Code Compliance Board
Thursday, March 20, 2025 at 4:30 PM

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

1. CALL TO ORDER

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Consider the adoption of the Code Compliance Meeting Minutes held on February 20, 2025.

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS- NONE

A. Staff Report

6. NEW BUSINESS

A. Staff Report

6.A CCB-0614-2024- 826 E. 10th AVE; OWNER: KENNETH MUNITZ; OFFICER: BEVERLY ABRAHAMSON

6.B CCB-0657-2024- 2631 BROOKLINE AVE; OWNER: TERRY LEE LAUNER; OFFICER: JOHN PARKS

6.C CCB- 0796-2024- 1325 SAXON DR.; OWNER- REAL SUB LLC; BUSINESS OWNER: JESSICA NORRIS (WAVES HAIR DESIGNS) OFFICER: BARBARA BOBELAK

6.D CCB- 006-2025- CHERRY ST- VACANT LOT- PARCEL ID 741801110090; OWNER: GREGORY WRIGHT; OFFICER: AMBER BAGE

6.E CCB-0055-2025- 614 AEOLIAN DR.; OWNER: BG REAL ESATE FL LLC; OWNER: BARBARA BOBELAK

6.F CCB- 0073-2025- 2502 ARLINGTON AVE; OWNER: ROBERT AYERS; OFFICER: JASON YATES

7. REPEAT BUSINESS

8. DISCUSSION

9. STAFF REPORTS

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

CONSIDER THE ADOPTION OF THE CODE COMPLIANCE MEETING MINUTES HELD ON FEBRUARY 20, 2025.

March 20, 2025

Background:

A Code Compliance Board Meeting was held on February 20, 2025. Meeting minutes are attached for your review and adoption consideration.

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Teresa Merck

Attachments:

NSB CCB Feb Minutes 2025 TO BE APPROVED MINUTES..rtf

Code Compliance Board
Thursday, March 20, at 4:30 PM
Minutes
City Commission Chambers
214 Sams Avenue, New Smyrna Beach, Florida 32168

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Code Compliance Board of the City of New Smyrna Beach, Florida, was held on Thursday, February 20, 2025, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chairman Dan Copfer called the meeting to order at 4:31 PM and reviewed the procedures for the hearing.

Present: Chairman Dan Copfer, Member Clifford Wharin, Member Albert Schimanski, Member Aaron Denys, Member Ruth Kazimierek, and Member Kathleen Brown

Absent: Member Michael Slayton

Announcement: Member Michael Slayton has resigned as of February 18, 2025.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Albert Schimanski moved to adopt the February 20, 2025, Code Compliance Board Meeting Minutes. Member Clifford Wharin second the motion, and the motion carried unanimously.

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Secretary, Teresa Merck, administered the oath to the following City Staff and property representatives/owners: Barbara Bobelak, Jason Yates, and John Parks.

5. OLD BUSINESS

5.G CCSM-0624-2024- WALLACE RD (PARCEL 732401000102), OWNERS: HOMER & MYRA WILLIAMS; OFFICER: JOHN PARKS

Officer John Parks presenting.

The owner was not present to comment.

On October 23, 2024, the Special Magistrate found Homer & Myra Williams and/or entity in violation of LDR 504.01 and gave until November 22, 2024, to bring the property into full compliance. If the Special Magistrate found that the violation(s) was/were not corrected by this date, a fine of $100.00 per day, shall be imposed for each day the violation exist.

The Magistrate's order was posted on the property on October 24, 2024. The order was mailed certified mail to the property owner and was returned "Unclaimed".

On December 26, 2024, an inspection of the property found that progress has been made, however the property is still in violation.

On January 16, 2025, an inspection of the property found the property is still in violation. It is Staff's recommendation that the Board imposes a fine of $100.00 per day commencing on November 22, 2024, and continuing until the property is brought into full compliance, fine not to exceed the maximum amount of $15,000.00.

Owner, Homer Williams, spoke on his behalf and explained his circumstances and he thought he could store building supplies on a vacant lot.

Member Aaron Denys motioned to move the case to the February 20, 2025, hearing. Member Kathleen Brown second the motion. Motion was voted on 3-3 and motion failed.

Member Ruth Kazimierk moved to accept the officer's original recommendation. Discussion among the board members ensued.

Member Aaron Denys recommended a motion of a February 1, 2025, compliance date with a new hearing date on February 20, 2025, and a fine dating back to November 22, 2024, if not in compliance.

Member Kathleen Brown second the motion. Motion carried unanimously.

At the February 20, 2025, hearing, Officer John Parks reviewed that the property, while somewhat cleaned up, is still not in compliance and recommended imposing a fine of $100 per day, commencing on November 22, 2024, until compliance is achieved or until the limit of $15,000 is reached.

The owner was not present to comment.

Member Aaron Denys motioned to accept Officer Parks recommendation. Member Clifford Wharin second the motion and the motion carried unanimously.

6. NEW BUSINESS

6.A CCB- 0330-2024- 612 N. DUSS ST.; OWNER: MATT H. & NATHALIE S. PHILLIPS; OFFICER: BARBARA BOBELAK

Officer Barbara Bobelak presenting.

The owner was not present to comment.

On May 6, 2024, Code Compliance received a complaint regarding water damage and mold on the interior of the property. The tenant was informed that code compliance would need access to the interior of the property to verify the complaints. The tenant stated he has moved out and had no access to the property.

On May 6, 2024, an inspection was conducted, and the property was found to be in violation of City Code Sec. 74-146, no other violations noted at this time. Officer Bobelak noted from the inspection that no business license tax receipt was on record for the property and contacted the property owner to inform them that a Business License Tax Receipt is required for rental properties.

The property owner applied for the Business License Tax Receipt on May 6, 2024.

On May 14, 2024, the owner contacted Kathleen Adle, Business License Specialist, stating they had some clean up that needed to be completed before they could schedule the inspection. Several months passed and no inspection was scheduled.

On January 15, 2025, a Notice of Violation was posted on the property with an initial compliance date of January 31, 2025. A copy was also mailed certified mail to the property owner and was signed for and accepted on January 17, 2025; the property was posted on January 16, 2025.

The property owner contacted Kathleen Adle several times to update her regarding the inspection, stating that they have permits for work that needed done after Hurricane Milton and that they should be ready within a couple of weeks for the inspection. This note was added to the system on January 28, 2025.

On February 11, 2025, a follow-up of the business license system shows the inspection has not been scheduled.

It is Staff's recommendation for the Board to find Matt H. & Natahalie S. Phillips and/or entity in violation of Sec. 74-146 and give until March 7, 2025, to bring the property into full compliance.

Member Albert Schimanski motioned to accept Officer Bobelak's recommendation. Member Clifford Wharin second the motion and the motion carried unanimously.

7. REPEAT BUSINESS

8. DISCUSSION

9. STAFF REPORTS

10. ADJOURNMENT

As there was no further business to discuss, the Code Compliance Board meeting adjourned at 4:47pm.

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

CCB-0614-2024- 826 E. 10TH AVE; OWNER: KENNETH MUNITZ; OFFICER: BEVERLY ABRAHAMSON

March 20, 2025

Background:

Violation of City Code Sec. 26-171. (a) - Permits Required; Sec. 26-914. (13) - Outdoor Storage.

Compliance Date: February 26, 2025

Method of Service: Property posted February 6, 2025; Certified mail sent February 6, 2025.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB- 0614-2024- 826 E 10th Ave.pdf

826 E 10th Avenue CE-0614-2024
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Project:
Opened Date: 08/06/2024
Status: In Progress
District: New Smyrna Beach
Closed Date: NOT CLOSED
Assigned To: Beverly Abrahamson
Description: Roof is tarped for a couple of years, tarp falling apart and blowing around neighborhood.

