Building Trades Examining Board
Thursday, October 23, 2025 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 Approval of minutes from January 25, 2024 hearing

4. SWEARING OF CITY STAFF

5. OLD BUSINESS

6. NEW BUSINESS

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

6.B BLD-000022-2025 1408 Southard Street, Owner: Judy Lynn Conrad Rev Trust, Officer: Barbara Bobelak

7. REQUEST TO APPEAR

8. COMMENTS FROM BOARD OR STAFF

9. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - BUILDING DEPARTMENT

APPROVAL OF MINUTES FROM JANUARY 25, 2024 HEARING

October 23, 2025

Background:
Approval of Minutes from January 25, 2024

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Barbara Bobelak - Supervisor - Code Enforcement

Attachments:

Minutes 1252024.pdf

Building Trades Examining Board
Thursday, January 25, 2024 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, January 25, 2024 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 5:35 PM.

Present: Member Joseph Blanchette, Member Frank Dalton, and Member Heidi Hales-Walker, and Vice Chairman Paul Heer

Absent: Member Arthur Von Bulin and Member Robert Werner

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Heidi Hales-Walker moved to adopt the minutes from October 26, 2023. Member Joseph Blanchett second the motion. The motion carried unanimously.

Member Frank Dalton moved to adopt the minutes from August 24, 2023. Member Joseph Blanchett second the motion. The motion carried unanimously.

4. SWEARING OF CITY STAFF

Board Secretary Cindy Langdon administered the oath to the following city staff and property representatives: Barbara Bobelak, Gary Wisniewski, Steve Woodworth, and Nathanial Hillary

5. OLD BUSINESS

5.A BLD-000011-2023, 620 N DUSS ST, OWNER: WILLIAMSBURG PAINTING SERVICES INC

Officer Barbara Bobelak stated this case was continued to the October hearing however there was no action due to a lack of quorum. Officer Bobelak updated the Board on the status of the property.

A notice of hearing was posted on December 15, 2023, certified mail sent to Williamsburg Painting and accepted on December 18, 2023.

Building Official Steve Woodworth gave his credentials and stated the damage to the property was more extensive than anticipated and the City is asking for condemnation.

Property owner Nathaniel Hillary stated that he would like to obtain a demolition permit for the property and will proceed with new construction when demolition is complete.

Building Official Woodworth asked to have the demo permit within 30 days.

Discussion ensued.

Member Frank Dalton motioned to give 30 days to obtain the demolition permit or the property will move forward with condemnation. Heidi Hales-Walker second the motion and the motion carried unanimously.

5.B BLD-000013-2023, 702 S MYRTLE AVE, OWNERS: VICKI MCDOWELL-HORNE, TKEYAH CHANTEL MCDOWELL, JIMMY JERROD MCDONALD

Officer Barbara Bobelak gave details of the case. Due to a lack of quorum at the October hearing no action was taken. A Notice of Hearing was issued for the January hearing, the property was posted and certified mail was returned to sender. A permit was issued for the renovation of the property, there have been several inspections by the Building Official and

all inspections have passed.

Building Official Gary Wisniewski stated that they have done an incredible job on the property but it still needs work. The city should continue to monitor the property.

Discussion ensued. The Board determined that any future issues can be addressed by Code Compliance.

Member Heidi Hales-Walker moved to find the property in compliance. Member Frank Dalton second the motion and the motion carried unanimously.

6. NEW BUSINESS

7. REQUEST TO APPEAR

8. **COMMENTS FROM BOARD OR STAFF**

The Board approved the 2024 calendar with the change in March from the 28th to the 21st.

9. ADJOURNMENT

Vice Chairman Paul Heer adjourned the meeting at 5:51 PM.

THE CITY OF NEW SMYRNA BEACH - BUILDING DEPARTMENT

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

October 23, 2025

Background:

Notice of determination for Section 26-796 mailed certified mail giving 30-days to submit an application to make the necessary repairs or demolition.

Method of service: Property posted July 29, 2025; certified mail is in transit

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Barbara Bobelak - Supervisor - Code Enforcement

Attachments:

437 Sheldon BLD-000021-2025.pdf

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

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

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.

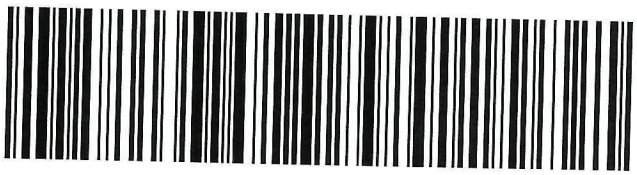
The main section of the building appears to have a major roof defect on the north side of gable. A large area appears to dip below the plane of the roof section. The likely cause is rafter rot/damage. This should be repaired to avoid additional damage; possible collapse.

