Building Trades Examining Board
Thursday, March 26, 2026 at 5:30 PM

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

1. CALL TO ORDER

A. Roll Call

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Building Trade Board Minutes October 23, 2025

4. SWEARING OF CITY STAFF

5. OLD BUSINESS

5.A BLD-000021-2025, 437 Sheldon Street, Owner: Adel Montague, Officer: Barbara Bobelak

6. NEW BUSINESS

6.A BLD-000024-2026 - 428 Palm St.; Owner: Dorothy Lee Brown Seymour, Roy Brooks; Officer: Barbara Bobelak

6.B BLD-000023-2026 - 433 Sheldon St.; Owner: Ishman Hunter, IV; Officer:

Barbara Bobelak

7. BUILDING TRADE BOARD ELECTION

Election of Chair and Vice Chair

8. REQUEST TO APPEAR

9. COMMENTS FROM BOARD OR STAFF

10. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BUILDING TRADE BOARD MINUTES OCTOBER 23, 2025

March 26, 2026

Background:
Building Trade Board Minutes October 23, 2025 Approval of Minutes

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Building Trade Board March 2026 Meeting Minutes Revised.pdf

Building Trades Examining Board
Thursday, March 26, 2026, at 5:30 PM

Minutes

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Building Trades Examining Board of the City of New Smyrna Beach, Florida, was held on Thursday, March 26, 2026, at the Commission Chambers, City Hall Annex, 214 Sams Ave., New Smyrna Beach, Florida 32168.

Vice Chairman Paul Heer called the meeting to order at 5:30 PM.

Present: Vice Chairman Paul Heer, Member Joseph Blanchette, Member Frank Dalton, Member Heidi Hales-Walker, Member Robert Werner, Member Randolph McKown, Member Nick Shulz, and Member Mary Fikert

Absent: None.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Heidi Hales-Walker moved to adopt the minutes from October 23, 2025. Member Nick Shulz second the motion. The motion carried unanimously 7-0.

4. SWEARING OF CITY STAFF

Board Secretary Evann Lorenzen administered the oath to the following city staff: Barbara Bobelak, Code Compliance Supervisor and Steve Woodworth, Building Official

5. OLD BUSINESS

BLD – 000021-2025, 437 Sheldon Street, Owner: Adel Montague, Officer: Barbara Bobelak

This case was heard before the building trade examining board on March 26, 2026, At the October 23, 2025, hearing the building trade examining board made a determination that the property owner needed to obtain a permit to make improvements or to demolish the structure within 60 days of the hearing held on October 23, 2025. On October 24, 2025, the boards order was mailed certified mail to the property owner and posted on the property March 30, 2026. On March 25, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition of the structure.

It is staff's recommendation to the board to order the condemnation of the property based on the testimony and evidence provided by Code Compliance officer Barbara Boeblak and Chief Building official Steve Woodworth.

Heidi Hales – Walker made a motion to approve the recommendation made by staff to condemn the property Member Francis Dalton second the motion. Motion carried 7-0

6. New Business

6.A BLD-000024-2026 – 428 Palm St.; Owner: Dorothy Lee Brown Seymour, Roy Brooks; Officer: Barbara Bobelak

This case was heard before the building trade examining board on March 26, 2026. The property was first inspected in February of 2026, and it was determined that the home had significant damage to the exterior, and a request was submitted for the building official to inspect the property. In February of 2026, an inspection was conducted by the building official verifying the status of the structure.

On February 11, 2026, a notice of determination and notice of hearing was mailed certified mail giving the property owner giving 30 days from the mailing date to complete the application process and a copy was also posted on the property February 13, 2026. On March 26, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition of the structure.

It is staff's recommendation that the property owner applies for permits to make the necessary repairs or apply for a demolition permit within 20 days of the hearing held on March 26, 2026.

Francis Dalton made a motion to approve the recommendation to allow the property owner 20 days to obtain a permit for improvements or demolition, Member Nick Shulz second the motion. Motion carried 7 – 0

6.B BLD – 000023-2026 – 433 Sheldon St.; Owner: Ishman Hunter; Officer: Barabra Bobelak

This case was heard before the building trade examining board on March 26, 2026, the property was first inspected in June 2025, and it was determined that the home had significant damage to the exterior, and a request was submitted for the building official to inspect the property. In June of 2025, an inspection was conducted by the building official verifying the status of the structure.

On February 16, 2026, a notice of determination and notice of hearing was mailed certified mail on February 10, 2026, giving the property owner 30 days from the mailing date to complete the application process and a copy was also posted on the property February 13, 2026. On March 26, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition of the structure.

It is staff's recommendation that the property owner applies for permits to make the necessary repairs or apply for a demolition permit within 20 days of the hearing held on March 26, 2026.

Nick Shulz made a motion to approve the recommendation to allow the property owner 20 days to obtain a permit for improvements or demolition, Heidi Hales - Walker second the motion. Motion carried 7 – 0

7. Election Results of Chair and Vice Chair

The board made a motion to elect Member Francis Dalton for Chair of the board. And the motion carried unanimously

The board elected Heidi Hales - Walker for vice chair. And the motion carried unanimously.

8.REQUEST TO APPEAR

9.COMMENTS FROM BOARD OR STAFF

10.ADJOURNMENT

Vice Chairman Paul Heer adjourned the meeting at 6:01 P.M.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000021-2025, 437 SHELDON STREET, OWNER: ADEL MONTAGUE, OFFICER: BARBARA BOBELAK

March 26, 2026

Background:

Notice of determination issued July 25, 2025. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure. For section 26-796 a notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition. Method of Service certified mail sent on July 25, 2025 Property Posted on July 29, 2025

Findings:

The Building Trade Board moved to continue the case until January 22, 2026, hearing based on the testimony of the code inspector
The order was mailed certified mail October 23, 2026, and posted on the property October 24, 2026.

A new notice of hearing was mailed certified mail February 11, 2026, and posted on the property February 13, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000021-2025 - 437 Sheldon.pdf

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
Fax: (386) 410-2805
www.cityofnsb.com

Notice of Determination

UNSAFE OR DILAPIDATED STRUCTURE(S)

BLD-000021-2025

Date: July 25, 2025

MONTAGUE ADEL
1930 NW 107TH ST
MIAMI FL 33167

Pursuant to Article X, Section 26-796 of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

The street address of the building and the legal description of the property which it is located is as follows:

STREET ADDRESS:	**437 Sheldon St., New Smyrna Beach**
PARCEL NUMBER:	**744106000130**
LEGAL DESCRIPTION:	**LOT 13 & N 18 FT OF LOT 16 SAMS SUB DAUGHERTYS NEW SMYRNA PER OR 5019 PG 3329**

On the basis of my examination I have determined (the checked box applies to your building):

- ☐ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.
- ☒ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

The grounds for determining your building is in unsafe and dilapidated condition are checked box below.

