC 304.3 Premises Identification, City Code Sec. 26-914 (8) Landscaping,  
(9) Trash & Debris, (13) Outdoor Storage

New compliance date: July 30, 2023

Recommended fine: \$50 per day

Method of service: Property posted July 21, 2023, Certified mail sent

August 17, 2023 case was continued to September 21, 2023

Method of service: Property posted August 18, 2023

### **Fiscal Analysis:**

None

### **Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

### **Attachments:**

[CCB-0493-2023 909 Canal St.pdf](#)





## CODE CASE DETAILED REPORT CE-0493-2023 FOR CITY OF NEW SMYRNA BEACH

**Case Type:** Code Enforcement **Project:** **Opened Date:** 06/08/2023  
**Status:** In Progress **District:** New Smyrna Beach **Closed Date:** NOT CLOSED  
**Assigned To:** Shelly Friend **Description:** Overgrown property appears to be vacant

**Parcel:** 741808310050 **Main** **Address:** 909 Canal St **Main** **Zone:** MU (MIXED USE (CENTRAL BUSINESS DISTRICT))  
New Smyrna Beach, FL 32168

### Owner

Florida Craftsman Llc  
Glenn P Deady  
909 Canal St  
New Smyrna Beach, FL 32168  
Business: 386-290-9090

| Note  | Created By      | Date and Time Created |
|---|-----------------|-----------------------|
| 1. While conducting inspections in this area I noticed this property appeared to be vacant and overgrown. | Barbara Bobelak | 6/8/2023 3:09 pm      |
| 2. Assigned to: Shelly Friend   | Barbara Bobelak | 6/8/2023 3:10 pm      |
| 3. Took pictures of property today. A vehicle was in driveway.  | Shelly Friend   | 6/9/2023 3:03 pm      |
| 4. Called to say he has issues and is asking for additional time. 386-290-9090 Glenn Deady                | Cynthia Langdon | 6/21/2023 8:54 am     |
| 5. Spoke with Glenn. He asked for more time. I changed comply date to 7/14/23.                            | Shelly Friend   | 6/21/2023 11:36 am    |

| Activity Type                | Activity Number | Activity Name    | User            | Created On |
|------------------------------|-----------------|------------------|-----------------|------------|
| Compliance Officer Initiated | INT-001691-2023 | Violations noted | Barbara Bobelak | 06/08/2023 |
| Posted Property              |                 |                  | Shelly Friend   | 06/13/2023 |

**Violation Code:** Sec. 26-914.(9) **Violation Status:** In Violation **Citation Issue Date:** 06/13/2023  
**Code Description:** Trash & Debris **Compliance Date:** 06/23/2023  
**Corrective Action:** Remove trash and debris. **Resolved Date:**

**Violation Code:** Sec. 26-914.(13) **Violation Status:** In Violation **Citation Issue Date:** 06/13/2023  
**Code Description:** Outdoor Storage **Compliance Date:** 06/23/2023  
**Corrective Action:** Store materials of value as described. **Resolved Date:**

**Violation Code:** Sec. 26-914.(8) **Violation Status:** In Violation **Citation Issue Date:** 06/13/2023  
**Code Description:** Landscaping **Compliance Date:** 06/23/2023  
**Corrective Action:** Mow grass. **Resolved Date:**

**Violation Code:** IPMC 304.3 **Violation Status:** In Violation **Citation Issue Date:** 06/13/2023  
**Code Description:** Premises Identification **Compliance Date:** 06/23/2023  
**Corrective Action:** Place numbers on house. **Resolved Date:**





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3809033

Parcel ID: 741808310050

DEADY GLENN

909 CANAL ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |  |
|--------------------------|--|
| Alternate Key:           | 3809033  |
| Parcel ID:               | 741808310050   |
| Township-Range-Section:  | 17 - 34 - 18   |
| Subdivision-Block-Lot:   | 08 - 31 - 0050   |
| Owner(s):                | DEADY GLENN - JT - Joint Tenancy with Right of Survivorship - 100%<br>HILL CHERRY - JT - Joint Tenancy with Right of Survivorship - 100% |
| Mailing Address On File: | 909 CANAL ST<br>NEW SMYRNA BEACH FL 32168  |
| Physical Address:        | 909 CANAL ST, NEW SMYRNA BEACH 32168   |
| Property Use:            | 1200 - STORE/OFF/RES   |
| Tax District:            | 601-NEW SMYRNA BEACH   |
| 2022 Final Millage Rate: | 16.8612  |
| Neighborhood:            | 7463   |
| Business Name:           |  |
| Subdivision Name:        |  |
| Homestead Property:      | Yes  |

AltKey: 3809033

Parcel ID: 741808310050

DEADY GLENN

909 CANAL ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$208,384         | \$133,887       | \$25,000        | \$108,887      | 1.5000         | \$163.33         |
| 0012 | DISCRETIONARY                         | \$208,384         | \$133,887       | \$25,000        | \$108,887      | 0.7480         | \$81.45          |
| 0011 | REQ LOCAL EFFORT                      | \$208,384         | \$133,887       | \$25,000        | \$108,887      | 3.2340         | \$352.14         |
| 0050 | GENERAL FUND                          | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 4.8499         | \$406.84         |
| 0055 | LIBRARY                               | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.4635         | \$38.88          |
| 0520 | MOSQUITO CONTROL                      | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.1781         | \$14.94          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.0760         | \$6.38           |
| 0053 | PUBLIC SAFETY FUND                    | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.0000         | \$0.00           |
| 0058 | VOLUSIA ECHO                          | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.2000         | \$16.78          |
| 0057 | VOLUSIA FOREVER                       | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.2000         | \$16.78          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.0320         | \$2.68           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.9017         | \$75.64          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.1974         | \$16.56          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.2176         | \$18.25          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 0.1130         | \$9.48           |
| 0270 | NEW SMYRNA BEACH                      | \$208,384         | \$133,887       | \$50,000        | \$83,887       | 3.9500         | \$331.35         |

16.8612 \$1,551.49

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$98.00      |

\$98.00

Estimated Ad Valorem Tax: \$1,551.49

Estimated Non-Ad Valorem Tax: \$98.00

**Estimated Taxes: \$1,649.49**

Estimated Tax Amount without SOH: \$3,611.60

**AltKey: 3809033****Parcel ID: 741808310050****DEADY GLENN****909 CANAL ST, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$128,045         | \$64,215          | \$192,260         | \$129,987           | \$50,000          | \$79,987       | \$62,273          |
| 2021        | \$102,436         | \$60,743          | \$163,179         | \$126,201           | \$50,000          | \$76,201       | \$36,978          |
| 2020        | \$102,436         | \$61,548          | \$163,984         | \$124,459           | \$50,000          | \$74,459       | \$39,525          |
| 2019        | \$98,496          | \$62,221          | \$160,717         | \$121,661           | \$50,000          | \$71,661       | \$39,056          |
| 2018        | \$98,496          | \$50,937          | \$149,433         | \$109,195           | \$50,000          | \$59,195       | \$40,238          |
| 2017        | \$93,571          | \$45,573          | \$139,144         | \$106,949           | \$50,000          | \$56,949       | \$32,195          |
| 2016        | \$73,872          | \$38,783          | \$112,655         | \$104,749           | \$50,000          | \$54,749       | \$7,906           |
| 2015        | \$73,872          | \$34,611          | \$108,483         | \$104,021           | \$50,000          | \$54,021       | \$4,462           |
| 2014        | \$73,872          | \$31,069          | \$104,941         | \$103,195           | \$50,000          | \$53,195       | \$1,746           |

AltKey: 3809033

Parcel ID: 741808310050

DEADY GLENN

909 CANAL ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOTS 5 & 6 BLK 31 INWOOD NEW SMYRNA BCH MB 4 PG 115 PER OR 5166 PG 2877  
PER OR 5940 PG 2133 PER OR 5940 PG 2134 PER OR 5974 PG 1626 PER OR 6286 PG  
2180 PER OR 6393 PG 3230 & OR 6441 PG 1298 PER OR 6449 PG 4217



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
FLORIDA CRAFTSMEN, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L07000057655 |
| <b>FEI/EIN Number</b>  | N/A          |
| <b>Date Filed</b>      | 05/31/2007   |
| <b>Effective Date</b>  | 06/01/2007   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

909 CANAL STREET  
NEW SMYRNA BEACH, FL 32168

Changed: 02/25/2010

### Mailing Address

909 CANAL STREET  
NEW SMYRNA BEACH, FL 32168

Changed: 02/25/2010

### Registered Agent Name & Address

DEADY, GLENN P  
909 CANAL STREET  
NEW SMYRNA BEACH, FL 32168

Address Changed: 04/30/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title Owner

DEADY, GLENN P  
909 CANAL STREET  
NEW SMYRNA BEACH, FL 32168

### Annual Reports

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
|--------------------|-------------------|



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

6/13/2023

**Code Compliance Board**

CASE Number: CCB-0493-2023

909 Canal St.

Address: NEW Smyrna Beach, FL 32168

Parcel ID#: 7418-08-31-0050

Owner/Agent/Tenant:

Glenn Deady & Cherry Hill

Owner Address:

909 Canal St

New Smyrna Beach, FL 32168

**Violation**

IPMC 304.3 Premises Identification.

Sec. 26-914. (8) Landscaping

Sec. 26-914. (9) Trash & Debris

Sec. 26-914. (13) Outdoor Storage

Additional Information:

You have until

**06/23/23**

to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **20th day of July 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.



**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

**Certificate of Service**

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 6/13/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6385 0898 10

Additional addresses notified: \_\_\_\_\_

Signature: Shelly Friend  
Code Compliance Officer: Shelly Friend

Date: 6/13/2023

Code Compliance

**CITY OF NEW SMYRNA BEACH**

210 Sams Avenue • New Smyrna Beach, Florida 32168-7040

RETURN TO SENDER  
UNCLAIMED  
REFUSED

6/15

1st NOTICE  
2nd NOTICE  
3rd NOTICE  
4th  
5th

UNITED STATES  
POSTAL SERVICE  
**CERTIFIED MAIL**



9489 0090 0027 6385 0898 10

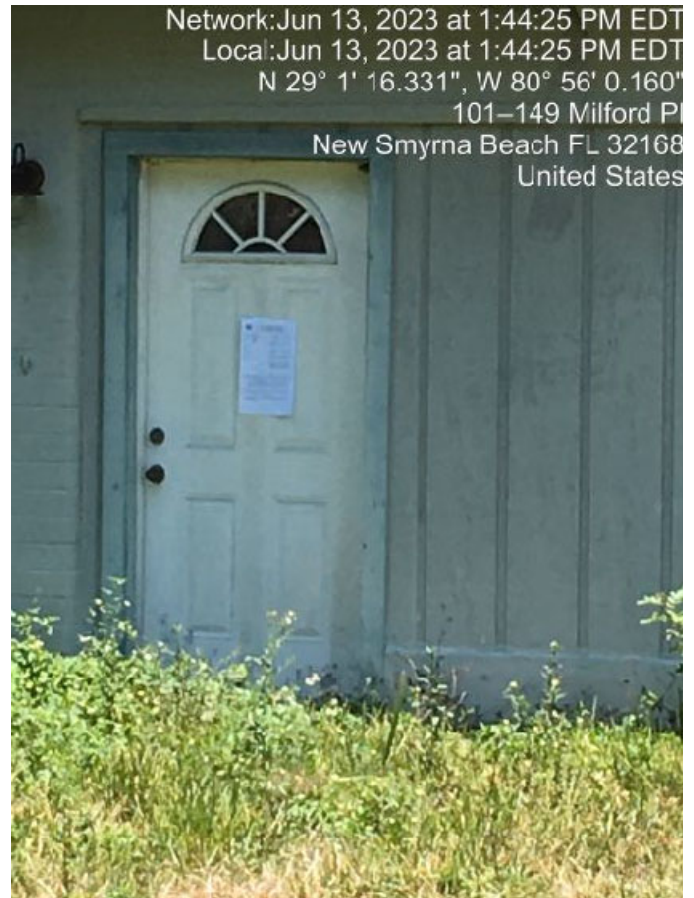
Label 890-FB Oct. 2015  
Pitney Bowes

**US POSTAGE**  
ZIP 32168 \$006.85<sup>0</sup>  
02 4M  
0000380734 JUN 13 2023

Glenn Deady  
Cherry Hill  
909 Canal St.  
New Smyrna B

UNC  
32168704010

NINE 339 DE 1 0007/10/23  
RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD  
BC: 32168704010 \*0274-00971-13-44



Network: Jun 13, 2023 at 1:43:01 PM EDT  
 Local: Jun 13, 2023 at 1:43:01 PM EDT  
 N 29° 1' 16.261", W 80° 56' 1.016"  
 102 Milford Pl  
 New Smyrna Beach FL 32168  
 United States

**City of New Smyrna Beach**  
 Code Compliance (386) 418-2810 / Email: cc@cityofnsb.com  
 210 Batts Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**  
 A violation of the New Smyrna Beach City Code exists at the following property:  
 4/13/2023

|   |  |
|---|--|
| <b>Code Compliance Board</b>                        | <b>Owner/Agent/Tenant</b>                  |
| CASE Number: CCB-0402-2023                          | Glen Dedy & Cheryl H                       |
| Address: 102 Coral St<br>New Smyrna Beach, FL 32168 | General Address                            |
| Parcel ID# 7418-08-01-0005                          | 102 Coral St<br>New Smyrna Beach, FL 32168 |

|                                   |  |
|-----------------------------------|--|
| <b>Violation:</b>                 | <b>Corrective Action</b>   |
| SMC 254.3 Premises Identification | Numbers must be on the front of structure, be visible from street, be 4 inches in height and be a contrasting color.   |
| Sec. 26-014 (A) Landscaping       | Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.  |
| Sec. 26-014 (B) Trash & Debris    | Maintain the property to keep it free of trash and debris.   |
| Sec. 26-014 (13) Outdoor Storage  | No outdoor storage is permitted between the street and the building. Outdoor storage must be at least three feet from side and rear property lines, must be neatly stored in a tidy and sanitary manner, shall not be scattered about and shall not have openings to provide harborage for vermin. |

**Additional Information:**

You have URG **URGENT** to correct the conditions.

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property; and/or
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date considered for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on **Thu** 28th day of **July** 2023 at: **4:30 PM** at the City Commission Chambers, 214 Batts Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**  
 In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Batts Avenue, New Smyrna Beach, Telephone (386) 418-2810, not later than seven days prior to the proceeding.



**CODE COMPLIANCE BOARD  
THE CITY OF NEW SMYRNA BEACH**

**City of New Smyrna Beach,  
Florida, a municipal corporation,  
Petitioner,**

**CASE NO.: CCB-0493-2023**

**VS.**

**GLENN DEADY  
CHERRY HILL,  
Respondent(s)**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

This case was heard on **July 20, 2023** before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative \_\_\_\_\_ did ☒ did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code Compliance action is located at

**Address:** 909 CANAL ST, NEW SMYRNA BEACH 32168

**Parcel:** 741808310050

**Legal description:** LOTS 5 & 6 BLK 31 INWOOD NEW SMYRNA BCH MB 4 PG 115 PER OR 5166 PG 2877 PER OR 5940 PG 2133 PER OR 5940 PG 2134 PER OR 5974 PG 1626 PER OR 6286 PG 2180 PER OR 6393 PG 3230 & OR 6441 PG 1298 PER OR 6449 PG 4217

2. The property was first inspected by a Code Compliance Officer on **June 9, 2023**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.
3. The Respondent(s) was/were served a Notice of Violation on **June 13, 2023** identifying the specific violation(s). The violation(s) was/were to be corrected by **June 23, 2023**. The Code Compliance Officer reinspected the property on **July 14, 2023** and determined that the violation(s) was/were not corrected.
4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:

**Sec 26-914 (8) Landscaping**

**Sec 26-914 (9) Trash and Debris**

**Sec 26-914 (13) Outdoor Storage**

**IPMC 304.3 Premises Identification**

**IT IS THEREUPON ORDERED that:**

- A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **July 30, 2023**, and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION**


**TO DETERMINE COMPLIANCE.** If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a fine of **\$50.00** per day shall be imposed.

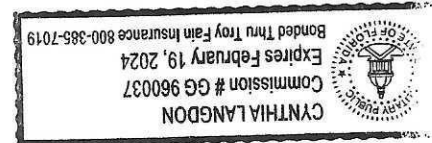
- B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **August 17, 2023, at 4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

**DONE AND ORDERED** on July 20, 2023.

  
\_\_\_\_\_  
Dan Copfer, Chairman  
Code Compliance Board

**ATTEST:**

  
\_\_\_\_\_  
Cynthia Langdon  
Code Compliance Clerk



**CERTIFICATE OF SERVICE:** I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 909 Canal St, New Smyrna Beach, FL 32168 by:

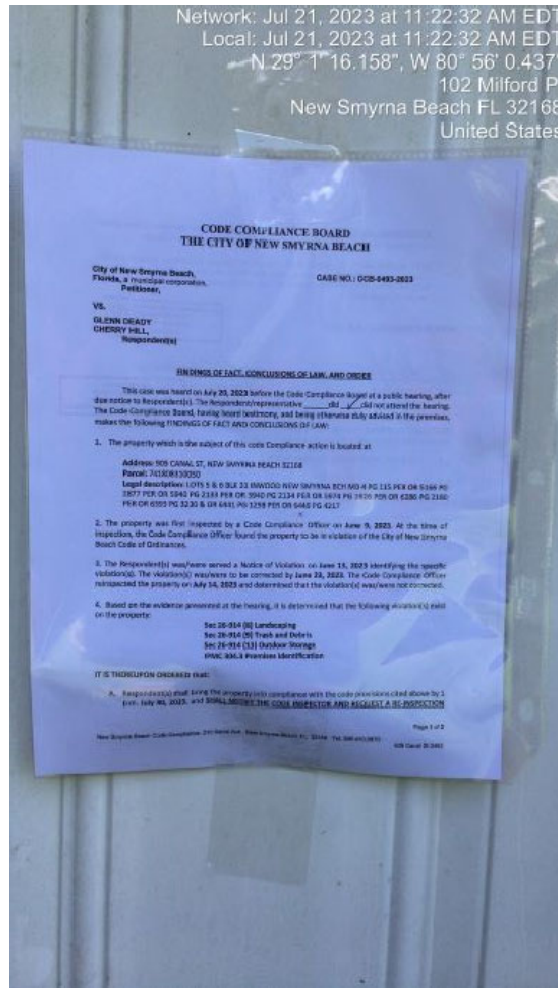
( ☒ ) Certified Mail, Return Receipt Requested, Receipt #

( ☒ ) Post

( ☐ ) Hand Delivery

9489 0090 0027 6392 2793 34

  
\_\_\_\_\_  
By: Cindy Langdon  
Code Compliance Clerk  
Date: July 21, 2023



**CITIZENS CODE COMPLIANCE BOARD  
IN AND FOR THE CITY OF NEW SMYRNA BEACH**

**CITY OF NEW SMYRNA BEACH,  
FLORIDA**, a municipal corporation,  
**Petitioner,**

VS

CASE NO.: CCB-0493-2023

**GLENN DEADY  
CHERRY HILL,  
Respondents/Owners.**

---

**ORDER CONTINUING HEARING**

The Citizens Code Compliance Board hereby continues the hearing on the above captioned case until September 21, 2023 at the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168 at 4:30 PM. Property to be in compliance or fine of \$50 per day from July 7, 2023 shall be imposed.

**Address:** 909 CANAL ST, NEW SMYRNA BEACH 32168

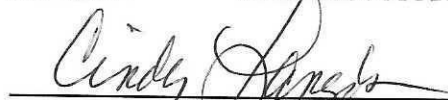
**Parcel:** 741808310050

**Legal description:** LOTS 5 & 6 BLK 31 INWOOD NEW SMYRNA BCH MB 4 PG 115  
PER OR 5166 PG 2877 PER OR 5940 PG 2133 PER OR 5940 PG 2134 PER OR 5974  
PG 1626 PER OR 6286 PG 2180 PER OR 6393 PG 3230 & OR 6441 PG 1298 PER OR  
6449 PG 4217

**DONE AND ORDERED** this 17th day of August 2022.

  
\_\_\_\_\_  
Chairperson: Dan Copfer  
Citizens Code Compliance Board

**ATTEST:**

  
\_\_\_\_\_  
Clerk: Cindy Langdon  
Citizens Code Compliance Board



## CERTIFICATE OF SERVICE

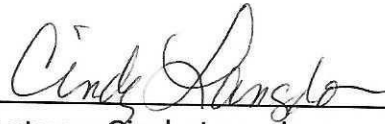
I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 2620 Edgewater Ave, New Smyrna Beach, FL 32168 by:

☒ Certified Mail, Return Receipt Requested, Receipt #

☒ Post

9489 0090 0027 6512 8136 53

☐ Hand Delivery

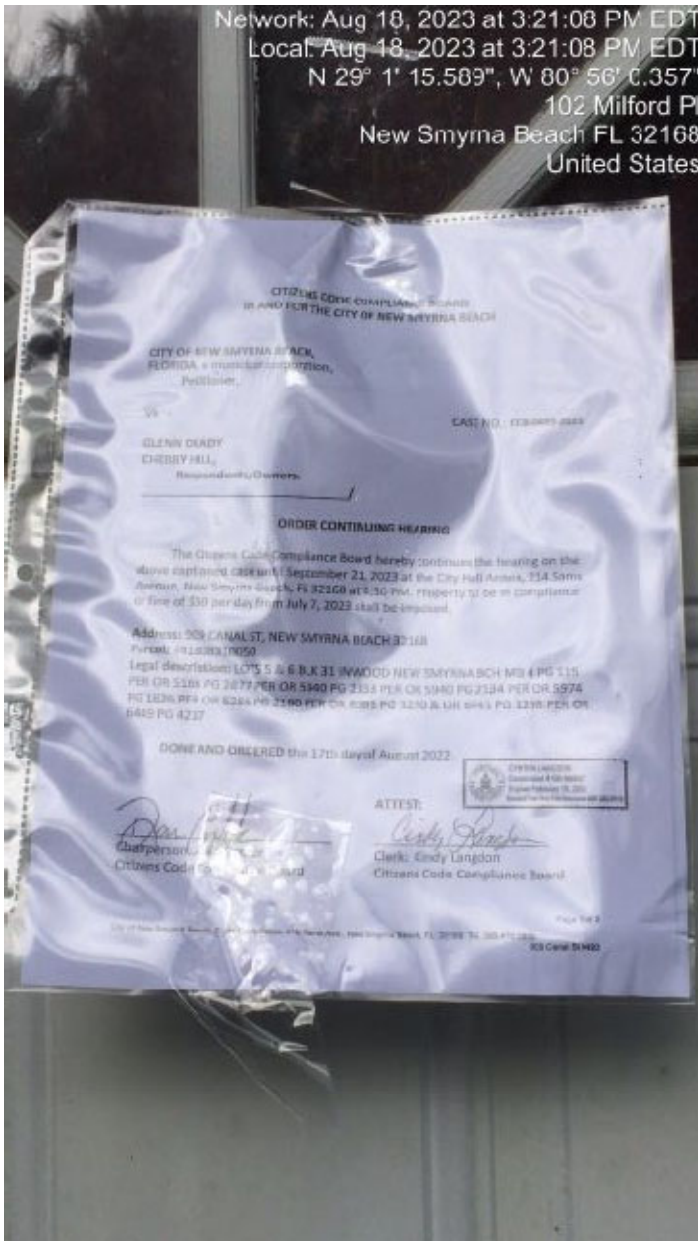


Signature: Cindy Langdon

Title: Citizens Code Compliance Board Clerk

Date: August 18, 2023

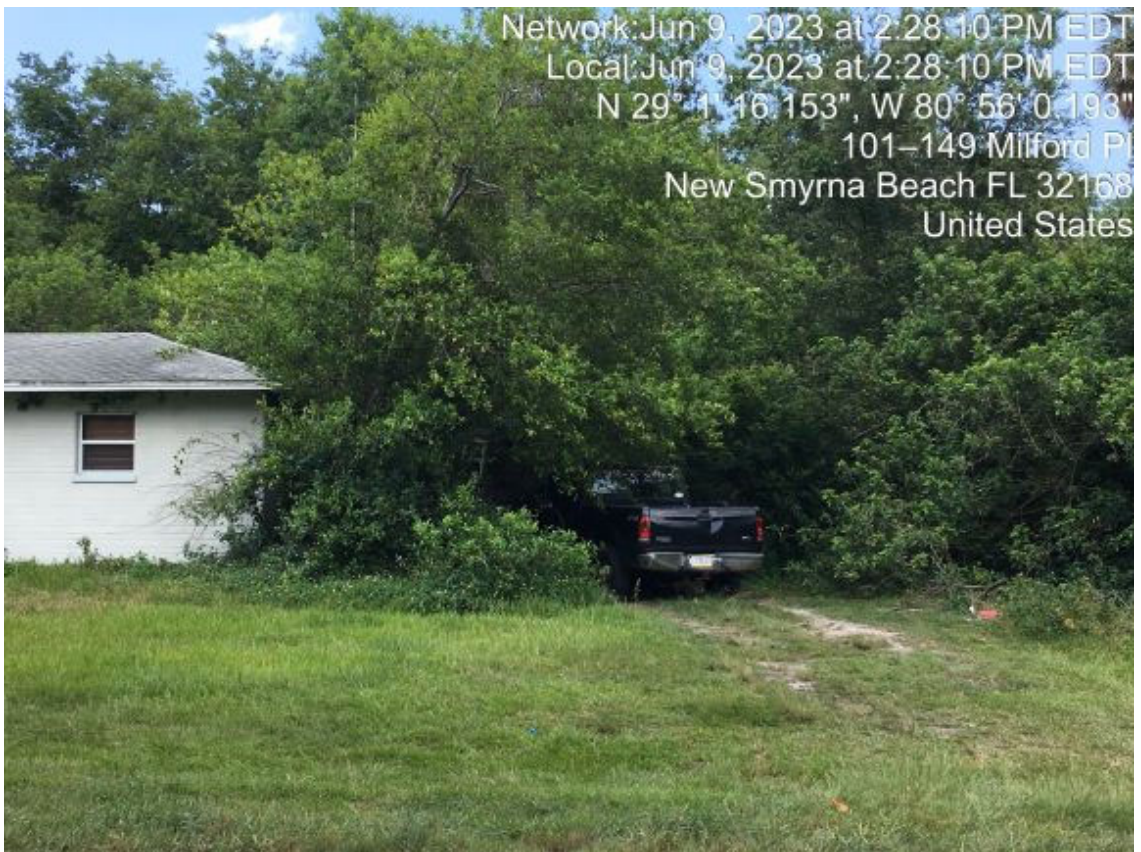












## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0551-2023, 1408 SOUTHARD AVE, OWNER: JUDY CONRAD, OFFICER: SHELLY FRIEND

September 21, 2023

---

### **Background:**

Violation of City Code Sec. 26-914 (4) Windows & doors, (6) Accessory improvement, (8) Landscaping (9) Trash & debris, (13) Outdoor storage, Sec. 74-146 Local business tax and LDR Sec. 802.07 Trailer Storage

Compliance date: July 14, 2023

Method of service: Property posted June 30, 2023, Certified mail delivered July 3, 2023

Notice of Hearing for August 17, 2023 returned to sender and property posted August 2, 2023.

### **Findings:**

Property found in violation of City Code Sec. 26-914 (4) Windows & doors, (6) Accessory improvement, (8) Landscaping (9) Trash & debris, (13) Outdoor storage and LDR Sec.