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.

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

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.

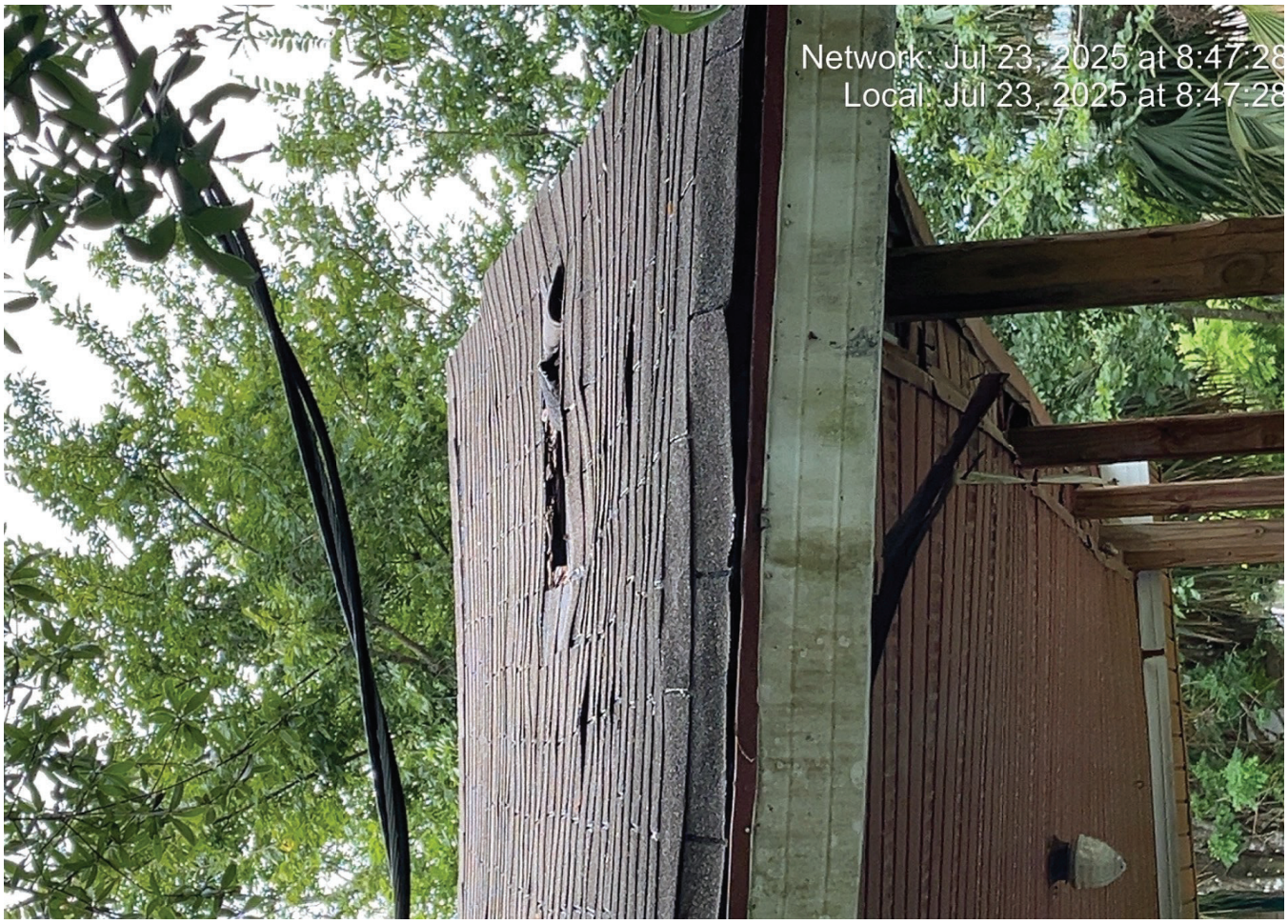
LOT 13 & N 18 FT OF LOT 16 SAMS SUB DAUGHERTYS NEW SMYRNA PER OR 5019 PG 3329


Network: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
Notice of Determination
Date: July 24, 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. 26-122.
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 1819 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.