Parcel: 742201410130 Main
Address: 826 E 10Th Av Main
New Smyrna Beach, FL 32169
Zone: R-2 (SINGLE FAMILY RESIDENTIAL)

Owner
Kenneth Munitz
826 E 10Th Ave
New Smyrna Beach, FL 32169
Mobile: 4078324239

Complainant
Lanea Sagert
830 E 10Th Av
New Smyrna Beach, FL 32169
Mobile: 4073416241

Activity Type	Activity Number	Activity Name	User	Created On
Phone Call	PC-003293-2024	Complaint	Cynthia Langdon	08/06/2024

Inspection Number	Inspection Type	Inspection Status	Inspection Date
CEINSP-015614-2024	Code Enforcement	Passed	08/07/2024 1:00 pm

Inspector: Beverly Abrahamson
Checklist Comments:

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

AltKey: 3815203 **Parcel ID: 742201410130**
MUNITZ KENNETH **826 E 10TH AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3815203
Parcel ID:	742201410130
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	01 - 41 - 0130
Owner(s):	MUNITZ KENNETH - FS - Fee Simple - 100%
Mailing Address On File:	826 E 10TH AVE NEW SMYRNA BEACH FL 32169
Physical Address:	826 E 10TH AVE, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2023 Final Millage Rate:	17.0554
Neighborhood:	4854
Subdivision Name:	
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$381,910	$129,248	$25,000	$104,248	1.5000	$156.37
0012	DISCRETIONARY	$381,910	$129,248	$25,000	$104,248	0.7480	$77.98
0011	REQ LOCAL EFFORT	$381,910	$129,248	$25,000	$104,248	3.1610	$329.53
0050	GENERAL FUND	$381,910	$129,248	$50,000	$79,248	3.3958	$269.11
0053	LAW ENFORCEMENT FUND	$381,910	$129,248	$50,000	$79,248	1.4541	$115.23
0055	LIBRARY	$381,910	$129,248	$50,000	$79,248	0.4209	$33.36
0520	MOSQUITO CONTROL	$381,910	$129,248	$50,000	$79,248	0.1781	$14.11
0530	PONCE INLET PORT AUTHORITY	$381,910	$129,248	$50,000	$79,248	0.0692	$5.48
0058	VOLUSIA ECHO	$381,910	$129,248	$50,000	$79,248	0.2000	$15.85
0057	VOLUSIA FOREVER	$381,910	$129,248	$50,000	$79,248	0.2000	$15.85
0065	FLORIDA INLAND NAVIGATION DISTRICT	$381,910	$129,248	$50,000	$79,248	0.0288	$2.28
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$381,910	$129,248	$50,000	$79,248	0.8162	$64.68
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$381,910	$129,248	$50,000	$79,248	0.1793	$14.21
0271	NEW SMYRNA BCH I&S 2005	$381,910	$129,248	$50,000	$79,248	0.1900	$15.06
0272	NEW SMYRNA BCH I&S 2018	$381,910	$129,248	$50,000	$79,248	0.0990	$7.85
0270	NEW SMYRNA BEACH	$381,910	$129,248	$50,000	$79,248	4.4150	$349.88
						17.0554	$1,486.83

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$1,486.83
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$1,590.83**
Estimated Tax Amount without SOH:	$6,617.63

AltKey: 3815203 **Parcel ID: 742201410130**

MUNITZ KENNETH **826 E 10TH AVE, NEW SMYRNA BEACH, FL**

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2023	$268,750	$98,558	$367,308	$125,484	$50,000	$75,484	$241,824
2022	$200,000	$99,376	$299,376	$121,829	$50,000	$71,829	$177,547
2021	$128,750	$89,933	$218,683	$118,281	$50,000	$68,281	$100,402
2020	$138,750	$71,320	$210,070	$116,648	$50,000	$66,648	$93,422
2019	$170,000	$51,958	$221,958	$114,025	$50,000	$64,025	$107,933
2018	$106,250	$80,042	$186,292	$111,899	$50,000	$61,899	$74,393
2017	$102,000	$70,273	$172,273	$109,597	$50,000	$59,597	$62,676
2016	$100,500	$64,328	$164,828	$107,343	$50,000	$57,343	$57,485
2015	$77,500	$63,904	$141,404	$106,597	$50,000	$56,597	$34,807

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 BLK I NEW SMYRNA BEACH MB 7 PG 29 PER OR 4751 PG 2959 PER OR 5850 PG 4456 PER OR 5942 PG 0162 PER OR 6241 PGS 1829-1830 PER OR 6427 PG 3842 PER OR 6468 PGS 4811-4812

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0614-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/06/2024**

Compliance Deadline: **02/26/2025**

Owner: KENNETH MUNITZ

Mailing Address

KENNETH MUNITZ
826 E 10TH AVE
NEW SMYRNA BEACH, FL 32169

Notice of Violation for the following location:

Address

826 E 10TH AV
NEW SMYRNA BEACH, FL 32169

Parcel

742201410130

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Two EXPIRED permits (BLDR-02146-2023 & BLDR-00974-2023 and metal roofing material being stored in the front yard.
Compliance Date: 02/26/2025

Violation: Sec. 26-914. (13) - Outdoor Storage
Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.
Corrective Action: Metal roofing materials being stored on the front yard.
Compliance Date: 02/26/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0614-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/06/2024**

Compliance Deadline: **02/26/2025**

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8399 8522 99
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck

Teresa Merck
Administrative Specialist

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
2/6/2025

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

KENNETH MUNITZ
826 E 10TH AVE
NEW SMYRNA BEACH, FL 32169

CASE NO. CE-0614-2024
826 E 10TH AV
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board for the City of New Smyrna Beach on **March 20, 2025, at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

KENNETH MUNITZ
826 E 10TH AVE
NEW SMYRNA BEACH, FL 32169

CASE NO. CE-0614-2024
826 E 10TH AV
NEW SMYRNA BEACH, FL 32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Code Compliance Board with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8399 8522 99

(✓) Post

( ) Hand Delivery

Teresa Merck

Teresa Merck
Administrative Specialist

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
2/6/2025

Network:Feb 6, 2025 at 10:38:41 AM EST
Local:Feb 6, 2025 at 10:38:41 AM EST
N 29° 1' 22.347", W 80° 53' 23.104"
826 E Tenth Ave
New Smyrna Beach FL 32169
United States

UNITED STATES POSTAL SERVICE®

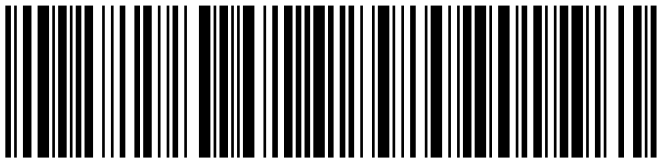
Return address:

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

Recipient address:

KENNETH MUNITZ
826 E 10TH AVE
NEW SMYRNA FL 32169-3212

USPS CERTIFIED MAIL



9214 8901 9403 8399 8522 99

USPS Tracking Label Number: 9214 8901 9403 8399 8522 99

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/06/2025 12:34
ADDRESSEE UNKNOWN	NEW SMYRNA BEACH,FL 32169	02/08/2025 16:49

Network:Aug 7, 2024 at 10:31:16 AM EDT
Local:Aug 7, 2024 at 10:31:16 AM EDT
+29.022761,-80.889785
824 E Tenth Ave
New Smyrna Beach FL 32169
United States

Network:Aug 23, 2024 at 10:33:13 AM EDT
Local:Aug 23, 2024 at 10:33:13 AM EDT
N 29° 1' 21.986", W 80° 53' 23.005"
826 E Tenth Ave
New Smyrna Beach FL 32169
United States



THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0657-2024- 2631 BROOKLINE AVE; OWNER: TERRY LEE LAUNER; OFFICER: JOHN PARKS

March 20, 2025

Background:

Violation of City Code Sec. 26-171. (a) Permits Required; Sec. 74-146- Local Business Tax

Compliance Date: December 20, 2024

Method of Service: Property posted November 26, 2024; Certified mail signed for on November 26, 2024.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0657-2024- 2631 Brookline Ave.pdf

CE-0657-2024 – 2631 BROOKLINE AVENUE
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**SPECIAL MAGISTRATE**	**Opened Date:**	08/28/2024
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Installation of a deck around an above ground pool. No permit for deck or pool.		

Parcel: 733902002811 Main	**Address:** 2631 Brookline Av Main New Smyrna Beach, FL 32168	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Owner	**Complainant**
Terry Launer	Cass Hutchinson
2631 Brookline Av New Smyrna Beach, FL 32168	2640 Brookline Av New Smyrna Beach, FL 32168

Note	**Created By**	**Date and Time Created**
1. Verification of permitting system shows no permits on file for swimming pool or fence.	Barbara Bobelak	8/29/2024 6:39 am
2. Assigned to: John Parks	Barbara Bobelak	8/29/2024 6:40 am

Activity Type	**Activity Number**	**Activity Name**	**User**	**Created On**
Email	ACT-003340-2024	Complaint	Cynthia Langdon	08/28/2024

Langdon, Cindy

From: noreply@civicplus.com
Sent: Wednesday, August 28, 2024 10:15 AM
To: Code Enforcement
Subject: Online Form Submittal: Contact Code Compliance

CAUTION: EXTERNAL EMAIL

Contact Code Compliance

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

Please provide your name and contact information.