ITEMS IN VIOLATION

- [x] The structure's exterior or interior walls or other structural members list, lean, or buckle or the support for the structure has become damaged or deteriorated to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.
- [ ] The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.
- [ ] The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.
- [ ] The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.
- [ ] The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.
- [ ] The structure is vacant and not sufficiently secured to prevent easy access to trespassers and vagrants or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property

That within thirty (30) days from mailing date of this notice, a complete application for the necessary repairs or demolition must be submitted and commenced. If the conditions are not remedied within thirty (30) days after the notice of determination is sent and the repairs or demolition is not completed within a reasonable period of time (as determined by the Building Official), the notice of determination shall be referred by the Building Official to the City's Building Trades Board to conduct a condemnation public hearing concerning the subject building.

Steve Woodworth
Chief Building Official
386.410.2800
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the July 24, 2025, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2008).

Please check form of service.

☐ Hand delivery Upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8325 2816 36

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: 386-410-2871
Email: bbobelak@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000021-2025
437 Sheldon Street,
New Smyrna Beach, FL 32168

Date: September 2, 2025

Adel Montague
1930 NW 107th Street
Miami, FL 33167

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 25th day of September, 2025 at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 2nd day of September, 2025 at City Hall, City of New Smyrna Beach, Florida.

Paul Heer, Vice Chairperson
Builders Trade Board

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 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 that, 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 in accordance with Section 286.0105, Fla. Statute (2019)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 2nd day of September, 2025 on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

Receipt Number:

☒ Post

Evann Lorenzen, Builders Trade Board Clerk
386-410-2870
elorenzen@cityofnsb.com

Builders Trade Board
Staff Recommendations

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

TO: Building Trade Board
FROM: Steve Woodworth Building Official
SUBJECT: Unsafe & Dilapidated Structure
437 Sheldon Street
New Smyrna Beach, Florida
CASE NO: **BLD-000021-2025**
DATE: July 23, 2025

Since the structure has severe water and rot damage, the Code Enforcement Inspector referred the property to the Building Department. The property owner has not made an attempt to remove the damage structure and now the structure has become a public health and safety issue. Due to the lack of response from the property owners to make any attempts of correcting the situation, the Building Department has recommended that the matter be referred to the Building Trades Board for further action.

Upon inspection of the property by the Building Department, the following items were noted:

☒ The structure is not habitable due to the amount of damage to the structure. No permit has been applied for at this time for the removal/replacement of said structure.

☐ The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.

☐ The structure is not sufficiently secured to prevent easy access to trespassers and vagrants or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property

The property was subsequently posted with the violation letter and notice of hearing.

Photographs of the property that was taken showing the condition of the property is attached for your review.

ALTERNATIVES

1. Allow the owner additional time to apply for permits for removal/replacement of the structure.
2. Proceed with the demolition; determine if the structures will be demolished by the City of New Smyrna Beach or a private contractor, and authorize an execution against the owner and property if the expenses are not paid within 30 days from the date of the invoice.

RECOMMENDATION

Alternative number 1 is recommended. Based on the level of damage observed it may be feasible to repair the structure into a safe and habitable condition. Deficiencies observed are as follows:

All doors and windows appear boarded. These boards are likely placed to keep trespassers out, however they also provide an encumbrance to egress, a hazard to any occupant.

The open porch on the west side has sustained extensive damage due to age, water, wind and lack of foundation support. The roof and floor of structure have failures; the entire porch section is listing to west thus separating from the main building. The porch structure should be removed.

The main section of the building appears to have a major roof defect on the north side of gable. A large area appears to dip below the plane of the roof section. The likely cause is rafter rot/damage. This should be repaired to avoid additional damage; possible collapse.

East side of building appears to have "shed" type addition. The roof section appears to dip. North and south wall of "addition" section appear to dip out of level with the main structure. This is an indication of a foundation defect of the outside east wall. If this section of building is to be retained, a structural analysis should be performed by a State Licensed Design Professional.

Permits shall be required for all repairs.

BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

THE **STATE OF FLORIDA:**

TO: **Adel Montague**
1930 NW 107th Street
Miami, FL 33167

CASE NO.: BLD-000021-2025

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 437 Sheldon Street
PARCEL NUMBER: 744106000130
LEGAL DESCRIPTION: 41-17-34 LOT 13 & N 18 FT OF LOT 16 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 5019 PG 3329

INITIAL DETERMINATION

This case was heard on hearing date, before the Building Trades Examining Board at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did _X_did not attend the hearing.

The Building Trades Examining Board herby gives the property owner 60 days to obtain a permit for improvements or demolition.

The Building Trades Examining Board hereby continues the hearing on the above captioned case until 22nd day of January 2026 at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 23rd day of October 2025, at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

EVANN LORENZEN
Notary Public
State of Florida
Comm# HH713629
Expires 8/24/2029

Paul Heer

Paul Heer, Chairperson
Building Trades Examining Board

Evann Lorenzen

Evann Lorenzen, Recording Secretary
Building Trades Examining Board

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that the foregoing Order was served on the party(ies) described above by either U.S. Certified Mail, Return Receipt Requested or posting the property located as described in the above paragraph.

Please complete form of service:

(_) Hand Delivery upon: _____
Name of person who received service

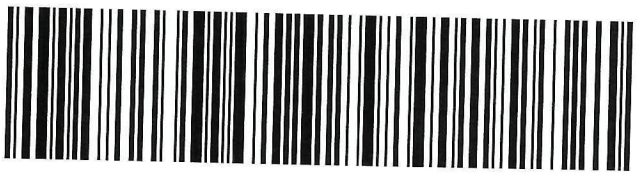
(√) Property posted

(√) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8339 3816 67

Signature: Evann Lorenzen
Building Trades Board Clerk
October 23, 2025

Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



9214 8901 9403 8325 2816 36

ADEL MONTEGUE
1930 NW 107TH ST
MIAMI FL 33167-3814

437 Sheldon St
BLD-000021-2025

BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

THE **STATE OF FLORIDA:**

TO: **Adel Montague**
1930 NW 107th Street
Miami, FL 33167

CASE NO.: BLD-000021-2025

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PARCEL NUMBER: 744106000130
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INITIAL DETERMINATION

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The Building Trades Examining Board herby gives the property owner 60 days to obtain a permit for improvements or demolition.