802.07 Trailer Storage

New compliance date: September 14, 2023

Recommended fine: \$50 per day

Method of service: Property posted August 18, 2023, Certified mail received August 21, 2023

### **Fiscal Analysis:**

None

### **Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

### **Attachments:**

[5B CCB-0551-2023 1408 Southard Ave.pdf](#)



## CODE CASE DETAILED REPORT CE-0551-2023 FOR CITY OF NEW SMYRNA BEACH

**Case Type:** Code Enforcement **Project:** **Opened Date:** 06/28/2023  
**Status:** In Progress **District:** New Smyrna Beach **Closed Date:** NOT CLOSED  
**Assigned To:** Shelly Friend **Description:** Garage door in disrepair, property overgrown, outdoor storage

**Parcel:** 741503060050 **Main** **Address:** 1408 Southard Av **Main** **Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)  
New Smyrna Beach, FL 32169

**Owner**  
Judy Conrad  
1408 Southard Av  
New Smyrna Beach, FL 32169

| Activity Type                | Activity Number | Activity Name | User          | Created On |
|------------------------------|-----------------|---------------|---------------|------------|
| Compliance Officer Initiated | INT-001753-2023 |               | Shelly Friend | 06/28/2023 |

**Violation Code:** Sec. 26-914.(13) **Violation Status:** In Violation **Citation Issue Date:** 06/28/2023  
**Code Description:** Outdoor Storage **Compliance Date:** 07/08/2023  
**Corrective Action:** Store material of value according to ordinance. **Resolved Date:**

**Violation Code:** Sec. 26-914.(8) **Violation Status:** In Violation **Citation Issue Date:** 06/28/2023  
**Code Description:** Landscaping **Compliance Date:** 07/08/2023  
**Corrective Action:** Mow grass. **Resolved Date:**

**Violation Code:** LDR 802.07.A. **Violation Status:** In Violation **Citation Issue Date:** 06/28/2023  
**Code Description:** Trailer Storage **Compliance Date:** 07/08/2023  
**Corrective Action:** Utility trailer needs to have current registration. **Resolved Date:**

**Violation Code:** Sec. 26-914.(6) **Violation Status:** In Violation **Citation Issue Date:** 06/28/2023  
**Code Description:** Accessory Improvements **Compliance Date:** 07/08/2023  
**Corrective Action:** Repair fence. **Resolved Date:**

**Violation Code:** Sec. 74-146. **Violation Status:** In Violation **Citation Issue Date:** 06/29/2023  
**Code Description:** Local Business Tax Imposed **Compliance Date:** 07/09/2023  
**Corrective Action:** Apply for BTR. **Resolved Date:**

**Violation Code:** Sec. 26-914.(9) **Violation Status:** In Violation **Citation Issue Date:** 06/28/2023  
**Code Description:** Trash & Debris **Compliance Date:** 07/08/2023  
**Corrective Action:** Remove trash and debris. **Resolved Date:**

**Violation Code:** Sec. 26-914.(4) **Violation Status:** In Violation **Citation Issue Date:** 06/28/2023  
**Code Description:** Exterior Windows & Doors **Compliance Date:** 07/08/2023  
**Corrective Action:** Repair garage door. **Resolved Date:**





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3790715

Parcel ID: 741503060050

CONRAD JUDY L TR

1408 SOUTHARD AVE, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |  |
|--------------------------|--|
| Alternate Key:           | 3790715  |
| Parcel ID:               | 741503060050   |
| Township-Range-Section:  | 17 - 34 - 15   |
| Subdivision-Block-Lot:   | 03 - 06 - 0050   |
| Owner(s):                | CONRAD JUDY L TR - TR - Trust - 100%<br>JUDY LYNN CONRAD REV TRUST - TR - Trust - 100% |
| Mailing Address On File: | 433 WEKIVA COVE RD<br>LONGWOOD FL 32779  |
| Physical Address:        | 1408 SOUTHARD AVE, NEW SMYRNA BEACH 32169  |
| Property Use:            | 0100 - SINGLE FAMILY   |
| Tax District:            | 601-NEW SMYRNA BEACH   |
| 2022 Final Millage Rate: | 16.8612  |
| Neighborhood:            | 4850   |
| Business Name:           |  |
| Subdivision Name:        |  |
| Homestead Property:      | No   |



### Working Tax Roll Values by Taxing Authority

|      | Tax Authority                         | Just Value | Assessed  | Ex/10cap | Taxable   | Millage | Estimated  |
|------|---------------------------------------|------------|-----------|----------|-----------|---------|------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$332,729  | \$284,838 | \$0      | \$332,729 | 1.5000  | \$499.09   |
| 0012 | DISCRETIONARY                         | \$332,729  | \$284,838 | \$0      | \$332,729 | 0.7480  | \$248.88   |
| 0011 | REQ LOCAL EFFORT                      | \$332,729  | \$284,838 | \$0      | \$332,729 | 3.2340  | \$1,076.05 |
| 0050 | GENERAL FUND                          | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 4.8499  | \$1,381.44 |
| 0055 | LIBRARY                               | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.4635  | \$132.02   |
| 0520 | MOSQUITO CONTROL                      | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.1781  | \$50.73    |
| 0530 | PONCE INLET PORT AUTHORITY            | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.0760  | \$21.65    |
| 0053 | PUBLIC SAFETY FUND                    | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.0000  | \$0.00     |
| 0058 | VOLUSIA ECHO                          | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.2000  | \$56.97    |
| 0057 | VOLUSIA FOREVER                       | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.2000  | \$56.97    |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.0320  | \$9.11     |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.9017  | \$256.84   |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.1974  | \$56.23    |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.2176  | \$61.98    |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 0.1130  | \$32.19    |
| 0270 | NEW SMYRNA BEACH                      | \$332,729  | \$284,838 | \$47,891 | \$284,838 | 3.9500  | \$1,125.11 |
|      |                                       |            |           |          |           | 16.8612 | \$5,065.25 |

### Non-Ad Valorem Assessments

| Project             | Units | Rate    | Total   |
|---------------------|-------|---------|---------|
| 6012-NSB STORMWATER | 1     | \$95.00 | \$98.00 |
|                     |       |         | \$98.00 |

Estimated Ad Valorem Tax: \$5,065.25  
Estimated Non-Ad Valorem Tax: \$98.00

**Estimated Taxes: \$5,163.25**  
Estimated Tax Amount without SOH: \$5,708.21

AltKey: 3790715  
CONRAD JUDY L TR

Parcel ID: 741503060050  
1408 SOUTHARD AVE, NEW SMYRNA BEACH, FL

### Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable   | HX Savings |
|------|------------|------------|------------|--------------|------------|-----------|------------|
| 2022 | \$193,440  | \$123,707  | \$317,147  | \$258,944    | \$0        | \$258,944 | \$0        |
| 2021 | \$159,120  | \$92,373   | \$251,493  | \$235,404    | \$0        | \$235,404 | \$0        |
| 2020 | \$124,800  | \$89,204   | \$214,004  | \$214,004    | \$0        | \$214,004 | \$0        |
| 2019 | \$124,800  | \$99,899   | \$224,699  | \$207,928    | \$0        | \$207,928 | \$0        |
| 2018 | \$124,800  | \$101,666  | \$226,466  | \$189,025    | \$0        | \$189,025 | \$0        |
| 2017 | \$124,800  | \$79,077   | \$204,350  | \$171,841    | \$0        | \$171,841 | \$0        |
| 2016 | \$156,592  | \$76,850   | \$233,442  | \$156,219    | \$0        | \$156,219 | \$0        |
| 2015 | \$94,268   | \$62,541   | \$156,809  | \$142,017    | \$0        | \$142,017 | \$0        |
| 2014 | \$81,427   | \$58,657   | \$140,084  | \$129,106    | \$0        | \$129,106 | \$0        |

AltKey: 3790715

Parcel ID: 741503060050

CONRAD JUDY L TR

1408 SOUTHARD AVE, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

15 17 34 LOT 5 BLK F SMYRNA DUNES PER OR 4571 PG 3226



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

6/30/2023

**Code Compliance Board**

CASE Number: CCB 0551-2023  
1408 Southard Ave.  
Address: New Smyrna Beach, FL 32169  
7415-03-06-0050  
Parcel ID#:

Owner/Agent/Tenant:

Judy L. Conrad

Owner Address:

433 Wekiva Cove Rd.  
Longwood, FL 32779

**Violation**

Sec. 26-914. (4) Windows & doors

Sec. 26-914. (6) Accessory improvements.

Sec. 26-914. (8) Landscaping

Sec. 26-914. (9) Trash & Debris

Sec. 26-914. (13) Outdoor Storage

LDR Sec. 802.07 Trailer Storage

Sec. 74-146. Local Business Tax

**Corrective Action**

Exterior windows and doors shall be maintained in good repair.

Accessory improvements and all freestanding structures must be maintained in good repair.

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Maintain the property to keep it free of trash and debris.

No outdoor storage is permitted between the street and the building. Outdoor storage must be at least three feet from side and rear property lines, must be neatly stored in a safe and sanitary manner, shall not be scattered about and shall not have openings to provide harborage for vermin.

Must be operable, have current tags or stored in enclosed structure.

Obtain the required Business License Tax Receipt, all businesses and rental properties located in the City of New Smyrna Beach are required to have the local Business Licenses Tax Receipt. Visit the City website at [www.cityofnsb.com](http://www.cityofnsb.com) to apply.

Additional Information: Contact building department for garage door permit.

Provide current registration for utility trailer. Repair fence.

You have until

July 14, 2023

to correct the condition(s).

**YOU ARE HEREBY** notified that a first hearing will be held on the **20th day of July 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

#### **NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

#### **RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

*If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.*

#### **Certificate of Service**

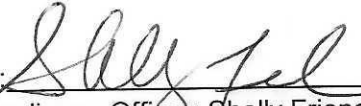
The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 6/30/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6385 0897 80

Additional addresses notified: \_\_\_\_\_

Signature:   
Code Compliance Officer: Shelly Friend

Date: 6/30/2023

July 31, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6385 0897 80.**

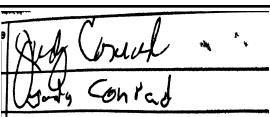
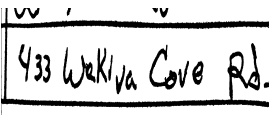
#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | July 3, 2023, 12:44 pm          |
| <b>Location:</b>           | LONGWOOD, FL 32779              |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |        |
|----------------|--------|
| <b>Weight:</b> | 13.9oz |
|----------------|--------|

#### Recipient Signature

|                         |   |
|-------------------------|---|
| Signature of Recipient: |   |
| Address of Recipient:   |  |

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



[illegible][illegible]





CODE COMPLIANCE BOARD  
THE CITY OF NEW SMYRNA BEACH

JUDY LYNN CONRAD REV TRUST  
433 WEKIVA COVE RD  
LONGWOOD FL 32779

CASE NO. CCB-0551-2023  
1408 SOUTHARD AVE

**NOTICE OF HEARING**

**YOU ARE HEREBY** notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **Thursday, August 17, 2023 at 4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS (\$250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS (\$500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, it may impose a fine not to exceed \$5,000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. You may examine the City's records concerning the subject matter of this action at the City Clerks Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

If the violation(s) is corrected and then reoccurs or if the violation(s) is not corrected by the time specified for correction by the Code Compliance Officer, your case may be presented to the Code Compliance Board even if the violation(s) has been corrected prior to the Code Compliance Board hearing.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Code Compliance Board with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that this Notice of Hearing was served on the party(ies) at the address as described above by:

☒ (V) Certified Mail, Return Receipt Requested Receipt Number:

☒ (V) Post

☐ ( ) Hand Delivery

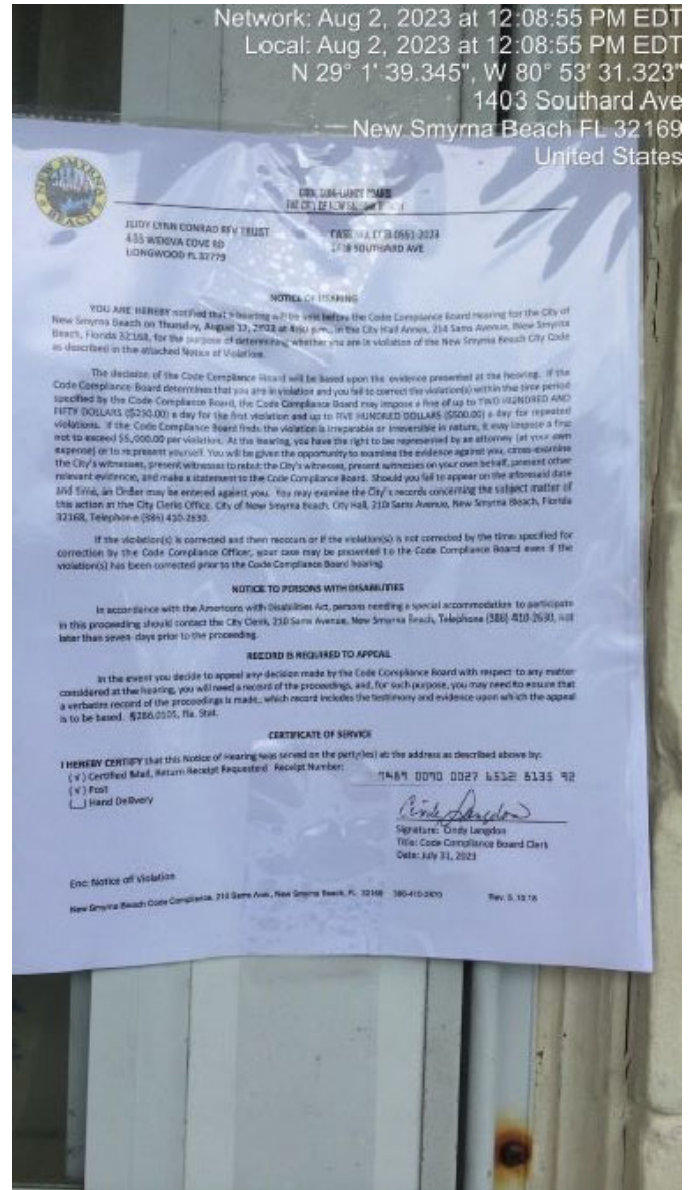
9489 0090 0027 6512 8135 92

Signature: Cindy Langdon

Title: Code Compliance Board Clerk

Date: July 31, 2023

Enc: Notice of Violation



**CODE COMPLIANCE BOARD  
THE CITY OF NEW SMYRNA BEACH**

**City of New Smyrna Beach,  
Florida, a municipal corporation,  
Petitioner,**

**CASE NO.: CCB-0551-2023**

**VS.**

**JUDY LYNN CONRAD REV TRUST  
JUDY L CONRAD TR,  
Respondent(s)**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

This case was heard on **August 17, 2023**, before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative \_\_\_\_\_ did ☒ did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code Compliance action is located at

**Address:** 1408 SOUTHARD AVE, NEW SMYRNA BEACH 32169

**Parcel:** 741503060050

**Legal description:** 15 17 34 LOT 5 BLK F SMYRNA DUNES PER OR 4571 PG 3226

2. The property was first inspected by a Code Compliance Officer on **June 30, 2023**. At the time of inspection the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.
3. The Respondent(s) was/were served a Notice of Violation on **June 30, 2023** identifying the specific violation(s). The violation(s) was/were to be corrected by **July 14, 2023**. The Code Compliance Officer reinspected the property on **August 17, 2023** and determined that the violation(s) was/were not corrected.
4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:

**Sec 26-914 (4) Windows and doors**

**Sec 26-914 (6) Accessory improvements**

**Sec 26-914 (8) Landscaping**

**Sec 26-914 (9) Trash & debris**

**Sec 26-914 (13) Outdoor Storage**

**LDR Sec 902.07 Trailer Storage**

**IT IS THEREUPON ORDERED that:**



- A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **September 14, 2023**, and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE.** If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a fine of **\$50.00** per day shall be imposed.
- B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **September 21, 2023**, at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

**DONE AND ORDERED** on **August 27, 2023**.

  
Dan Copfer, Chairman  
Code Compliance Board



**ATTEST:**

  
Cynthia Langdon  
Code Compliance Clerk

**CERTIFICATE OF SERVICE:** I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 433 Wekiva Cove Rd, Longwood, FL 32779 by:

( ☒ ) Certified Mail, Return Receipt Requested, Receipt #

( ☒ ) Post

( ☐ ) Hand Delivery

9489 0090 0027 6512 8136 39

  
By: Cindy Langdon  
Code Compliance Clerk  
Date: August 18, 2023



August 31, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6512 8136 39.**

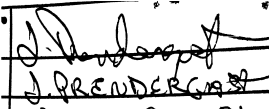

#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 21, 2023, 1:33 pm        |
| <b>Location:</b>           | LONGWOOD, FL 32779              |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |        |
|----------------|--------|
| <b>Weight:</b> | 12.8oz |
|----------------|--------|

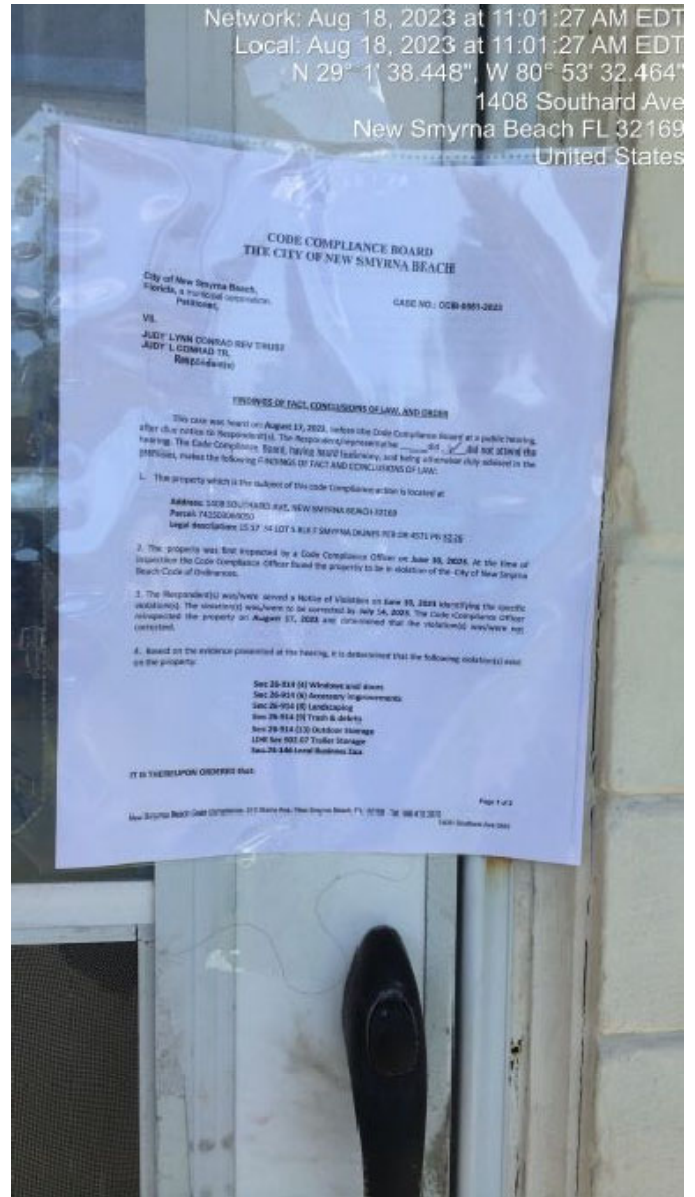
#### Recipient Signature

|                         |   |
|-------------------------|---|
| Signature of Recipient: |   |
| Address of Recipient:   |  |

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



**CODE COMPLIANCE BOARD  
THE CITY OF NEW SMYRNA BEACH**

**City of New Smyrna Beach,  
Florida, a municipal corporation,  
Petitioner,**

**CASE NO.: CCB-0551-2023**

**VS.**

**JUDY LYNN CONRAD REV TRUST  
JUDY L CONRAD TR,  
Respondent(s)**

**Corrected**

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

This case was heard on **August 17, 2023**, before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative \_\_\_\_\_ did ☒ did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code Compliance action is located at

**Address:** 1408 SOUTHARD AVE, NEW SMYRNA BEACH 32169

**Parcel:** 741503060050

**Legal description:** 15 17 34 LOT 5 BLK F SMYRNA DUNES PER OR 4571 PG 3226

2. The property was first inspected by a Code Compliance Officer on **June 30, 2023**. At the time of inspection the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.
3. The Respondent(s) was/were served a Notice of Violation on **June 30, 2023** identifying the specific violation(s). The violation(s) was/were to be corrected by **July 14, 2023**. The Code Compliance Officer reinspected the property on **August 17, 2023** and determined that the violation(s) was/were not corrected.
4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:

**Sec 26-914 (4) Windows and doors**

**Sec 26-914 (6) Accessory improvements**

**Sec 26-914 (8) Landscaping**

**Sec 26-914 (9) Trash & debris**

**Sec 26-914 (13) Outdoor Storage**

**LDR Sec 802.07 Trailer Storage**

**IT IS THEREUPON ORDERED that:**



- A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **September 14, 2023**, and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE.** If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a fine of **\$50.00** per day shall be imposed.
- B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **September 21, 2023**, at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

**DONE AND ORDERED on August 27, 2023.**



**ATTEST:**

  
\_\_\_\_\_  
Dan Copfer, Chairman  
Code Compliance Board

  
\_\_\_\_\_  
Cynthia Langdon  
Code Compliance Clerk


**CERTIFICATE OF SERVICE:** I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 433 Wekiva Cove Rd, Longwood, FL 32779 by:

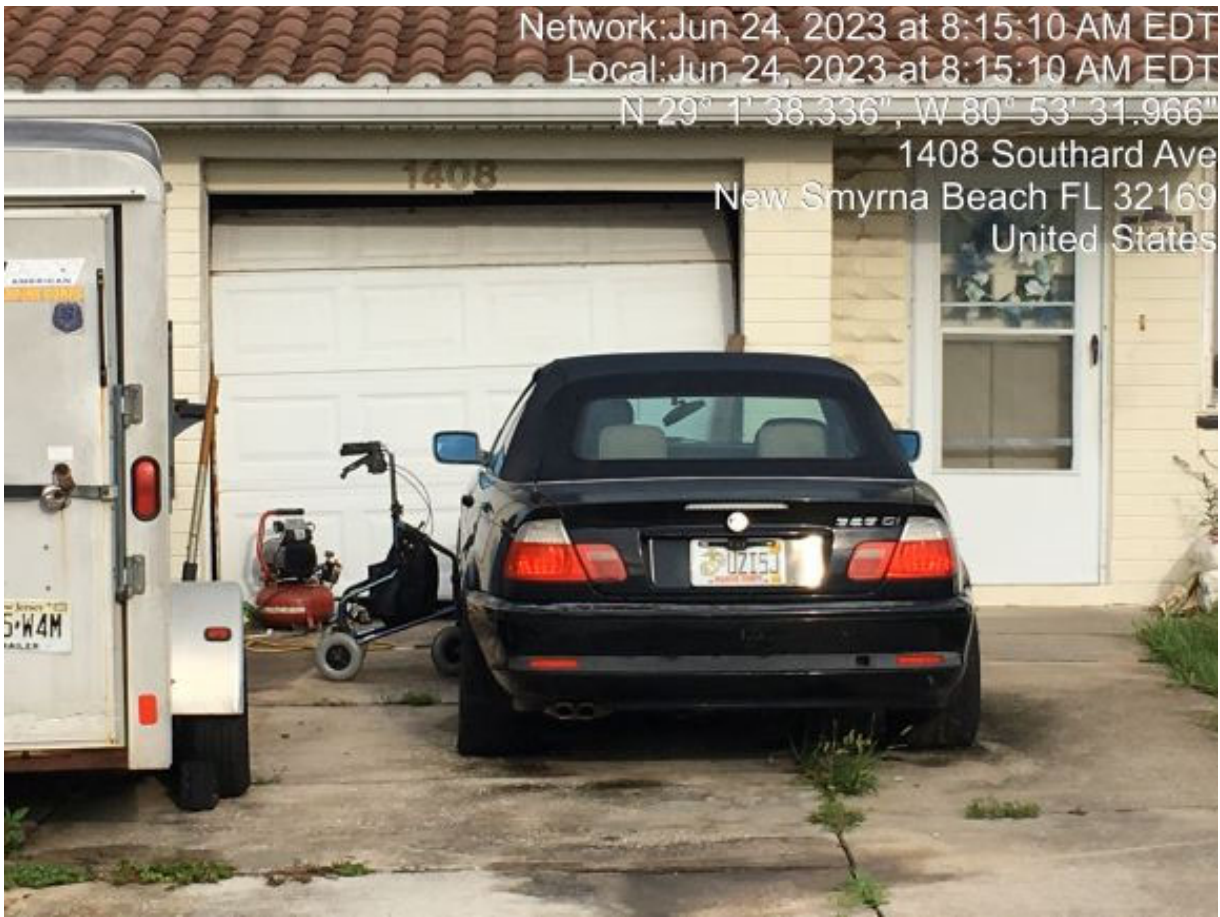
( ☒ ) Certified Mail, Return Receipt Requested, Receipt #

( ☒ ) Post

9489 0090 0027 6393 0455 63

( ☐ ) Hand Delivery

  
\_\_\_\_\_  
By: Cindy Langdon  
Code Compliance Clerk  
Date: September, 2023





Network: Jun 28, 2023 at 9:28:01 AM EDT  
Local: Jun 28, 2023 at 9:28:01 AM EDT  
N 29° 1' 38.467", W 80° 53' 33.552"  
1408 Southard Ave  
New Smyrna Beach FL 32169  
United States



Network: Jun 28, 2023 at 10:01:06 AM EDT  
Local: Jun 28, 2023 at 10:01:06 AM EDT  
N 29° 1' 38.325", W 80° 53' 31.910"  
1408 Southard Ave  
New Smyrna Beach FL 32169  
United States



Network: Jun 24, 2023 at 8:15:28 AM EDT  
Local: Jun 24, 2023 at 8:15:28 AM EDT  
N 29° 1' 38.690", W 80° 53' 31.895"  
1405 Southard Ave  
New Smyrna Beach FL 32169  
United States



## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0650-2023, 411 PALM ST, OWNER: MARK S MITCHELL, OFFICER: SHELLY FRIEND

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 1, 2023

Method of service: Property posted August 23, 2023, Certified mail received August 25, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0650-2023 411 Palm St.pdf](#)





## CODE CASE DETAILED REPORT CE-0650-2023 FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |   |                     |            |
|---------------------|------------------|---------------------|---|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     |   | <b>Opened Date:</b> | 07/28/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach                              | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Shelly Friend    | <b>Description:</b> | Overgrown, vegetation encroaching on sidewalk |                     |            |

|                |              |      |                 |   |      |              |                                 |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|
| <b>Parcel:</b> | 744105000040 | Main | <b>Address:</b> | 411 Palm St<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-3 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|

### Owner

Mark S Mitchell  
411 Palm St  
New Smyrna Beach, FL 32168  
Home: 4073414851

| Activity Type                   | Activity Number | Activity Name | User          | Created On |
|---------------------------------|-----------------|---------------|---------------|------------|
| Compliance Officer<br>Initiated | INT-001884-2023 | NEW CASE      | Shelly Friend | 07/29/2023 |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3872479

Parcel ID: 744105000040

MITCHELL MARK S

411 PALM ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |  |
|--------------------------|--|
| Alternate Key:           | 3872479                                  |
| Parcel ID:               | 744105000040                             |
| Township-Range-Section:  | 17 - 34 - 41                             |
| Subdivision-Block-Lot:   | 05 - 00 - 0040                           |
| Owner(s):                | MITCHELL MARK S - FS - Fee Simple - 100% |
| Mailing Address On File: | 411 PALM ST<br>NEW SMYRNA BEACH FL 32168 |
| Physical Address:        | 411 PALM ST, NEW SMYRNA BEACH 32168      |
| Property Use:            | 0100 - SINGLE FAMILY                     |
| Tax District:            | 601-NEW SMYRNA BEACH                     |
| 2022 Final Millage Rate: | 16.8612                                  |
| Neighborhood:            | 4062                                     |
| Business Name:           |  |
| Subdivision Name:        | FISHERS NEW SMYRNA                       |
| Homestead Property:      | Yes                                      |



### Working Tax Roll Values by Taxing Authority

|      | Tax Authority                         | Just Value | Assessed | Ex/10cap | Taxable  | Millage | Estimated |
|------|---------------------------------------|------------|----------|----------|----------|---------|-----------|
| 0017 | CAPITAL IMPROVEMENT                   | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 1.5000  | \$31.37   |
| 0012 | DISCRETIONARY                         | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.7480  | \$15.64   |
| 0011 | REQ LOCAL EFFORT                      | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 3.2340  | \$67.63   |
| 0050 | GENERAL FUND                          | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 4.8499  | \$101.42  |
| 0055 | LIBRARY                               | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.4635  | \$9.69    |
| 0520 | MOSQUITO CONTROL                      | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.1781  | \$3.72    |
| 0530 | PONCE INLET PORT AUTHORITY            | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.0760  | \$1.59    |
| 0053 | PUBLIC SAFETY FUND                    | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.0000  | \$0.00    |
| 0058 | VOLUSIA ECHO                          | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.2000  | \$4.18    |
| 0057 | VOLUSIA FOREVER                       | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.2000  | \$4.18    |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.0320  | \$0.67    |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.9017  | \$18.86   |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.1974  | \$4.13    |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.2176  | \$4.55    |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 0.1130  | \$2.36    |
| 0270 | NEW SMYRNA BEACH                      | \$155,269  | \$45,912 | \$25,000 | \$20,912 | 3.9500  | \$82.60   |
|      |                                       |            |          |          |          | 16.8612 | \$352.60  |

### Non-Ad Valorem Assessments

| Project             | Units | Rate    | Total    |
|---------------------|-------|---------|----------|
| 6012-NSB STORMWATER | 1     | \$95.00 | \$101.00 |
|                     |       |         | \$101.00 |

Estimated Ad Valorem Tax: \$352.60  
Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$453.60**  
Estimated Tax Amount without SOH: \$2,719.02

AltKey: 3872479  
MITCHELL MARK S

Parcel ID: 744105000040  
411 PALM ST, NEW SMYRNA BEACH, FL

#### Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$26,617   | \$64,085   | \$90,702   | \$44,575     | \$25,000   | \$19,575 | \$46,127   |
| 2021 | \$25,666   | \$39,270   | \$64,936   | \$43,277     | \$25,000   | \$18,277 | \$21,659   |
| 2020 | \$25,666   | \$38,304   | \$63,970   | \$42,679     | \$25,000   | \$17,679 | \$21,291   |
| 2019 | \$9,506    | \$38,024   | \$47,530   | \$41,719     | \$25,000   | \$16,719 | \$5,811    |
| 2018 | \$9,506    | \$38,192   | \$47,698   | \$40,941     | \$25,000   | \$15,941 | \$6,757    |
| 2017 | \$9,506    | \$30,613   | \$40,099   | \$40,099     | \$25,000   | \$15,099 | \$0        |
| 2016 | \$12,807   | \$30,945   | \$43,752   | \$39,691     | \$25,000   | \$14,691 | \$4,061    |
| 2015 | \$12,807   | \$26,608   | \$39,415   | \$39,415     | \$25,000   | \$14,415 | \$0        |
| 2014 | \$16,602   | \$33,976   | \$50,578   | \$50,578     | \$25,578   | \$25,000 | \$0        |

AltKey: 3872479  
MITCHELL MARK S

Parcel ID: 744105000040  
411 PALM ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOTS 4 & 5 FISHERS NEW SMYRNA MB 5 PG 68 MB 15 PG 190 PER OR 2705 PG 0330  
PER OR 5359 PG 2633 PER OR 5637 PGS 0951-0952 PER OR 6662 PG 3388



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/23/2023

**Code Compliance Board**  
CASE Number: CCB-0650-2023

Address: 411 Palm St.