First Name	Cass
Last Name	Hutchinson
Street Address	2640 Brookline Avenue
City	New Smyrna Beach
State	FL
Zip Code	32168
Phone Number	*Field not completed.*
Reply E-mail	*Field not completed.*

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

Street Address	2631 Brookline Avenue
Incident Description	Mr. Launer is a neighbor. He hired us to build a deck surrounding a new above-ground pool in his back yard. He stated that he had a permit. We began work on the deck on Friday, 8/23/24 and finished on Sunday, 8/26/24. Mr. Launer kept adding items that he wanted built, with no increased cost to him. When we said no, he refused to pay us, so we stopped work. I do not think he has a permit and would like someone to investigate that. I believe we were scammed.

Name of Property Owner or Tenant (if known)	Terry Launer
File Upload	*Field not completed.*

Email not displaying correctly? View it in your browser.

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

AltKey: 8017651 **Parcel ID: 733902002811**
LAUNER TERRY LEE JR **2631 BROOKLINE AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	8017651
Parcel ID:	733902002811
Township-Range-Section:	17 - 33 - 39
Subdivision-Block-Lot:	02 - 00 - 2811
Owner(s):	LAUNER TERRY LEE JR - FS - Fee Simple - 100%
Mailing Address On File:	2631 BROOKLINE AVE NEW SMYRNA BEACH FL 32168 5708
Physical Address:	2631 BROOKLINE AVE, NEW SMYRNA BEACH 32168
Property Use:	0200 - MOBILE HOME
Tax District:	601-NEW SMYRNA BEACH
2024 Proposed Millage Rate:	17.1307
Neighborhood:	4604
Subdivision Name:	ISLESBORO SECOND SECTION
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$222,608	$222,608	$0	$222,608	1.5000	$333.91
0012	DISCRETIONARY	$222,608	$222,608	$0	$222,608	0.7480	$166.51
0011	REQ LOCAL EFFORT	$222,608	$222,608	$0	$222,608	3.0370	$676.06
0050	GENERAL FUND	$222,608	$222,608	$0	$222,608	3.2862	$731.53
0053	LAW ENFORCEMENT FUND	$222,608	$222,608	$0	$222,608	1.5994	$356.04
0055	LIBRARY	$222,608	$222,608	$0	$222,608	0.3891	$86.62
0520	MOSQUITO CONTROL	$222,608	$222,608	$0	$222,608	0.1647	$36.66
0530	PONCE INLET PORT AUTHORITY	$222,608	$222,608	$0	$222,608	0.0692	$15.40
0058	VOLUSIA ECHO	$222,608	$222,608	$0	$222,608	0.2000	$44.52
0057	VOLUSIA FOREVER	$222,608	$222,608	$0	$222,608	0.2000	$44.52
0065	FLORIDA INLAND NAVIGATION DISTRICT	$222,608	$222,608	$0	$222,608	0.0288	$6.41
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$222,608	$222,608	$0	$222,608	0.7506	$167.09
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$222,608	$222,608	$0	$222,608	0.1793	$39.91
0271	NEW SMYRNA BCH I&S 2005	$222,608	$222,608	$0	$222,608	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$222,608	$222,608	$0	$222,608	0.0914	$20.35
0270	NEW SMYRNA BEACH	$222,608	$222,608	$0	$222,608	4.8870	$1,087.89
						17.1307	$3,813.43

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,813.43
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$3,917.43**
Estimated Tax Amount without SOH:	$3,917.43

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2023	$41,250	$0	$41,250	$41,250	$0	$41,250	$0
2022	$28,750	$0	$28,750	$26,689	$0	$26,689	$2,061

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.

39-17-33 LOT 281 MAP OF ISLESBORO SECOND SEC MB 7 PG 22 MB 22 PG 106 PER OR 8200 PG 0878 PER OR 8288 PG 3442 PER OR 8561 PG 2976

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0657-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/28/2024**

Compliance Deadline: **12/20/2024**

Owner: Terry Launer

Mailing Address

Terry Launer
2631 BROOKLINE AV
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address

2631 BROOKLINE AV
NEW SMYRNA BEACH, FL 32168

Parcel

733902002811

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Obtain after fact permits for Decking and all other permit required improvements and repairs to the property for which a permit has not been issued.
Compliance Date: 12/20/2024

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain BTR for rental property.
Compliance Date: 12/20/2024

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0657-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/28/2024**

Compliance Deadline: **12/20/2024**

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8389 3145 16
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck
Administration

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com

11/22/24

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

Terry Launer
2631 BROOKLINE AV
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0657-2024
2631 BROOKLINE AV
NEW SMYRNA BEACH, FL
32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **March 20, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

Terry Launer
2631 BROOKLINE AV
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0657-2024
2631 BROOKLINE AV
NEW SMYRNA BEACH, FL
32168

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Code Compliance Board with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8389 3145 16

(✓) Post

( ) Hand Delivery

Teresa Merck
Administration

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
11/22/2024

Network:Nov 26, 2024 at 1:45:21 PM EST
Local:Nov 26, 2024 at 1:45:21 PM EST
N 29° 3' 53.336", W 80° 57' 5.988"
2627 Brookline Ave
New Smyrna Beach FL 32168
United States

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: CE-0657-2024
Case Type: Code Enforcement
Date Case Established: 08/28/2024
Compliance Deadline: 12/20/2024

Owner: Terry Launer

Mailing Address

Terry Launer
2631 BROOKLINE AV
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
2631 BROOKLINE AV NEW SMYRNA BEACH, FL 32168	733902002811

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Obtain after fact permits for Decking and all other permit required improvements and repairs to the property for which a permit has not been issued.
Compliance Date: 12/20/2024

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain BTR for rental property.
Compliance Date: 12/20/2024

UNITED STATES POSTAL SERVICE

Date Produced: 11/27/2024

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8389 3145 16. Our records indicate that this item was delivered on 11/26/2024 at 10:47 a.m. in NEW SMYRNA BEACH, FL 32168. 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:

TERRY LEE LAUNDER JR
2631 BROOKLINE AVE
NEW SMYRNA FL 32168-5708

Customer Reference Number: C5475984.33188173

2

UNITED STATES POSTAL SERVICE®

Return address:

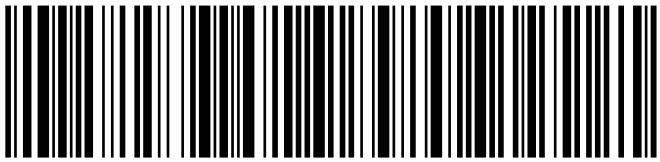
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

TERRY LEE LAUNDER JR
2631 BROOKLINE AVE
NEW SMYRNA FL 32168-5708

MAILING DATE: 11/22/2024
DELIVERY DATE: 11/26/2024

USPS CERTIFIED MAIL



9214 8901 9403 8389 3145 16

USPS Tracking Label Number: 9214 8901 9403 8389 3145 16

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	11/22/2024 10:43
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	11/22/2024 21:28
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/22/2024 22:43
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/23/2024 09:26
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	11/24/2024 02:19
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32168	11/26/2024 10:47

CASE #: 0657-2024 JP

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB- 0796-2024- 1325 SAXON DR.; OWNER- REAL SUB LLC; BUSINESS OWNER: JESSICA NORRIS (WAVES HAIR DESIGNS) OFFICER: BARBARA BOBELAK

March 20, 2025

Background:

Violation of City Code Sec. 74-146. - Local Business Tax Imposed

Compliance Date: February 28, 2025

Method of Service: Property posted February 13, 2025; Certified mail signed for on February 14, 2025.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0796-2024-1325 Saxon Dr.pdf

Outlook

NOTICE OF VIOALTION

From Adle, Kathleen <kadle@cityofnsb.com>
Date Mon 11/4/2024 3:28 PM
To Bobelak, Barbara <bbobelak@cityofnsb.com>

1 attachment (368 KB)
SUNBIZZ.pdf;

WAVES HAIR DESIGN - 1325 SAXON DR

Barb,

This salon has had new owners since August 2024. I just received an email from the previous owners that they no longer own it and to close the BTR. I do not have an application for the new owners. Can someone please send them notification?

Thank you.