The Building Trades Examining Board hereby continues the hearing on the above captioned case until 22nd day of January 2026 at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 23rd day of October 2025, at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

EVANN LORENZEN
Notary Public
State of Florida
Comm# HH713629
Expires 8/24/2029

Paul Heer

Paul Heer, Chairperson
Building Trades Examining Board

Evann Lorenzen

Evann Lorenzen, Recording Secretary
Building Trades Examining Board

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Name of person who received service

(√) Property posted

(√) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8339 3816 67

Signature: Evann Lorenzen
Building Trades Board Clerk
October 23, 2025

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000021-2025
437 Sheldon Street,
New Smyrna Beach, FL 32168

Date: February 11, 2026

Adel Montague
1930 NW 107th Street
Miami, FL 33167

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 26th day of March, 2026 at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 11th day of February, 2026 at City Hall, City of New Smyrna Beach, Florida.

Paul Heer

Paul Heer, Vice Chairperson
Builders Trade Board

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 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 that, 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 in accordance with Section 286.0105, Fla. Statute (2019)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 2nd day of September, 2025 on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

Receipt Number: 9214 8901 9403 8356 2493 53

☒ Post/Affidavit

Evann Lorenzen, Builders Trade Board Clerk
386-410-2870
elorenzen@cityofnsb.com

BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

THE **STATE OF FLORIDA:**

TO: **Adel Montague**
1930 NW 107th Street
Miami, FL 33167

CASE NO.: BLD-000021-2025

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 437 Sheldon Street
PARCEL NUMBER: 744106000130
LEGAL DESCRIPTION: 41-17-34 LOT 13 & N 18 FT OF LOT 16 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 5019 PG 3329

INITIAL DETERMINATION

This case was heard on hearing date, before the Building Trades Examining Board at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did _X_ did not attend the hearing.

The Building Trades Examining Board herby gives the property owner 60 days to obtain a permit for improvements or demolition.

The Building Trades Examining Board hereby continues the hearing on the above captioned case until 22nd day of January 2026 at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 23rd day of October 2025, at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

EVANN LORENZEN
Notary Public
State of Florida
Comm# HH713629
Expires 8/24/2029

Paul Heer

Paul Heer, Chairperson
Building Trades Examining Board

Evann Lorenzen

Evann Lorenzen, Recording Secretary
Building Trades Examining Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing Order was served on the party(ies) described above by either U.S. Certified Mail, Return Receipt Requested or posting the property located as described in the above paragraph.

Please complete form of service:

(_) Hand Delivery upon: _____
Name of person who received service

(√) Property posted

(√) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8339 3816 67

Signature: Evann Lorenzen
Building Trades Board Clerk
October 23, 2025

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3872843 **Parcel ID: 744106000130**
MONTAGUE ADEL **437 SHELDON ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3872843
Parcel ID:	744106000130
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	06 - 00 - 0130
Owner(s):	MONTAGUE ADEL - FS - Fee Simple - 100%
Mailing Address On File:	1930 NW 107TH ST MIAMI FL 33167
Physical Address:	437 SHELDON ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4062
Subdivision Name:	SAMS F W DAUGHERTYS NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$114,675	$52,961	$0	$114,675	1.5000	$172.01
0012	DISCRETIONARY	$114,675	$52,961	$0	$114,675	0.7480	$85.78
0011	REQ LOCAL EFFORT	$114,675	$52,961	$0	$114,675	3.0370	$348.27
0050	GENERAL FUND	$114,675	$52,961	$61,714	$52,961	3.2007	$169.51
0053	LAW ENFORCEMENT FUND	$114,675	$52,961	$61,714	$52,961	1.5994	$84.71
0055	LIBRARY	$114,675	$52,961	$61,714	$52,961	0.3891	$20.61
0520	MOSQUITO CONTROL	$114,675	$52,961	$61,714	$52,961	0.1647	$8.72
0530	PONCE INLET PORT AUTHORITY	$114,675	$52,961	$61,714	$52,961	0.0692	$3.66
0058	VOLUSIA ECHO	$114,675	$52,961	$61,714	$52,961	0.2000	$10.59
0057	VOLUSIA FOREVER	$114,675	$52,961	$61,714	$52,961	0.2000	$10.59
0065	FLORIDA INLAND NAVIGATION DISTRICT	$114,675	$52,961	$61,714	$52,961	0.0288	$1.53
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$114,675	$52,961	$61,714	$52,961	0.7506	$39.75
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$114,675	$52,961	$61,714	$52,961	0.1793	$9.50
0272	NEW SMYRNA BCH I&S 2018	$114,675	$52,961	$61,714	$52,961	0.0895	$4.74
0270	NEW SMYRNA BEACH	$114,675	$52,961	$61,714	$52,961	4.6370	$245.58
						16.7933	$1,215.55

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	1	$104.00	$104.00
			$104.00

Estimated Ad Valorem Tax:	$1,215.55
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$1,319.55**
Estimated Tax Amount without SOH:	$2,029.77