Parcel ID#: 7441-05-00-0040

Owner/Agent/Tenant:

Mark S. Mitchell

Owner Address:

411 Palm St

New Smyrna Beach, FL 32168

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: Includes vegetation encroaching on sidewalk.

You have until

**1-Sep-23**

to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or;
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 8/23/23 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6512 7747 32

Additional addresses notified:

Signature: Shelly Friend  
Code Compliance Officer: Shelly Friend

Date: 8/23/2023



September 1, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6512 7747 32.**

#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 25, 2023, 11:20 am       |
| <b>Location:</b>           | NEW SMYRNA BEACH, FL 32168      |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details


|                |        |
|----------------|--------|
| <b>Weight:</b> | 14.6oz |
|----------------|--------|

#### Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004









## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0647-2023, 2003 SAXON DR, OWNER: TIMOTHY JAMES ANDERSON, OFFICER:  
SHELLY FRIEND

September 21, 2023

---

**Background:**

Violation of IPMC 304.3 Premises Identification, City Code Sec. 26-914 (13) Outdoor storage, (9) Trash & Debris, (8) Landscaping, Sec. 66-32 Placement of Containers

Compliance date: August 14, 2023

Method of service: Property posted August 3, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0647-2023 2003 Saxon Dr.pdf](#)



## CODE CASE DETAILED REPORT CE-0647-2023 FOR CITY OF NEW SMYRNA BEACH

**Case Type:** Code Enforcement  
**Status:** In Progress  
**Assigned To:** Shelly Friend

**Project:**  
**District:** New Smyrna Beach  
**Description:** Property overgrown. Tall grass and weeds, trash cans, outside storage. Trash and debris. Premise identification.

**Opened Date:** 07/28/2023  
**Closed Date:** NOT CLOSED

|                             |      |   |      |  |
|-----------------------------|------|---|------|--|
| <b>Parcel:</b> 742201420256 | Main | <b>Address:</b> 2003 Saxon Dr<br>New Smyrna Beach, FL 32169 | Main | <b>Zone:</b> R-1 (SINGLE FAMILY RESIDENTIAL) |
|-----------------------------|------|---|------|--|

**Owner**  
Timothy Anderson  
2003 Saxon Dr  
New Smyrna Beach, FL 32169

| Activity Type                | Activity Number | Activity Name | User          | Created On |
|------------------------------|-----------------|---------------|---------------|------------|
| Compliance Officer Initiated | INT-001880-2023 | NEW CASE      | Shelly Friend | 07/29/2023 |





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3815866

Parcel ID: 742201420256

ANDERSON TIMOTHY JAMES

2003 SAXON DR, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |   |
|--------------------------|---|
| Alternate Key:           | 3815866   |
| Parcel ID:               | 742201420256                                    |
| Township-Range-Section:  | 17 - 34 - 22                                    |
| Subdivision-Block-Lot:   | 01 - 42 - 0256                                  |
| Owner(s):                | ANDERSON TIMOTHY JAMES - FS - Fee Simple - 100% |
| Mailing Address On File: | 2003 SAXON DR<br>NEW SMYRNA BEACH FL 32169      |
| Physical Address:        | 2003 SAXON DR, NEW SMYRNA BEACH 32169           |
| Property Use:            | 0100 - SINGLE FAMILY                            |
| Tax District:            | 601-NEW SMYRNA BEACH                            |
| 2022 Final Millage Rate: | 16.8612   |
| Neighborhood:            | 4854  |
| Business Name:           |   |
| Subdivision Name:        |   |
| Homestead Property:      | Yes   |

AltKey: 3815866

Parcel ID: 742201420256

ANDERSON TIMOTHY JAMES

2003 SAXON DR, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$454,091         | \$129,091       | \$25,000        | \$104,091      | 1.5000         | \$156.14         |
| 0012 | DISCRETIONARY                         | \$454,091         | \$129,091       | \$25,000        | \$104,091      | 0.7480         | \$77.86          |
| 0011 | REQ LOCAL EFFORT                      | \$454,091         | \$129,091       | \$25,000        | \$104,091      | 3.2340         | \$336.63         |
| 0050 | GENERAL FUND                          | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 4.8499         | \$383.58         |
| 0055 | LIBRARY                               | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.4635         | \$36.66          |
| 0520 | MOSQUITO CONTROL                      | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.1781         | \$14.09          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.0760         | \$6.01           |
| 0053 | PUBLIC SAFETY FUND                    | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.0000         | \$0.00           |
| 0058 | VOLUSIA ECHO                          | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.2000         | \$15.82          |
| 0057 | VOLUSIA FOREVER                       | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.2000         | \$15.82          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.0320         | \$2.53           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.9017         | \$71.32          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.1974         | \$15.61          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.2176         | \$17.21          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 0.1130         | \$8.94           |
| 0270 | NEW SMYRNA BEACH                      | \$454,091         | \$129,091       | \$50,000        | \$79,091       | 3.9500         | \$312.41         |

16.8612 \$1,470.62

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$101.00     |

\$101.00

Estimated Ad Valorem Tax: \$1,470.62

Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$1,571.62**

Estimated Tax Amount without SOH: \$7,757.52

**AltKey: 3815866****Parcel ID: 742201420256****ANDERSON TIMOTHY JAMES****2003 SAXON DR, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$216,125         | \$162,287         | \$378,412         | \$125,331           | \$50,000          | \$75,331       | \$253,081         |
| 2021        | \$139,130         | \$145,088         | \$284,218         | \$121,681           | \$50,000          | \$71,681       | \$162,537         |
| 2020        | \$149,936         | \$117,463         | \$267,399         | \$120,001           | \$50,000          | \$70,001       | \$147,398         |
| 2019        | \$183,706         | \$89,043          | \$272,749         | \$117,303           | \$50,000          | \$67,303       | \$155,446         |
| 2018        | \$120,860         | \$131,470         | \$252,330         | \$115,116           | \$50,000          | \$65,116       | \$137,214         |
| 2017        | \$116,025         | \$116,532         | \$232,133         | \$112,748           | \$50,000          | \$62,748       | \$119,385         |
| 2016        | \$113,901         | \$104,507         | \$218,408         | \$110,429           | \$50,000          | \$60,429       | \$107,979         |
| 2015        | \$87,834          | \$103,610         | \$191,444         | \$109,661           | \$50,000          | \$59,661       | \$81,783          |
| 2014        | \$92,367          | \$78,727          | \$171,094         | \$108,791           | \$50,000          | \$58,791       | \$62,303          |

AltKey: 3815866

Parcel ID: 742201420256

ANDERSON TIMOTHY JAMES

2003 SAXON DR, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

W 115 FT OF LOT 25E & W 115 FT OF S 1/2 OF LOT 25F BLK J FUQUAY & ROGERS  
NEW SMYRNA BEACH MB 7 PG 29 MB 12 PG 127 PER OR 4022 PG 3740



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/3/2023

| Code Compliance Board |                 | Owner/Agent/Tenant:        |
|-----------------------|-----------------|----------------------------|
| CASE Number:          | CCB-0647-2023   | Timothy James Anderson     |
| Address:              | 2003 Saxon Dr.  | Owner Address:             |
| Parcel ID#:           | 7422-01-42-0256 | 2003 Saxon Dr              |
|                       |                 | New Smyrna Beach, FL 32169 |

**Violation**

IPMC 304.3 Premises Identification.

**Corrective Action**

Numbers must be on the front of structure, be visible from street, be 4 inches in height and be a contrasting color.

Sec. 26-914. (13) Outdoor Storage

No outdoor storage is permitted between the street and the building. Outdoor storage must be at least three feet from side and rear property lines, must be neatly stored in a safe and sanitary manner, shall not be scattered about and shall not have openings to provide harborage for vermin.

Sec. 26-914. (9) Trash & Debris

Maintain the property to keep it free of trash and debris.

Sec. 26-914. (8) Landscaping

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Sec. 66-32. Placement of Containers

Waste Containers (trash & recycle) must be stored out of public view.

You have until **14-Aug-23** to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.



Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 8/3/23 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

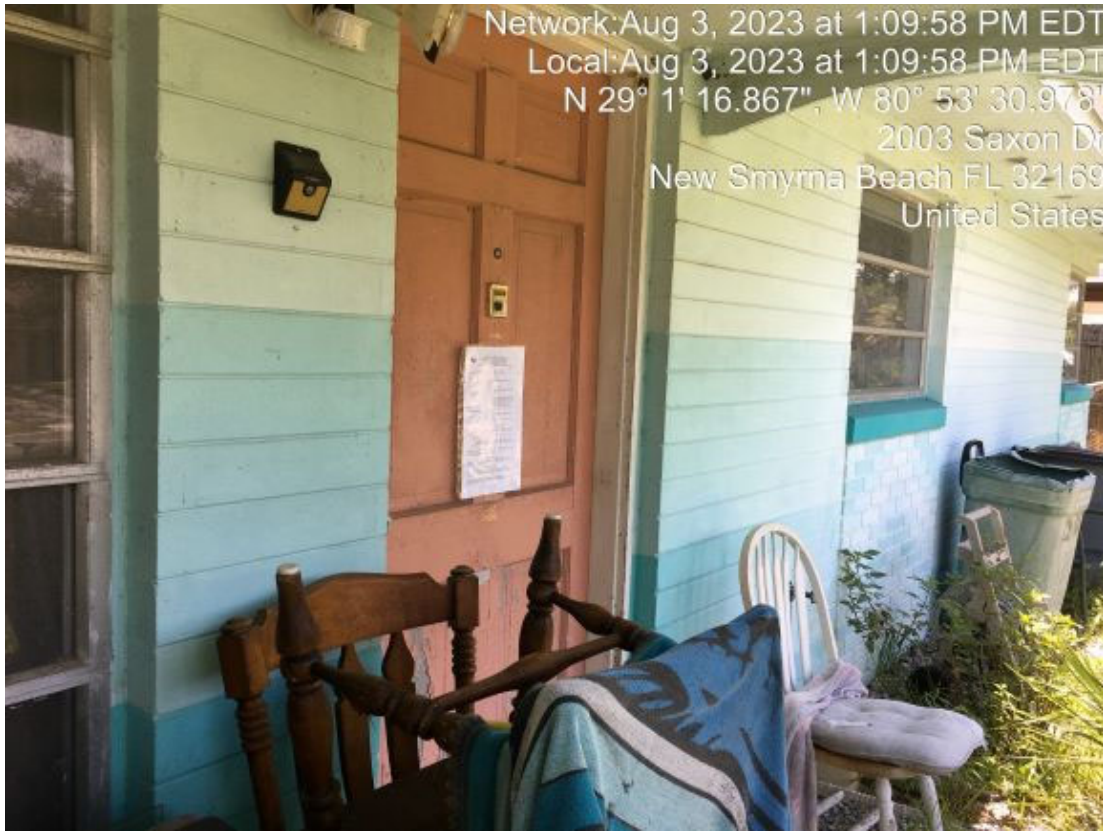
Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

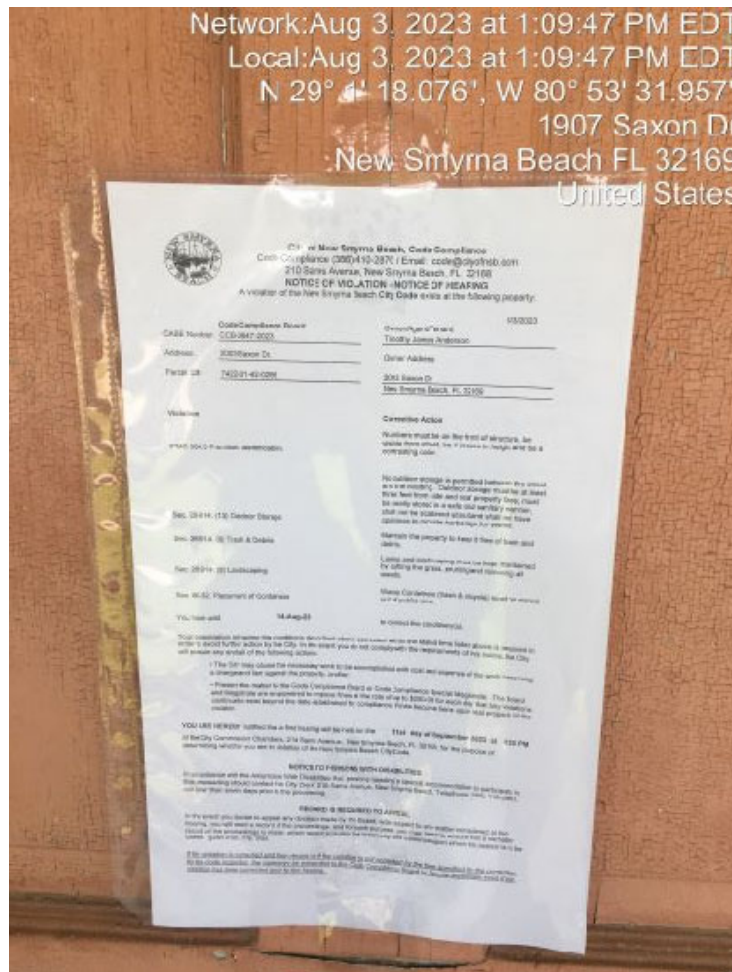
Certified Mail: ☒ 9489 0090 0027 6512 7745 96

Additional addresses notified:

Signature: Shelly Friend Date: 8/3/2023  
Code Compliance Officer: Shelly Friend



Network: Aug 3, 2023 at 1:09:58 PM EDT  
Local: Aug 3, 2023 at 1:09:58 PM EDT  
N 29° 1' 16.867", W 80° 53' 30.978"  
2003 Saxon Dr  
New Smyrna Beach FL 32169  
United States



Network: Aug 3, 2023 at 1:09:47 PM EDT  
Local: Aug 3, 2023 at 1:09:47 PM EDT  
N 29° 1' 18.076", W 80° 53' 31.957"  
1907 Saxon Dr  
New Smyrna Beach FL 32169  
United States



CITY OF NEW SMYRNA BEACH, CODE COMPLIANCE  
Code Compliance (386)410-2871 / Email: code@cityofnsb.com  
210 Saxon Avenue, New Smyrna Beach, FL 32169  
**NOTICE OF VIOLATION - NOTICE OF HEARING**  
A violator of the New Smyrna Beach City Code exists at the following property:

| Case Number    | Property Owner | Inspector's Name       |
|----------------|----------------|------------------------|
| 2023-0847-0020 | 2003 Saxon Dr  | Toddley James Anderson |

| Address       | Owner Address |
|---------------|---------------|
| 2003 Saxon Dr | 2003 Saxon Dr |

| Violations                    | Complaints    |
|-------------------------------|---------------|
| 1907 Saxon Dr (1907 Saxon Dr) | 1907 Saxon Dr |

| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |

| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |

| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |

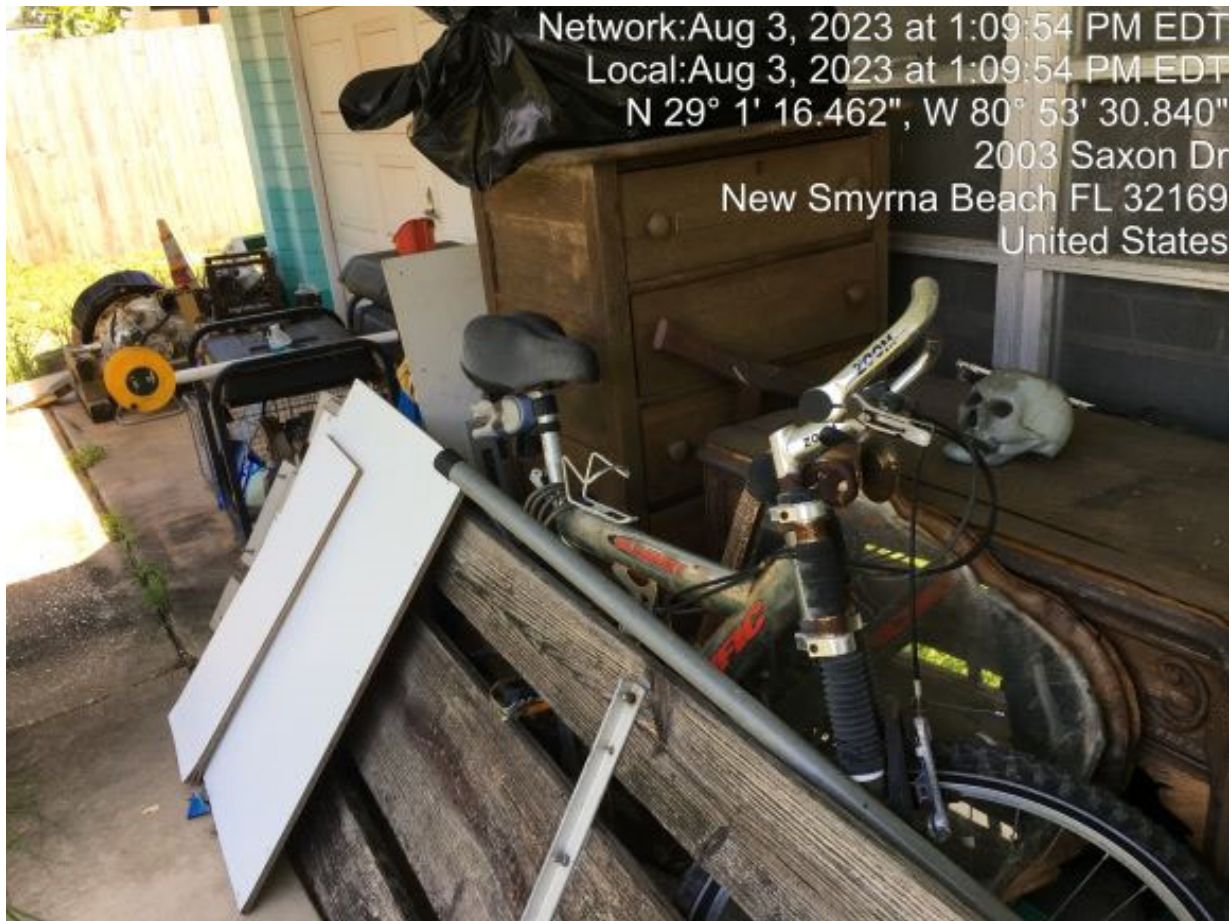
| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |

| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |

| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |

| Section                        | Section Description   |
|--------------------------------|---|
| Sec. 20.04 (1) Vehicle Storage | Vehicle storage is prohibited between the street and the property line. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. Vehicles must be stored on the property line or in a well-ventilated structure. |









## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0680-2023, 409 CONRAD DR, OWNER: BOBBI P ALLMAN, OFFICER SHELLY FRIEND

September 21, 2023

---

**Background:**

Violation of IPMC 302.8 Motor Vehicles, City Code Sec. 26-171 Building Permit, Sec. 66-32 Placement of Containers, Sec. 26-914 (8) Landscaping, (9) Trash & Debris, (13)

Outdoor storage

Compliance date: August 20, 2023

Method of service: Property posted August 10, 2023, Certified mail received August 14, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0680-2023 409 Conrad Dr.pdf](#)





## CODE CASE DETAILED REPORT CE-0680-2023 FOR CITY OF NEW SMYRNA BEACH

**Case Type:** Code Enforcement  
**Status:** In Progress  
**Assigned To:** Shelly Friend

**Project:**  
**District:** New Smyrna Beach  
**Description:** Inoperable vehicle, tall grass and weeds, trash and debris, shed needs final inspection.

**Opened Date:** 08/10/2023  
**Closed Date:** NOT CLOSED

|                             |      |   |      |  |
|-----------------------------|------|---|------|--|
| <b>Parcel:</b> 733902002890 | Main | <b>Address:</b> 409 Conrad Dr<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> R-2 (SINGLE FAMILY RESIDENTIAL) |
|-----------------------------|------|---|------|--|

**Owner**  
Bobbi Allman  
409 Conrad Dr  
New Smyrna Beach, FL 32168  
Mobile: 386-663-2761

| Activity Type                | Activity Number | Activity Name | User          | Created On |
|------------------------------|-----------------|---------------|---------------|------------|
| Compliance Officer Initiated | INT-001928-2023 |               | Shelly Friend | 08/10/2023 |

**Violation Code:** Sec. 26-914.(9)  
**Code Description:** Trash & Debris  
**Corrective Action:** Remove trash from property

**Violation Status:** In Violation  
**Citation Issue Date:** 08/10/2023  
**Compliance Date:** 08/20/2023  
**Resolved Date:**

**Violation Code:** Sec. 26-914.(13)  
**Code Description:** Outdoor Storage  
**Corrective Action:** Store materials of value according to ordinance.

**Violation Status:** In Violation  
**Citation Issue Date:** 08/10/2023  
**Compliance Date:** 08/20/2023  
**Resolved Date:**

**Violation Code:** IPMC 302.8  
**Code Description:** Motor Vehicles  
**Corrective Action:** Remove inoperable vehicle.

**Violation Status:** In Violation  
**Citation Issue Date:** 08/10/2023  
**Compliance Date:** 08/20/2023  
**Resolved Date:**

**Violation Code:** Sec. 26-171.(a)  
**Code Description:** Permits Required  
**Corrective Action:** Schedule inspections for shed.

**Violation Status:** In Violation  
**Citation Issue Date:** 08/10/2023  
**Compliance Date:** 08/20/2023  
**Resolved Date:**

**Violation Code:** Sec. 66-32.  
**Code Description:** Placement of Garbage/Recycle Containers  
**Corrective Action:** Place containers out of public view.

**Violation Status:** In Violation  
**Citation Issue Date:** 08/10/2023  
**Compliance Date:** 08/20/2023  
**Resolved Date:**

**Violation Code:** Sec. 26-914.(8)  
**Code Description:** Landscaping  
**Corrective Action:** mow grass

**Violation Status:** In Violation  
**Citation Issue Date:** 08/10/2023  
**Compliance Date:** 08/20/2023  
**Resolved Date:**



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3720300

Parcel ID: 733902002890

ALLMAN BOBBI P

409 CONRAD DR, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |  |
|--------------------------|--|
| Alternate Key:           | 3720300                                    |
| Parcel ID:               | 733902002890                               |
| Township-Range-Section:  | 17 - 33 - 39                               |
| Subdivision-Block-Lot:   | 02 - 00 - 2890                             |
| Owner(s):                | ALLMAN BOBBI P - LE - Life Estate - 100%   |
| Mailing Address On File: | 409 CONRAD DR<br>NEW SMYRNA BEACH FL 32168 |
| Physical Address:        | 409 CONRAD DR, NEW SMYRNA BEACH 32168      |
| Property Use:            | 0100 - SINGLE FAMILY                       |
| Tax District:            | 601-NEW SMYRNA BEACH                       |
| 2022 Final Millage Rate: | 16.8612                                    |
| Neighborhood:            | 4604                                       |
| Business Name:           |  |
| Subdivision Name:        | ISLESBORO SECOND SECTION                   |
| Homestead Property:      | Yes  |

AltKey: 3720300

Parcel ID: 733902002890

ALLMAN BOBBI P

409 CONRAD DR, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$317,115         | \$143,246       | \$30,000        | \$113,246      | 1.5000         | \$169.87         |
| 0012 | DISCRETIONARY                         | \$317,115         | \$143,246       | \$30,000        | \$113,246      | 0.7480         | \$84.71          |
| 0011 | REQ LOCAL EFFORT                      | \$317,115         | \$143,246       | \$30,000        | \$113,246      | 3.2340         | \$366.24         |
| 0050 | GENERAL FUND                          | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 4.8499         | \$427.98         |
| 0055 | LIBRARY                               | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.4635         | \$40.90          |
| 0520 | MOSQUITO CONTROL                      | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.1781         | \$15.72          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.0760         | \$6.71           |
| 0053 | PUBLIC SAFETY FUND                    | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.0000         | \$0.00           |
| 0058 | VOLUSIA ECHO                          | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.2000         | \$17.65          |
| 0057 | VOLUSIA FOREVER                       | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.2000         | \$17.65          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.0320         | \$2.82           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.9017         | \$79.57          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.1974         | \$17.42          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.2176         | \$19.20          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 0.1130         | \$9.97           |
| 0270 | NEW SMYRNA BEACH                      | \$317,115         | \$143,246       | \$55,000        | \$88,246       | 3.9500         | \$348.57         |

16.8612 \$1,624.98

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$101.00     |

\$101.00

Estimated Ad Valorem Tax: \$1,624.98

Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$1,725.98**

Estimated Tax Amount without SOH: \$5,447.94

AltKey: 3720300  
ALLMAN BOBBI P

Parcel ID: 733902002890  
409 CONRAD DR, NEW SMYRNA BEACH, FL

### Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$57,500   | \$225,611  | \$283,111  | \$139,074    | \$50,000   | \$89,074 | \$144,037  |
| 2021 | \$46,000   | \$159,435  | \$205,435  | \$135,023    | \$50,000   | \$85,023 | \$70,412   |
| 2020 | \$36,000   | \$132,810  | \$168,810  | \$130,503    | \$50,000   | \$80,503 | \$38,307   |
| 2019 | \$45,000   | \$128,220  | \$173,220  | \$127,569    | \$50,000   | \$77,569 | \$45,651   |
| 2018 | \$37,500   | \$133,908  | \$171,408  | \$125,190    | \$50,000   | \$75,190 | \$46,218   |
| 2017 | \$28,000   | \$124,185  | \$152,185  | \$122,615    | \$50,000   | \$72,615 | \$29,570   |
| 2016 | \$26,000   | \$102,344  | \$128,344  | \$120,093    | \$50,000   | \$70,093 | \$8,251    |
| 2015 | \$26,000   | \$98,328   | \$124,328  | \$119,258    | \$50,000   | \$69,258 | \$5,070    |
| 2014 | \$25,000   | \$97,145   | \$122,145  | \$118,312    | \$50,000   | \$68,312 | \$3,833    |

AltKey: 3720300

Parcel ID: 733902002890

ALLMAN BOBBI P

409 CONRAD DR, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOTS 289 & 290 ISLESBORO MB 7 PG 22 PER OR 3531 PG 1128 PER OR 7742 PG 3603





**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/10/2023

|              | Code Compliance Board  | Owner/Agent/Tenant:               |
|--------------|------------------------|-----------------------------------|
| CASE Number: | <u>CCB-0680-2023</u>   | <u>Bobbi Allman</u>               |
| Address:     | <u>409 Conrad Dr.</u>  | Owner Address:                    |
| Parcel ID#:  | <u>7339-02-00-2890</u> | <u>409 Conrad Dr.</u>             |
|              |                        | <u>New Smyrna Beach, FL 32168</u> |

**Violation**

**Corrective Action**

IPMC 302.8 Motor Vehicles

Remove unlicensed, inoperable vehicles from the property or place current tags on the vehicle. Unlicensed and inoperable vehicles may be stored in an enclosed structure on the property.

Sec. 26-171. Building Permit

Obtain the required Building Permit. Apply for the permit online at [www.cityofnsb.com](http://www.cityofnsb.com)

Sec. 66-32. Placement of Containers

Waste Containers (trash & recycle) must be stored out of public view.

Sec. 26-914. (8) Landscaping

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Sec. 26-914. (9) Trash & Debris

Maintain the property to keep it free of trash and debris.

Sec. 26-914. (13) Outdoor Storage

No outdoor storage is permitted between the street and the building. Outdoor storage must be at least three feet from side and rear property lines, must be neatly stored in a safe and sanitary manner, shall not be scattered about and shall not have openings to provide harborage for vermin.