Kathleen
Kathleen Adle, SBTO
Business Tax Specialist
City of New Smyrna Beach
214 Sams Ave
New Smyrna Beach, FL 32168
Office (386) 410-2865
kadle@cityofnsb.com
www.cityofnsb.com

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

AltKey: 5175928 **Parcel ID: 741600000480**
REAL SUB LLC **1321 SAXON DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	5175928
Parcel ID:	741600000480
Township-Range-Section:	17 - 34 - 16
Subdivision-Block-Lot:	00 - 00 - 0480
Owner(s):	REAL SUB LLC - FS - Fee Simple - 100%
Mailing Address On File:	% PUBLIX SUPER MARKETS INC PO BOX 32018 LAKELAND FL 33802 2018
Physical Address:	1321 SAXON DR, NEW SMYRNA BEACH 32169
Property Use:	1600 - SH CTR CMMITY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	7044
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	$1,655,987	$1,655,987	$0	$1,655,987	1.5000	$2,483.98
0012	DISCRETIONARY	$1,655,987	$1,655,987	$0	$1,655,987	0.7480	$1,238.68
0011	REQ LOCAL EFFORT	$1,655,987	$1,655,987	$0	$1,655,987	3.0370	$5,029.23
0050	GENERAL FUND	$1,655,987	$1,655,987	$0	$1,655,987	3.2007	$5,300.32
0053	LAW ENFORCEMENT FUND	$1,655,987	$1,655,987	$0	$1,655,987	1.5994	$2,648.59
0055	LIBRARY	$1,655,987	$1,655,987	$0	$1,655,987	0.3891	$644.34
0520	MOSQUITO CONTROL	$1,655,987	$1,655,987	$0	$1,655,987	0.1647	$272.74
0530	PONCE INLET PORT AUTHORITY	$1,655,987	$1,655,987	$0	$1,655,987	0.0692	$114.59
0058	VOLUSIA ECHO	$1,655,987	$1,655,987	$0	$1,655,987	0.2000	$331.20
0057	VOLUSIA FOREVER	$1,655,987	$1,655,987	$0	$1,655,987	0.2000	$331.20
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,655,987	$1,655,987	$0	$1,655,987	0.0288	$47.69
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$1,655,987	$1,655,987	$0	$1,655,987	0.7506	$1,242.98
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,655,987	$1,655,987	$0	$1,655,987	0.1793	$296.92
0271	NEW SMYRNA BCH I&S 2005	$1,655,987	$1,655,987	$0	$1,655,987	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$1,655,987	$1,655,987	$0	$1,655,987	0.0895	$148.21
0270	NEW SMYRNA BEACH	$1,655,987	$1,655,987	$0	$1,655,987	4.6370	$7,678.81
						16.7933	$27,809.49

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	20	$104.00	$2,080.00
			$2,080.00

Estimated Ad Valorem Tax:	$27,809.49
Estimated Non-Ad Valorem Tax:	$2,080.00
Estimated Taxes:	**$29,889.49**
Estimated Tax Amount without SOH:	$29,889.49

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$735,364	$933,001	$1,668,365	$1,668,365	$0	$1,668,365	$0
2023	$735,364	$924,281	$1,659,645	$1,659,645	$0	$1,659,645	$0
2022	$735,364	$825,088	$1,560,452	$1,560,452	$0	$1,560,452	$0
2021	$735,364	$775,554	$1,510,918	$1,510,918	$0	$1,510,918	$0
2020	$735,364	$760,409	$1,495,773	$1,495,773	$0	$1,495,773	$0
2019	$735,364	$717,675	$1,453,039	$1,453,039	$0	$1,453,039	$0
2018	$680,737	$734,726	$1,415,463	$1,415,463	$0	$1,415,463	$0
2017	$680,737	$715,200	$1,395,937	$1,395,937	$0	$1,395,937	$0
2016	$315,156	$659,554	$974,710	$974,710	$0	$974,710	$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.

16-17-34 TRIANG IN GOVT LOT 5 BEING S 378.13 N OF SAXON DR OF W 277.82 FT E OF SAXON DR LYING S OF LOTS 17 TO 22 INC BLK 28 DETWILERS PER OR 3801 PG 1232 PER OR 7303 PG 1692



Previous on List . Next on List . Return to List

Fictitious Name Search
Submit

No Filing History

Fictitious Name Detail

Fictitious Name

WAVES HAIR SALON

Filing Information

Registration Number	G24000102080
Status	ACTIVE
Filed Date	08/27/2024
Expiration Date	12/31/2029
Current Owners	1
County	VOLUSIA
Total Pages	1
Events Filed	NONE
FEI/EIN Number	99-4561630

Mailing Address

1325 SAXON DR
NEW SMYRNA BEACH, FL 32169

Owner Information

MGS SALON HOLDINGS LLC
1325 SAXON DR
NEW SMYRNA BEACH, FL 32169
FEI/EIN Number: 99-4561630
Document Number: L24000357723

Document Images

08/27/2024 -- Fictitious Name Filing View image in PDF format

Previous on List . Next on List . Return to List

Fictitious Name Search
Submit

No Filing History



Detail by Entity Name

Florida Limited Liability Company
MGS SALON HOLDINGS LLC

Filing Information

Document Number	L24000357723
FEI/EIN Number	NONE
Date Filed	08/14/2024
Effective Date	08/14/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/29/2024
Event Effective Date	NONE

Principal Address

1325 SAXON DR
NEW SMYRNA BEACH, FL 32169

Mailing Address

1325 SAXON DR
NEW SMYRNA BEACH, FL 32169

Registered Agent Name & Address

NORRIS, JESSICA R
2207 SAXON DR
NEW SMYRNA BEACH, FL 32169

Authorized Person(s) Detail

Name & Address

Title MGR

KELLY, MICHAEL A
2207 SAXON DR
NEW SMYRNA BEACH, FL 32169 UN

Title AMBR

NORRIS, JESSICA
2207 SAXON DR
NEW SMYRNA BEACH, FL 32169

Title AMBR

KELLY, MICHAEL
2207 SAXON DR
NEW SMYRNA BEACH, FL 32169

Annual Reports

No Annual Reports Filed

Document Images

08/29/2024 -- LC Amendment	View image in PDF format
08/14/2024 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0796-2024**

Case Type: **Code Enforcement**

Date Case Established: **11/08/2024**

Compliance Deadline: **02/28/2025**

Business Owner: JESSICA NORRIS

Mailing Address

JESSICA NORRIS
2207 SAXON DR
NEW SMYRNA BEACH, FL 32169

REAL SUB LLC % PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND, FL 33802

Notice of Violation for the following location:

Address

1325 SAXON DR
NEW SMYRNA BEACH, FL 32169

Parcel

741600000480

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.

Corrective Action: Obtain the required Business License Tax Receipt (with the City of New Smyrna Beach. Apply online at www.cityofnsb.com or contact Kathleen Adle at 386-410-2865.

Compliance Date: 02/28/2025

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0796-2024**

Case Type: **Code Enforcement**

Date Case Established: **11/08/2024**

Compliance Deadline: **02/28/2025**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt Number:

Jessica Norris:9214 8901 9403 8300 6522 84
Real Sub:9214 8901 9403 8300 6523 07

(✓) Post

( ) Hand Delivery

Sincerely,

Teresa Merck

Teresa Merck
Code Compliance Clerk

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

Date: 2/12/25

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

JESSICA NORRIS
2207 SAXON DR
NEW SMYRNA BEACH, FL
32169

CASE NO. CE-0796-2024
1325 SAXON DR
NEW SMYRNA BEACH, FL
32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **March 20, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Code Compliance Board with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested
REAL SUB LLC %PUBLIX SUPER MARKETS, INC
LAKELAND, FL 33801:9214 8901 9403 8300 6523 07
JESSICA NORRIS:9214 8901 9403 8300 6522 84

Receipt Number: SEE BELOW

(✓) Post

( ) Hand Delivery

Teresa Merck
Administrative Specialist

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
2/12/2025

1325

WAVES
SALON

Violation Notice

Mon
Tues
Wed. 9-7
Thurs. 9-5
Fri. 9-5
Sat. 9-5
Sun. 9-5

386-423-3534

Specializing in
Color &
Highlights

Skin Bar

Extension
Services

TO BOOK

February 13, 2025 at 10:20:47 AM EST

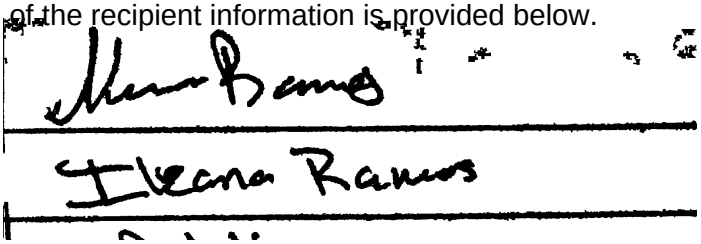
UNITED STATES POSTAL SERVICE

Date Produced: 02/17/2025

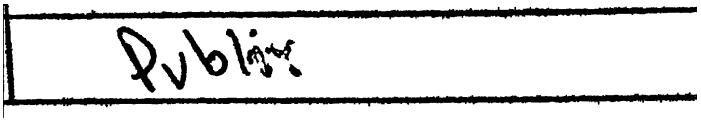
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8300 6523 07. Our records indicate that this item was delivered on 02/14/2025 at 09:40 a.m. in LAKELAND, FL 33802. 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:

REAL SUB LLC % PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND FL 33802-2018

Customer Reference Number: C5653136.34310595

2

UNITED STATES POSTAL SERVICE®

Return address:

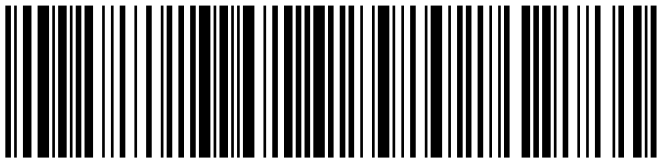
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

REAL SUB LLC % PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND FL 33802-2018

MAILING DATE: 02/12/2025
DELIVERY DATE: 02/14/2025

USPS CERTIFIED MAIL



9214 8901 9403 8300 6523 07

USPS Tracking Label Number: 9214 8901 9403 8300 6523 07

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/12/2025 08:48
ARRIVAL AT UNIT	LAKELAND,FL 33815	02/14/2025 07:08
DELIVERED LEFT WITH INDIVIDUAL	LAKELAND,FL 33802	02/14/2025 09:40

CASE #: CE-0796-2024 2207 SAXON DR-BB

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB- 006-2025- CHERRY ST- VACANT LOT- PARCEL ID 741801110090; OWNER: GREGORY WRIGHT; OFFICER: AMBER BAGE

March 20, 2025

Background:

Violation of City Code LDR 802.01. - Storage on Residential Lots Building Material

Compliance Date: February 6, 2025

Method of Service: Property posted March 2, 2025; Certified mail sent on February 28, 2025.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB- 0006-2025- CHERRY ST (PARCEL 741801110090).pdf

CE-0006-2025 -CHERRY STREET (VACANT LOT)
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Amber Bage

Project: CODE COMPLIANCE BOARD
District: New Smyrna Beach
Description: Cherry Street Vacant Lot - Residential property has been turned into a commercial construction site for storing and breaking down concrete and rock. Work starts early in the morning. Is a commercial business allowed to operate machinery much louder than our decile limit of 5p dB in a residential community?the property at 708 Cherry St extends across the road, where there are bobcats, stone grinders, trailers, that are used on a daily basis. It is a lot without power that is owned and used by the owner of 708 Cherry Street along with a crew of about 4 other workers.

Opened Date: 01/06/2025
Closed Date: NOT CLOSED

Parcel: 741801110090 Main	**Address:** CHERRY STREET (VACANT LOT)	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Complainant

Joseph Hemler

704 Hamilton St
New Smyrna Beach, FL 32168

Mobile: 4107398176

Owner

Gdw Services Llc
Greg Wright

708 Cherry St
New Smyrna Beach, FL 32168

Business: 3864021343

Note	Created By	Date and Time Created
1. Operating a business and storing equipment on a vacant lot. See online complaint regarding 708 Cherry Street and the vacant lot across the street)	Barbara Bobelak	1/6/2025 7:49 am
2. Assigned to: Amber Bage	Barbara Bobelak	1/6/2025 7:50 am

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-003608-2025	Online Complaint	Barbara Bobelak	01/06/2025

From: J
To: Bobelak, Barbara
Cc: Merck, Teresa
Subject: Re: Online Form Submittal: Contact Code Compliance
Date: Friday, January 3, 2025 9:23:14 AM
Attachments: image001.png
image001.png

CAUTION: EXTERNAL EMAIL

thank you, the property at 708 Cherry St extends across the road, where there are bobcats, stone grinders, trailers, that are used on a daily basis. It is a lot without power that is owned and used by the owner of 708 Cherry Street along with a crew of about 4 other workers.

On Fri, Jan 3, 2025, 8:53 AM Bobelak, Barbara <bbobelak@cityofnsb.com> wrote:

> Good morning,
>
> Thank you for your concern regarding operating a commercial business in a residential area. Home occupations are permitted in residential areas with restrictions. This will be assigned to a Code Compliance Officer to investigate any violations noted will be brought the homeowners attention and with a compliance date.
>
> Respectfully,
>
> Barbara Bobelak
>
> Code Compliance Supervisor
>
> City of New Smyrna Beach
>
> 210 Sams Avenue
>
> New Smyrna Beach, FL 32168
>
> Phone: 386-410-2871
>
> Email: bbobelak@cityofnsb.com

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, January 3, 2025 7:57 AM
To: Code Enforcement <code@cityofnsb.com>
Subject: Online Form Submittal: Contact Code Compliance

CAUTION: EXTERNAL EMAIL

Contact Code Compliance

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

Please provide your name and contact information.

First Name	Joseph
Last Name	Hemler
Street Address	704 Hamilton Street
City	New Smyrna Beach
State	FL
Zip Code	32168
Phone Number	4107398176

Reply E-mail	joseph.hemler92@gmail.com

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

Street Address	708 Cherry St, New Smyrna Beach, FL, 32168
Incident Description	Residential property has been turned into a commercial construction site for storing and breaking down concretr and rock. Work starts early in the morning. Is a commercial business allowed to operate machinery much louder than our decile limit of 5p dB in a residential community?
Name of Property Owner or Tenant (if known)	Greg
File Upload	*Field not completed.*

Email not displaying correctly? View it in your browser.

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from City of New Smyrna Beach officials and employees are public records and are available upon request. If you have received this message in error, please notify us immediately by replying to this message and delete it from your computer. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited.

* *Please consider the negative environmental impacts associated with printing email* *

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE CITY OF NEW SMYRNA BEACH FLORIDA
www.cityofnsb.com

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

AltKey: 3804325 **Parcel ID: 741801110090**
WRIGHT GREGORY **CHERRY ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3804325
Parcel ID:	741801110090
Township-Range-Section:	17 - 34 - 18
Subdivision-Block-Lot:	01 - 11 - 0090
Owner(s):	WRIGHT GREGORY - FS - Fee Simple - 100%
Mailing Address On File:	708 CHERRY ST NEW SMYRNA BEACH FL 32168
Physical Address:	CHERRY ST, NEW SMYRNA BEACH 32168
Property Use:	0000 - VACANT RES
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4064
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	$50,529	$41,983	$0	$50,529	1.5000	$75.79
0012	DISCRETIONARY	$50,529	$41,983	$0	$50,529	0.7480	$37.80
0011	REQ LOCAL EFFORT	$50,529	$41,983	$0	$50,529	3.0370	$153.46
0050	GENERAL FUND	$50,529	$41,983	$8,546	$41,983	3.2007	$134.38
0053	LAW ENFORCEMENT FUND	$50,529	$41,983	$8,546	$41,983	1.5994	$67.15
0055	LIBRARY	$50,529	$41,983	$8,546	$41,983	0.3891	$16.34
0520	MOSQUITO CONTROL	$50,529	$41,983	$8,546	$41,983	0.1647	$6.91
0530	PONCE INLET PORT AUTHORITY	$50,529	$41,983	$8,546	$41,983	0.0692	$2.91
0058	VOLUSIA ECHO	$50,529	$41,983	$8,546	$41,983	0.2000	$8.40
0057	VOLUSIA FOREVER	$50,529	$41,983	$8,546	$41,983	0.2000	$8.40
0065	FLORIDA INLAND NAVIGATION DISTRICT	$50,529	$41,983	$8,546	$41,983	0.0288	$1.21
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$50,529	$41,983	$8,546	$41,983	0.7506	$31.51
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$50,529	$41,983	$8,546	$41,983	0.1793	$7.53
0271	NEW SMYRNA BCH I&S 2005	$50,529	$41,983	$8,546	$41,983	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$50,529	$41,983	$8,546	$41,983	0.0895	$3.76
0270	NEW SMYRNA BEACH	$50,529	$41,983	$8,546	$41,983	4.6370	$194.68
						16.7933	$750.20

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$750.20
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$750.20**
Estimated Tax Amount without SOH:	$848.55

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$48,150	$2,379	$50,529	$38,167	$0	$38,167	$0
2023	$67,945	$2,129	$70,074	$34,697	$0	$34,697	$0
2022	$29,960	$1,583	$31,543	$31,543	$0	$31,543	$0
2021	$29,960	$1,390	$31,350	$31,350	$0	$31,350	$0
2020	$28,890	$1,368	$30,258	$28,482	$0	$28,482	$0
2019	$24,610	$1,283	$25,893	$25,893	$0	$25,893	$0
2018	$10,700	$1,283	$11,983	$11,983	$0	$11,983	$0
2017	$10,700	$1,291	$12,011	$10,301	$0	$10,301	$0
2016	$10,720	$1,278	$11,998	$9,365	$0	$9,365	$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.