Previous Years Certified Tax Roll Values

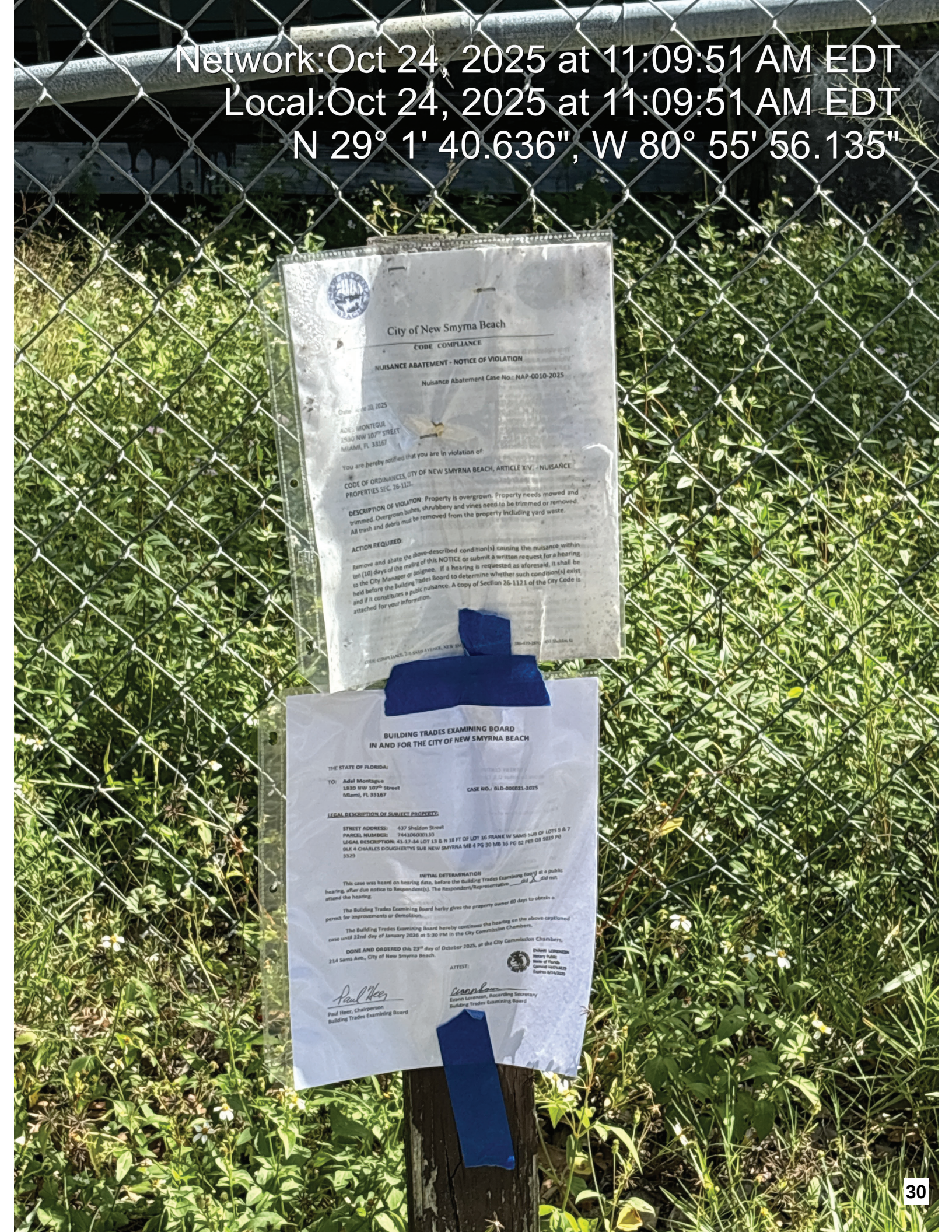
Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$47,600	$62,661	$110,261	$48,147	$0	$48,147	$0
2023	$43,180	$57,998	$101,178	$43,770	$0	$43,770	$0
2022	$19,040	$39,610	$58,650	$39,791	$0	$39,791	$0
2021	$18,360	$24,527	$42,887	$36,174	$0	$36,174	$0
2020	$18,360	$24,277	$42,637	$32,885	$0	$32,885	$0
2019	$6,800	$23,876	$30,676	$29,895	$0	$29,895	$0
2018	$6,800	$20,377	$27,177	$27,177	$0	$27,177	$0
2017	$6,800	$18,570	$25,348	$25,348	$0	$25,348	$0
2016	$9,151	$18,886	$28,037	$26,797	$0	$26,797	$0

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 13 & N 18 FT OF LOT 16 SAMS SUB DAUGHERTYS NEW SMYRNA PER OR 5019 PG 3329

Network:Oct 24, 2025 at 11:09:51 AM EDT
Local:Oct 24, 2025 at 11:09:51 AM EDT
N 29° 1' 40.636", W 80° 55' 56.135"



City of New Smyrna Beach

CODE COMPLIANCE

NUISANCE ABATEMENT - NOTICE OF VIOLATION

Nuisance Abatement Case No.: NAP-0010-2025

Date: June 10, 2025

ADEL MONTEGUE
1930 NW 107th STREET
MIAMI, FL 33167

You are hereby notified that you are in violation of:

CODE OF ORDINANCES, CITY OF NEW SMYRNA BEACH, ARTICLE XIV. - NUISANCE PROPERTIES SEC. 26-1121.

DESCRIPTION OF VIOLATION: Property is overgrown. Property needs mowed and trimmed. Overgrown bushes, shrubbery and vines need to be trimmed or removed. All trash and debris must be removed from the property including yard waste.

ACTION REQUIRED:

Remove and abate the above-described condition(s) causing the nuisance within ten (10) days of the mailing of this NOTICE or submit a written request for a hearing to the City Manager or designee. If a hearing is requested as aforesaid, it shall be held before the Building Trades Board to determine whether such condition(s) exist and if it constitutes a public nuisance. A copy of Section 26-1121 of the City Code is attached for your information.

CODE COMPLIANCE, 210 SAMS AVENUE, NEW SM... 386-410-2870 ...431 Sheldon St

BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

THE STATE OF FLORIDA:

TO: Adel Montague
1930 NW 107th Street
Miami, FL 33167

CASE NO.: BLD-000021-2025

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 437 Sheldon Street
PARCEL NUMBER: 7441060031.30
LEGAL DESCRIPTION: 41-17-34 LOT 13 & N 18 FT OF LOT 16 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 62 PER OR 5019 PG 3329

INITIAL DETERMINATION

This case was heard on hearing date, before the Building Trades Examining Board at a public hearing, after due notice to Respondent(s). The Respondent/Representative ___did X did not attend the hearing.

The Building Trades Examining Board herby gives the property owner 60 days to obtain a permit for improvements or demolition.

The Building Trades Examining Board hereby continues the hearing on the above captioned case until 22nd day of January 2026 at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 23rd day of October 2025, at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