Additional Information: Building permit for shed expired. Still needs inspection #202006119

You have until **8/20/2023** to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

### RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

### Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 8/10/23 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒

9489 0090 0027 6512 7746 57

Additional addresses notified:

Signature: Shelly Friend  
Code Compliance Officer: Shelly Friend

Date: 8/10/2023



August 31, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6512 7746 57.**

#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 14, 2023, 4:46 pm        |
| <b>Location:</b>           | NEW SMYRNA BEACH, FL 32168      |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |        |
|----------------|--------|
| <b>Weight:</b> | 15.2oz |
|----------------|--------|

#### Recipient Signature

Signature of Recipient:

Address of Recipient:

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

[illegible]





Network: Aug 9, 2023 at 1:43:36 PM EDT  
Local: Aug 9, 2023 at 1:43:36 PM EDT  
N 29° 3' 48.679", W 80° 57' 4.110"  
501 Conrad Dr  
New Smyrna Beach FL 32168  
United States



Network: Aug 9, 2023 at 1:43:47 PM EDT  
Local: Aug 9, 2023 at 1:43:47 PM EDT  
N 29° 3' 48.679", W 80° 57' 4.110"  
501 Conrad Dr  
New Smyrna Beach FL 32168  
United States





Network: Aug 9, 2023 at 1:46:53 PM EDT  
Local: Aug 9, 2023 at 1:46:53 PM EDT  
N 29° 3' 50.081", W 80° 57' 3.241"  
406 Conrad Dr  
New Smyrna Beach FL 32168  
United States



Network: Aug 9, 2023 at 1:47:53 PM EDT  
Local: Aug 9, 2023 at 1:47:52 PM EDT  
N 29° 3' 50.081", W 80° 57' 3.241"  
406 Conrad Dr  
New Smyrna Beach FL 32168  
United States

## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0517-2023, 2385 SR 44, OWNER: MITCHELL EQUITY GROUP LLLP, OFFICER: SHELLY FRIEND

September 21, 2023

---

**Background:**

Violation of LDR Sec. 604.12 Signs/Banners, City code Sec. 26-914 (8) Landscaping, (13) Outdoor storage

Compliance date: September 15, 2023

Method of service: Property posted June 20 ,2023, Certified mail received June 22, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0517-2023 2385 SR 44.pdf](#)



## CODE CASE DETAILED REPORT CE-0517-2023 FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                     |                     |            |
|---------------------|------------------|---------------------|---------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     |                     | <b>Opened Date:</b> | 06/14/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach    | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Shelly Friend    | <b>Description:</b> | Property overgrown. |                     |            |

|                |              |      |                 |  |      |              |                                |
|----------------|--------------|------|-----------------|--|------|--------------|--------------------------------|
| <b>Parcel:</b> | 732302020040 | Main | <b>Address:</b> | 2385 State Road 44<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | PUD (PLANNED UNIT DEVELOPMENT) |
|----------------|--------------|------|-----------------|--|------|--------------|--------------------------------|

### Owner

Mitchell Equity Group Llp  
941 W Morse Blvd, Suite 100  
Winter Park, FL 32789

| Activity Type                | Activity Number | Activity Name | User          | Created On |
|------------------------------|-----------------|---------------|---------------|------------|
| Compliance Officer Initiated | INT-001714-2023 |               | Shelly Friend | 06/14/2023 |

|                           |                         |                          |              |                             |            |
|---------------------------|-------------------------|--------------------------|--------------|-----------------------------|------------|
| <b>Violation Code:</b>    | City Code 26-914 (13)   | <b>Violation Status:</b> | In Violation | <b>Citation Issue Date:</b> | 06/14/2023 |
| <b>Code Description:</b>  | Outdoor Storage         |                          |              | <b>Compliance Date:</b>     | 09/15/2023 |
| <b>Corrective Action:</b> | Remove cones and signs. |                          |              | <b>Resolved Date:</b>       |            |

|                           |                      |                          |              |                             |            |
|---------------------------|----------------------|--------------------------|--------------|-----------------------------|------------|
| <b>Violation Code:</b>    | City Code 26-914 (8) | <b>Violation Status:</b> | In Violation | <b>Citation Issue Date:</b> | 06/14/2023 |
| <b>Code Description:</b>  | Landscaping          |                          |              | <b>Compliance Date:</b>     | 09/15/2023 |
| <b>Corrective Action:</b> | Mow grass.           |                          |              | <b>Resolved Date:</b>       |            |

|                           |   |                          |              |                             |            |
|---------------------------|---|--------------------------|--------------|-----------------------------|------------|
| <b>Violation Code:</b>    | City Code LDR 604.12. D.                        | <b>Violation Status:</b> | In Violation | <b>Citation Issue Date:</b> | 06/14/2023 |
| <b>Code Description:</b>  | Signs. - Permits.                               |                          |              | <b>Compliance Date:</b>     | 09/15/2023 |
| <b>Corrective Action:</b> | Apply for permit for lease, sale or trade sign. |                          |              | <b>Resolved Date:</b>       |            |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3713222

Parcel ID: 732302020040

MITCHELL EQUITY GROUP LLLP

2385 STATE ROAD 44, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |   |
|--------------------------|---|
| Alternate Key:           | 3713222   |
| Parcel ID:               | 732302020040  |
| Township-Range-Section:  | 17 - 33 - 23  |
| Subdivision-Block-Lot:   | 02 - 02 - 0040                                      |
| Owner(s):                | MITCHELL EQUITY GROUP LLLP - FS - Fee Simple - 100% |
| Mailing Address On File: | 941 W MORSE BLVD SUITE 100<br>WINTER PARK FL 32789  |
| Physical Address:        | 2385 STATE ROAD 44, NEW SMYRNA BEACH 32168          |
| Property Use:            | 1000 - VACANT COMM                                  |
| Tax District:            | 601-NEW SMYRNA BEACH                                |
| 2022 Final Millage Rate: | 16.8612   |
| Neighborhood:            | 7455  |
| Business Name:           |   |
| Subdivision Name:        |   |
| Homestead Property:      | No  |

AltKey: 3713222

Parcel ID: 732302020040

MITCHELL EQUITY GROUP LLLP

2385 STATE ROAD 44, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$358,855         | \$195,451       | \$0             | \$358,855      | 1.5000         | \$538.28         |
| 0012 | DISCRETIONARY                         | \$358,855         | \$195,451       | \$0             | \$358,855      | 0.7480         | \$268.42         |
| 0011 | REQ LOCAL EFFORT                      | \$358,855         | \$195,451       | \$0             | \$358,855      | 3.2340         | \$1,160.54       |
| 0050 | GENERAL FUND                          | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 4.8499         | \$947.92         |
| 0055 | LIBRARY                               | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.4635         | \$90.59          |
| 0520 | MOSQUITO CONTROL                      | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.1781         | \$34.81          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.0760         | \$14.85          |
| 0053 | PUBLIC SAFETY FUND                    | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.0000         | \$0.00           |
| 0058 | VOLUSIA ECHO                          | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.2000         | \$39.09          |
| 0057 | VOLUSIA FOREVER                       | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.2000         | \$39.09          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.0320         | \$6.25           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.9017         | \$176.24         |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.1974         | \$38.58          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.2176         | \$42.53          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 0.1130         | \$22.09          |
| 0270 | NEW SMYRNA BEACH                      | \$358,855         | \$195,451       | \$163,404       | \$195,451      | 3.9500         | \$772.03         |
|      |                                       |                   |                 |                 |                | 16.8612        | \$4,191.32       |

**Non-Ad Valorem Assessments**

| <b>Project</b>               | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|------------------------------|--------------|-------------|--------------|
| 6015-SR44 SANITARY SEWER SRV | 5            | \$1,988.78  | \$9,129.65   |
|                              |              |             | \$9,129.65   |

Estimated Ad Valorem Tax: \$4,191.32

Estimated Non-Ad Valorem Tax: \$9,129.65

**Estimated Taxes: \$13,320.97**

Estimated Tax Amount without SOH: \$15,180.38



**AltKey: 3713222****Parcel ID: 732302020040****MITCHELL EQUITY GROUP LLLP****2385 STATE ROAD 44, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$358,855         | \$0               | \$358,855         | \$177,683           | \$0               | \$177,683      | \$0               |
| 2021        | \$340,452         | \$0               | \$340,452         | \$161,530           | \$0               | \$161,530      | \$0               |
| 2020        | \$349,744         | \$0               | \$349,744         | \$349,744           | \$0               | \$349,744      | \$0               |
| 2019        | \$340,291         | \$0               | \$340,291         | \$321,519           | \$0               | \$321,519      | \$0               |
| 2018        | \$330,839         | \$0               | \$330,839         | \$292,290           | \$0               | \$292,290      | \$0               |
| 2017        | \$330,839         | \$0               | \$330,839         | \$265,718           | \$0               | \$265,718      | \$0               |
| 2016        | \$278,283         | \$0               | \$278,283         | \$241,562           | \$0               | \$241,562      | \$0               |
| 2015        | \$269,586         | \$0               | \$269,586         | \$219,602           | \$0               | \$219,602      | \$0               |
| 2014        | \$260,890         | \$0               | \$256,620         | \$199,638           | \$0               | \$199,638      | \$0               |

AltKey: 3713222

Parcel ID: 732302020040

MITCHELL EQUITY GROUP LLLP

2385 STATE ROAD 44, NEW SMYRNA BEACH, FL

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23-17-33 LOTS 4 & 5 EXC PORTION AS DESCRIBED IN OR 7988 PG 2489 BLK 2 BRYAN  
HOMESTEAD MB 1 PG 113 EXC ST RD 44 PER OR 3570 PG 1767 PER OR 5314 PG  
1309 PER OR 5433 PG 2263



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Partnership  
MITCHELL EQUITY GROUP LLLP

### Filing Information

|                             |                                 |
|-----------------------------|---------------------------------|
| <b>Document Number</b>      | A04000001485                    |
| <b>FEI/EIN Number</b>       | 20-1049953                      |
| <b>Date Filed</b>           | 08/30/2004                      |
| <b>State</b>                | FL                              |
| <b>Status</b>               | ACTIVE                          |
| <b>Last Event</b>           | LLLP Statement of Qualification |
| <b>Event Date Filed</b>     | 08/30/2004                      |
| <b>Event Effective Date</b> | NONE                            |

### Principal Address

941 W MORSE BLVD  
STE 100  
WINTER PARK, FL 32789

Changed: 08/24/2021

### Mailing Address

941  
W. Morse Blvd.  
Suite 100  
Winter Park, FL 32789

Changed: 02/26/2022

### Registered Agent Name & Address

MITCHELL, STEWART B  
941  
W. Morse Blvd.  
Suite 100  
Winter Park, FL 32789

Name Changed: 05/19/2020

Address Changed: 02/26/2022

### General Partner Detail

**Name & Address**

MITCHELL, STEWART B  
 39 Oakleigh Drive  
 Maitland, FL 32751

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 04/23/2021 |
| 2022        | 02/26/2022 |
| 2023        | 02/18/2023 |

**Document Images**

|   |  |
|---|--|
| <a href="#">02/18/2023 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/26/2022 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/23/2021 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/19/2020 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/24/2019 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/30/2018 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/21/2017 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/10/2016 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/23/2015 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/30/2014 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/25/2013 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">09/25/2012 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/31/2011 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2010 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/29/2009 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">05/01/2008 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">07/10/2007 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">03/14/2006 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/01/2005 -- ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">08/30/2004 -- CORAPSTQU</a>     | <a href="#">View image in PDF format</a> |
| <a href="#">08/30/2004 -- Domestic LP</a>   | <a href="#">View image in PDF format</a> |



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

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A violation of the New Smyrna Beach **City Code** exists at the following property:

6/20/2023

| Code Compliance Board |  | Owner/Agent/Tenant:                                   |
|-----------------------|--|---|
| CASE Number:          | CCB-0517-2023                            | Mitchell Equity Group, LLLP                           |
| Address:              | 2385 SR 44<br>New Smyrna Beach, FL 32168 | Owner Address:  |
| Parcel ID#:           | 7323-02-02-0040                          | 941 W. Morse Blvd, Suite 100<br>Winter Park, FL 32792 |

**Violation**

**Corrective Action**

LDR Sec. 604.12. Signs/Banners

Remove the sign(s) and/or banner(s) from the property or obtain the required permit. Apply for the permit on the City website, [www.cityofnsb.com](http://www.cityofnsb.com).

Sec. 26-914. (8) Landscaping

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Sec. 26-914. (13) Outdoor Storage

No outdoor storage is permitted between the street and the building. Outdoor storage must be at least three feet from side and rear property lines, must be neatly stored in a safe and sanitary manner, shall not be scattered about and shall not have openings to provide harborage for vermin.

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- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

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In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.



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If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

**Certificate of Service**

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 6/20/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6385 0898 03

Additional addresses notified:

Signature: Shelly Friend  
Code Compliance Officer: Shelly Friend

Date: 6/20/2023

August 31, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6385 0898 03.**

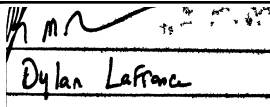

#### Item Details

|                            |   |
|----------------------------|---|
| <b>Status:</b>             | Delivered, Front Desk/Reception/Mail Room |
| <b>Status Date / Time:</b> | June 22, 2023, 10:58 am                   |
| <b>Location:</b>           | WINTER PARK, FL 32789                     |
| <b>Postal Product:</b>     | First-Class Mail®                         |
| <b>Extra Services:</b>     | Certified Mail™                           |
|                            | Return Receipt Electronic                 |

#### Shipment Details

|                |        |
|----------------|--------|
| <b>Weight:</b> | 15.7oz |
|----------------|--------|

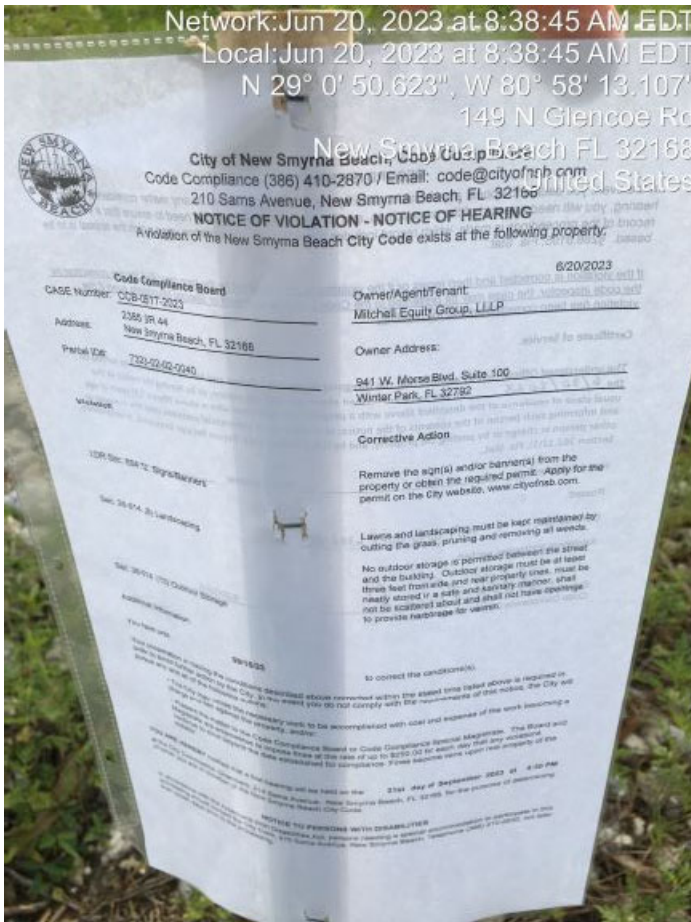
#### Recipient Signature

|                         |   |
|-------------------------|---|
| Signature of Recipient: |   |
| Address of Recipient:   |  |

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

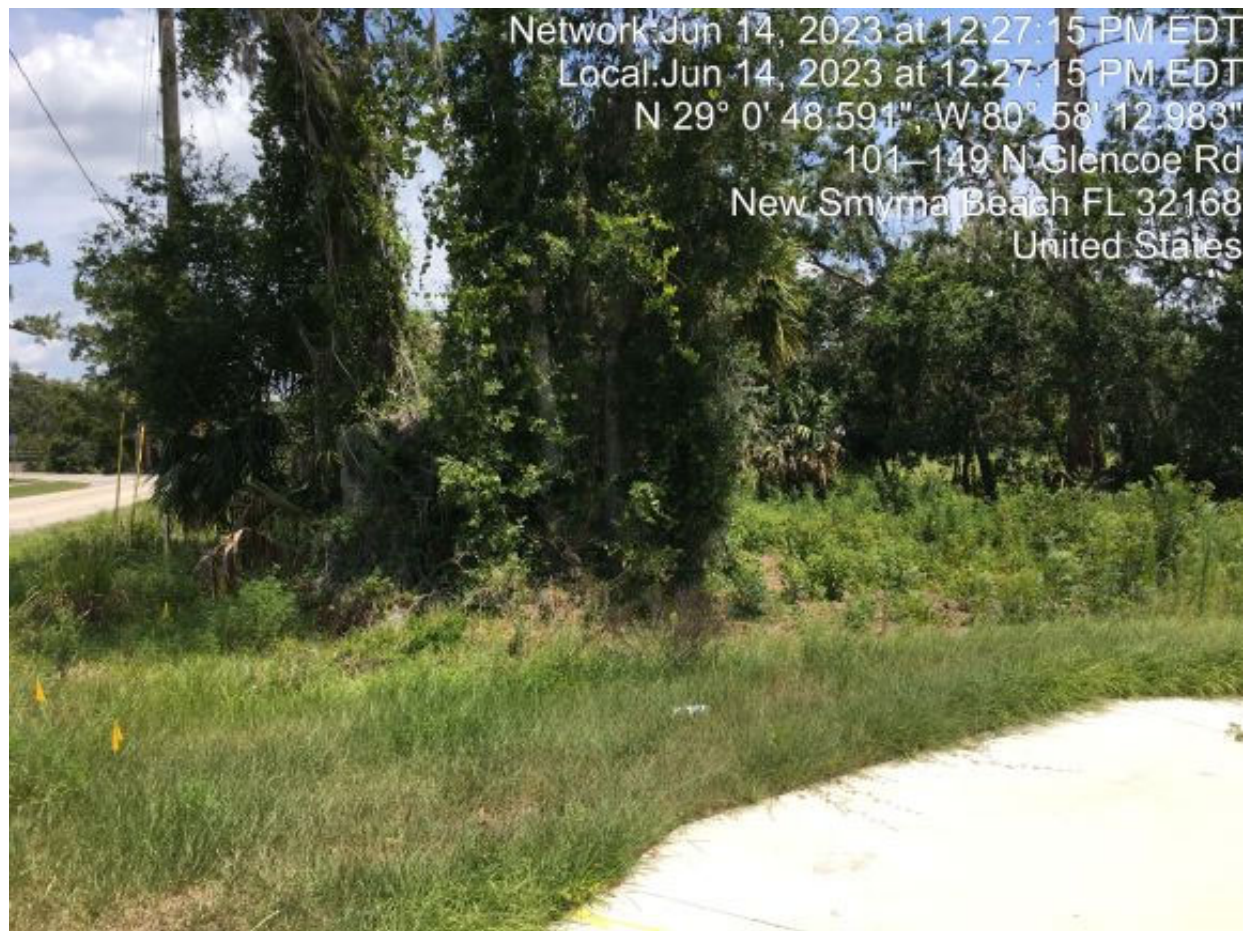
Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



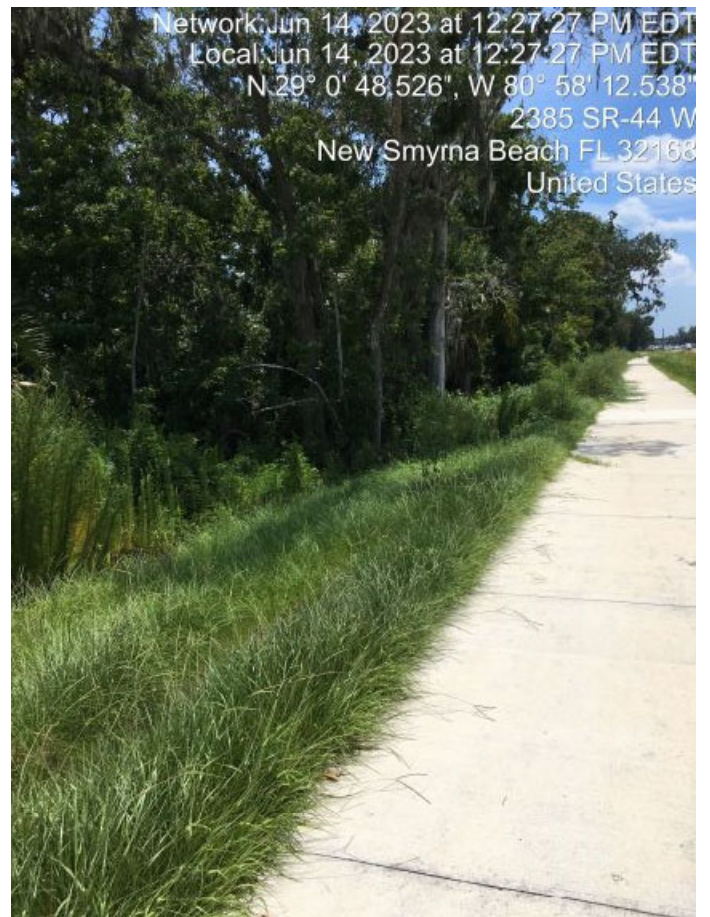
















Network:Jun 14, 2023 at 12:27:54 PM EDT  
Local:Jun 14, 2023 at 12:27:54 PM EDT  
N 29° 0' 48.554", W 80° 58' 12.131"  
2385 SR-44 W  
New Smyrna Beach FL 32168  
United States



Network:Jun 14, 2023 at 12:29:57 PM EDT  
Local:Jun 14, 2023 at 12:29:57 PM EDT  
N 29° 0' 50.835", W 80° 58' 13.127"  
149 N Glencoe Rd  
New Smyrna Beach FL 32168  
United States





City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach City Code exists at the following property:

Code Compliance Board  
CASE Number: OCB-0517-2023

Address: 2385 SR 44  
New Smyrna Beach, FL 32168

Parcel ID#: 7323-02-02-0040

Owner/Agent/Tenant:  
Mitchell Equity Group, LLLP

Owner Address:

941 W. Morse Blvd, Suite 100  
Winter Park, FL 32792

6/20/2023

**Violation**

LDR Sec. 604.12. Signs/Banners

*Researching Titles of Church book*

**Corrective Action**

Remove the sign(s) and/or banner(s) from the property or obtain the required permit. Apply for the permit on the City website, www.cityofnsb.com.

Sec. 26-914. (8) Landscaping

*never a lawn, never landscaped  
see development agreement  
- J/Bone*

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Sec. 26-914. (13) Outdoor Storage

*Bob's barricades no knowledge*

No outdoor storage is permitted between the street and the building. Outdoor storage must be at least three feet from side and rear property lines, must be neatly stored in a safe and sanitary manner, shall not be scattered about and shall not have openings to provide harborage for vermin.

Additional Information:

*street was constructed for road work parking of storage other than*

You have until

09/15/23

to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or;
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0701-2023, 40 CUNNINGHAM DR, OWNER: CHANDA LYNN DURNFORD, OFFICER:  
SHELLY FRIEND

September 21, 2023

---

**Background:**

Violation of LDR Sec. 802.04, Recreational equipment

Compliance date: September 12, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0701-2023 40 Cunningham Dr.pdf](#)



## CODE CASE DETAILED REPORT CE-0701-2023 FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                                    |                     |            |
|---------------------|------------------|---------------------|------------------------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     |                                    | <b>Opened Date:</b> | 08/16/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach                   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Shelly Friend    | <b>Description:</b> | RV trailer parked in right of way. |                     |            |

|                |              |      |                 |  |      |              |                                 |
|----------------|--------------|------|-----------------|--|------|--------------|---------------------------------|
| <b>Parcel:</b> | 740601001060 | Main | <b>Address:</b> | 40 Cunningham Dr<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-2 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|--|------|--------------|---------------------------------|

### Owner

Chanda Durnford  
40 Cunningham Dr  
New Smyrna Beach, FL 32168  
Business: 7032292063

| Note  | Created By    | Date and Time Created |
|---|---------------|-----------------------|
| 1. RV TRAILER PARKED IN RIGHT-OF-WAY.           | Shelly Friend | 8/16/2023 10:39 am    |
| 2. L/M for a return call on phone number listed | Shelly Friend | 8/17/2023 1:18 pm     |

| Activity Type                   | Activity Number | Activity Name | User          | Created On |
|---------------------------------|-----------------|---------------|---------------|------------|
| Compliance Officer<br>Initiated | INT-001959-2023 |               | Shelly Friend | 08/16/2023 |





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3781562

Parcel ID: 740601001060

DURNFORD CHANDA LYNN

40 CUNNINGHAM DR, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |   |
|--------------------------|---|
| Alternate Key:           | 3781562                                       |
| Parcel ID:               | 740601001060                                  |
| Township-Range-Section:  | 17 - 34 - 06                                  |
| Subdivision-Block-Lot:   | 01 - 00 - 1060                                |
| Owner(s):                | DURNFORD CHANDA LYNN - FS - Fee Simple - 100% |
| Mailing Address On File: | 7572 ALOMA PINES CT<br>WINTER PARK FL 32792   |
| Physical Address:        | 40 CUNNINGHAM DR, NEW SMYRNA BEACH 32168      |
| Property Use:            | 0100 - SINGLE FAMILY                          |
| Tax District:            | 601-NEW SMYRNA BEACH                          |
| 2022 Final Millage Rate: | 16.8612                                       |
| Neighborhood:            | 4608  |
| Business Name:           |   |
| Subdivision Name:        | INLET SHORES                                  |
| Homestead Property:      | No  |

AltKey: 3781562

Parcel ID: 740601001060

DURNFORD CHANDA LYNN

40 CUNNINGHAM DR, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$416,434         | \$292,464       | \$0             | \$416,434      | 1.5000         | \$624.65         |
| 0012 | DISCRETIONARY                         | \$416,434         | \$292,464       | \$0             | \$416,434      | 0.7480         | \$311.49         |
| 0011 | REQ LOCAL EFFORT                      | \$416,434         | \$292,464       | \$0             | \$416,434      | 3.2340         | \$1,346.75       |
| 0050 | GENERAL FUND                          | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 4.8499         | \$1,418.42       |
| 0055 | LIBRARY                               | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.4635         | \$135.56         |
| 0520 | MOSQUITO CONTROL                      | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.1781         | \$52.09          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.0760         | \$22.23          |
| 0053 | PUBLIC SAFETY FUND                    | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.0000         | \$0.00           |
| 0058 | VOLUSIA ECHO                          | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.2000         | \$58.49          |
| 0057 | VOLUSIA FOREVER                       | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.2000         | \$58.49          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.0320         | \$9.36           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.9017         | \$263.71         |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.1974         | \$57.73          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.2176         | \$63.64          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 0.1130         | \$33.05          |
| 0270 | NEW SMYRNA BEACH                      | \$416,434         | \$292,464       | \$123,970       | \$292,464      | 3.9500         | \$1,155.23       |
|      |                                       |                   |                 |                 |                | 16.8612        | \$5,610.90       |

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$101.00     |
|                     |              |             | \$101.00     |

Estimated Ad Valorem Tax: \$5,610.90

Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$5,711.90**

Estimated Tax Amount without SOH: \$7,122.58

**AltKey: 3781562****Parcel ID: 740601001060****DURNFORD CHANDA LYNN****40 CUNNINGHAM DR, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$70,875          | \$253,950         | \$324,825         | \$265,876           | \$0               | \$265,876      | \$0               |
| 2021        | \$39,750          | \$213,489         | \$253,239         | \$241,705           | \$0               | \$241,705      | \$0               |
| 2020        | \$39,750          | \$179,982         | \$219,732         | \$219,732           | \$0               | \$219,732      | \$0               |
| 2019        | \$39,750          | \$154,784         | \$194,534         | \$181,642           | \$0               | \$181,642      | \$0               |
| 2018        | \$37,500          | \$127,629         | \$165,129         | \$165,129           | \$0               | \$165,129      | \$0               |
| 2017        | \$37,500          | \$132,518         | \$170,018         | \$170,018           | \$50,000          | \$120,018      | \$0               |
| 2016        | \$37,500          | \$137,053         | \$174,553         | \$174,553           | \$50,000          | \$124,553      | \$0               |
| 2015        | \$37,500          | \$91,434          | \$128,934         | \$40,535            | \$25,000          | \$15,535       | \$88,399          |
| 2014        | \$37,500          | \$82,364          | \$119,864         | \$40,213            | \$25,000          | \$15,213       | \$79,651          |

AltKey: 3781562

Parcel ID: 740601001060

DURNFORD CHANDA LYNN

40 CUNNINGHAM DR, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 106 INLET SHORES SUB MB 23 PG 156 INC PER OR 4597 PG 4891 PER OR 6583  
PG 2415 PER OR 7201 PG 4004 PER OR 7717 PG 0877



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach City Code exists at the following property:

|                              |  |
|------------------------------|--|
| <b>Code Compliance Board</b> | 8/31/2023                              |
| CASE Number: CCB-0701-2023   | Owner/Agent/Tenant:<br>Chanda Durnford |
| Address: 40 Cunningham Dr.   | Owner Address:                         |
| Parcel ID#: 7406-01-00-1060  | 7572 Aloma Pines Ct                    |
|                              | Winter Park, FL 32792                  |

**Violation**

LDR Sec. 802.04 Recreational Equipment

Additional Information: Remove trailer from the right of way.

You have until

**12-Sep-23**

to correct the conditions(s).

**Corrective Action**

Store boat trailers, enclosed trailers and open trailers in the driveway, side yard or back yard.

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 2:00 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.



**Certificate of Service**

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 8/31/23 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒


Certified Mail: ☒ 9489 0090 0027 6512 7749 85

Additional addresses notified: \_\_\_\_\_

Signature:   
Code Compliance Officer: Shelly Friend

Date: 8/31/2023

Network: Aug 31, 2023 at 2:28:52 PM EDT  
Local: Aug 31, 2023 at 2:28:52 PM EDT  
N 29° 3' 23.447", W 80° 55' 48.563"  
40 Cunningham Dr  
New Smyrna Beach FL 32168  
United States

  
City of New Smyrna Beach, Florida  
Code Compliance (386.450.6271) - Fax - (386) 450.6271  
214 Santa Anita, New Smyrna Beach, FL 32159  
NOTICE OF VIOLATION - NO FINE, NO HEARING  
A violation of the New Smyrna Beach City Code has been observed at the following property:

|  |                      |  |
|--|----------------------|--|
| Single Compliance Board                | Case No.:            | 386-2023-0001  |
| SAME Address:                          | 20200000000000000000 |  |
| Address:                               | 40 Cunningham Dr     | Owner Address:   |
| Parcel ID:                             | 2008 01 00 0000      | 707 Atlantic Place (3)   |
|  |                      | Parcel Map ID: 02100   |
| Violation:                             |                      | Construction Addition  |
| LDN Sec. No. or International Chapter: |                      | Structural features, including columns and steel<br>members in the driveway, are part of house and |

Additional Information: Remove noise from the sight of way.

This Notice is: 12 Sep 23 11:00:00 AM

Violations are hereby notified that the City Commission will review the violation and determine if a fine is warranted. If a fine is warranted, the City Commission will schedule a hearing to determine the amount of the fine. If the City Commission determines that a fine is warranted, the City Commission will schedule a hearing to determine the amount of the fine. If the City Commission determines that a fine is warranted, the City Commission will schedule a hearing to determine the amount of the fine.