18-17-34 LOTS 9 & 10 BLK 11 HAMILTON ADD NEW SMYRNA MB 6 PG 162 PER OR 1885 PG 0571 PER OR 5682 PG 0683 PER OR 7001 PG 0362 PER OR 7476 PG 2695 PER OR 7613 PGS 4670-4671 PER OR 7615 PG 3456 PER OR 7889 PG 3785

Copy to | Reply | Reply all | Forward | Share to Teams | Zoom | Print | ...

Cherry St-Vacant Lot

BA

Bage, Amber

To: GW.SERVICES63@GMAIL.COM

Reply | Reply all | Forward

Tue 1/7/2025 7:54 AM

Good morning, Mr. Wright,

Thank you for speaking with me yesterday regarding the complaint that we have received on your property. As I was advising you yesterday, it is against the city ordinance to have construction materials and equipment on a residentially zoned parcel. I will attach the Code Ordinance below. It has also been brought to my attention that a fence was added to the property without pulling the approved permits. Please contact the Building department to apply for an after-the-fact permit for the fence.

As I was reading through the ordinance, it does not have any exceptions to storing the construction materials or equipment on residential parcels. These items will have to be removed from the property and stored in an area that is zoned for such. This email will be a courtesy notice to give you time to correct these violations. Please contact the Building department for the permit before January 14, 2025 to start that process and start removing the construction material and equipment from the property. The compliance date for these violations to be corrected will be January 24, 2025. If I can be of assistance in any way or if you have any questions, please let me know. Please stay in contact with me regarding your process in rectifying these issues, so I can possibly work with you any way I can. Thank you for your time in this matter.

802.00. - Storage on residential lots.

802.01. No lot which is zoned for a residential purpose shall be used for the storage of building materials or construction equipment except when incidental to a construction operation for which a building permit is in effect.

Sec. 26-171. - Permits.

(a) *Required.* A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.

(b) *Fee schedules.* Permit fees shall be adopted by resolution of the city commission.

(Ord. No. 28-09, § 1, 8-25-2009)

Sincerely,

Amber Bage

Code Compliance Officer
City of New Smyrna Beach
210 Sams Ave
New Smyrna Beach, FL 32168
Office (386) 410-2875
Fax (386) 410-2806
Abage@cityofnsb.com


12/25/2024
1 of 2
Latest

Network: Jan 6, 2025 at 10:26:14 AM EST
Local: Jan 6, 2025 at 10:26:14 AM EST

Network:Jan 6, 2025 at 10:26:16 AM EST
Local:Jan 6, 2025 at 10:26:16 AM EST

Network:Jan 6, 2025 at 2:48:00 PM EST
Local:Jan 6, 2025 at 2:48:00 PM EST

Network:Jan 6, 2025 at 2:50:35 PM EST
Local:Jan 6, 2025 at 2:50:35 PM EST

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Case Number: CE-0006-2025

Violation Notice

Case Type: Code Enforcement
Date Case Established: 01/06/2025
Compliance Deadline: 02/06/2025

Owner: GREG WRIGHT

Mailing Address

GREG WRIGHT
708 CHERRY ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
	741801110090

Violation: LDR 802.01. - Storage on Residential Lots Building Material
No lot which is zoned for a residential purpose shall be used for the storage of building materials or construction equipment except when incidental to a construction operation for which a building permit is in effect.

Corrective Action: Remove building material and construction equipment from residential area. Cease and desist all commercial working in residential area.

Compliance Date: 02/06/2025

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.

Corrective Action: Apply for an after-the-fact permit for fence.

Compliance Date: 02/10/2025

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0006-2025**
Case Type: **Code Enforcement**
Date Case Established: **01/06/2025**
Compliance Deadline: **02/06/2025**

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(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8397 7940 72
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck
Administrative Specialist I

Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com

1/23/25

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

GREG WRIGHT
708 CHERRY ST
NEW SMYRNA BEACH, FL
32168

CASE NO. CE-0006-2025

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The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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(✓) Post

( ) Hand Delivery

Teresa Merck
Administrative Specialist II

Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com

1/23/2025

Network:Jan 8, 2025 at 10:57:00 AM EST
Local:Jan 8, 2025 at 10:57:00 AM EST

City of [redacted] Beach
Code [redacted]
210 Sa[redacted]
New Smyrna Beach, FL
32168
386-410-2870

Courte[redacted]
Notice

Number: CE-0006-2025
Case Type: Code Enforcement
Case Established: 01/06/2025
Compliance Deadline: 01/24/2025

Owner: GREG WRIGHT

Mailing Address

GREG WRIGHT
708 CHERRY ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address

Parcel

741801110090

Violation: LDR 802.01. - Storage on Residential Lots Building Material
No lot which is zoned for a residential purpose shall be used for the storage of building materials or construction equipment except when incidental to a construction operation for which a building permit is in effect.

Corrective Action: Remove building material and construction equipment.
Compliance Date: 01/24/2025

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.

Corrective Action: Apply for an after-the-fact permit for fence.
Compliance Date: 01/24/2025

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

01-08-2025 10:57 AM 72

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

GREG WRIGHT
708 CHERRY ST
NEW SMYRNA BEACH, FL
32168

CASE NO. CE-0006-2025

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **March 20, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Code Compliance Board with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8302 9196 44

(✓) Post

( ) Hand Delivery

Teresa Merck

Teresa Merck II
Administrative Specialist II

Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com
2/28/2025

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0006-2025**
Case Type: **Code Enforcement**
Date Case Established: **01/06/2025**
Compliance Deadline: **02/06/2025**

Owner: GREG WRIGHT

Mailing Address

GREG WRIGHT
708 CHERRY ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
	741801110090

Violation: LDR 802.01. - Storage on Residential Lots Building Material
No lot which is zoned for a residential purpose shall be used for the storage of building materials or construction equipment except when incidental to a construction operation for which a building permit is in effect.

Corrective Action: Remove building material and construction equipment from residential area. Cease and desist all commercial working in residential area.

Compliance Date: 02/06/2025

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.

Corrective Action: Apply for an after-the-fact permit for fence.

Compliance Date: 02/10/2025

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0006-2025**
Case Type: **Code Enforcement**
Date Case Established: **01/06/2025**
Compliance Deadline: **02/06/2025**

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(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8397 7940 72
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck
Administrative Specialist I

Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com

1/23/25

Network: Mar 2, 2025 at 10:35:29 AM EST
Local: Mar 2, 2025 at 10:35:29 AM EST
N 29° 1' 37.914", W 80° 56' 29.598"
711 Cherry St
New Smyrna Beach FL 32168
United States

Network:Jan 8, 2025 at 10:57:21 AM EST
Local:Jan 8, 2025 at 10:57:21 AM EST

ISUZU

01-08-2025 10:57 AM 78

Network:Jan 8, 2025 at 10:56:56 AM EST
Local:Jan 8, 2025 at 10:56:56 AM EST

01-08-2025 10:56 AM 79

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0055-2025- 614 AEOLIAN DR.; OWNER: BG REAL ESATE FL LLC; OWNER: BARBARA BOBELAK

March 20, 2025

Background:

Violation of City Code Sec. 74-146. - Local Business Tax Imposed

Compliance Date: March 7, 2025

Method of Service: Property posted February 14, 2025; Certified mail signed for on February 18, 2025.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0055-2025- 614 Aeolian Dr..pdf

From: Claudia Vanderhorst
To: Adle, Kathleen
Cc: Bobelak, Barbara
Subject: Re: AIrbnb/Short Term Rental of Home in NSB PUD Isles of Sugar Mill
Date: Tuesday, January 21, 2025 4:43:22 PM
Attachments: image001.png

CAUTION: EXTERNAL EMAIL

When 560 was sold/purchased a year or so ago, the new owners were listed as Gail and Dennis Waters (out of Deland) and they own(ed) several homes in the area. The Waters are not the people who moved in and remain today (their last name is Dunfey).

I happened to be outside when the Waters were showing the house to potential renters, otherwise I wouldn't have known the difference.

As I mentioned, there are potentially a 1/2 dozen rental homes in our community... wonder how many others aren't licensed...

I never knew landlords of homes needed to be licensed for taxes in NSB; is it a new requirement and/or has this been well publicized to the general public?