EVANN LORENZEN
Notary Public
State of Florida
Commit HH71823
Expires 6/14/2029

Paul Heer, Chairperson
Building Trades Examining Board

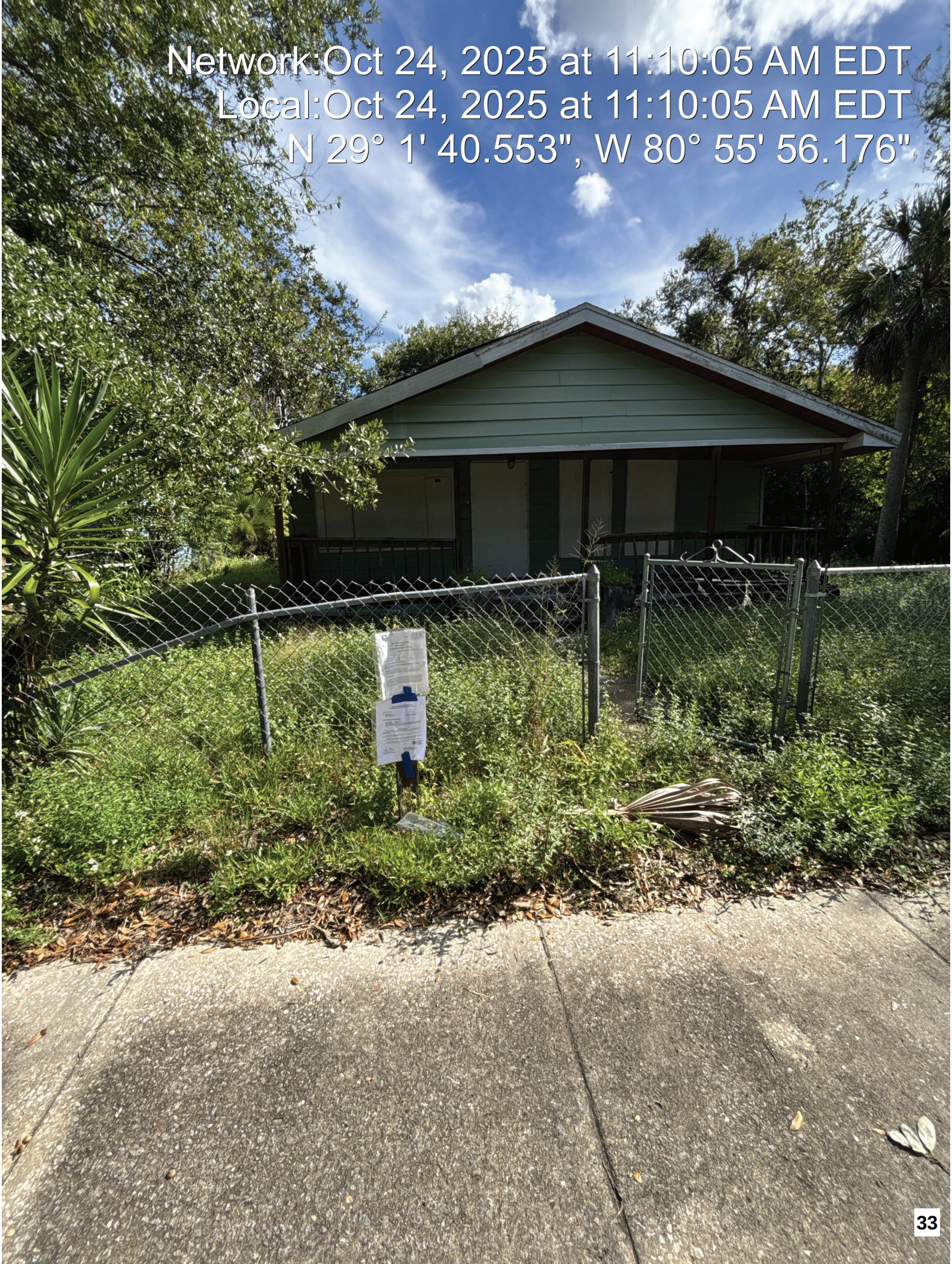
Evann Lorenzen, Recording Secretary
Building Trades Examining Board


Network:Jul 29, 2025 at 8:10:54 AM EDT
Local:Jul 29, 2025 at 8:10:54 AM EDT
N 29° 1' 39.984", W 80° 55' 56.010"
436–456 Sheldon St
New Smyrna Beach FL 32168
United States
City of New Smyrna Beach
CODE COMPLIANCE
NUISANCE ABATEMENT – NOTICE OF VIOLATION
Building Department
Notice of Determination
BLD-000020-2025


Network:Jul 29, 2025 at 8:12:33 AM EDT
Local:Jul 29, 2025 at 8:12:33 AM EDT
N 29° 1' 40.620", W 80° 55' 56.111"
437 Sheldon St
New Smyrna Beach FL 32168
United States