YOU ARE HEREBY notified that a hearing will be held on the 1st day of September 2023 at 10:00 AM at the City Commission Chambers, 214 Santa Anita, New Smyrna Beach, FL 32159, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

NOTICE TO PERSONS WHO OWNERS

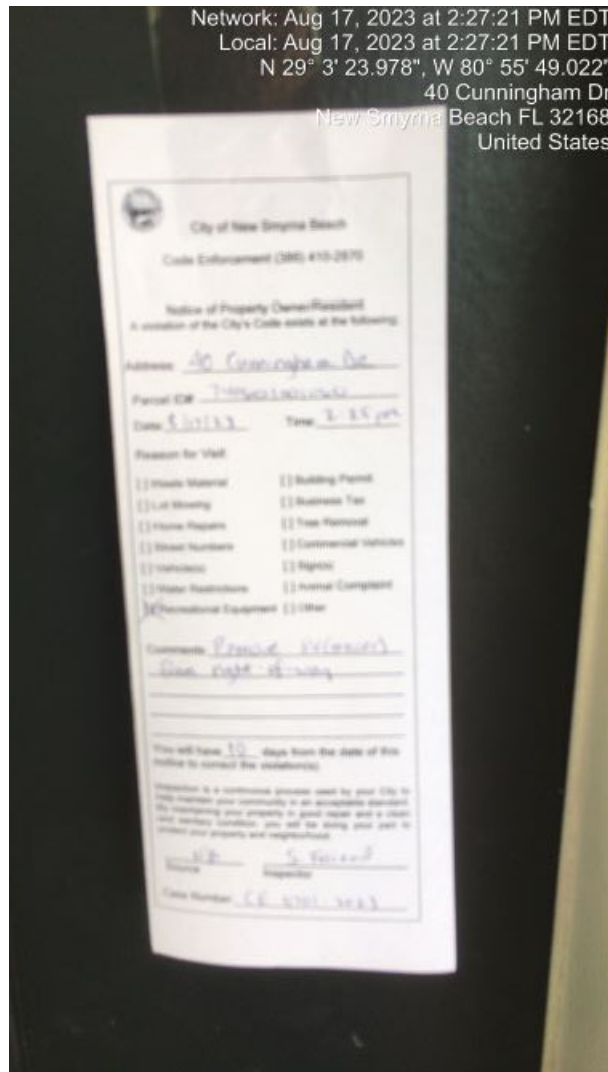
It is hereby notified that the New Smyrna Beach City Commission has received a complaint from a resident of the City of New Smyrna Beach, Florida, who has reported a violation of the New Smyrna Beach City Code. The City Commission has determined that a violation of the New Smyrna Beach City Code has occurred. The City Commission has determined that a violation of the New Smyrna Beach City Code has occurred. The City Commission has determined that a violation of the New Smyrna Beach City Code has occurred.

NOTICE TO PERSONS WHO OWNERS

It is hereby notified that the New Smyrna Beach City Commission has received a complaint from a resident of the City of New Smyrna Beach, Florida, who has reported a violation of the New Smyrna Beach City Code. The City Commission has determined that a violation of the New Smyrna Beach City Code has occurred. The City Commission has determined that a violation of the New Smyrna Beach City Code has occurred. The City Commission has determined that a violation of the New Smyrna Beach City Code has occurred.

Network: Aug 8, 2023 at 1:57:18 PM EDT  
Local: Aug 8, 2023 at 1:57:19 PM EDT  
N 29° 3' 23.932", W 80° 55' 49.530"  
40 Cunningham Dr  
New Smyrna Beach FL 32168  
United States







THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0679-2023, 822 E 9TH AVE, OWNER: PAULA J VANASE LAWLESS, OFFICER: BEVERLY ABRAHAMSON

September 21, 2023

---

**Background:**

Violation of IPMC 302.8 Motor Vehicles

Compliance date: August 28, 2023

Method of service: Property posted August 16, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0679-2023 822 E 9th Ave.pdf](#)



CE-0679-2023 822 E 9<sup>th</sup> AVE  
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

**Case Type:** Code Enforcement **Project:** **Opened Date:** 07/24/2023  
**Status:** In Progress **District:** New Smyrna Beach **Closed Date:** NOT CLOSED  
**Assigned To:** Beverly Abrahamson **Description:** Inoperable vehicle

**Parcel:** 742201400150 Main **Address:** 822 E 9Th Av Main  
New Smyrna Beach, FL 32169

**Owner**

Paula Lawless  
822 E 9Th Ave  
New Smyrna Beach, FL 32169

| Note   | Created By         | Date and Time Created |
|--|--------------------|-----------------------|
| 1. 7/24/2023 While driving this street, I observed a tan colored Cadillac in the driveway with flat tires upon looking closer, the sticker on the license plate is unreadable/faded, so I'm not sure if it is current. BJA | Beverly Abrahamson | 7/24/2023 9:31 am     |
| 2. 7/26/2023 I mailed a courtesy notice to the owner/address of record for the inoperable vehicle. BJA   | Beverly Abrahamson | 7/26/2023 9:35 am     |
| 3. 8/7/2023 Re-inspection conducted, there has been no change. The tires are still flat and I cannot read the tag. BJA   | Beverly Abrahamson | 8/7/2023 9:38 am      |

| Activity Type                | Activity Number | Activity Name | User               | Created On |
|------------------------------|-----------------|---------------|--------------------|------------|
| Compliance Officer Initiated | INT-001927-2023 |               | Beverly Abrahamson | 08/10/2023 |

**Violation Code:** IPMC 302.8 **Violation Status:** In Violation **Citation Issue Date:** 08/10/2023  
**Code Description:** Motor Vehicles **Compliance Date:** 08/20/2023  
**Corrective Action:** Cadillac (vehicle) must be operable or stored inside an enclosed structure. **Resolved Date:**



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3814789

Parcel ID: 742201400150

LAWLESS PAULA J VANASE

822 E 9TH AVE, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |   |
|--------------------------|---|
| Alternate Key:           | 3814789   |
| Parcel ID:               | 742201400150                                    |
| Township-Range-Section:  | 17 - 34 - 22                                    |
| Subdivision-Block-Lot:   | 01 - 40 - 0150                                  |
| Owner(s):                | LAWLESS PAULA J VANASE - FS - Fee Simple - 100% |
| Mailing Address On File: | 822 E 9TH AVE<br>NEW SMYRNA BEACH FL 32169      |
| Physical Address:        | 822 E 9TH AVE, NEW SMYRNA BEACH 32169           |
| Property Use:            | 0100 - SINGLE FAMILY                            |
| Tax District:            | 601-NEW SMYRNA BEACH                            |
| 2022 Final Millage Rate: | 16.8612   |
| Neighborhood:            | 4854  |
| Business Name:           |   |
| Subdivision Name:        |   |
| Homestead Property:      | Yes   |

AltKey: 3814789

Parcel ID: 742201400150

LAWLESS PAULA J VANASE

822 E 9TH AVE, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$367,613         | \$76,655        | \$35,000        | \$41,655       | 1.5000         | \$62.48          |
| 0012 | DISCRETIONARY                         | \$367,613         | \$76,655        | \$35,000        | \$41,655       | 0.7480         | \$31.16          |
| 0011 | REQ LOCAL EFFORT                      | \$367,613         | \$76,655        | \$35,000        | \$41,655       | 3.2340         | \$134.71         |
| 0050 | GENERAL FUND                          | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 4.8499         | \$80.78          |
| 0055 | LIBRARY                               | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.4635         | \$7.72           |
| 0520 | MOSQUITO CONTROL                      | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.1781         | \$2.97           |
| 0530 | PONCE INLET PORT AUTHORITY            | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.0760         | \$1.27           |
| 0053 | PUBLIC SAFETY FUND                    | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.0000         | \$0.00           |
| 0058 | VOLUSIA ECHO                          | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.2000         | \$3.33           |
| 0057 | VOLUSIA FOREVER                       | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.2000         | \$3.33           |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.0320         | \$0.53           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.9017         | \$15.02          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.1974         | \$3.29           |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.2176         | \$3.62           |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 0.1130         | \$1.88           |
| 0270 | NEW SMYRNA BEACH                      | \$367,613         | \$76,655        | \$60,000        | \$16,655       | 3.9500         | \$65.79          |
|      |                                       |                   |                 |                 |                | 16.8612        | \$417.87         |

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$101.00     |
|                     |              |             | \$101.00     |

Estimated Ad Valorem Tax: \$417.87

Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$518.87**

Estimated Tax Amount without SOH: \$6,299.40



**AltKey: 3814789****Parcel ID: 742201400150****LAWLESS PAULA J VANASE****822 E 9TH AVE, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$200,000         | \$98,165          | \$298,165         | \$74,422            | \$50,422          | \$24,000       | \$223,743         |
| 2021        | \$128,750         | \$89,049          | \$217,799         | \$72,254            | \$48,254          | \$24,000       | \$145,545         |
| 2020        | \$138,750         | \$72,045          | \$210,795         | \$71,256            | \$47,256          | \$24,000       | \$139,539         |
| 2019        | \$170,000         | \$52,635          | \$222,635         | \$69,654            | \$45,654          | \$24,000       | \$152,981         |
| 2018        | \$106,250         | \$80,931          | \$187,181         | \$68,355            | \$44,355          | \$24,000       | \$118,826         |
| 2017        | \$102,000         | \$73,152          | \$175,152         | \$66,949            | \$42,949          | \$24,000       | \$108,203         |
| 2016        | \$100,500         | \$64,915          | \$165,415         | \$65,572            | \$41,572          | \$24,000       | \$99,843          |
| 2015        | \$77,500          | \$64,605          | \$142,105         | \$65,116            | \$41,116          | \$24,000       | \$76,989          |
| 2014        | \$81,500          | \$50,808          | \$132,308         | \$64,599            | \$40,599          | \$24,000       | \$67,709          |

AltKey: 3814789

Parcel ID: 742201400150

LAWLESS PAULA J VANASE

822 E 9TH AVE, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 15 BLK H FUQUAY & ROGERS NEW SMYRNA BEACH MB 7 PG 29 PER OR 4351  
PG 0335



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/15/2023

**Code Compliance Board**

CASE Number: CCB-0679-2023

Address: 822 E 9th AVENUE

Parcel ID#: 7422-01-40-0150

Owner/Agent/Tenant:

LAWLESS, PAULA J VANASE

Owner Address:

822 E 9th AVENUE

NEW SMYRNA BEACH, FL 32169

**Violation**

IPMC 302.8 Motor Vehicles

Additional Information:

**Corrective Action**

Remove unlicensed, inoperable vehicles from the property or place current tags on the vehicle. Unlicensed and inoperable vehicles may be stored in an enclosed structure on the property.

You have until

**28-Aug-23**

to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

*If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.*

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the **August 16, 2023** on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted:        ✓

Certified Mail:    9489 0090 0027 6513 5480 97

Additional addresses notified:

Signature: Beverly Abrahamson       Date: 8/15/2023  
Code Compliance Officer: Beverly Abrahamson  
Cell: (386)478-3350



Network: Aug 16, 2023 at 10:26:00 AM EDT  
Local: Aug 16, 2023 at 10:26:00 AM EDT  
N 29° 1' 25.128", W 80° 53' 25.809"  
822 E Ninth Ave  
New Smyrna Beach FL 32169  
United States







## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0693-2023, 2641 BELMONT AVE, OWNER: SPH VOLUSIA LLC, OFFICER: BEVERLY ABRAHAMSON

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: August 28, 2023

Method of service: Property posted August 16, 2023, Certified mail delivered August 23, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0693-2023 2641 Belmont Ave.pdf](#)



CE-0693-2023 2641 BELMONT AVE  
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

**Case Type:** Code Enforcement **Project:** **Opened Date:** 08/14/2023  
**Status:** In Progress **District:** New Smyrna Beach **Closed Date:** NOT CLOSED  
**Assigned To:** Beverly Abrahamson **Description:** Overgrown grass/weeds

|                                  |  |  |
|----------------------------------|--|--|
| <b>Parcel:</b> 733901001150 Main | <b>Address:</b> 2641 Belmont Av<br>New Smyrna Beach, FL 32168 Main | <b>Zone:</b> R-2 (SINGLE FAMILY RESIDENTIAL) |
|----------------------------------|--|--|

**Owner**  
Sph Volusia Llc  
2981 W Sr 434, SUITE 100  
Longwood, FL 32779  
Business: 4076036320

| Activity Type                | Activity Number | Activity Name | User               | Created On |
|------------------------------|-----------------|---------------|--------------------|------------|
| Compliance Officer Initiated | INT-001944-2023 |               | Beverly Abrahamson | 08/15/2023 |

**Violation Code:** Sec. 26-914.(8) **Violation Status:** In Violation **Citation Issue Date:** 08/15/2023  
**Code Description:** Landscaping **Compliance Date:** 08/25/2023  
**Corrective Action:** Mow grass/weeds, remove any other debris that may be on vacant lot. **Resolved Date:**



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3719573

Parcel ID: 733901001150

SPH VOLUSIA LLC

2641 BELMONT AVE, NEW SMYRNA BEACH, FL

### Parcel Summary

|                          |  |
|--------------------------|--|
| Alternate Key:           | 3719573                                    |
| Parcel ID:               | 733901001150                               |
| Township-Range-Section:  | 17 - 33 - 39                               |
| Subdivision-Block-Lot:   | 01 - 00 - 1150                             |
| Owner(s):                | SPH VOLUSIA LLC - FS - Fee Simple - 100%   |
| Mailing Address On File: | 2981 W SR 434 STE 100<br>LONGWOOD FL 32779 |
| Physical Address:        | 2641 BELMONT AVE, NEW SMYRNA BEACH 32168   |
| Property Use:            | 0000 - VACANT RES                          |
| Tax District:            | 601-NEW SMYRNA BEACH                       |
| 2022 Final Millage Rate: | 16.8612                                    |
| Neighborhood:            | 4604                                       |
| Business Name:           |  |
| Subdivision Name:        | ISLESBORO                                  |
| Homestead Property:      | No   |



### Working Tax Roll Values by Taxing Authority

|      | Tax Authority                         | Just Value | Assessed | Ex/10cap | Taxable  | Millage | Estimated |
|------|---------------------------------------|------------|----------|----------|----------|---------|-----------|
| 0017 | CAPITAL IMPROVEMENT                   | \$41,250   | \$41,250 | \$0      | \$41,250 | 1.5000  | \$61.88   |
| 0012 | DISCRETIONARY                         | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.7480  | \$30.86   |
| 0011 | REQ LOCAL EFFORT                      | \$41,250   | \$41,250 | \$0      | \$41,250 | 3.2340  | \$133.40  |
| 0050 | GENERAL FUND                          | \$41,250   | \$41,250 | \$0      | \$41,250 | 4.8499  | \$200.06  |
| 0055 | LIBRARY                               | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.4635  | \$19.12   |
| 0520 | MOSQUITO CONTROL                      | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.1781  | \$7.35    |
| 0530 | PONCE INLET PORT AUTHORITY            | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.0760  | \$3.14    |
| 0053 | PUBLIC SAFETY FUND                    | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.0000  | \$0.00    |
| 0058 | VOLUSIA ECHO                          | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.2000  | \$8.25    |
| 0057 | VOLUSIA FOREVER                       | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.2000  | \$8.25    |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.0320  | \$1.32    |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.9017  | \$37.20   |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.1974  | \$8.14    |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.2176  | \$8.98    |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$41,250   | \$41,250 | \$0      | \$41,250 | 0.1130  | \$4.66    |
| 0270 | NEW SMYRNA BEACH                      | \$41,250   | \$41,250 | \$0      | \$41,250 | 3.9500  | \$162.94  |
|      |                                       |            |          |          |          | 16.8612 | \$695.52  |

### Non-Ad Valorem Assessments

| Project | Units | Rate | Total  |
|---------|-------|------|--------|
|         |       |      | \$0.00 |

Estimated Ad Valorem Tax: \$695.52  
Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$695.52**  
Estimated Tax Amount without SOH: \$695.52

**Previous Years Certified Tax Roll Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$28,750   | \$0        | \$28,750   | \$21,780     | \$0        | \$21,780 | \$0        |
| 2021 | \$23,000   | \$0        | \$23,000   | \$19,800     | \$0        | \$19,800 | \$0        |
| 2020 | \$18,000   | \$64,788   | \$82,788   | \$82,788     | \$0        | \$82,788 | \$0        |
| 2019 | \$22,500   | \$63,724   | \$86,224   | \$86,224     | \$0        | \$86,224 | \$0        |
| 2018 | \$18,750   | \$64,920   | \$83,670   | \$83,670     | \$0        | \$83,670 | \$0        |
| 2017 | \$14,000   | \$59,470   | \$73,470   | \$60,220     | \$35,220   | \$25,000 | \$13,250   |
| 2016 | \$13,000   | \$48,875   | \$61,875   | \$58,981     | \$33,981   | \$25,000 | \$2,894    |
| 2015 | \$13,000   | \$46,008   | \$59,008   | \$58,571     | \$33,571   | \$25,000 | \$437      |
| 2014 | \$12,500   | \$45,606   | \$58,106   | \$58,106     | \$33,106   | \$25,000 | \$0        |

AltKey: 3719573  
SPH VOLUSIA LLC

Parcel ID: 733901001150  
2641 BELMONT AVE, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 115 ISLESBORO DB 400 PG 59 MB 6 PG 191 MB 21 PGS 33-34 INC PER OR 4746  
PGS 0021-0022 PER OR 7486 PG 0168 PER OR 8264 PG 2118



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
SPH VOLUSIA, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L22000115780 |
| <b>FEI/EIN Number</b>  | 88-1571341   |
| <b>Date Filed</b>      | 03/07/2022   |
| <b>Effective Date</b>  | 03/07/2022   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

2981 W SR 434  
SUITE 100  
LONGWOOD, FL 32779

### Mailing Address

2981 W SR 434  
SUITE 100  
LONGWOOD, FL 32779

### Registered Agent Name & Address

DIMILLO, CHRISTOPHER, MGR  
2981 W SR 434  
SUITE 100  
LONGWOOD, FL 32779

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DIMILLO, CHRISTOPHER  
2981 W SR 434 SUITE 100  
LONGWOOD, FL 32779

Title MGR

DIMILLO, EMILY MARIE



2981 W SR 434  
SUITE 100  
LONGWOOD, FL 32779

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 01/25/2023 |

**Document Images**

|   |  |
|---|--|
| <a href="#">01/25/2023 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">03/07/2022 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/15/2023

**Code Compliance Board**

CASE Number: CCB-0693-2023

Address: 2641 BELMONT AVE

Parcel ID#: 7339-01-00-1150

Owner/Agent/Tenant:

SPH VOLUSIA LLC

Owner Address:

2981 W SR 434 STE 100

LONGWOOD, FL 32779

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: Mow grass/weed and remove all yard debris

You have until

**28-Aug-23**

to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the August 16, 2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted:        ✓

Certified Mail: ✓

Additional addresses notified:        9489 0090 0027 6513 5480 28

Signature: Beverly Abrahamson        Date:        8/15/2023  
Code Compliance Officer: Beverly Abrahamson  
Cell: (386)478-3350

**Sec. 26-914. - Property maintenance required.**

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground

accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)



September 1, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6513 5480 28.**

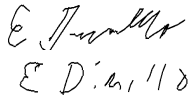
#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 23, 2023, 10:13 am       |
| <b>Location:</b>           | LONGWOOD, FL 32779              |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |        |
|----------------|--------|
| <b>Weight:</b> | 13.5oz |
|----------------|--------|

#### Recipient Signature

|                         |  |
|-------------------------|--|
| Signature of Recipient: |  |
| Address of Recipient:   | 29815R4341<br>#100   |

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

Network: Aug 16, 2023 at 1:09:51 PM EDT  
Local: Aug 16, 2023 at 1:09:51 PM EDT  
N 29° 4' 0.365", W 80° 56' 54.461"  
2640 Belmont Ave  
New Smyrna Beach, FL 32168  
United States







## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0714-2023, 2728 PIONEER TRAIL, OWNER: LUX INVESTMENTS INC, OFFICER:  
BEVERLY ABRAHAMSON

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 7, 2023

Method of service: Property posted August 25, 2023, Certified mail delivered August 26, 2023 (2 addresses)

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0714-2023 2728 Pioneer Trail.pdf](#)



## CE-0714-2023 – 2728 PIONEER TRAIL CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                    |                     |                  |                     |            |
|---------------------|--------------------|---------------------|------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement   | <b>Project:</b>     |                  | <b>Opened Date:</b> | 08/22/2023 |
| <b>Status:</b>      | In Progress        | <b>District:</b>    | New Smyrna Beach | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Beverly Abrahamson | <b>Description:</b> | Overgrown lot    |                     |            |

|                |              |                 |   |             |              |                                |
|----------------|--------------|-----------------|---|-------------|--------------|--------------------------------|
| <b>Parcel:</b> | 731500000090 | <b>Address:</b> | 2728 Pioneer Tr<br>New Smyrna Beach, FL 32168 | <b>Main</b> | <b>Zone:</b> | PUD (PLANNED UNIT DEVELOPMENT) |
|                | 731505000001 |                 |   | Main        |              |                                |

**Owner**  
Lux Investments Inc  
1760 Cheney Hwy  
Titusville, FL 32780

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. The City has mowed this property several times using the Nuisance Abatement Program. Please send a NOV-NOH for this property. | Barbara Bobelak | 8/23/2023 7:36 am     |
| 2. Correct Parcel #: 731500000090  | Barbara Bobelak | 8/23/2023 7:43 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-001983-2023 | Complaint     | Cynthia Langdon | 08/22/2023 |





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3709811

Parcel ID: 731500000090

LUX INVESTMENTS INC

2728 PIONEER TR, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |  |
|-----------------------------|--|
| Alternate Key:              | 3709811                                      |
| Parcel ID:                  | 731500000090                                 |
| Township-Range-Section:     | 17 - 33 - 15                                 |
| Subdivision-Block-Lot:      | 00 - 00 - 0090                               |
| Owner(s):                   | LUX INVESTMENTS INC - FS - Fee Simple - 100% |
| Mailing Address On File:    | 1760 CHENEY HWY<br>TITUSVILLE FL 32780       |
| Physical Address:           | 2728 PIONEER TR, NEW SMYRNA BEACH 32168      |
| Property Use:               | 0000 - VACANT RES                            |
| Tax District:               | 601-NEW SMYRNA BEACH                         |
| 2023 Proposed Millage Rate: | 17.099                                       |
| Neighborhood:               | 4082   |
| Business Name:              |  |
| Subdivision Name:           |  |
| Homestead Property:         | No   |

AltKey: 3709811

Parcel ID: 731500000090

LUX INVESTMENTS INC

2728 PIONEER TR, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$85,593          | \$85,593        | \$0             | \$85,593       | 1.5000         | \$128.39         |
| 0012 | DISCRETIONARY                         | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.7480         | \$64.02          |
| 0011 | REQ LOCAL EFFORT                      | \$85,593          | \$85,593        | \$0             | \$85,593       | 3.1610         | \$270.56         |
| 0050 | GENERAL FUND                          | \$85,593          | \$85,593        | \$0             | \$85,593       | 3.3958         | \$290.66         |
| 0055 | LIBRARY                               | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.4209         | \$36.03          |
| 0520 | MOSQUITO CONTROL                      | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.1781         | \$15.24          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.0692         | \$5.92           |
| 0053 | PUBLIC SAFETY FUND                    | \$85,593          | \$85,593        | \$0             | \$85,593       | 1.4541         | \$124.46         |
| 0058 | VOLUSIA ECHO                          | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.2000         | \$17.12          |
| 0057 | VOLUSIA FOREVER                       | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.2000         | \$17.12          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.0288         | \$2.47           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.8162         | \$69.86          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.1793         | \$15.35          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.1900         | \$16.26          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$85,593          | \$85,593        | \$0             | \$85,593       | 0.0990         | \$8.47           |
| 0270 | NEW SMYRNA BEACH                      | \$85,593          | \$85,593        | \$0             | \$85,593       | 4.4586         | \$381.62         |

17.0990 \$1,463.55

**Non-Ad Valorem Assessments**

| <b>Project</b> | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|----------------|--------------|-------------|--------------|
|----------------|--------------|-------------|--------------|

\$0.00

Estimated Ad Valorem Tax: \$1,463.55

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$1,463.55**

Estimated Tax Amount without SOH: \$1,463.55

**AltKey: 3709811****Parcel ID: 731500000090****LUX INVESTMENTS INC****2728 PIONEER TR, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$85,593          | \$0               | \$85,593          | \$85,593            | \$0               | \$85,593       | \$0               |
| 2021        | \$132,268         | \$0               | \$132,268         | \$91,251            | \$0               | \$91,251       | \$0               |
| 2020        | \$124,650         | \$0               | \$124,650         | \$82,955            | \$0               | \$82,955       | \$0               |
| 2019        | \$108,030         | \$0               | \$108,030         | \$75,414            | \$0               | \$75,414       | \$0               |
| 2018        | \$108,030         | \$0               | \$108,030         | \$68,558            | \$0               | \$68,558       | \$0               |
| 2017        | \$62,325          | \$0               | \$62,325          | \$62,325            | \$0               | \$62,325       | \$0               |
| 2016        | \$60,940          | \$0               | \$60,940          | \$60,940            | \$0               | \$60,940       | \$0               |
| 2015        | \$60,940          | \$0               | \$60,940          | \$60,940            | \$0               | \$60,940       | \$0               |
| 2014        | \$60,940          | \$0               | \$60,940          | \$60,940            | \$0               | \$60,940       | \$0               |

AltKey: 3709811

Parcel ID: 731500000090

LUX INVESTMENTS INC

2728 PIONEER TR, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

15-17-33 IRREG PARCEL IN NW 1/4 OF NE 1/4 S OF PIONEER TR & E OF SUGAR MILL DR & IN SW 1/4 OF NE 1/4 S OF PIONEER TR & E OF SUGAR MILL DR MEAS 407.12 FT ON E/L OF SUGAR MILL DR MEAS 514.06 FT ON S/L PIONEER TR PER OR 5353 PGS 3599-3600 PER OR 5353 PGS 3601-3603 INC PER OR 5619 PG 1489 PER OR 5725 PG 4670 PER OR 5780 PG 4049



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
LUX INVESTMENTS, INC.

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | P04000126149 |
| <b>FEI/EIN Number</b>  | 27-0102556   |
| <b>Date Filed</b>      | 09/01/2004   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

1760 CHENEY HWY  
TITUSVILLE, FL 32780

### Mailing Address

1760 CHENEY HWY  
TITUSVILLE, FL 32780

### Registered Agent Name & Address

SHAH, RASKIN  
1760 CHENEY HWY  
TITUSVILLE, FL 32780

### Officer/Director Detail

#### **Name & Address**

Title D

PATEL, HITESH  
355 KNOX MCRAE DR  
TITUSVILLE, FL 32780

Title D

SHAH, RASKIN  
1760 CHENEY HWY  
TITUSVILLE, FL 32780

Title D



SHAH, SUMMIT  
402 HIGHPOINT DR  
COCOA, FL 32926

Title D

PATEL, SANDEEP  
1999 BUCKHEAD CT  
VIERA, FL 32955

#### **Annual Reports**

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2021               | 02/16/2021        |
| 2022               | 03/20/2022        |
| 2023               | 01/26/2023        |

#### **Document Images**

|   |  |
|---|--|
| <a href="#">01/26/2023 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">03/20/2022 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/16/2021 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">03/03/2020 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/12/2019 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/23/2018 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/14/2017 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/01/2016 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/30/2015 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/14/2014 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/14/2013 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/07/2012 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/13/2011 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">02/25/2010 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">03/27/2009 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">04/15/2008 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">03/13/2007 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/31/2006 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">01/31/2005 -- ANNUAL REPORT</a>   | <a href="#">View image in PDF format</a> |
| <a href="#">09/01/2004 -- Domestic Profit</a> | <a href="#">View image in PDF format</a> |



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168  
**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/24/2023

|                                    |                             |
|------------------------------------|-----------------------------|
| <b>Code Compliance Board</b>       | <b>Owner/Agent/Tenant:</b>  |
| CASE Number: <u>CE-0714-2023</u>   | <u>LUX INVESTMENTS INC</u>  |
| Address: <u>2728 PIONEER TRL</u>   | Owner Address:              |
| Parcel ID#: <u>7315-00-00-0090</u> | <u>1760 CHENEY HWY</u>      |
|                                    | <u>TITUSVILLE, FL 32780</u> |

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: Sidewalks shall be edged and trimming is required around trees.

You have until **7-Sep-23** to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

### RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

#### Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the **24th day of August, 2023** on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6513 5481 34

9489 0090 0027 6513 5481 41

Additional addresses notified: SVN Alliance Commercial Real Estate Advisors

1275 W Granada Blvd, Suite 5B Ormond Beach, FL 32174

Register agent: Raskin Shah 1760 Cheney Hwy Titusvill, FL 32780

9489 0090 0027 6513 5481 58

Signature: Beverly Abrahamson

Date: 8/24/2023

Code Compliance Officer: Beverly Abrahamson

Cell: (386)478-3350

**Sec. 26-914. - Property maintenance required.**

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground

accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)





September 1, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6513 5481 34.**

#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 26, 2023, 10:28 am       |
| <b>Location:</b>           | TITUSVILLE, FL 32780            |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |            |
|----------------|------------|
| <b>Weight:</b> | 1lb, 3.0oz |
|----------------|------------|

#### Recipient Signature

Signature of Recipient:

Address of Recipient:

✓  
K. S. ah  
1760  
214

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004

September 1, 2023

Dear Cindy Langdon:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6513 5481 58.**

#### Item Details

|                            |                                 |
|----------------------------|---------------------------------|
| <b>Status:</b>             | Delivered, Left with Individual |
| <b>Status Date / Time:</b> | August 26, 2023, 10:28 am       |
| <b>Location:</b>           | TITUSVILLE, FL 32780            |
| <b>Postal Product:</b>     | First-Class Mail®               |
| <b>Extra Services:</b>     | Certified Mail™                 |
|                            | Return Receipt Electronic       |

#### Shipment Details

|                |            |
|----------------|------------|
| <b>Weight:</b> | 1lb, 3.2oz |
|----------------|------------|

#### Recipient Signature

Signature of Recipient:

Address of Recipient:



Handwritten signature and address: 1760 2nd St

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



## Abrahamson, Beverly

---

**To:** MITAL.SARAIYA@SVN.COM  
**Subject:** 2728 PIONEER TRAIL, NEW SMYRNA BEACH

Good morning!