Thanks again,
Claudia

On Tue, Jan 21, 2025, 1:06 PM Adle, Kathleen <kadle@cityofnsb.com> wrote:

> 560 Aeolian DOES NOT have a BTR for rental property.
>
> We identify rental properties by citizens reporting or Code Compliance noticing “For Rent” signs in the yard, or the owners apply themselves to be in compliance.
>
> Kathleen
>
> **Kathleen Adle, SBTO**
>
> *Business Tax Specialist*
>
> City of New Smyrna Beach
>
> 214 Sams Ave
>
> New Smyrna Beach, FL 32168

Office (386) 410-2865

kadle@cityofnsb.com

www.cityofnsb.com



From: Claudia Vanderhorst <claudiavand16@gmail.com>
Sent: Tuesday, January 21, 2025 9:54 AM
To: Adle, Kathleen <kadle@cityofnsb.com>
Subject: Re: AIrbnb/Short Term Rental of Home in NSB PUD Isles of Sugar Mill

CAUTION: EXTERNAL EMAIL

Ok thank you again. Does 560 Aeolian Dr. have a BTR on file?

Our community currently has several properties being leased; how does the city identify potential violations for no BTR, outside of neighbors reporting it?

Thank you,

Claudia Vanderhorst

On Tue, Jan 21, 2025 at 9:43 AM Adle, Kathleen <kadle@cityofnsb.com> wrote:

Yes. A BTR is required for ALL rental properties and any businesses operated within our jurisdiction.

Kathleen

Kathleen Adle, SBTO

Business Tax Specialist

City of New Smyrna Beach

214 Sams Ave

New Smyrna Beach, FL 32168

Office (386) 410-2865

kadle@cityofnsb.com

www.cityofnsb.com



From: Claudia Vanderhorst <claudiavand16@gmail.com>
Sent: Tuesday, January 21, 2025 8:19 AM
To: Adle, Kathleen <kadle@cityofnsb.com>
Subject: Re: AIrbnb/Short Term Rental of Home in NSB PUD Isles of Sugar Mill

CAUTION: EXTERNAL EMAIL

Thank you for your swift response Ms. Adle.

Is a business tax receipt required for 30+ day rental properties located in our community?

Thank you,

Claudia Vanderhorst

On Tue, Jan 21, 2025 at 7:00 AM Adle, Kathleen <kadle@cityofnsb.com> wrote:

> Ms. Vanderhorst,
>
> This property IS NOT in the Short-Term Rental Zone. It must be rented to one tenant 30 days or longer at a time. In addition, they DO NOT have a Business Tax Receipt for rental property.
>
> I am copying this response to our Code Compliance Supervisor to register your complaint with them. All complaints must be submitted in writing.
>
> Thank you.
>
> Kathleen
>
> **Kathleen Adle, SBTO**
>
> *Business Tax Specialist*
>
> City of New Smyrna Beach
>
> 214 Sams Ave
>
> New Smyrna Beach, FL 32168

Office (386) 410-2865

kadle@cityofnsb.com

www.cityofnsb.com

From: Claudia Vanderhorst <claudiavand16@gmail.com>
Sent: Saturday, January 18, 2025 3:13 PM
To: Adle, Kathleen <kadle@cityofnsb.com>
Subject: AIrbnb/Short Term Rental of Home in NSB PUD Isles of Sugar Mill

CAUTION: EXTERNAL EMAIL

Hello,

I hope you can answer a question; the single family home at 614 Aeolian Dr. in the single family residential, non-private HOA community, the Isles of Sugar Mill PUD in NSB, was recently purchased and is now being rented as a short term airbnb according to the people coming and going from the property.

Can you please advise if this is an allowed use of the property and if it is, has it been properly registered with the city of NSB and or Volusia County, for short term use and tax purposes?

Thank you,

Claudia Vanderhorst

562 Aeolian Dr.

419-345-4220

Claudia Vanderhorst

PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from City of New Smyrna Beach officials and employees are public records and are available upon request. If you have received this message in error, please notify us immediately by replying to this message and delete it from your computer. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited.

** Please consider the negative environmental impacts associated with printing email **

VISIT OUR WEBSITE FOR MORE INFORMATION ABOUT THE CITY OF NEW SMYRNA BEACH FLORIDA

www.cityofnsb.com

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

AltKey: 6767718 **Parcel ID: 731505000390**
BG REAL ESTATE FL LLC **614 AEOLIAN DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	6767718
Parcel ID:	731505000390
Township-Range-Section:	17 - 33 - 15
Subdivision-Block-Lot:	05 - 00 - 0390
Owner(s):	BG REAL ESTATE FL LLC - FS - Fee Simple - 100%
Mailing Address On File:	7901 4TH ST N STE 300 SAINT PETERSBURG FL 33702 4399
Physical Address:	614 AEOLIAN DR, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4099
Subdivision Name:	ISLES OF SUGAR MILL
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$320,653	$320,653	$0	$320,653	1.5000	$480.98
0012	DISCRETIONARY	$320,653	$320,653	$0	$320,653	0.7480	$239.85
0011	REQ LOCAL EFFORT	$320,653	$320,653	$0	$320,653	3.0370	$973.82
0050	GENERAL FUND	$320,653	$320,653	$0	$320,653	3.2007	$1,026.31
0053	LAW ENFORCEMENT FUND	$320,653	$320,653	$0	$320,653	1.5994	$512.85
0055	LIBRARY	$320,653	$320,653	$0	$320,653	0.3891	$124.77
0520	MOSQUITO CONTROL	$320,653	$320,653	$0	$320,653	0.1647	$52.81
0530	PONCE INLET PORT AUTHORITY	$320,653	$320,653	$0	$320,653	0.0692	$22.19
0058	VOLUSIA ECHO	$320,653	$320,653	$0	$320,653	0.2000	$64.13
0057	VOLUSIA FOREVER	$320,653	$320,653	$0	$320,653	0.2000	$64.13
0065	FLORIDA INLAND NAVIGATION DISTRICT	$320,653	$320,653	$0	$320,653	0.0288	$9.23
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$320,653	$320,653	$0	$320,653	0.7506	$240.68
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$320,653	$320,653	$0	$320,653	0.1793	$57.49
0271	NEW SMYRNA BCH I&S 2005	$320,653	$320,653	$0	$320,653	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$320,653	$320,653	$0	$320,653	0.0895	$28.70
0270	NEW SMYRNA BEACH	$320,653	$320,653	$0	$320,653	4.6370	$1,486.87
						16.7933	$5,384.82

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$5,384.82
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$5,488.82**
Estimated Tax Amount without SOH:	$5,488.82

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$33,750	$285,442	$319,192	$319,192	$0	$319,192	$0
2023	$33,750	$292,767	$326,517	$326,517	$0	$326,517	$0
2022	$21,500	$262,475	$283,975	$252,297	$0	$252,297	$0
2021	$16,250	$213,111	$229,361	$229,361	$0	$229,361	$0
2020	$11,000	$198,004	$209,004	$209,004	$0	$209,004	$0
2019	$20,000	$195,277	$215,277	$161,300	$50,000	$111,300	$53,977
2018	$12,500	$179,191	$191,691	$158,292	$50,000	$108,292	$33,399
2017	$12,500	$176,162	$188,662	$155,036	$50,000	$105,036	$33,626
2016	$6,250	$185,142	$191,392	$151,847	$50,000	$101,847	$39,545

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 39 ISLES OF SUGAR MILL MB 54 PGS 55-60 INC PER OR 6417 PGS 3596-3597 PER OR 7732 PG 1657 PER OR 7758 PG 3297 PER 8139 PG 1729 PER OR 8198 PG 2350 PER OR 8649 PG 3715

City of New Smyrna Beach
Code Compliance

214 Sams Ave
New Smyrna Beach, FL 32168
386-410-2870

Case Number: **CE-0055-2025**
Case Type: **Code Enforcement**
Courtesy Notice
Date Case Established: **01/22/2025**
Compliance Deadline: **02/05/2025**

Owner: BG REAL ESTATE FL LLC

Mailing Address

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

Notice of Violation for the following location:

Address	Parcel
614 AEOLIAN DR NEW SMYRNA BEACH, FL 32168	**731505000390**

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.

Corrective Action: Obtain the required Business License Tax Receipt for rental property. Apply online at www.cityofnsb.com, contact Kathleen Adle, Business Tax Specialist, at 386-410-2865, for assistance.