437


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 - BUILDING DEPARTMENT

BLD-000022-2025 1408 SOUTHARD STREET, OWNER: JUDY LYNN CONRAD REV TRUST, OFFICER: BARBARA BOBELAK

October 23, 2025

Background:

Notice of determination for Section 26-796 mailed certified mail giving 30-days to submit an application to make the necessary repairs or demolition.

Method of service: Property posted July 29, 2025; certified mail is in transit

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Barbara Bobelak - Supervisor - Code Enforcement

Attachments:

1408 Southard Ave BLD-000022-2025.pdf

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-000022-2025
1408 Southard Street,
New Smyrna Beach, FL 32169

Date: September 2, 2025

Judy Lynn Conrad, Rev Trust
433 Wekiva Cove Rd.
Longwood, FL 32779

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

Paul Heer, Vice Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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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

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-000022-2025

Date: July 25, 2025

Judy Lynn Conrad Rev Trust
433 Wekiva Cove Rd
Longwood, FL 32779

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:	**1408 Southard Ave., New Smyrna Beach**
PARCEL NUMBER:	**741503060050**
LEGAL DESCRIPTION:	**15 17 34 LOT 5 BLK F SMYRNA DUNES PER OR 4571 PG 3226**

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

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 3022 70

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: 386-410-2871
Email: bbobelak@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
1408 Southard Ave
New Smyrna Beach, Florida
CASE NO:
DATE: July 23, 2025

Since the structures has severe interior fire, smoke and water 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. This structure is currently secured; all observable doors and windows appear intact. No damage is observed to the exterior walls or roof.
Given the nature of damage incurred by fire it is unlikely this structure is safe, sanitary and suitable for habitation. Building Dept. personnel have not entered the structure. This estimate of damage is based on a report from Fire Marshals office.

It is likely this structure can be repaired into a safe and habitable condition.

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



JUDY LYNN CONRAD REV TRUST
433 WEKIVA COVE RD
LONGWOOD FL 32779-5635

1409 Southard


Network: Jul 23, 2025 at 9:26:07 AM EDT
Local: Jul 23, 2025 at 9:26:07 AM EDT
1408
CAUTION

Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: 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% JUDY LYNN CONRAD REV TRUST - TR - Trust - 100%
Mailing Address On File:	433 WEKIVA COVE RD LONGWOOD FL 32779
Physical Address:	1408 SOUTHARD AVE, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4850
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	$386,865	$344,654	$0	$386,865	1.5000	$580.30
0012	DISCRETIONARY	$386,865	$344,654	$0	$386,865	0.7480	$289.38
0011	REQ LOCAL EFFORT	$386,865	$344,654	$0	$386,865	3.0370	$1,174.91
0050	GENERAL FUND	$386,865	$344,654	$42,211	$344,654	3.2007	$1,103.13
0053	LAW ENFORCEMENT FUND	$386,865	$344,654	$42,211	$344,654	1.5994	$551.24
0055	LIBRARY	$386,865	$344,654	$42,211	$344,654	0.3891	$134.10
0520	MOSQUITO CONTROL	$386,865	$344,654	$42,211	$344,654	0.1647	$56.76
0530	PONCE INLET PORT AUTHORITY	$386,865	$344,654	$42,211	$344,654	0.0692	$23.85
0058	VOLUSIA ECHO	$386,865	$344,654	$42,211	$344,654	0.2000	$68.93
0057	VOLUSIA FOREVER	$386,865	$344,654	$42,211	$344,654	0.2000	$68.93
0065	FLORIDA INLAND NAVIGATION DISTRICT	$386,865	$344,654	$42,211	$344,654	0.0288	$9.93
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$386,865	$344,654	$42,211	$344,654	0.7506	$258.70
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$386,865	$344,654	$42,211	$344,654	0.1793	$61.80
0272	NEW SMYRNA BCH I&S 2018	$386,865	$344,654	$42,211	$344,654	0.0895	$30.85
0270	NEW SMYRNA BEACH	$386,865	$344,654	$42,211	$344,654	4.6370	$1,598.16
						16.7933	$6,010.96

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$6,010.96
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$6,114.96**
Estimated Tax Amount without SOH:	$6,600.74

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$287,040	$96,102	$383,142	$313,322	$0	$313,322	$0
2023	$193,440	$139,289	$332,729	$284,838	$0	$284,838	$0
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

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


Network: Jul 23, 2025 at 9:26:11 AM EDT
Local: Jul 23, 2025 at 9:26:11 AM EDT
1408