My name is Beverly Abrahamson, I am a code compliance officer with the City of New Smyrna Beach.

I have an open code case for the above referenced property. I have generated a Notice of Violation/Notice of Hearing and mailed it to the owner/address of record. I have also mailed a copy of the notice to the Registered agent for LUX Investments Inc. and a copy to you; as I found your sign is posted on the property. This notice is requesting that the property be mowed, weed eat around trees and bushes and edging of the sidewalks. If the property is not maintained, the City will present this case to the Code Compliance Board on 9/21/2023 and request a fine to be imposed. This will be a daily fine and will become a lien against this property.

The vacant lot, which is located at the corner of Pioneer Trail and Sugar Mill Drive is VERY overgrown. Please have this property mowed, weed eat around trees and bushes and edging of the sidewalks.

I do not have any other contact information for the property owner of record other than the address. If you know of a phone number(s) and/or email address(es), please feel free to let me know so that I can contact them directly, or forward this email to them.

If you should have any questions, please do not hesitate to contact me.

**Beverly Abrahamson**  
**Code Compliance Officer**  
City of New Smyrna Beach  
210 Sams Ave.  
New Smyrna Beach, FL 32168  
Office (386) 410-2876  
Cell (386)478-3350  
[babrahamson@cityofnsb.com](mailto:babrahamson@cityofnsb.com)  
[www.cityofnsb.com](http://www.cityofnsb.com)







Network: Aug 23, 2023 at 12:13:53 PM EDT  
Local: Aug 23, 2023 at 12:13:53 PM EDT  
N 29° 1' 52.606", W 80° 58' 55.009"  
2701-2727 Pioneer Trail  
New Smyrna Beach FL 32168  
United States



Network: Aug 23, 2023 at 12:13:10 PM EDT  
Local: Aug 23, 2023 at 12:13:10 PM EDT  
N 29° 1' 50.817", W 80° 58' 51.030"  
703 Aldenwood Trail  
New Smyrna Beach FL 32168  
United States



Network: Aug 23, 2023 at 12:13:26 PM EDT  
Local: Aug 23, 2023 at 12:13:26 PM EDT  
N 29° 1' 51.809", W 80° 58' 53.172"  
2701-2727 Pioneer Trail  
New Smyrna Beach FL 32168  
United States



Network: Aug 23, 2023 at 12:12:54 PM EDT  
Local: Aug 23, 2023 at 12:12:54 PM EDT  
N 29° 1' 49.383", W 80° 58' 50.297"  
Tyre Ave  
New Smyrna Beach FL 32168  
United States





Network: Aug 23, 2023 at 12:12:27 PM EDT  
Local: Aug 23, 2023 at 12:12:27 PM EDT  
N 29° 1' 48.243", W 80° 58' 50.879"  
Tyre Ave  
New Smyrna Beach FL 32168  
United States



Network: Aug 23, 2023 at 12:09:00 PM EDT  
Local: Aug 23, 2023 at 12:09:00 PM EDT  
N 29° 1' 53.385", W 80° 58' 54.844"  
751 Sugar Mill Dr  
New Smyrna Beach FL 32168  
United States



## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0732-2023, 302 INWOOD AVE, OWNER: PETER FOREMAN, OFFICER: BEVERLY ABRAHAMSON

September 21, 2023

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**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 8, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0732-2023 302 Inwood Ave.pdf](#)



## CE-0732-2023 – 302 INWOOD AVENUE CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                    |                     |                    |                     |            |
|---------------------|--------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement   | <b>Project:</b>     |                    | <b>Opened Date:</b> | 08/24/2023 |
| <b>Status:</b>      | In Progress        | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Beverly Abrahamson | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |   |      |              |                                 |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|
| <b>Parcel:</b> | 741808170020 | Main | <b>Address:</b> | 302 Inwood Av<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-3 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|

### Owner

Peter Foreman  
5830 SW 64 Ave  
Davie, FL 32168

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Discovered while conducting Nuisance Abatement inspections. | Barbara Bobelak | 8/28/2023 6:15 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-002015-2023 | Complaint     | Cynthia Langdon | 08/24/2023 |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 4793089

Parcel ID: 741808170020

FOREMAN PETER

302 INWOOD AVE, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 4793089                                 |
| Parcel ID:                  | 741808170020                            |
| Township-Range-Section:     | 17 - 34 - 18                            |
| Subdivision-Block-Lot:      | 08 - 17 - 0020                          |
| Owner(s):                   | FOREMAN PETER - LE - Life Estate - 100% |
| Mailing Address On File:    | 5830 SW 64 AV<br>DAVIE FL 33314         |
| Physical Address:           | 302 INWOOD AVE, NEW SMYRNA BEACH 32168  |
| Property Use:               | 0000 - VACANT RES                       |
| Tax District:               | 601-NEW SMYRNA BEACH                    |
| 2023 Proposed Millage Rate: | 17.099                                  |
| Neighborhood:               | 4064                                    |
| Business Name:              |   |
| Subdivision Name:           |   |
| Homestead Property:         | No                                      |



### Working Tax Roll Values by Taxing Authority

|      | Tax Authority                         | Just Value | Assessed | Ex/10cap | Taxable  | Millage | Estimated |
|------|---------------------------------------|------------|----------|----------|----------|---------|-----------|
| 0017 | CAPITAL IMPROVEMENT                   | \$37,021   | \$17,956 | \$0      | \$37,021 | 1.5000  | \$55.53   |
| 0012 | DISCRETIONARY                         | \$37,021   | \$17,956 | \$0      | \$37,021 | 0.7480  | \$27.69   |
| 0011 | REQ LOCAL EFFORT                      | \$37,021   | \$17,956 | \$0      | \$37,021 | 3.1610  | \$117.02  |
| 0050 | GENERAL FUND                          | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 3.3958  | \$60.98   |
| 0055 | LIBRARY                               | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.4209  | \$7.56    |
| 0520 | MOSQUITO CONTROL                      | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.1781  | \$3.20    |
| 0530 | PONCE INLET PORT AUTHORITY            | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.0692  | \$1.24    |
| 0053 | PUBLIC SAFETY FUND                    | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 1.4541  | \$26.11   |
| 0058 | VOLUSIA ECHO                          | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.2000  | \$3.59    |
| 0057 | VOLUSIA FOREVER                       | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.2000  | \$3.59    |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.0288  | \$0.52    |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.8162  | \$14.66   |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.1793  | \$3.22    |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.1900  | \$3.41    |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 0.0990  | \$1.78    |
| 0270 | NEW SMYRNA BEACH                      | \$37,021   | \$17,956 | \$19,065 | \$17,956 | 4.4586  | \$80.06   |
|      |                                       |            |          |          |          | 17.0990 | \$410.15  |

### Non-Ad Valorem Assessments

| Project | Units | Rate | Total  |
|---------|-------|------|--------|
|         |       |      | \$0.00 |

Estimated Ad Valorem Tax: \$410.15  
Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$410.15**  
Estimated Tax Amount without SOH: \$633.02

AltKey: 4793089  
FOREMAN PETER

Parcel ID: 741808170020  
302 INWOOD AVE, NEW SMYRNA BEACH, FL

### Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$16,324   | \$0        | \$16,324   | \$16,324     | \$0        | \$16,324 | \$0        |
| 2021 | \$16,324   | \$0        | \$16,324   | \$15,520     | \$0        | \$15,520 | \$0        |
| 2020 | \$15,741   | \$0        | \$15,741   | \$14,109     | \$0        | \$14,109 | \$0        |
| 2019 | \$13,409   | \$0        | \$13,409   | \$12,826     | \$0        | \$12,826 | \$0        |
| 2018 | \$11,660   | \$0        | \$11,660   | \$11,660     | \$0        | \$11,660 | \$0        |
| 2017 | \$11,660   | \$0        | \$11,634   | \$11,634     | \$0        | \$11,634 | \$0        |
| 2016 | \$11,634   | \$0        | \$11,634   | \$11,634     | \$0        | \$11,634 | \$0        |
| 2015 | \$7,853    | \$0        | \$7,853    | \$7,853      | \$0        | \$7,853  | \$0        |
| 2014 | \$10,179   | \$0        | \$10,179   | \$10,179     | \$0        | \$10,179 | \$0        |

AltKey: 4793089

Parcel ID: 741808170020

FOREMAN PETER

302 INWOOD AVE, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 2 BLK 17 INWOOD NEW SMYRNA PER OR 5156 PG 2840 PER OR 5334 PG 4849  
PER OR 7136 PGS 0496-0497



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/29/2023

**Code Compliance Board**  
CASE Number: CCB-0732-2023

Owner/Agent/Tenant:  
PETER FOREMAN

Address: 302 INWOOD AVE

Owner Address:

Parcel ID#: 741808170020

5830 SW 64 AV

DAVIE, FL 33314

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: **Call me on my cell phone for additional information.**

You have until **8-Sep-23** to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

### RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

#### Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the **August 29, 2023** on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6513 5481 96

Signature: Beverly Abrahamson Date: 8/29/2023  
Code Compliance Officer: Beverly Abrahamson  
Cell phone: (386)478-3350



**Sec. 26-914. - Property maintenance required.**

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground

accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)







Network: Aug 28, 2023 at 10:46:48 AM EDT  
Local: Aug 28, 2023 at 10:46:48 AM EDT  
N 29° 1' 27.302", W 89° 50' 1.789"  
314 Inwood Ave  
New Smyrna Beach FL 32163  
United States

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0736-2023, 466 PALM ST, OWNER: ZENHOMES LLC, OFFICER: BEVERLY  
ABRAHAMSON

September 21, 2023

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**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 8, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0736-2023 466 Palm St.pdf](#)





## CE-0736-2023 – 466 PALM STREET CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                    |                     |                    |                     |            |
|---------------------|--------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement   | <b>Project:</b>     | Code Board         | <b>Opened Date:</b> | 08/25/2023 |
| <b>Status:</b>      | In Progress        | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Beverly Abrahamson | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |   |      |              |                                 |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|
| <b>Parcel:</b> | 744106000040 | Main | <b>Address:</b> | 466 Palm St<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-3 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|

### Owner

Zenhomes Llc  
13 Sabor De Sal Rd  
Saint Augustine, FL 32080  
Business: 3862148849

|  |                   |                              |
|--|-------------------|------------------------------|
| <b>Note</b>  | <b>Created By</b> | <b>Date and Time Created</b> |
| 1. Discovered while conducting Nuisance Abatement inspections. | Barbara Bobelak   | 8/28/2023 6:53 am            |

|                              |                        |                      |                 |                   |
|------------------------------|------------------------|----------------------|-----------------|-------------------|
| <b>Activity Type</b>         | <b>Activity Number</b> | <b>Activity Name</b> | <b>User</b>     | <b>Created On</b> |
| Compliance Officer Initiated | INT-002020-2023        | complaint            | Cynthia Langdon | 08/25/2023        |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3872754

Parcel ID: 744106000040

ZENHOMES LLC

466 PALM ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |  |
|-----------------------------|--|
| Alternate Key:              | 3872754  |
| Parcel ID:                  | 744106000040                                     |
| Township-Range-Section:     | 17 - 34 - 41                                     |
| Subdivision-Block-Lot:      | 06 - 00 - 0040                                   |
| Owner(s):                   | ZENHOMES LLC - FS - Fee Simple - 100%            |
| Mailing Address On File:    | 13 SABOR DE SAL RD<br>ST AUGUSTINE FL 32080 6983 |
| Physical Address:           | 466 PALM ST, NEW SMYRNA BEACH 32168              |
| Property Use:               | 0000 - VACANT RES                                |
| Tax District:               | 601-NEW SMYRNA BEACH                             |
| 2023 Proposed Millage Rate: | 17.099   |
| Neighborhood:               | 4064   |
| Business Name:              |  |
| Subdivision Name:           | SAMS F W DAUGHERTYS NEW SMYRNA                   |
| Homestead Property:         | No   |

AltKey: 3872754

ZENHOMES LLC

Parcel ID: 744106000040

466 PALM ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$33,020          | \$16,016        | \$0             | \$33,020       | 1.5000         | \$49.53          |
| 0012 | DISCRETIONARY                         | \$33,020          | \$16,016        | \$0             | \$33,020       | 0.7480         | \$24.70          |
| 0011 | REQ LOCAL EFFORT                      | \$33,020          | \$16,016        | \$0             | \$33,020       | 3.1610         | \$104.38         |
| 0050 | GENERAL FUND                          | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 3.3958         | \$54.39          |
| 0055 | LIBRARY                               | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.4209         | \$6.74           |
| 0520 | MOSQUITO CONTROL                      | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.1781         | \$2.85           |
| 0530 | PONCE INLET PORT AUTHORITY            | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.0692         | \$1.11           |
| 0053 | PUBLIC SAFETY FUND                    | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 1.4541         | \$23.29          |
| 0058 | VOLUSIA ECHO                          | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.2000         | \$3.20           |
| 0057 | VOLUSIA FOREVER                       | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.2000         | \$3.20           |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.0288         | \$0.46           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.8162         | \$13.07          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.1793         | \$2.87           |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.1900         | \$3.04           |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 0.0990         | \$1.59           |
| 0270 | NEW SMYRNA BEACH                      | \$33,020          | \$16,016        | \$17,004        | \$16,016       | 4.4586         | \$71.41          |
|      |                                       |                   |                 |                 |                | 17.0990        | \$365.83         |

**Non-Ad Valorem Assessments**

| <b>Project</b> | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|----------------|--------------|-------------|--------------|
|                |              |             | \$0.00       |

Estimated Ad Valorem Tax: \$365.83

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$365.83**

Estimated Tax Amount without SOH: \$564.61

AltKey: 3872754  
ZENHOMES LLC

Parcel ID: 744106000040  
466 PALM ST, NEW SMYRNA BEACH, FL

### Previous Years Certified Tax Roll Values

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$14,560   | \$0        | \$14,560   | \$14,560     | \$0        | \$14,560 | \$0        |
| 2021 | \$14,560   | \$0        | \$14,560   | \$13,709     | \$0        | \$13,709 | \$0        |
| 2020 | \$14,040   | \$0        | \$14,040   | \$12,463     | \$0        | \$12,463 | \$0        |
| 2019 | \$11,845   | \$0        | \$11,845   | \$11,330     | \$0        | \$11,330 | \$0        |
| 2018 | \$10,300   | \$0        | \$10,300   | \$10,300     | \$0        | \$10,300 | \$0        |
| 2017 | \$10,300   | \$0        | \$10,346   | \$8,450      | \$8,450    | \$0      | \$0        |
| 2016 | \$10,346   | \$0        | \$10,346   | \$7,682      | \$7,682    | \$0      | \$0        |
| 2015 | \$6,984    | \$0        | \$6,984    | \$6,984      | \$0        | \$6,984  | \$0        |
| 2014 | \$9,053    | \$0        | \$9,053    | \$9,053      | \$0        | \$9,053  | \$0        |

AltKey: 3872754  
ZENHOMES LLC

Parcel ID: 744106000040  
466 PALM ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 4 F W SAMS SUB DAUGHERTYS NEWSMYRNA PER OR 6491 PG 4775 PER OR 7441 PG 1619 PER OR 7451 PG 2263 PER OR 7464 PG 4800 PER OR 8392 PG 4382





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ZENHOMES LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L17000208094 |
| <b>FEI/EIN Number</b>       | 82-3041868   |
| <b>Date Filed</b>           | 10/09/2017   |
| <b>Effective Date</b>       | 10/06/2017   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 12/13/2017   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

13 SABOR DE SAL RD  
SAINT AUGUSTINE, FL 32080

### Mailing Address

13 SABOR DE SAL RD  
SAINT AUGUSTINE, FL 32080

### Registered Agent Name & Address

SHAPANKA, GLENN  
13 SABOR DE SAL RD  
SAINT AUGUSTINE, FL 32080

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

BASS, JEFFREY  
5717 Red Anchor CV  
Sanford, FL 32771

Title AMBR

SHAPANKA, GLENN

13 SABOR DE SAL RD  
SAINT AUGUSTINE, FL 32080

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 02/04/2021 |
| 2022        | 02/22/2022 |
| 2023        | 02/10/2023 |

Document Images

|   |                          |
|---|--------------------------|
| <a href="#">02/10/2023 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/22/2022 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/04/2021 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/25/2020 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/11/2019 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">03/27/2018 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">12/13/2017 -- LC Amendment</a>              | View image in PDF format |
| <a href="#">10/09/2017 -- Florida Limited Liability</a> | View image in PDF format |



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168  
**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/31/2023

|                                    |                                    |
|------------------------------------|------------------------------------|
| <b>Code Compliance Board</b>       | Owner/Agent/Tenant:                |
| CASE Number: <u>CCB-0736-2023</u>  | <u>ZENHOMES LLC</u>                |
| Address: <u>466 PALM ST</u>        | Owner Address:                     |
| Parcel ID#: <u>7441-06-00-0040</u> | <u>13 SABOR DE SAL RD</u>          |
|                                    | <u>ST AUGUSTINE, FL 32080-6983</u> |

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: **PLEASE CALL ME (386)478-3350**

You have until **8-Sep-23** to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

### RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

#### Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the **AUGUST 31, 2023** on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6513 5482 26

Additional addresses notified: JEFFREY BASS 5717 RED ANCHOR CV SANFORD, FL 32771

9489 0090 0027 6513 5482 33

Signature: Beverly Abrahamson

Date: 8/31/2023

Code Compliance Officer: BEVERLY ABRAHAMSON

CELL PHONE #: (386)478-3350

**Sec. 26-914. - Property maintenance required.**

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground



accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)





## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0721-2023, N DUSS ST (PID#: 741804000160), OWNER: GWENDOLYN TOBLER,  
OFFICER: BEVERLY ABRAHAMSON

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 8, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0721-2023 N. Duss St 741804000160.pdf](#)





## CE-0721-2023 – N. DUSS STREET (VACANT LOT) CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                    |                     |                    |                     |            |
|---------------------|--------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement   | <b>Project:</b>     |                    | <b>Opened Date:</b> | 08/23/2023 |
| <b>Status:</b>      | In Progress        | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Beverly Abrahamson | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |                             |              |                                 |
|----------------|--------------|------|-----------------|-----------------------------|--------------|---------------------------------|
| <b>Parcel:</b> | 741804000160 | Main | <b>Address:</b> | N. DUSS STREET (Vacant Lot) | <b>Zone:</b> | R-3 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|-----------------------------|--------------|---------------------------------|

### Owner

Gwdndolyn Tobler  
Po Box 2635  
New Smyrna Beach, FL 32170  
Mobile: 3867327568

| Note  | Created By      | Date and Time Created |
|---|-----------------|-----------------------|
| 1. Property is on N Duss  | Cynthia Langdon | 8/23/2023 12:05 pm    |
| 2. Property needs mowed. City has previously cited for Nuisance Property, please cite with Property Maintenance Code. | Barbara Bobelak | 8/24/2023 9:54 am     |
| 3. Assigned to: Beverly Abrahamson  | Barbara Bobelak | 8/24/2023 9:54 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-001989-2023 | Complaint     | Cynthia Langdon | 08/23/2023 |





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3806115

Parcel ID: 741804000160

TOBLER GWDNDOLYN

N DUSS ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 3806115                                   |
| Parcel ID:                  | 741804000160                              |
| Township-Range-Section:     | 17 - 34 - 18                              |
| Subdivision-Block-Lot:      | 04 - 00 - 0160                            |
| Owner(s):                   | TOBLER GWDNDOLYN - FS - Fee Simple - 100% |
| Mailing Address On File:    | PO BOX 2635<br>NEW SMYRNA BEACH FL 32170  |
| Physical Address:           | N DUSS ST, NEW SMYRNA BEACH 32168         |
| Property Use:               | 0000 - VACANT RES                         |
| Tax District:               | 601-NEW SMYRNA BEACH                      |
| 2023 Proposed Millage Rate: | 17.099                                    |
| Neighborhood:               | 4064                                      |
| Business Name:              |   |
| Subdivision Name:           | COLEE                                     |
| Homestead Property:         | No  |

AltKey: 3806115

Parcel ID: 741804000160

TOBLER GWDNDOLYN

N DUSS ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | Tax Authority                         | Just Value | Assessed | Ex/10cap | Taxable  | Millage | Estimated |
|------|---------------------------------------|------------|----------|----------|----------|---------|-----------|
| 0017 | CAPITAL IMPROVEMENT                   | \$54,610   | \$19,679 | \$0      | \$54,610 | 1.5000  | \$81.92   |
| 0012 | DISCRETIONARY                         | \$54,610   | \$19,679 | \$0      | \$54,610 | 0.7480  | \$40.85   |
| 0011 | REQ LOCAL EFFORT                      | \$54,610   | \$19,679 | \$0      | \$54,610 | 3.1610  | \$172.62  |
| 0050 | GENERAL FUND                          | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 3.3958  | \$66.83   |
| 0055 | LIBRARY                               | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.4209  | \$8.28    |
| 0520 | MOSQUITO CONTROL                      | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.1781  | \$3.50    |
| 0530 | PONCE INLET PORT AUTHORITY            | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.0692  | \$1.36    |
| 0053 | PUBLIC SAFETY FUND                    | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 1.4541  | \$28.62   |
| 0058 | VOLUSIA ECHO                          | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.2000  | \$3.94    |
| 0057 | VOLUSIA FOREVER                       | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.2000  | \$3.94    |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.0288  | \$0.57    |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.8162  | \$16.06   |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.1793  | \$3.53    |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.1900  | \$3.74    |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 0.0990  | \$1.95    |
| 0270 | NEW SMYRNA BEACH                      | \$54,610   | \$19,679 | \$34,931 | \$19,679 | 4.4586  | \$87.74   |
|      |                                       |            |          |          |          | 17.0990 | \$525.43  |

**Non-Ad Valorem Assessments**

| Project | Units | Rate | Total  |
|---------|-------|------|--------|
|         |       |      | \$0.00 |

Estimated Ad Valorem Tax: \$525.43

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$525.43**

Estimated Tax Amount without SOH: \$933.78

**AltKey: 3806115****Parcel ID: 741804000160****TOBLER GWDNDOLYN****N DUSS ST, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$24,080          | \$0               | \$24,080          | \$17,890            | \$0               | \$17,890       | \$0               |
| 2021        | \$24,080          | \$0               | \$24,080          | \$16,264            | \$0               | \$16,264       | \$0               |
| 2020        | \$23,220          | \$0               | \$23,220          | \$14,785            | \$0               | \$14,785       | \$0               |
| 2019        | \$19,780          | \$0               | \$19,780          | \$13,441            | \$0               | \$13,441       | \$0               |
| 2018        | \$17,200          | \$0               | \$17,200          | \$12,219            | \$0               | \$12,219       | \$0               |
| 2017        | \$17,200          | \$0               | \$17,200          | \$11,108            | \$0               | \$11,108       | \$0               |
| 2016        | \$17,200          | \$0               | \$17,200          | \$10,098            | \$0               | \$10,098       | \$0               |
| 2015        | \$9,180           | \$0               | \$9,180           | \$9,180             | \$0               | \$9,180        | \$0               |
| 2014        | \$11,900          | \$0               | \$11,900          | \$11,900            | \$0               | \$11,900       | \$0               |

AltKey: 3806115

Parcel ID: 741804000160

TOBLER GWDNDOLYN

N DUSS ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

18 17 34 LOTS 16 & 17 COLEE SUB PER OR 4298 PG 2486 PER OR 5533 PG 3868 PER  
OR 6573 PGS 1548-1551 INC PER OR 8265 PG 0609



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/31/2023

|                                    |                                   |
|------------------------------------|-----------------------------------|
| <b>Code Compliance Board</b>       | Owner/Agent/Tenant:               |
| CASE Number: <u>CCB-0721-2023</u>  | <u>GWENDOLYN TOBLER</u>           |
| Address: <u>N DUSS STREET</u>      | Owner Address:                    |
| Parcel ID#: <u>7418-04-00-0160</u> | <u>PO BOX 2635</u>                |
|                                    | <u>NEW SMYRNA BEACH, FL 32170</u> |

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: **PLEASE CALL ME (386)478-3350**

You have until **8-Sep-23** to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

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The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the **AUGUST 31, 2023** on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted:        ✓

Certified Mail: ✓        9489 0090 0027 6513 5482 02

Signature: Beverly Abrahamson        Date: 8/31/2023  
Code Compliance Officer: BEVERLY ABRAHAMSON  
CELL PHONE #: (386)478-3350

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(Ord. No. 26-10, § 1, 5-25-2010)







Network: Aug 25, 2023 at 12:15:29 PM EDT  
Local: Aug 25, 2023 at 12:15:29 PM EDT  
N 29° 11' 43.977", W 80° 56' 5.037"  
601 N Duss St  
New Smyrna Beach FL 32168  
United States



## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0746-2023, 512 YUPON AVENUE, OWNER: CYNTHIA C SNIEZAK, OFFICER: BEVERLY ABRAHAMSON

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 8, 2023

Method of service: Certified mail sent, Property posted September 1, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0746-2023 512 Yupon Ave.pdf](#)



## CE-0746-2023 – 512 YUPON AVENUE CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                    |                     |   |                     |            |
|---------------------|--------------------|---------------------|---|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement   | <b>Project:</b>     | Code Board  | <b>Opened Date:</b> | 08/28/2023 |
| <b>Status:</b>      | In Progress        | <b>District:</b>    | New Smyrna Beach  | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Beverly Abrahamson | <b>Description:</b> | Yard needs care. Grass and shrubs need trimming. Sod needs mowing |                     |            |

|                |              |      |                 |  |      |              |                                 |
|----------------|--------------|------|-----------------|--|------|--------------|---------------------------------|
| <b>Parcel:</b> | 741603040130 | Main | <b>Address:</b> | 512 Yupon Av<br>New Smyrna Beach, FL 32169 | Main | <b>Zone:</b> | R-2 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|--|------|--------------|---------------------------------|

|   |  |
|---|--|
| <b>Complainant</b>                            | <b>Owner</b>                               |
| Thomas Dougherty                              | Cynthia Sniezka                            |
| 520 S Cooper St<br>New Smyrna Beach, FL 32169 | 512 Yupon St<br>New Smyrna Beach, FL 32169 |
|   | Mobile: 4077390504                         |

|                                    |                   |                              |
|------------------------------------|-------------------|------------------------------|
| <b>Note</b>                        | <b>Created By</b> | <b>Date and Time Created</b> |
| 1. Assigned to: Beverly Abrahamson | Barbara Bobelak   | 8/29/2023 7:09 am            |

|                      |                        |                      |                 |                   |
|----------------------|------------------------|----------------------|-----------------|-------------------|
| <b>Activity Type</b> | <b>Activity Number</b> | <b>Activity Name</b> | <b>User</b>     | <b>Created On</b> |
| Email                | ACT-002030-2023        | complaint            | Cynthia Langdon | 08/28/2023        |

**From:** noreply@civicplus.com  
**Sent:** Monday, August 28, 2023 10:06 AM  
**To:** Code Enforcement  
**Subject:** Online Form Submittal: Contact Code Compliance

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.**

## Contact Code Compliance

Please use this form to request an inspection at a location in the City of New Smyrna Beach. Fields with an asterisk next to them are required. The Florida Legislature in 2021 passed Senate Bill 60, which amended Florida Statute 125.69 (4)(b), Florida Statute 162.06 (1)(b), and Florida Statute 162.21 (3)(b). Effective July 1, 2021, Florida Statute prohibits Code Compliance officers from investigating anonymous tips unless the violation presents an imminent threat to public health, safety, welfare, or the imminent destruction of habitat or sensitive resource.