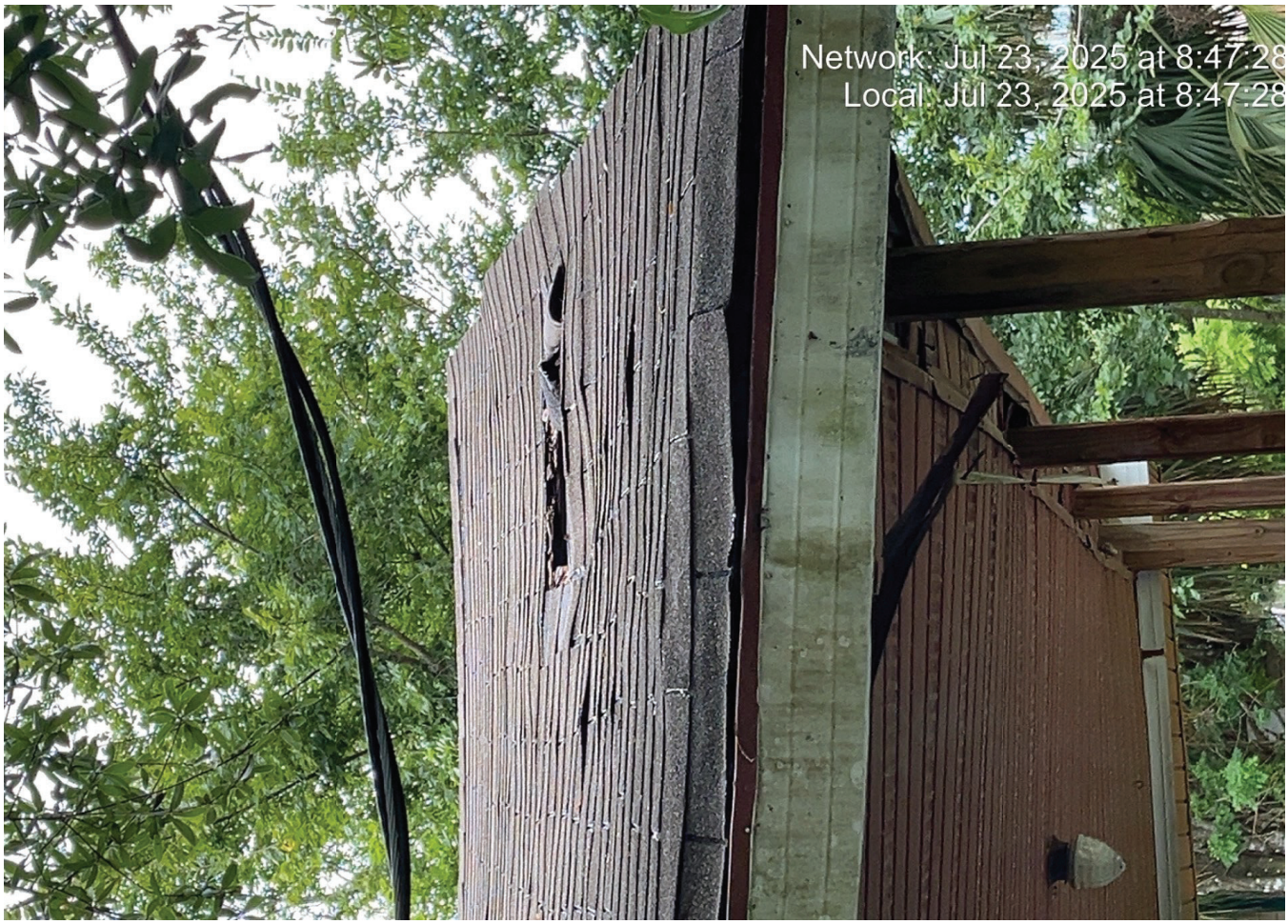

Network:Jul 29, 2025 at 8:12:38 AM EDT
Local:Jul 29, 2025 at 8:12:38 AM EDT
N 29° 1' 40.620", W 80° 55' 56.111"
437 Sheldon St
New Smyrna Beach FL 32168
United States
City of New Smyrna Beach
CODE COMPLIANCE
NUISANCE ABATEMENT - NOTICE OF VIOLATION
Nuisance Abatement Case No.: NAP-0010-2025
Date: June 20, 2025
ADEL MONTEGUE
1930 NW 107TH STREET
MIAMI, FL 33167
You are hereby notified that you are in violation of:
CODE OF ORDINANCES, CITY OF NEW SMYRNA BEACH; ARTICLE XIV. - NUISANCE PROPERTIES SEC. 26-1121.
DESCRIPTION OF VIOLATION: Property is overgrown. Property needs mowed and trimmed. Overgrown bushes, shrubbery and vines need to be trimmed or removed. All trash and debris must be removed from the property including yard waste.
ACTION REQUIRED:
Remove and abate the above-described condition(s) causing the nuisance within ten (10) days of the mailing of this NOTICE or submit a written request for a hearing to the City Manager or designee. If a hearing is requested as aforesaid, it shall be held before the Building Trades Board to determine whether such condition(s) exist and if it constitutes a public nuisance. A copy of Section 26-1121 of the City Code is attached for your information.
Building Department
Notice of Determination
BLD-000021-2025
Date: July 25, 2025
MONTAGUE ADEL
1930 NW 107TH ST
MIAMI FL 33167
STREET ADDRESS: 437 Sheldon St., New Smyrna Beach
PARCEL NUMBER: 7441060035
LEGAL DESCRIPTION: LOT 15 & N 18 FT OF LOT 16 SAMS SUB DAUGHERTYS NEW SMYRNA PER OR 1019 PG 3329


437


Network:Oct 24, 2025 at 11:10:05 AM EDT
Local:Oct 24, 2025 at 11:10:05 AM EDT
N 29° 1' 40.553", W 80° 55' 56.176"

Network:Feb 13, 2026 at 11:01:24 AM EST
Local:Feb 13, 2026 at 11:01:24 AM EST




Network: Jul 23, 2025 at 8:47:28
Local: Jul 23, 2025 at 8:47:28


Network: Jul 23, 2025 at 8:47:25
Local: Jul 23, 2025 at 8:47:25





THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000024-2026 - 428 PALM ST.; OWNER: DOROTHY LEE BROWN SEYMOUR, ROY BROOKS; OFFICER: BARBARA BOBELAK

March 26, 2026

Background:

Notice of determination issued February 11, 2026. The Building Official determined the structure cannot be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on February 11, 2026 in transit. Property Posted on February 13, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000024-2026 - 428 Palm St - Agenda.pdf

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF DETERMINATION
UNSAFE OR DILAPIDATED STRUCTURE(S)

BLD-000024-2026
428 PALM STREET

Date: February 11, 2026

Dorothy Lee Brown Seymour
Roy Brooks
112 Key Grass Court
Sain Johns, FL 32259

Pursuant to Article X, Sections 26-795. Conditions; nuisance and 26-796. Notice of Determination of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

The street address of the building and the legal description of the property which it is located is as follows:

STREET ADDRESS: **428 Palm Street, New Smyrna Beach**
PARCEL NUMBER: **744106000180**
LEGAL DESCRIPTION:
41-17-34 LOT 18 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 4278 PG 3082 PER OR 6028 PG 3283 PER OR 6236 PG 1922 PER OR 8390 PG 0331

On the basis of my examination I have determined (the checked box applies to your building):

☒ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.

☐ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

The grounds for determining your building is in unsafe and dilapidated condition are checked box below.

ITEMS IN VIOLATION

☒ The structure's exterior or interior walls or other structural members list, lean, or buckle or the support for the structure has become damaged or deteriorated to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.

☐ The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.

☐ The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.

☒ The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.

☐ The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.

☒ The structure is vacant and not sufficiently secured to prevent easy access to trespassers and vagrants or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property

That within thirty (30) days from mailing date of this notice, a complete application for the necessary repairs or demolition must be submitted and commenced. If the conditions are not remedied within thirty (30) days after the notice of determination is sent and the repairs or demolition is not completed within a reasonable period of time (as determined by the Building Official), the notice of determination shall be referred by the Building Official to the City's Building Trades Board to conduct a condemnation public hearing concerning the subject building.

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 11th day of February, 2026 on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat.

Please check form of service.

☐ Hand delivery Upon:
Name of person who received service

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8356 2018 63

☒ Post/Affidavit

Evann Lorenzen, Board Clerk
elorenzen@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000024-2026
428 Palm Street,
New Smyrna Beach, FL 32168

Date: February 11, 2026

Dorothy Lee Brown Seymour
Roy Brooks
112 Key Grass Court
Sain Johns, FL 32259

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 26th day of March, 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 11th day of February, 2026, at City Hall, City of New Smyrna Beach, Florida.

Paul Heer

Paul Heer, Vice Chairperson
Builders Trade Board

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 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 that, 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 in accordance with Section 286.0105, Fla. Statute.

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 11th day of February, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

Receipt Number: 9214 8901 9403 8356 2018 63

☒ Post/Affidavit

Evann Lorenzen
386-410-2870
elorenzen@cityofnsb.com

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 3872894 **Parcel ID: 744106000180**
SEYMORE DOROTHY LEE BROWN **428 PALM ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3872894
Parcel ID:	744106000180
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	06 - 00 - 0180
Owner(s):	SEYMORE DOROTHY LEE BROWN - JT - Joint Tenancy with Right
	BROOKS ROY - JT - Joint Tenancy with Right of Survivorship - 100%
Mailing Address On File:	112 KEY GRASS COURT
	SAINT JOHNS FL 32259
Physical Address:	428 PALM ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4062
Subdivision Name:	SAMS F W DAUGHERTYS NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$82,229	$82,229	$0	$82,229	1.5000	$123.34
0012	DISCRETIONARY	$82,229	$82,229	$0	$82,229	0.7480	$61.51
0011	REQ LOCAL EFFORT	$82,229	$82,229	$0	$82,229	3.0310	$249.24
0050	GENERAL FUND	$82,229	$82,229	$0	$82,229	3.2007	$263.19
0053	LAW ENFORCEMENT FUND	$82,229	$82,229	$0	$82,229	1.5994	$131.52
0055	LIBRARY	$82,229	$82,229	$0	$82,229	0.3697	$30.40
0520	MOSQUITO CONTROL	$82,229	$82,229	$0	$82,229	0.1573	$12.93
0530	PONCE INLET PORT AUTHORITY	$82,229	$82,229	$0	$82,229	0.0660	$5.43
0058	VOLUSIA ECHO	$82,229	$82,229	$0	$82,229	0.2000	$16.45
0057	VOLUSIA FOREVER	$82,229	$82,229	$0	$82,229	0.2000	$16.45
0065	FLORIDA INLAND NAVIGATION DISTRICT	$82,229	$82,229	$0	$82,229	0.0270	$2.22
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$82,229	$82,229	$0	$82,229	0.3101	$25.50
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$82,229	$82,229	$0	$82,229	0.1793	$14.74
0272	NEW SMYRNA BCH I&S 2018	$82,229	$82,229	$0	$82,229	0.1115	$9.17
0270	NEW SMYRNA BEACH	$82,229	$82,229	$0	$82,229	4.6370	$381.30
						16.3370	$1,343.38