Please provide your name and contact information.

|                |  |
|----------------|--|
| First Name     | THOMAS   |
| Last Name      | DOUGHERTY  |
| Street Address | 520 S COOPER ST  |
| City           | NEW SMYRNA BEACH   |
| State          | FL   |
| Zip Code       | 32169  |
| Phone Number   | <i>Field not completed.</i>  |
| Reply E-mail   | <a href="mailto:tdougherty5@cfl.rr.com">tdougherty5@cfl.rr.com</a> |

Please provide information about the incident you would like us to investigate.

|   |   |
|---|---|
| Street Address                              | 512 Yupon Ave. New Smyrna Beach                                   |
| Incident Description                        | Yard needs care. Grass and shrubs need trimming. Sod needs mowing |
| Name of Property Owner or Tenant (if known) | Snieszak, cynthia   |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3795890

Parcel ID: 741603040130

SNIEZAK CYNTHIA C

512 YUPON AVE, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |  |
|-----------------------------|--|
| Alternate Key:              | 3795890                                    |
| Parcel ID:                  | 741603040130                               |
| Township-Range-Section:     | 17 - 34 - 16                               |
| Subdivision-Block-Lot:      | 03 - 04 - 0130                             |
| Owner(s):                   | SNIEZAK CYNTHIA C - FS - Fee Simple - 100% |
| Mailing Address On File:    | 512 YUPON ST<br>NEW SMYRNA BEACH FL 32169  |
| Physical Address:           | 512 YUPON AVE, NEW SMYRNA BEACH 32169      |
| Property Use:               | 0100 - SINGLE FAMILY                       |
| Tax District:               | 601-NEW SMYRNA BEACH                       |
| 2023 Proposed Millage Rate: | 17.099                                     |
| Neighborhood:               | 4836                                       |
| Business Name:              |  |
| Subdivision Name:           |  |
| Homestead Property:         | Yes  |

AltKey: 3795890

Parcel ID: 741603040130

SNIEZAK CYNTHIA C

512 YUPON AVE, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$519,826         | \$474,050       | \$25,000        | \$449,050      | 1.5000         | \$673.58         |
| 0012 | DISCRETIONARY                         | \$519,826         | \$474,050       | \$25,000        | \$449,050      | 0.7480         | \$335.89         |
| 0011 | REQ LOCAL EFFORT                      | \$519,826         | \$474,050       | \$25,000        | \$449,050      | 3.1610         | \$1,419.45       |
| 0050 | GENERAL FUND                          | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 3.3958         | \$1,270.20       |
| 0055 | LIBRARY                               | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 0.4209         | \$157.44         |
| 0520 | MOSQUITO CONTROL                      | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 0.1781         | \$66.62          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 0.0692         | \$25.88          |
| 0053 | PUBLIC SAFETY FUND                    | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 1.4541         | \$543.91         |
| 0058 | VOLUSIA ECHO                          | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 0.2000         | \$74.81          |
| 0057 | VOLUSIA FOREVER                       | \$519,826         | \$474,050       | \$100,000       | \$374,050      | 0.2000         | \$74.81          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$519,826         | \$474,050       | \$50,000        | \$424,050      | 0.0288         | \$12.21          |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$519,826         | \$474,050       | \$50,000        | \$424,050      | 0.8162         | \$346.11         |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$519,826         | \$474,050       | \$50,000        | \$424,050      | 0.1793         | \$76.03          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$519,826         | \$474,050       | \$75,000        | \$399,050      | 0.1900         | \$75.82          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$519,826         | \$474,050       | \$75,000        | \$399,050      | 0.0990         | \$39.51          |
| 0270 | NEW SMYRNA BEACH                      | \$519,826         | \$474,050       | \$75,000        | \$399,050      | 4.4586         | \$1,779.20       |

17.0990 \$6,971.46

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$101.00     |

\$101.00

Estimated Ad Valorem Tax: \$6,971.46

Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$7,072.46**

Estimated Tax Amount without SOH: \$8,989.50



**AltKey: 3795890****Parcel ID: 741603040130****SNIEZAK CYNTHIA C****512 YUPON AVE, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$294,840         | \$171,724         | \$466,564         | \$127,340           | \$50,500          | \$76,840       | \$339,224         |
| 2021        | \$215,964         | \$136,811         | \$352,775         | \$123,631           | \$50,500          | \$73,131       | \$229,144         |
| 2020        | \$190,764         | \$168,418         | \$359,182         | \$121,924           | \$50,500          | \$71,424       | \$237,258         |
| 2019        | \$162,100         | \$160,981         | \$323,081         | \$119,183           | \$50,500          | \$68,683       | \$203,898         |
| 2018        | \$162,100         | \$163,329         | \$325,429         | \$116,961           | \$50,500          | \$66,461       | \$208,468         |
| 2017        | \$131,970         | \$135,592         | \$268,091         | \$114,555           | \$50,000          | \$64,555       | \$153,536         |
| 2016        | \$130,000         | \$126,667         | \$256,667         | \$112,199           | \$50,000          | \$62,199       | \$144,468         |
| 2015        | \$101,250         | \$125,217         | \$226,467         | \$111,419           | \$50,000          | \$61,419       | \$115,048         |
| 2014        | \$101,250         | \$112,690         | \$213,940         | \$110,535           | \$50,000          | \$60,535       | \$103,405         |

AltKey: 3795890

Parcel ID: 741603040130

SNIEZAK CYNTHIA C

512 YUPON AVE, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

16-17-34 S 70 FT OF LOTS 12 & 13 BLK 4 DETWILERS SUB OF N 650 FT OF LOT 2 MB 4  
PG 151 PER OR 4337 PGS 2734-2735 PER OR 7365 PG 1142 PER OR 7532 PG 3788  
PER OR 8213 PG 0045



**City of New Smyrna Beach, Code Compliance**  
Code Compliance (386) 410-2870 / Email: [code@cityofnsb.com](mailto:code@cityofnsb.com)  
210 Sams Avenue, New Smyrna Beach, FL 32168

**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach **City Code** exists at the following property:

8/31/2023

**Code Compliance Board**  
CASE Number: CCB-0746-2023

Address: 512 YUPON AVE

Parcel ID#: 7416-03-04-0130

Owner/Agent/Tenant:  
CYNTHIA C SNIEZAK

Owner Address:

512 YUPON ST  
NEW SMYRNA BEACH, FL 32169

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information: **PLEASE CALL ME. CELL #(386)478-3350**

You have until **8-Sep-23** to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

### RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

#### Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the **September 1, 2023** on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6513 5482 40

Signature: Beverly Abrahamson

Date: 8/31/2023

Code Compliance Officer: Beverly Abrahamson

Cell phone #: (386)478-3350

**Sec. 26-914. - Property maintenance required.**

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground



accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)



## Abrahamson, Beverly

---

**From:** Abrahamson, Beverly  
**Sent:** Friday, September 1, 2023 9:09 AM  
**To:** cindyseaside50@gmail.com  
**Subject:** 512 Yupon Avenue, NSB  
**Attachments:** Scanned NOV-NOH.pdf; 26-914(8) Property maintenance required.pdf

Good morning Ms. Sniezka!

The City of New Smyrna Beach has received a complaint regarding the lack of yard maintenance at 512 Yupon Avenue. This complaint has prompted a code case. A Notice of Violation/Notice of Hearing is attached; it will also be mailed certified mail and posted on site.  
Please comply the violation(s).

If you should have any questions or concerns, please contact me.

**Beverly Abrahamson**  
***Code Compliance Officer***  
City of New Smyrna Beach  
210 Sams Ave.  
New Smyrna Beach, FL 32168  
Office (386) 410-2876  
Cell (386)478-3350  
[babrahamson@cityofnsb.com](mailto:babrahamson@cityofnsb.com)  
[www.cityofnsb.com](http://www.cityofnsb.com)

















## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0733-2023, 820 DOWNING ST, OWNER: DOWNING STREET NSB LLC, OFFICER:  
HERMAN TRAUTWEIN

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 15, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0733-2023 820 Downing St.pdf](#)





## CODE CASE DETAILED REPORT CE-0733-2023 FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                    |                     |            |
|---------------------|------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     | Code Board         | <b>Opened Date:</b> | 08/24/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Herman Trautwein | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |  |      |              |                                |
|----------------|--------------|------|-----------------|--|------|--------------|--------------------------------|
| <b>Parcel:</b> | 741905000020 | Main | <b>Address:</b> | 820 Downing St<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-5 (MULTI-FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|--|------|--------------|--------------------------------|

### Owner

Downing Street Nsb Llc  
305 Julia St  
New Smyrna Beach, FL 32168  
Business: 3868887337

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Discovered while conducting Nuisance Abatement inspections. | Barbara Bobelak | 8/28/2023 6:23 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-002016-2023 | Complaint     | Cynthia Langdon | 08/24/2023 |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3810244

Parcel ID: 741905000020

DOWNING STREET NSB LLC

820 DOWNING ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 3810244   |
| Parcel ID:                  | 741905000020                                    |
| Township-Range-Section:     | 17 - 34 - 19                                    |
| Subdivision-Block-Lot:      | 05 - 00 - 0020                                  |
| Owner(s):                   | DOWNING STREET NSB LLC - FS - Fee Simple - 100% |
| Mailing Address On File:    | 305 JULIA ST<br>NEW SMYRNA BEACH FL 32168       |
| Physical Address:           | 820 DOWNING ST, NEW SMYRNA BEACH 32168          |
| Property Use:               | 0000 - VACANT RES                               |
| Tax District:               | 601-NEW SMYRNA BEACH                            |
| 2023 Proposed Millage Rate: | 17.099  |
| Neighborhood:               | 4066  |
| Business Name:              |   |
| Subdivision Name:           | CHILDS  |
| Homestead Property:         | No  |



AltKey: 3810244

Parcel ID: 741905000020

DOWNING STREET NSB LLC

820 DOWNING ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$187,920         | \$187,920       | \$0             | \$187,920      | 1.5000         | \$281.88         |
| 0012 | DISCRETIONARY                         | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.7480         | \$140.56         |
| 0011 | REQ LOCAL EFFORT                      | \$187,920         | \$187,920       | \$0             | \$187,920      | 3.1610         | \$594.02         |
| 0050 | GENERAL FUND                          | \$187,920         | \$187,920       | \$0             | \$187,920      | 3.3958         | \$638.14         |
| 0055 | LIBRARY                               | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.4209         | \$79.10          |
| 0520 | MOSQUITO CONTROL                      | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.1781         | \$33.47          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.0692         | \$13.00          |
| 0053 | PUBLIC SAFETY FUND                    | \$187,920         | \$187,920       | \$0             | \$187,920      | 1.4541         | \$273.25         |
| 0058 | VOLUSIA ECHO                          | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.2000         | \$37.58          |
| 0057 | VOLUSIA FOREVER                       | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.2000         | \$37.58          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.0288         | \$5.41           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.8162         | \$153.38         |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.1793         | \$33.69          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.1900         | \$35.70          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$187,920         | \$187,920       | \$0             | \$187,920      | 0.0990         | \$18.60          |
| 0270 | NEW SMYRNA BEACH                      | \$187,920         | \$187,920       | \$0             | \$187,920      | 4.4586         | \$837.86         |
|      |                                       |                   |                 |                 |                | 17.0990        | \$3,213.24       |

**Non-Ad Valorem Assessments**

| <b>Project</b> | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|----------------|--------------|-------------|--------------|
|                |              |             | \$0.00       |

Estimated Ad Valorem Tax: \$3,213.24

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$3,213.24**

Estimated Tax Amount without SOH: \$3,213.24

**AltKey: 3810244****Parcel ID: 741905000020****DOWNING STREET NSB LLC****820 DOWNING ST, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$187,920         | \$0               | \$187,920         | \$187,920           | \$0               | \$187,920      | \$0               |
| 2021        | \$91,640          | \$0               | \$91,640          | \$91,640            | \$0               | \$91,640       | \$0               |
| 2020        | \$91,640          | \$0               | \$91,640          | \$91,234            | \$0               | \$91,234       | \$0               |
| 2019        | \$91,640          | \$0               | \$91,640          | \$82,940            | \$0               | \$82,940       | \$0               |
| 2018        | \$75,400          | \$0               | \$75,400          | \$75,400            | \$0               | \$75,400       | \$0               |
| 2017        | \$71,804          | \$0               | \$71,804          | \$71,804            | \$0               | \$71,804       | \$0               |
| 2016        | \$27,840          | \$0               | \$27,840          | \$19,607            | \$0               | \$19,607       | \$0               |
| 2015        | \$27,840          | \$0               | \$27,840          | \$17,825            | \$0               | \$17,825       | \$0               |
| 2014        | \$27,840          | \$0               | \$27,840          | \$16,205            | \$0               | \$16,205       | \$0               |

AltKey: 3810244

Parcel ID: 741905000020

DOWNING STREET NSB LLC

820 DOWNING ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

19 17 34 N 300 1/2 FT OF E 145 FTOF LOT 2 CHILDS SUB MB 4 PG 11 & INC LOT 58  
PARKSIDE MB 6 PG 96 PER OR 5268 PG 2433-2434 PER OR 5674 PG 2981 & PER OR  
6539 PG 3575 PER OR 7231 PG 2619 PER OR 8092 PG 2998



City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168  
**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach City Code exists at the following property:

8/31/2023

**Code Compliance Board**

CASE Number: CE- 0733-2023

Address: 820 Downing St

Parcel ID#: 7419-05-00-0020

Owner/Agent/Tenant:

DOWNING STREET NSB LLC

Owner Address:

305 JULIA ST

NEW SMYRNA BEACH FL 32168

**Violation**

Sec. 26-914. (8) Landscaping

**Corrective Action**

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information:

Contact Code Officer Herman Trautwein at 386-410-2872 office or 386-410-9305 cell for questions.

You have until

15-Sep-23

to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM**

at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

**NOTICE TO PERSONS WITH DISABILITIES**

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

**RECORD IS REQUIRED TO APPEAL**

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

**Certificate of Service**

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 08/31/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6512 7743 29

9489 0090 0027 6512 7743 29

Additional addresses notified:

Signature:   
Code Compliance Officer: Herman Trautwein

Date: 8/31/2023

Sec. 26-914. - Property maintenance required.

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)





## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0739-2023, 433 SHELDON ST, OWNER: ISHMAN HUNTER III, OFFICER: HERMAN  
TRAUTWEIN

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping, (9) Trash & Debris, (6) Accessory improvements

Compliance date: September 15, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0739-2023 433 Sheldon St.pdf](#)



## CE-0739-2023 – 433 SHELDON STREET CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                    |                     |            |
|---------------------|------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     |                    | <b>Opened Date:</b> | 08/25/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Herman Trautwein | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |  |      |
|----------------|--------------|------|-----------------|--|------|
| <b>Parcel:</b> | 744106000160 | Main | <b>Address:</b> | 433 Sheldon St<br>New Smyrna Beach, FL 32168 | Main |
|----------------|--------------|------|-----------------|--|------|

**Owner**  
Hunter Ishman Iii  
5602 Belarbor  
Houston, TX 77033

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Assigned to: Herman Trautwein                                 | Barbara Bobelak | 8/25/2023 2:57 pm     |
| 2. Herman you had a previous case on this property. CE-0289-2023 | Barbara Bobelak | 8/25/2023 2:57 pm     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-002025-2023 | Inspections   | Barbara Bobelak | 08/25/2023 |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3872878

Parcel ID: 744106000160

HUNTER ISHMAN III

433 SHELDON ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |  |
|-----------------------------|--|
| Alternate Key:              | 3872878                                    |
| Parcel ID:                  | 744106000160                               |
| Township-Range-Section:     | 17 - 34 - 41                               |
| Subdivision-Block-Lot:      | 06 - 00 - 0160                             |
| Owner(s):                   | HUNTER ISHMAN III - FS - Fee Simple - 100% |
| Mailing Address On File:    | 5602 BELARBOR<br>HOUSTON TX 77033          |
| Physical Address:           | 433 SHELDON ST, NEW SMYRNA BEACH 32168     |
| Property Use:               | 0100 - SINGLE FAMILY                       |
| Tax District:               | 601-NEW SMYRNA BEACH                       |
| 2023 Proposed Millage Rate: | 17.099                                     |
| Neighborhood:               | 4062                                       |
| Business Name:              |  |
| Subdivision Name:           | SAMS F W DAUGHERTYS NEW SMYRNA             |
| Homestead Property:         | No   |

AltKey: 3872878

Parcel ID: 744106000160

HUNTER ISHMAN III

433 SHELDON ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$107,649         | \$45,495        | \$0             | \$107,649      | 1.5000         | \$161.47         |
| 0012 | DISCRETIONARY                         | \$107,649         | \$45,495        | \$0             | \$107,649      | 0.7480         | \$80.52          |
| 0011 | REQ LOCAL EFFORT                      | \$107,649         | \$45,495        | \$0             | \$107,649      | 3.1610         | \$340.28         |
| 0050 | GENERAL FUND                          | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 3.3958         | \$154.49         |
| 0055 | LIBRARY                               | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.4209         | \$19.15          |
| 0520 | MOSQUITO CONTROL                      | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.1781         | \$8.10           |
| 0530 | PONCE INLET PORT AUTHORITY            | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.0692         | \$3.15           |
| 0053 | PUBLIC SAFETY FUND                    | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 1.4541         | \$66.15          |
| 0058 | VOLUSIA ECHO                          | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.2000         | \$9.10           |
| 0057 | VOLUSIA FOREVER                       | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.2000         | \$9.10           |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.0288         | \$1.31           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.8162         | \$37.13          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.1793         | \$8.16           |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.1900         | \$8.64           |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 0.0990         | \$4.50           |
| 0270 | NEW SMYRNA BEACH                      | \$107,649         | \$45,495        | \$62,154        | \$45,495       | 4.4586         | \$202.84         |
|      |                                       |                   |                 |                 |                | 17.0990        | \$1,114.11       |

**Non-Ad Valorem Assessments**

| <b>Project</b>      | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|---------------------|--------------|-------------|--------------|
| 6012-NSB STORMWATER | 1            | \$95.00     | \$101.00     |
|                     |              |             | \$101.00     |

Estimated Ad Valorem Tax: \$1,114.11

Estimated Non-Ad Valorem Tax: \$101.00

**Estimated Taxes: \$1,215.11**

Estimated Tax Amount without SOH: \$1,941.69



**AltKey: 3872878****Parcel ID: 744106000160****HUNTER ISHMAN III****433 SHELDON ST, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$10,920          | \$56,478          | \$67,398          | \$41,359            | \$0               | \$41,359       | \$0               |
| 2021        | \$10,530          | \$34,655          | \$45,185          | \$37,599            | \$0               | \$37,599       | \$0               |
| 2020        | \$10,530          | \$34,400          | \$44,930          | \$34,181            | \$0               | \$34,181       | \$0               |
| 2019        | \$3,900           | \$33,711          | \$37,611          | \$31,074            | \$0               | \$31,074       | \$0               |
| 2018        | \$3,900           | \$24,349          | \$28,249          | \$28,249            | \$0               | \$28,249       | \$0               |
| 2017        | \$3,900           | \$21,921          | \$25,809          | \$25,809            | \$0               | \$25,809       | \$0               |
| 2016        | \$5,248           | \$22,291          | \$27,539          | \$27,539            | \$0               | \$27,539       | \$0               |
| 2015        | \$5,248           | \$19,359          | \$24,607          | \$24,607            | \$0               | \$24,607       | \$0               |
| 2014        | \$6,803           | \$18,103          | \$24,906          | \$24,906            | \$0               | \$24,906       | \$0               |

AltKey: 3872878

Parcel ID: 744106000160

HUNTER ISHMAN III

433 SHELDON ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

S 32 FT OF LOT 16 & N 6.5 FT OF LOT 17 F W SAMS SUB DAUGHERTYS NEW SMYRNA  
MB 4 PG 30 PER OR 4600 PG 4313 PER OR 5678 PG 2805 PER OR 7129 PG 3858 PER  
OR 7241 PG 1202



City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168

NOTICE OF VIOLATION - NOTICE OF HEARING

A violation of the New Smyrna Beach City Code exists at the following property:

8/31/2023

|                       |                 |                     |
|-----------------------|-----------------|---------------------|
| Code Compliance Board |                 | Owner/Agent/Tenant: |
| CASE Number:          | CE-0739-2023    | ISHMAN HUNTER III   |
| Address:              | 433 Sheldon St  | Owner Address:      |
| Parcel ID#:           | 7441-06-00-0160 | 5602 Belarbor       |
|                       |                 | Houston, TX 77033   |

Violation

Sec. 26-914. (8) Landscaping  
Sec. 26-914. (9) Trash & Debris  
Sec. 26-914. (6) Accessory improvements.

Corrective Action

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.  
debris.  
Accessory improvements and all freestanding structures must be maintained in good repair.

Additional Information:

Contact Code Officer Herman Trautwein at 386-410-2872 office or 386-410-9305 cell for questions.

You have until September 15, 2023 to correct the condition(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

YOU ARE HEREBY notified that a first hearing will be held on the 21st day of September 2023 at 4:30 PM at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 08/31/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: Printed name:

Posted: √

Certified Mail: √ 9489 0090 0027 6512 7742 82

9489 0090 0027 6512 7742 82

Additional addresses notified:

Signature: Herman Trautwein  
Code Compliance Officer: Herman Trautwein

Date: 8/31/2023

Sec. 26-914. - Property maintenance required.

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
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- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)







THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0735-2023, 217 SANDY LANE, OWNERS: SPYWORKS INC, STEPHEN P YATES,  
OFFICER: HERMAN TRAUTWEIN

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 15, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0735-2023 217 Sandy Ln.pdf](#)



## CE-0735-2023 – 217 SANDY LANE CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                    |                     |            |
|---------------------|------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     | Code Board         | <b>Opened Date:</b> | 08/25/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Herman Trautwein | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |  |      |              |                                 |
|----------------|--------------|------|-----------------|--|------|--------------|---------------------------------|
| <b>Parcel:</b> | 743802000010 | Main | <b>Address:</b> | 217 Sandy Ln<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-2 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|--|------|--------------|---------------------------------|

### Owner

Spyworks Inc  
Stephen Yates

215 Sandy Ln  
New Smyrna Beach, FL 32168

Mobile: 4045069966

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Discovered while conducting Nuisance Abatement inspections. | Barbara Bobelak | 8/28/2023 6:47 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-002021-2023 | Complaint     | Cynthia Langdon | 08/25/2023 |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3862881

Parcel ID: 743802000010

SPYWORKS INC

217 SANDY LN, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 3862881   |
| Parcel ID:                  | 743802000010  |
| Township-Range-Section:     | 17 - 34 - 38  |
| Subdivision-Block-Lot:      | 02 - 00 - 0010  |
| Owner(s):                   | SPYWORKS INC - TIC - Tenancy in Common - 50%<br>YATES STEPHEN P - TIC - Tenancy in Common - 50% |
| Mailing Address On File:    | 215 SANDY LN<br>NEW SMYRNA BEACH FL 32168   |
| Physical Address:           | 217 SANDY LN, NEW SMYRNA BEACH 32168  |
| Property Use:               | 0000 - VACANT RES   |
| Tax District:               | 601-NEW SMYRNA BEACH  |
| 2023 Proposed Millage Rate: | 17.099  |
| Neighborhood:               | 4618  |
| Business Name:              |   |
| Subdivision Name:           | OLIVER  |
| Homestead Property:         | No  |

### Working Tax Roll Values by Taxing Authority

|      | Tax Authority                         | Just Value | Assessed | Ex/10cap | Taxable  | Millage | Estimated |
|------|---------------------------------------|------------|----------|----------|----------|---------|-----------|
| 0017 | CAPITAL IMPROVEMENT                   | \$59,933   | \$47,773 | \$0      | \$59,933 | 1.5000  | \$89.90   |
| 0012 | DISCRETIONARY                         | \$59,933   | \$47,773 | \$0      | \$59,933 | 0.7480  | \$44.83   |
| 0011 | REQ LOCAL EFFORT                      | \$59,933   | \$47,773 | \$0      | \$59,933 | 3.1610  | \$189.45  |
| 0050 | GENERAL FUND                          | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 3.3958  | \$162.23  |
| 0055 | LIBRARY                               | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.4209  | \$20.11   |
| 0520 | MOSQUITO CONTROL                      | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.1781  | \$8.51    |
| 0530 | PONCE INLET PORT AUTHORITY            | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.0692  | \$3.31    |
| 0053 | PUBLIC SAFETY FUND                    | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 1.4541  | \$69.47   |
| 0058 | VOLUSIA ECHO                          | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.2000  | \$9.55    |
| 0057 | VOLUSIA FOREVER                       | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.2000  | \$9.55    |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.0288  | \$1.38    |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.8162  | \$38.99   |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.1793  | \$8.57    |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.1900  | \$9.08    |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 0.0990  | \$4.73    |
| 0270 | NEW SMYRNA BEACH                      | \$59,933   | \$47,773 | \$12,160 | \$47,773 | 4.4586  | \$213.00  |
|      |                                       |            |          |          |          | 17.0990 | \$882.64  |

### Non-Ad Valorem Assessments

| Project | Units | Rate | Total  |
|---------|-------|------|--------|
|         |       |      | \$0.00 |

Estimated Ad Valorem Tax: \$882.64  
Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$882.64**  
Estimated Tax Amount without SOH: \$1,024.79

**Previous Years Certified Tax Roll Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$43,430   | \$0        | \$43,430   | \$43,430     | \$0        | \$43,430 | \$0        |
| 2021 | \$43,430   | \$0        | \$43,430   | \$43,430     | \$0        | \$43,430 | \$0        |
| 2020 | \$43,430   | \$0        | \$43,430   | \$43,430     | \$0        | \$43,430 | \$0        |
| 2019 | \$43,430   | \$0        | \$43,430   | \$43,430     | \$0        | \$43,430 | \$0        |
| 2018 | \$26,492   | \$0        | \$26,492   | \$26,492     | \$0        | \$26,492 | \$0        |
| 2017 | \$32,573   | \$0        | \$32,680   | \$24,253     | \$0        | \$24,253 | \$0        |
| 2016 | \$26,580   | \$0        | \$26,580   | \$22,048     | \$0        | \$22,048 | \$0        |
| 2015 | \$20,044   | \$0        | \$20,044   | \$20,044     | \$0        | \$20,044 | \$0        |
| 2014 | \$18,762   | \$65,050   | \$83,812   | \$83,812     | \$0        | \$83,812 | \$0        |



AltKey: 3862881  
SPYWORKS INC

Parcel ID: 743802000010  
217 SANDY LN, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

LOT 1 OLIVER SUB MB 8 PG 245 PER PROBATE #94-10092-PRDL-30 PER OR 5825  
PGS 4669-4670 PER OR 5938 PG 3452 PER OR 7626 PGS 4011-4012 PER OR 7740 PG  
2002 PER OR 8069 PG 3951



City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168

NOTICE OF VIOLATION - NOTICE OF HEARING

A violation of the New Smyrna Beach City Code exists at the following property:

Code Compliance Board

8/31/2023

CASE Number: CE- 0735-2023

Owner/Agent/Tenant:

SPYWORKS INC  
STEPHEN P YATES

Address: 217 Sandy Ln

Owner Address:

215 SANDY LN  
NEW SMYRNA BEACH FL 32168

Parcel ID#: 7438-02-00-0010

Violation

Corrective Action

Sec. 26-914. (8) Landscaping

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information:

Contact Code Officer Herman Trautwein at 386-410-2872 office or 386-410-9305 cell for questions.

You have until

15-Sep-23

to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

YOU ARE HEREBY notified that a first hearing will be held on the 21st day of September 2023 at 4:30 PM at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. \$286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 08/31/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: Printed name:

Posted: ✓

Certified Mail: ✓ 9489 0090 0027 6512 7742 99

9489 0090 0027 6512 7742 99

Additional addresses notified:

Signature: Herman Trautwein  
Code Compliance Officer: Herman trautwein

Date: 8/31/2023

Sec. 26-914. - Property maintenance required.

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)





## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0738-2023, 507 N ORANGE ST, OWNERS: CARMELA FOGLIA, FELICE FOGLIA AND  
VINCENZO FOGLIA, OFFICER: HERMAN TRAUTWEIN

September 21, 2023

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**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 15, 2023

Method of service: Property posted August 31, 2023, Certified mail sent

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0738-2023 507 N. Orange St.pdf](#)





## CODE CASE DETAILED REPORT CE-0738-2023 FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                    |                     |            |
|---------------------|------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     | Code Board         | <b>Opened Date:</b> | 08/25/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Herman Trautwein | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |   |      |              |                                |
|----------------|--------------|------|-----------------|---|------|--------------|--------------------------------|
| <b>Parcel:</b> | 744130050055 | Main | <b>Address:</b> | 507 N Orange St<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | B-3 (HIGHWAY SERVICE BUSINESS) |
|----------------|--------------|------|-----------------|---|------|--------------|--------------------------------|

### Owner

Carmela Foglia  
27 Oak Ridge Rd  
Middleton, NY 10940

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Discovered while conducting Nuisance Abatement inspections. | Barbara Bobelak | 8/28/2023 7:08 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-002023-2023 | Complaint     | Cynthia Langdon | 08/25/2023 |



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3877241

Parcel ID: 744130050055

FOGLIA CARMELA

507 N ORANGE ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |  |
|-----------------------------|--|
| Alternate Key:              | 3877241  |
| Parcel ID:                  | 744130050055   |
| Township-Range-Section:     | 17 - 34 - 41   |
| Subdivision-Block-Lot:      | 30 - 05 - 0055   |
| Owner(s):                   | FOGLIA CARMELA - JT - Joint Tenancy with Right of Survivorship - 1<br>FOGLIA FELICE - JT - Joint Tenancy with Right of Survivorship - 100<br>FOGLIA VINCENZO - JT - Joint Tenancy with Right of Survivorship - 1 |
| Mailing Address On File:    | 27 OAK RIDGE RD<br>MIDDLETOWN NY 10940   |
| Physical Address:           | 507 N ORANGE ST, NEW SMYRNA BEACH 32168  |
| Property Use:               | 1000 - VACANT COMM   |
| Tax District:               | 601-NEW SMYRNA BEACH   |
| 2023 Proposed Millage Rate: | 17.099   |
| Neighborhood:               | 7467   |
| Business Name:              |  |
| Subdivision Name:           |  |
| Homestead Property:         | No   |

AltKey: 3877241

Parcel ID: 744130050055

FOGLIA CARMELA

507 N ORANGE ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$64,865          | \$64,865        | \$0             | \$64,865       | 1.5000         | \$97.30          |
| 0012 | DISCRETIONARY                         | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.7480         | \$48.52          |
| 0011 | REQ LOCAL EFFORT                      | \$64,865          | \$64,865        | \$0             | \$64,865       | 3.1610         | \$205.04         |
| 0050 | GENERAL FUND                          | \$64,865          | \$64,865        | \$0             | \$64,865       | 3.3958         | \$220.27         |
| 0055 | LIBRARY                               | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.4209         | \$27.30          |
| 0520 | MOSQUITO CONTROL                      | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.1781         | \$11.55          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.0692         | \$4.49           |
| 0053 | PUBLIC SAFETY FUND                    | \$64,865          | \$64,865        | \$0             | \$64,865       | 1.4541         | \$94.32          |
| 0058 | VOLUSIA ECHO                          | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.2000         | \$12.97          |
| 0057 | VOLUSIA FOREVER                       | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.2000         | \$12.97          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.0288         | \$1.87           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.8162         | \$52.94          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.1793         | \$11.63          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.1900         | \$12.32          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$64,865          | \$64,865        | \$0             | \$64,865       | 0.0990         | \$6.42           |
| 0270 | NEW SMYRNA BEACH                      | \$64,865          | \$64,865        | \$0             | \$64,865       | 4.4586         | \$289.21         |
|      |                                       |                   |                 |                 |                | 17.0990        | \$1,109.13       |

**Non-Ad Valorem Assessments**

| <b>Project</b> | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|----------------|--------------|-------------|--------------|
|----------------|--------------|-------------|--------------|

|  |  |  |        |
|--|--|--|--------|
|  |  |  | \$0.00 |
|--|--|--|--------|

|                           |            |
|---------------------------|------------|
| Estimated Ad Valorem Tax: | \$1,109.13 |
|---------------------------|------------|

|                               |        |
|-------------------------------|--------|
| Estimated Non-Ad Valorem Tax: | \$0.00 |
|-------------------------------|--------|

|                         |                   |
|-------------------------|-------------------|
| <b>Estimated Taxes:</b> | <b>\$1,109.13</b> |
|-------------------------|-------------------|

|                                   |            |
|-----------------------------------|------------|
| Estimated Tax Amount without SOH: | \$1,109.13 |
|-----------------------------------|------------|

**Previous Years Certified Tax Roll Values**

| Year | Land Value | Impr Value | Just Value | Non-Sch Assd | Exemptions | Taxable  | HX Savings |
|------|------------|------------|------------|--------------|------------|----------|------------|
| 2022 | \$59,875   | \$0        | \$59,875   | \$59,875     | \$0        | \$59,875 | \$0        |
| 2021 | \$58,212   | \$0        | \$58,212   | \$54,886     | \$0        | \$54,886 | \$0        |
| 2020 | \$49,896   | \$0        | \$49,896   | \$49,896     | \$0        | \$49,896 | \$0        |
| 2019 | \$45,738   | \$43,398   | \$89,136   | \$89,136     | \$0        | \$89,136 | \$0        |
| 2018 | \$21,830   | \$13,524   | \$35,354   | \$35,354     | \$0        | \$35,354 | \$0        |
| 2017 | \$21,830   | \$11,977   | \$33,807   | \$33,807     | \$0        | \$33,807 | \$0        |
| 2016 | \$21,830   | \$11,113   | \$32,943   | \$32,943     | \$0        | \$32,943 | \$0        |
| 2015 | \$21,830   | \$10,537   | \$32,367   | \$32,367     | \$0        | \$32,367 | \$0        |
| 2014 | \$21,830   | \$10,172   | \$32,002   | \$32,002     | \$0        | \$32,002 | \$0        |

AltKey: 3877241

Parcel ID: 744130050055

FOGLIA CARMELA

507 N ORANGE ST, NEW SMYRNA BEACH, FL

### Property Description

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N 66 FT OF S 236 FT OF W 1/2 OF LOT 5 BLK 5 DOUGHERTYS NEW SMYRNA MB 12  
PGS 125-126 PER OR 4728 PGS 0521-0522 PER OR 7549 PG 4268





City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168

NOTICE OF VIOLATION - NOTICE OF HEARING

A violation of the New Smyrna Beach City Code exists at the following property:

Code Compliance Board

8/31/2023

CASE Number: CE- 0738-2023

Address: 507 N Orange St

Parcel ID#: 7441-30-05-0055

Owner/Agent/Tenant:

CARMELA FOGLIA

FELICE FOGLIA

VINCENZO FOGLIA

Owner Address:

27 OAK RIDGE RD

MIDDLETOWN NY 10940

Violation

Sec. 26-914. (8) Landscaping

Corrective Action

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information:

Contact Code Officer Herman Trautwein at 386-410-2872 office or 386-410-9305 cell for questions.

You have until

15-Sep-23

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Hand delivered: Printed name:

Posted: ✓

Certified Mail: ✓ 9489 0090 0027 6512 7743 05

9489 0090 0027 6512 7743 05

Additional addresses notified:

Signature: Herman Trautwein  
Code Compliance Officer: Herman Trautwein

Date: 8/31/2023

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- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)





Aug 31, 2023, 11:40 AM

## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0734-2023, 1010 CANAL ST, OWNER: SERVINAVAL SRL CORP TR, CANAL TRUST,  
OFFICER: HERMAN TRAUTWEIN

September 21, 2023

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 15, 2023

Method of service: Property posted August 31, 2023, Certified mail sent August 31, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0734-2023 1010 Canal St.pdf](#)



## CE-0734-2023 – 1010 CANAL STREET CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                    |                     |            |
|---------------------|------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     | Code Board         | <b>Opened Date:</b> | 08/24/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Herman Trautwein | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |   |      |              |                                |
|----------------|--------------|------|-----------------|---|------|--------------|--------------------------------|
| <b>Parcel:</b> | 741908000040 | Main | <b>Address:</b> | 1010 Canal St<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | B-3 (HIGHWAY SERVICE BUSINESS) |
|----------------|--------------|------|-----------------|---|------|--------------|--------------------------------|

### Owner

Servinaval Srl Corp Tr  
7821 Delphia St  
Orlando, FL 32807

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Discovered while conducting Nuisance Abatement inspections. | Barbara Bobelak | 8/28/2023 6:30 am     |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-002017-2023 | Complaint     | Cynthia Langdon | 08/24/2023 |





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3810791

Parcel ID: 741908000040

SERVINAVAL SRL CORP TR

1010 CANAL ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 3810791   |
| Parcel ID:                  | 741908000040  |
| Township-Range-Section:     | 17 - 34 - 19  |
| Subdivision-Block-Lot:      | 08 - 00 - 0040  |
| Owner(s):                   | SERVINAVAL SRL CORP TR - TR - Trust - 100%<br>CANAL TRUST - TR - Trust - 100% |
| Mailing Address On File:    | 7821 DELPHIA ST STE A<br>ORLANDO FL 32807                                     |
| Physical Address:           | 1010 CANAL ST, NEW SMYRNA BEACH 32168   |
| Property Use:               | 1000 - VACANT COMM  |
| Tax District:               | 601-NEW SMYRNA BEACH  |
| 2023 Proposed Millage Rate: | 17.099  |
| Neighborhood:               | 7463  |
| Business Name:              |   |
| Subdivision Name:           | SAPPS RESUB   |
| Homestead Property:         | No  |

AltKey: 3810791

Parcel ID: 741908000040

SERVINAVAL SRL CORP TR

1010 CANAL ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$136,080         | \$122,317       | \$0             | \$136,080      | 1.5000         | \$204.12         |
| 0012 | DISCRETIONARY                         | \$136,080         | \$122,317       | \$0             | \$136,080      | 0.7480         | \$101.79         |
| 0011 | REQ LOCAL EFFORT                      | \$136,080         | \$122,317       | \$0             | \$136,080      | 3.1610         | \$430.15         |
| 0050 | GENERAL FUND                          | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 3.3958         | \$415.36         |
| 0055 | LIBRARY                               | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.4209         | \$51.48          |
| 0520 | MOSQUITO CONTROL                      | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.1781         | \$21.78          |
| 0530 | PONCE INLET PORT AUTHORITY            | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.0692         | \$8.46           |
| 0053 | PUBLIC SAFETY FUND                    | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 1.4541         | \$177.86         |
| 0058 | VOLUSIA ECHO                          | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.2000         | \$24.46          |
| 0057 | VOLUSIA FOREVER                       | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.2000         | \$24.46          |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.0288         | \$3.52           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.8162         | \$99.84          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.1793         | \$21.93          |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.1900         | \$23.24          |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 0.0990         | \$12.11          |
| 0270 | NEW SMYRNA BEACH                      | \$136,080         | \$122,317       | \$13,763        | \$122,317      | 4.4586         | \$545.36         |

17.0990 \$2,165.94

**Non-Ad Valorem Assessments**

| <b>Project</b> | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|----------------|--------------|-------------|--------------|
|----------------|--------------|-------------|--------------|

\$0.00

Estimated Ad Valorem Tax: \$2,165.94

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$2,165.94**

Estimated Tax Amount without SOH: \$2,326.83

**AltKey: 3810791****Parcel ID: 741908000040****SERVINAVAL SRL CORP TR****1010 CANAL ST, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$126,360         | \$0               | \$126,360         | \$111,197           | \$0               | \$111,197      | \$0               |
| 2021        | \$101,088         | \$0               | \$101,088         | \$101,088           | \$0               | \$101,088      | \$0               |
| 2020        | \$101,088         | \$0               | \$101,088         | \$101,088           | \$0               | \$101,088      | \$0               |
| 2019        | \$97,200          | \$0               | \$97,200          | \$97,030            | \$97,030          | \$0            | \$0               |
| 2018        | \$97,200          | \$0               | \$97,200          | \$88,209            | \$0               | \$88,209       | \$0               |
| 2017        | \$92,340          | \$0               | \$92,340          | \$80,190            | \$0               | \$80,190       | \$0               |
| 2016        | \$72,900          | \$0               | \$72,900          | \$72,900            | \$0               | \$72,900       | \$0               |
| 2015        | \$72,900          | \$0               | \$72,900          | \$72,900            | \$0               | \$72,900       | \$0               |
| 2014        | \$72,900          | \$0               | \$72,900          | \$72,900            | \$0               | \$72,900       | \$0               |

AltKey: 3810791

Parcel ID: 741908000040

SERVINAVAL SRL CORP TR

1010 CANAL ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

PART OF LOTS 3 4 & 5 BEING 112.13 FT ON E/L & 210.36 FT ON S/L & 147.36 FT ON W/L & 141.4 FT ON N/L PER OR 0884 PG 0054 MB 19 PG 7 SAPPS RESUB PER OR 3287 PG 0944 PER OR 5857 PGS 1034-1035 PER OR 5853 PGS 1027-1028 PER OR 5859 PG 2362 PER OR 7691 PG 1775



City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168  
**NOTICE OF VIOLATION - NOTICE OF HEARING**

A violation of the New Smyrna Beach City Code exists at the following property:

8/31/2023

Code Compliance Board

CASE Number: CE-0734-2023

Address: 1010 CANAL ST

Parcel ID#: 7419-08-00-0040

Owner/Agent/Tenant:

SERVINAVAL SRL CORP TR  
CANAL TRUST - TR

Owner Address:

7821 DELPHIA ST STE A  
ORLANDO FL 32807

Violation

Sec. 26-914. (8) Landscaping

Additional Information:

Contact Code Officer Herman Trautwein at 386-410-2872 office or 386-410-9305 cell for questions.

You have until

15-Sep-23

to correct the conditions(s).

Corrective Action

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

**YOU ARE HEREBY** notified that a first hearing will be held on the **21st day of September 2023 at 4:30 PM** at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 08/31/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: \_\_\_\_\_ Printed name: \_\_\_\_\_

Posted: ☒

Certified Mail: ☒ 9489 0090 0027 6512 7743 50

9489 0090 0027 6512 7743 50

Additional addresses notified:

Signature:   
Code Compliance Officer: Herman Trautwein

Date: 8/31/2023



Sec. 26-914. - Property maintenance required.

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)



Aug 31, 2023, 12:50 PM

**THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE**

**CCB-0723-2023, 615 N DUSS ST, OWNER: J&B PROPERTY GROUP INC, OFFICER:  
HERMAN TRAUTWEIN**

**September 21, 2023**

---

**Background:**

Violation of City Code Sec. 26-914 (8) Landscaping

Compliance date: September 15, 2023

Method of service: Property posted August 31, 2023, Certified mail sent August 31, 2023

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[CCB-0723-2023 615 N. Duss St.pdf](#)



## CE-0723-2023 – 615 N. DUSS STREET CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

|                     |                  |                     |                    |                     |            |
|---------------------|------------------|---------------------|--------------------|---------------------|------------|
| <b>Case Type:</b>   | Code Enforcement | <b>Project:</b>     | Code Board Case    | <b>Opened Date:</b> | 08/23/2023 |
| <b>Status:</b>      | In Progress      | <b>District:</b>    | New Smyrna Beach   | <b>Closed Date:</b> | NOT CLOSED |
| <b>Assigned To:</b> | Herman Trautwein | <b>Description:</b> | Property overgrown |                     |            |

|                |              |      |                 |   |      |              |                                 |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|
| <b>Parcel:</b> | 741804000280 | Main | <b>Address:</b> | 615 N Duss St<br>New Smyrna Beach, FL 32168 | Main | <b>Zone:</b> | R-3 (SINGLE FAMILY RESIDENTIAL) |
|----------------|--------------|------|-----------------|---|------|--------------|---------------------------------|

### Owner

J&B Property Group Inc  
Joey Betesh  
3351 N 40Th St  
Hollywood, FL 33021

| Note   | Created By      | Date and Time Created |
|--|-----------------|-----------------------|
| 1. Property previously on the Nuisance Abatement list, please site for property maintenance. | Barbara Bobelak | 8/24/2023 10:25 am    |
| 2. Assigned to: Herman Trautwein   | Barbara Bobelak | 8/24/2023 10:26 am    |

| Activity Type                | Activity Number | Activity Name | User            | Created On |
|------------------------------|-----------------|---------------|-----------------|------------|
| Compliance Officer Initiated | INT-001991-2023 | Complaint     | Cynthia Langdon | 08/23/2023 |





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

AltKey: 3806191

Parcel ID: 741804000280

J&B PROPERTY GROUP INC

615 N DUSS ST, NEW SMYRNA BEACH, FL

### Parcel Summary

|                             |   |
|-----------------------------|---|
| Alternate Key:              | 3806191   |
| Parcel ID:                  | 741804000280                                    |
| Township-Range-Section:     | 17 - 34 - 18                                    |
| Subdivision-Block-Lot:      | 04 - 00 - 0280                                  |
| Owner(s):                   | J&B PROPERTY GROUP INC - FS - Fee Simple - 100% |
| Mailing Address On File:    | 3351 N 40TH ST<br>HOLLYWOOD FL 33021            |
| Physical Address:           | 615 N DUSS ST, NEW SMYRNA BEACH 32168           |
| Property Use:               | 0000 - VACANT RES                               |
| Tax District:               | 601-NEW SMYRNA BEACH                            |
| 2023 Proposed Millage Rate: | 17.099  |
| Neighborhood:               | 4064  |
| Business Name:              |   |
| Subdivision Name:           | COLEE   |
| Homestead Property:         | No  |



AltKey: 3806191

Parcel ID: 741804000280

J&amp;B PROPERTY GROUP INC

615 N DUSS ST, NEW SMYRNA BEACH, FL

**Working Tax Roll Values by Taxing Authority**

|      | <b>Tax Authority</b>                  | <b>Just Value</b> | <b>Assessed</b> | <b>Ex/10cap</b> | <b>Taxable</b> | <b>Millage</b> | <b>Estimated</b> |
|------|---------------------------------------|-------------------|-----------------|-----------------|----------------|----------------|------------------|
| 0017 | CAPITAL IMPROVEMENT                   | \$32,385          | \$13,532        | \$0             | \$32,385       | 1.5000         | \$48.58          |
| 0012 | DISCRETIONARY                         | \$32,385          | \$13,532        | \$0             | \$32,385       | 0.7480         | \$24.22          |
| 0011 | REQ LOCAL EFFORT                      | \$32,385          | \$13,532        | \$0             | \$32,385       | 3.1610         | \$102.37         |
| 0050 | GENERAL FUND                          | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 3.3958         | \$45.95          |
| 0055 | LIBRARY                               | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.4209         | \$5.70           |
| 0520 | MOSQUITO CONTROL                      | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.1781         | \$2.41           |
| 0530 | PONCE INLET PORT AUTHORITY            | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.0692         | \$0.94           |
| 0053 | PUBLIC SAFETY FUND                    | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 1.4541         | \$19.68          |
| 0058 | VOLUSIA ECHO                          | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.2000         | \$2.71           |
| 0057 | VOLUSIA FOREVER                       | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.2000         | \$2.71           |
| 0065 | FLORIDA INLAND NAVIGATION DISTRICT    | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.0288         | \$0.39           |
| 0120 | SOUTH EAST VOLUSIA HOSPITAL AUTHORITY | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.8162         | \$11.04          |
| 0060 | ST JOHN'S WATER MANAGEMENT DISTRICT   | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.1793         | \$2.43           |
| 0271 | NEW SMYRNA BCH I&S 2005               | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.1900         | \$2.57           |
| 0272 | NEW SMYRNA BCH I&S 2018               | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 0.0990         | \$1.34           |
| 0270 | NEW SMYRNA BEACH                      | \$32,385          | \$13,532        | \$18,853        | \$13,532       | 4.4586         | \$60.33          |
|      |                                       |                   |                 |                 |                | 17.0990        | \$333.36         |

**Non-Ad Valorem Assessments**

| <b>Project</b> | <b>Units</b> | <b>Rate</b> | <b>Total</b> |
|----------------|--------------|-------------|--------------|
|----------------|--------------|-------------|--------------|

|  |  |  |        |
|--|--|--|--------|
|  |  |  | \$0.00 |
|--|--|--|--------|

Estimated Ad Valorem Tax: \$333.36

Estimated Non-Ad Valorem Tax: \$0.00

**Estimated Taxes: \$333.36**

Estimated Tax Amount without SOH: \$553.75

**AltKey: 3806191****Parcel ID: 741804000280****J&B PROPERTY GROUP INC****615 N DUSS ST, NEW SMYRNA BEACH, FL****Previous Years Certified Tax Roll Values**

| <b>Year</b> | <b>Land Value</b> | <b>Impr Value</b> | <b>Just Value</b> | <b>Non-Sch Assd</b> | <b>Exemptions</b> | <b>Taxable</b> | <b>HX Savings</b> |
|-------------|-------------------|-------------------|-------------------|---------------------|-------------------|----------------|-------------------|
| 2022        | \$14,280          | \$0               | \$14,280          | \$12,302            | \$0               | \$12,302       | \$0               |
| 2021        | \$14,280          | \$0               | \$14,280          | \$11,184            | \$0               | \$11,184       | \$0               |
| 2020        | \$13,770          | \$0               | \$13,770          | \$10,167            | \$0               | \$10,167       | \$0               |
| 2019        | \$11,730          | \$0               | \$11,730          | \$9,243             | \$0               | \$9,243        | \$0               |
| 2018        | \$10,200          | \$0               | \$10,200          | \$8,403             | \$0               | \$8,403        | \$0               |
| 2017        | \$10,200          | \$0               | \$10,205          | \$7,639             | \$0               | \$7,639        | \$0               |
| 2016        | \$10,205          | \$0               | \$10,205          | \$6,945             | \$0               | \$6,945        | \$0               |
| 2015        | \$6,314           | \$0               | \$6,314           | \$6,314             | \$0               | \$6,314        | \$0               |
| 2014        | \$8,185           | \$0               | \$8,185           | \$8,185             | \$0               | \$8,185        | \$0               |

AltKey: 3806191

Parcel ID: 741804000280

J&B PROPERTY GROUP INC

615 N DUSS ST, NEW SMYRNA BEACH, FL

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

18 17 34 LOT 28 COLEE SUB PER OR 5332 PG 3220 PER OR 5342 PGS 4264-4265 PER OR 5490 PG 1627



City of New Smyrna Beach, Code Compliance  
Code Compliance (386) 410-2870 / Email: code@cityofnsb.com  
210 Sams Avenue, New Smyrna Beach, FL 32168

NOTICE OF VIOLATION - NOTICE OF HEARING

A violation of the New Smyrna Beach City Code exists at the following property:

|              |                 |                     |                                      |
|--------------|-----------------|---------------------|--------------------------------------|
| CASE Number: | CE-0723-2023    | Owner/Agent/Tenant: | J&B PROPERTY GROUP INC               |
| Address:     | 615 N DUSS ST   | Owner Address:      |                                      |
| Parcel ID#:  | 7418-04-00-0280 |                     | 3351 N 40TH ST<br>HOLLYWOOD FL 33021 |

Violation

Sec. 26-914. (8) Landscaping

Corrective Action

Lawns and landscaping must be kept maintained by cutting the grass, pruning and removing all weeds.

Additional Information:

Contact Code Officer Herman Trautwein at 386-410-2872 office or 386-410-9305 cell for questions.

You have until 15-Sep-23 to correct the conditions(s).

Your cooperation in having the conditions described above corrected within the stated time listed above is required in order to avoid further action by the City. In the event you do not comply with the requirements of this notice, the City will pursue any and all of the following actions:

- The City may cause the necessary work to be accomplished with cost and expense of the work becoming a charge and lien against the property, and/or:
- Present the matter to the Code Compliance Board or Code Compliance Special Magistrate. The Board and Magistrate are empowered to impose fines at the rate of up to \$250.00 for each day that any violations continue to exist beyond the date established for compliance. Fines become liens upon real property of the violator.

YOU ARE HEREBY notified that a first hearing will be held on the 21st day of September 2023 at 4:30 PM at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, FL 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code.

NOTICE TO PERSONS WITH DISABILITIES

In accordance with the Americans With Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 210 Sams Avenue, New Smyrna Beach, Telephone (386) 410-2630, not later than seven days prior to the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. §286.0105, Fla. Stat.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for the correction by the code inspector, the case may be presented to the Code Compliance Board or Special Magistrate even if the violation has been corrected prior to the hearing.

Certificate of Service

The undersigned Official hereby certifies that the foregoing Notice of Violation and Notice of Hearing was served on the 08/31/2023 on the parties described above by upon the person; or by leaving the notice at the usual place of residence of the described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge or by posting the property, and by U.S. Certified Mail, Return Receipt Requested, in accordance Section 162.12(1), Fla. Stat..

Hand delivered: Printed name:

Posted: √

Certified Mail: √ 9489 0090 0027 6512 7743 12

9489 0090 0027 6512 7743 12

Additional addresses notified:

Signature: Herman Trautwein  
Code Compliance Officer: Herman Trautwein

Date: 8/31/2023

Sec. 26-914. - Property maintenance required.

All property regulated by this article, whether occupied or unoccupied, shall meet or exceed the standards of this article.

- (1) *Structural integrity.* Basic structural elements, foundations, foundation walls and supporting columns shall be in good repair.
- (2) *Exterior surfaces.* All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
- (3) *Protection of exterior surfaces.* All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
- (4) *Exterior windows and doors.* All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (5) *Exterior attachments.* Exterior attachments to basic structural elements, including but not limited to gutters, downspouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
- (6) *Accessory improvements.* All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
- (7) *Unoccupied structure security.* An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
- (8) *Landscaping.* Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
- (9) *Trash and debris.* The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
- (10) *Graffiti.* The property shall be kept free of graffiti. Graffiti shall be removed from the property within 48 hours of placement on the property.
- (11) *Swimming pools.* Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.
- (12) *Signs.* All abandoned signs shall maintain their faces or a blank face shall be installed.
- (13) *Outdoor storage.* Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.

(Ord. No. 26-10, § 1, 5-25-2010)





## THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

### APPROVAL OF 2024 CALENDAR OF HEARINGS.

September 21, 2023

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**Background:**

Approval of 2024 calendar of hearings.

**Fiscal Analysis:**

None

**Strategic Plan Item:**

No

Staff Report Created By: Cindy Langdon

**Attachments:**

[2024 Code Compliance Board calendar.pdf](#)



## Code Compliance Board

2024

| JANUARY   |    |    |    |    |    |    | FEBRUARY |    |    |    |    |    |    | MARCH    |    |    |    |    |    |    | APRIL    |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|----------|----|----|----|----|----|----|
| Su        | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa |
| 31        | 1  | 2  | 3  | 4  | 5  | 6  | 28       | 29 | 30 | 31 | 1  | 2  | 3  | 25       | 26 | 27 | 28 | 29 | 1  | 2  | 31       | 1  | 2  | 3  | 4  | 5  | 6  |
| 7         | 8  | 9  | 10 | 11 | 12 | 13 | 4        | 5  | 6  | 7  | 8  | 9  | 10 | 3        | 4  | 5  | 6  | 7  | 8  | 9  | 7        | 8  | 9  | 10 | 11 | 12 | 13 |
| 14        | 15 | 16 | 17 | 18 | 19 | 20 | 11       | 12 | 13 | 14 | 15 | 16 | 17 | 10       | 11 | 12 | 13 | 14 | 15 | 16 | 14       | 15 | 16 | 17 | 18 | 19 | 20 |
| 21        | 22 | 23 | 24 | 25 | 26 | 27 | 18       | 19 | 20 | 21 | 22 | 23 | 24 | 17       | 18 | 19 | 20 | 21 | 22 | 23 | 21       | 22 | 23 | 24 | 25 | 26 | 27 |
| 28        | 29 | 30 | 31 | 1  | 2  | 3  | 25       | 26 | 27 | 28 | 29 | 1  | 2  | 24       | 25 | 26 | 27 | 28 | 29 | 30 | 28       | 29 | 30 | 1  | 2  | 3  | 4  |
| 4         | 5  | 6  | 7  | 8  | 9  | 10 | 3        | 4  | 5  | 6  | 7  | 8  | 9  | 31       | 1  | 2  | 3  | 4  | 5  | 6  | 5        | 6  | 7  | 8  | 9  | 10 | 11 |
| MAY       |    |    |    |    |    |    | JUNE     |    |    |    |    |    |    | JULY     |    |    |    |    |    |    | AUGUST   |    |    |    |    |    |    |
| Su        | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa |
| 28        | 29 | 30 | 1  | 2  | 3  | 4  | 26       | 27 | 28 | 29 | 30 | 31 | 1  | 30       | 1  | 2  | 3  | 4  | 5  | 6  | 28       | 29 | 30 | 31 | 1  | 2  | 3  |
| 5         | 6  | 7  | 8  | 9  | 10 | 11 | 2        | 3  | 4  | 5  | 6  | 7  | 8  | 7        | 8  | 9  | 10 | 11 | 12 | 13 | 4        | 5  | 6  | 7  | 8  | 9  | 10 |
| 12        | 13 | 14 | 15 | 16 | 17 | 18 | 9        | 10 | 11 | 12 | 13 | 14 | 15 | 14       | 15 | 16 | 17 | 18 | 19 | 20 | 11       | 12 | 13 | 14 | 15 | 16 | 17 |
| 19        | 20 | 21 | 22 | 23 | 24 | 25 | 16       | 17 | 18 | 19 | 20 | 21 | 22 | 21       | 22 | 23 | 24 | 25 | 26 | 27 | 18       | 19 | 20 | 21 | 22 | 23 | 24 |
| 26        | 27 | 28 | 29 | 30 | 31 | 1  | 23       | 24 | 25 | 26 | 27 | 28 | 29 | 28       | 29 | 30 | 31 | 1  | 2  | 3  | 25       | 26 | 27 | 28 | 29 | 30 | 31 |
| 2         | 3  | 4  | 5  | 6  | 7  | 8  | 30       | 1  | 2  | 3  | 4  | 5  | 6  | 4        | 5  | 6  | 7  | 8  | 9  | 10 | 1        | 2  | 3  | 4  | 5  | 6  | 7  |
| SEPTEMBER |    |    |    |    |    |    | OCTOBER  |    |    |    |    |    |    | NOVEMBER |    |    |    |    |    |    | DECEMBER |    |    |    |    |    |    |
| Su        | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa | Su       | Mo | Tu | We | Th | Fr | Sa |
| 1         | 2  | 3  | 4  | 5  | 6  | 7  | 29       | 30 | 1  | 2  | 3  | 4  | 5  | 27       | 28 | 29 | 30 | 31 | 1  | 2  | 1        | 2  | 3  | 4  | 5  | 6  | 7  |
| 8         | 9  | 10 | 11 | 12 | 13 | 14 | 6        | 7  | 8  | 9  | 10 | 11 | 12 | 3        | 4  | 5  | 6  | 7  | 8  | 9  | 8        | 9  | 10 | 11 | 12 | 13 | 14 |
| 15        | 16 | 17 | 18 | 19 | 20 | 21 | 13       | 14 | 15 | 16 | 17 | 18 | 19 | 10       | 11 | 12 | 13 | 14 | 15 | 16 | 15       | 16 | 17 | 18 | 19 | 20 | 21 |
| 22        | 23 | 24 | 25 | 26 | 27 | 28 | 20       | 21 | 22 | 23 | 24 | 25 | 26 | 17       | 18 | 19 | 20 | 21 | 22 | 23 | 22       | 23 | 24 | 25 | 26 | 27 | 28 |
| 29        | 30 | 1  | 2  | 3  | 4  | 5  | 27       | 28 | 29 | 30 | 31 | 1  | 2  | 24       | 25 | 26 | 27 | 28 | 29 | 30 | 29       | 30 | 31 | 1  | 2  | 3  | 4  |
| 6         | 7  | 8  | 9  | 10 | 11 | 12 | 3        | 4  | 5  | 6  | 7  | 8  | 9  | 1        | 2  | 3  | 4  | 5  | 6  | 7  | 5        | 6  | 7  | 8  | 9  | 10 | 11 |

Code Compliance Board

City Holiday - pending approval