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	1	$125.00	$125.00
			$125.00

Estimated Ad Valorem Tax:	$1,343.38
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$1,468.38**
Estimated Tax Amount without SOH:	$1,468.38

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$40,000	$43,810	$83,810	$83,810	$0	$83,810	$0
2024	$35,000	$45,050	$80,050	$80,050	$0	$80,050	$0
2023	$31,750	$42,360	$74,110	$74,110	$0	$74,110	$0
2022	$14,000	$28,703	$42,703	$31,398	$0	$31,398	$0
2021	$13,500	$18,199	$31,699	$28,544	$0	$28,544	$0
2020	$13,500	$18,154	$31,654	$25,949	$0	$25,949	$0
2019	$5,000	$18,590	$23,590	$23,590	$0	$23,590	$0
2018	$5,000	$16,901	$21,901	$21,863	$0	$21,863	$0
2017	$5,000	$14,891	$19,875	$19,875	$0	$19,875	$0

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.

41-17-34 LOT 18 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 4278 PG 3082 PER OR 6028 PG 3283 PER OR 6236 PG 1922 PER OR 8390 PG 0331

428 Palm Street pictometry

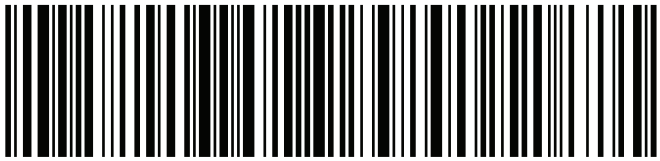


Network:Feb 13, 2026 at 12:37:38 PM EST
Local:Feb 13, 2026 at 12:37:38 PM EST



Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



9214 8901 9403 8356 2018 63

DOROTHY LEE BROWN SEYMOUR &
ROY BROOKS
112 KEY GRASS CT
SAINT JOHNS FL 32259-9334

BLD-000024-2026
428 PALM


Network:Feb 9, 2026 at 11:10:19 AM EST
Local:Feb 9, 2026 at 11:10:19 AM EST


Network:Feb 9, 2026 at 11:14:15 AM EST
Local:Feb 9, 2026 at 11:14:15 AM EST


Network:Feb 9, 2026 at 11:15:13 AM EST
Local:Feb 9, 2026 at 11:15:12 AM EST
478
53


Network:Feb 9, 2026 at 11:15:41 AM EST
Local:Feb 9, 2026 at 11:15:41 AM EST


Network:Feb 9, 2026 at 11:15:22 AM EST
Local:Feb 9, 2026 at 11:15:22 AM EST


Network:Feb 9, 2026 at 11:15:58 AM EST
Local:Feb 9, 2026 at 11:15:58 AM EST
420
WARDS
PRIVATE
PROPERTY
NO TRESPASSING


Network:Feb 9, 2026 at 11:16:09 AM EST
Local:Feb 9, 2026 at 11:16:09 AM EST


Network:Feb 9, 2026 at 11:16:23 AM EST
Local:Feb 9, 2026 at 11:16:23 AM EST
428


Network:Feb 9, 2026 at 11:16:29 AM EST
Local:Feb 9, 2026 at 11:16:29 AM EST

Network:Feb 13, 2026 at 12:37:38 PM EST
Local:Feb 13, 2026 at 12:37:38 PM EST



THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000023-2026 - 433 SHELDON ST.; OWNER: ISHMAN HUNTER, IV; OFFICER: BARBARA BOBELAK

March 26, 2026

Background:

Notice of determination issued February 9, 2026. The Building Official determined the structure cannot be restored it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure pursuant to Article X, Sec. 26-795. and Sec. 26-796. a notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure.

Method of Service certified mail sent on February 10, 2026; delivered on February 17, 2026. Property Posted on February 13, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000023-2026 - 433 Sheldon St - Agenda.pdf

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

Notice of Determination

UNSAFE OR DILAPIDATED STRUCTURE(S)

BLD-000023-2026
433 SHELDON STREET

Date: February 9, 2026

Ishman Hunter, IV
Ishmael Hunter
Israel Hunter
4927 Cotton Ridge Trail
Houston, TX 77053

Isaiah Hunter
13030 Sunrise Creek Lane
Sugar Land, TX 77498

Pursuant to Article X, Sections 26-795. Conditions; nuisance and 26-796. Notice of Determination of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

The street address of the building and the legal description of the property which it is located is as follows:

STREET ADDRESS: **433 Sheldon Street, New Smyrna Beach**
PARCEL NUMBER: **744106000160**
LEGAL DESCRIPTION:
41-17-34 S 32 FT OF LOT 16 & N 6.5 FT OF LOT 17 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 4600 PG 4313 PER OR 5678 PG 2805 PER OR 7129 PG 3858 PER OR 7241 PG 1202

On the basis of my examination I have determined (the checked box applies to your building):

☒ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.

☐ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

The grounds for determining your building is in unsafe and dilapidated condition are checked box below.

ITEMS IN VIOLATION

- ☒ The structure's exterior or interior walls or other structural members list, lean, or buckle or the support for the structure has become damaged or deteriorated to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.
- ☐ The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.
- ☐ The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.
- ☒ The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.
- ☐ The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.
- ☒ The structure is vacant and not sufficiently secured to prevent easy access to trespassers and vagrants or is otherwise untended or unkempt to the extent that it poses a general health or safety hazard for neighboring people or property

That within thirty (30) days from mailing date of this notice, a complete application for the necessary repairs or demolition must be submitted and commenced. If the conditions are not remedied within thirty (30) days after the notice of determination is sent and the repairs or demolition is not completed within a reasonable period of time (as determined by the Building Official), the notice of determination shall be referred by the Building Official to the City's Building Trades Board to conduct a condemnation public hearing concerning the subject building.

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2008).

Please check form of service.

☐ Hand delivery Upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested Receipt Number:

4927 Cotton Ridge Trail, Houston, TX 77053 - 9214 8901 9403 8356 2332 84
13030 Sunrise Creek Lane, Sugar Land, TX 77498 - 9214 8901 9403 8356 2368 10

Evann Lorenzen, Board Clerk
elorenzen@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000023-2026
433 Sheldon Street,
New Smyrna Beach, FL 32168

Date: February 9, 2026

Ishman Hunter, IV
Ishmael Hunter
Israel Hunter
4927 Cotton Ridge Trail
Houston, TX 77053

Isaiah Hunter
13030 Sunrise Creek Lane
Sugar Land, TX 77498

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 26th day of March, 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 11th day of February, 2026, at City Hall, City of New Smyrna Beach, Florida.

Paul Heer, Vice Chairperson
Builders Trade Board

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 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 that, 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 in accordance with Section 286.0105, Fla. Statute (2019)

CERTIFICATE OF SERVICE

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13030 Sunrise Creek Lane, Sugar Land, TX 77498 - 9214 8901 9403 8356 2368 10

Steve Woodworth
386.410.2858
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 11th day of February, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) 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 US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

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13030 Sunrise Creek Lane, Sugar Land, TX 77498 - 9214 8901 9403 8356 2368 10

☒ Post/Affidavit

Evann Lorenzen
386-410-2870
elorenzen@cityofnsb.com

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: 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 HOUSTON TX 77033
Physical Address:	433 SHELDON ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4062
Subdivision Name:	SAMS F W DAUGHERTYS NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$115,669	$60,553	$0	$115,669	1.5000	$173.50
0012	DISCRETIONARY	$115,669	$60,553	$0	$115,669	0.7480	$86.52
0011	REQ LOCAL EFFORT	$115,669	$60,553	$0	$115,669	3.0310	$350.59
0050	GENERAL FUND	$115,669	$60,553	$55,116	$60,553	3.2007	$193.81
0053	LAW ENFORCEMENT FUND	$115,669	$60,553	$55,116	$60,553	1.5994	$96.85
0055	LIBRARY	$115,669	$60,553	$55,116	$60,553	0.3697	$22.39
0520	MOSQUITO CONTROL	$115,669	$60,553	$55,116	$60,553	0.1573	$9.53
0530	PONCE INLET PORT AUTHORITY	$115,669	$60,553	$55,116	$60,553	0.0660	$4.00
0058	VOLUSIA ECHO	$115,669	$60,553	$55,116	$60,553	0.2000	$12.11
0057	VOLUSIA FOREVER	$115,669	$60,553	$55,116	$60,553	0.2000	$12.11
0065	FLORIDA INLAND NAVIGATION DISTRICT	$115,669	$60,553	$55,116	$60,553	0.0270	$1.63
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$115,669	$60,553	$55,116	$60,553	0.3101	$18.78
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$115,669	$60,553	$55,116	$60,553	0.1793	$10.86
0272	NEW SMYRNA BCH I&S 2018	$115,669	$60,553	$55,116	$60,553	0.1115	$6.75
0270	NEW SMYRNA BEACH	$115,669	$60,553	$55,116	$60,553	4.6370	$280.78
						16.3370	$1,280.21

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	1	$125.00	$125.00
			$125.00

Estimated Ad Valorem Tax:	$1,280.21
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$1,405.21**
Estimated Tax Amount without SOH:	$2,014.68

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$31,200	$88,142	$119,342	$55,049	$0	$55,049	$0
2024	$27,300	$89,286	$116,586	$50,045	$0	$50,045	$0
2023	$24,765	$82,884	$107,649	$45,495	$0	$45,495	$0
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

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.

41-17-34 S 32 FT OF LOT 16 & N 6.5 FT OF LOT 17 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 4600 PG 4313 PER OR 5678 PG 2805 PER OR 7129 PG 3858 PER OR 7241 PG 1202


Network:Feb 13, 2026 at 10:59:38 AM EST
Local:Feb 13, 2026 at 10:59:38 AM EST
Building Departmen
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com
NOTICE OF HEARING
BUILDING TRADES BOARD
BLD-000023-2026
433 Sheldon Street,
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Date: February 9, 2026
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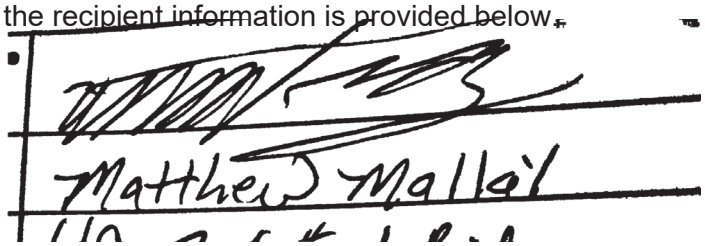
UNITED STATES POSTAL SERVICE

Date Produced: 02/18/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8356 2332 84. Our records indicate that this item was delivered on 02/17/2026 at 02:58 p.m. in HOUSTON, TX 77053. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

ISHMAN HUNTER IV ISHMAEL HUNTER &
ISRAEL HUNTER
4927 COTTON RIDGE TRL
HOUSTON TX 77053-5333

Customer Reference Number: C6569255.40203524

Return Reference Number 433 Sheldon St., BLD-000023-2026

2

UNITED STATES POSTAL SERVICE®

Return address:

CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

ISHMAN HUNTER IV ISHMAEL HUNTER &
ISRAEL HUNTER
4927 COTTON RIDGE TRL
HOUSTON TX 77053-5333

MAILING DATE: 02/11/2026
DELIVERY DATE: 02/17/2026

USPS CERTIFIED MAIL



9214 8901 9403 8356 2332 84

USPS Tracking Label Number: 9214 8901 9403 8356 2332 84

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/11/2026 13:51
DELIVERED LEFT WITH INDIVIDUAL	HOUSTON,TX 77053	02/17/2026 14:58

CASE #: BLD-000023-2026


Network:Feb 9, 2026 at 11:06:06 AM EST
Local:Feb 9, 2026 at 11:06:06 AM EST
NO TRESPASSING


Network:Feb 9, 2026 at 11:06:28 AM EST
Local:Feb 9, 2026 at 11:06:28 AM EST

Network:Feb 9, 2026 at 11:08:39 AM EST
Local:Feb 9, 2026 at 11:08:39 AM EST


Network:Feb 9, 2026 at 11:09:33 AM EST
Local:Feb 9, 2026 at 11:09:33 AM EST


Network:Feb 9, 2026 at 11:09:49 AM EST
Local:Feb 9, 2026 at 11:09:49 AM EST
80


Network:Feb 9, 2026 at 11:09:38 AM EST
Local:Feb 9, 2026 at 11:09:38 AM EST


Network:Feb 9, 2026 at 11:09:55 AM EST
Local:Feb 9, 2026 at 11:09:55 AM EST


Network:Feb 9, 2026 at 11:10:11 AM EST
Local:Feb 9, 2026 at 11:10:11 AM EST