Compliance Date: 02/05/2025

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE.**

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

( ) Certified Mail, Return Receipt Requested
(✓) Post
( ) Hand Delivered
(✓) First Class Mail

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0055-2025
614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **March 20, 2025, at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0055-2025
614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0055-2025
614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

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(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8301 0816 01
(✓) Post

Sincerely,

Teresa Merck

Teresa Merck
Code Compliance Clerk

Contact:
Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
2/14/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0055-2025**

Case Type: **Code Enforcement**

Date Case Established: **01/22/2025**

Compliance Deadline: **03/07/2025**

Owner: BG REAL ESTATE FL LLC

Mailing Address

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

Notice of Violation for the following location:

Address

614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

Parcel

731505000390

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain the required Business License Tax Receipt for rental property.
Apply online at www.cityofnsb.com/business, contact Kathleen Adle, Business Tax Specialist, at 386-410-2865, for assistance.
Compliance Date: 03/07/2025

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City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0055-2025**

Case Type: **Code Enforcement**

Date Case Established: **01/22/2025**

Compliance Deadline: **03/07/2025**

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(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8301 0816 01
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck

Teresa Merck
Code Compliance Clerk

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

2/14/25

Network:Feb 14, 2025 at 11:32:18 AM EST
Local:Feb 14, 2025 at 11:32:18 AM EST
N 29° 1' 48.763", W 80° 58' 59.069"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States

UNITED STATES POSTAL SERVICE

Date Produced: 02/19/2025

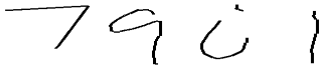
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8301 0816 01. Our records indicate that this item was delivered on 02/18/2025 at 11:08 a.m. in SAINT PETERSBURG, FL 33702. 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:

BG REAL ESTATE FL LLC
7901 4TH ST N
STE 300
ST PETERSBURG FL 33702-4399

Customer Reference Number: C5660243.34356574

2

UNITED STATES POSTAL SERVICE®

Return address:

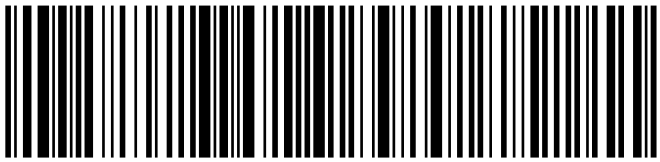
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

BG REAL ESTATE FL LLC
7901 4TH ST N
STE 300
ST PETERSBURG FL 33702-4399

MAILING DATE: 02/14/2025
DELIVERY DATE: 02/18/2025

USPS CERTIFIED MAIL



9214 8901 9403 8301 0816 01

USPS Tracking Label Number: 9214 8901 9403 8301 0816 01

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/14/2025 08:37
DELIVERED LEFT WITH INDIVIDUAL	SAINT PETERSBURG,FL 33702	02/18/2025 11:08

CASE #: CC-0055-2025 BB

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB- 0073-2025- 2502 ARLINGTON AVE; OWNER: ROBERT AYERS; OFFICER: JASON YATES

March 20, 2025

Background:

Violation of City Code Sec. 26-171. (a) - Permits Required; Sec. 26-172. - Penalties for work commencing before permit issuance.

Compliance Date: February 28, 2025

Method of Service: Property posted February 7, 2025; Certified mail sent February 7, 2025; Returned to Sender.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0073-2025- 2502 Arlington Ave.pdf

CE-0073-2025 – 2502 ARLINGTON AVENUE
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	02/06/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Jason Yates	**Description:**	Concrete slab built approx 3 months ago and now a 3 car garage built on top of it in backyard without a permit.		

Parcel: 733902004520 Main	**Address:** 2502 Arlington Av Main New Smyrna Beach, FL 32168	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Owner	**Complainant**
Robert Ayres	Irene Moody
2502 Arlington Av New Smyrna Beach, FL 32168	2510 Arlington Dr New Smyrna Beach, FL 32168

Note	**Created By**	**Date and Time Created**
1. Assigned to: Jason Yates	Barbara Bobelak	2/6/2025 12:18 pm

Activity Type	**Activity Number**	**Activity Name**	**User**	**Created On**
Phone Call	PC-003646-2025	Complaint	Barbara Bobelak	02/06/2025

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

AltKey: 3721012 **Parcel ID: 733902004520**
AYERS ROBERT **2502 ARLINGTON AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3721012
Parcel ID:	733902004520
Township-Range-Section:	17 - 33 - 39
Subdivision-Block-Lot:	02 - 00 - 4520
Owner(s):	AYERS ROBERT - FS - Fee Simple - 100%
Mailing Address On File:	2502 ARLINGTON AVE NEW SMYRNA BEACH FL 32168
Physical Address:	2502 ARLINGTON AVE, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4604
Subdivision Name:	ISLESBORO SECOND SECTION
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$373,108	$128,231	$35,000	$93,231	1.5000	$139.85
0012	DISCRETIONARY	$373,108	$128,231	$35,000	$93,231	0.7480	$69.74
0011	REQ LOCAL EFFORT	$373,108	$128,231	$35,000	$93,231	3.0370	$283.14
0050	GENERAL FUND	$373,108	$128,231	$60,722	$67,509	3.2007	$216.08
0053	LAW ENFORCEMENT FUND	$373,108	$128,231	$60,722	$67,509	1.5994	$107.97
0055	LIBRARY	$373,108	$128,231	$60,722	$67,509	0.3891	$26.27
0520	MOSQUITO CONTROL	$373,108	$128,231	$60,722	$67,509	0.1647	$11.12
0530	PONCE INLET PORT AUTHORITY	$373,108	$128,231	$60,722	$67,509	0.0692	$4.67
0058	VOLUSIA ECHO	$373,108	$128,231	$60,722	$67,509	0.2000	$13.50
0057	VOLUSIA FOREVER	$373,108	$128,231	$60,722	$67,509	0.2000	$13.50
0065	FLORIDA INLAND NAVIGATION DISTRICT	$373,108	$128,231	$60,722	$67,509	0.0288	$1.94
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$373,108	$128,231	$60,722	$67,509	0.7506	$50.67
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$373,108	$128,231	$60,722	$67,509	0.1793	$12.10
0271	NEW SMYRNA BCH I&S 2005	$373,108	$128,231	$60,722	$67,509	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$373,108	$128,231	$60,722	$67,509	0.0895	$6.04
0270	NEW SMYRNA BEACH	$373,108	$128,231	$60,722	$67,509	4.6370	$313.04
						16.7933	$1,269.64

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$1,269.64
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$1,373.64**
Estimated Tax Amount without SOH:	$6,369.71

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$88,000	$289,137	$377,137	$124,618	$60,000	$64,618	$252,519
2023	$82,500	$279,521	$362,021	$120,989	$60,000	$60,989	$241,032
2022	$57,500	$281,867	$339,367	$117,465	$51,000	$66,465	$221,902
2021	$46,000	$198,329	$244,329	$114,044	$51,000	$63,044	$130,285
2020	$36,000	$174,293	$210,293	$112,469	$51,000	$61,469	$97,824
2019	$45,000	$164,961	$209,961	$135,913	$50,000	$85,913	$74,048
2018	$23,500	$173,829	$197,329	$133,379	$50,000	$83,379	$63,950
2017	$21,000	$160,443	$181,443	$130,636	$50,000	$80,636	$50,807
2016	$26,000	$132,407	$158,407	$127,949	$50,000	$77,949	$30,458

Property Description

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

LOTS 452 & 453 ISLESBORO SECOND SEC MB 7 PG 22 PER OR 4241 PG 4521 PER OR 7079 PG 4497 PER OR 7085 PG 4353 PER OR 7094 PG 2788 PER OR 7747 PG 0518

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Case Number: **CE-0073-2025**

Violation Notice

Case Type: **Code Enforcement**

Date Case Established: **02/06/2025**

Compliance Deadline: **02/28/2025**

Owner: Robert Ayres

Mailing Address

Robert Ayres
2502 ARLINGTON AV
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
2502 ARLINGTON AV NEW SMYRNA BEACH, FL 32168	**733902004520**

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.

Corrective Action: Obtain after the fact permit(s) for the 3 car garage that was erected and the poured concrete slab.

Compliance Date: 02/28/2025

Violation: Sec. 26-172. - Penalties for work commencing before permit issuance.
Any person who commences any work on a building or structure or electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 200 percent of the normal permit fee plus $50.00; except that during or following a natural disaster such as a hurricane, tornado, or sever windstorm, the penalty shall be 200 percent of the normal permit fee plus $100.00. The penalty shall be in lieu of the penalty imposed by section 104.7.2 of the 2007 Florida Building Code adopted in section 26-36.

(Ord. No. 49-97, § 1, 10-28-1997; Ord. No. 88-07, § 8, 9-11-2007; Ord. No. 28-09,§ 3, 8-25-2009)

Compliance Date: 02/28/2025

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0073-2025**
Case Type: **Code Enforcement**
Date Case Established: **02/06/2025**
Compliance Deadline: **02/28/2025**

Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a Notice of Violation is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested Receipt:9214 8901 9403 8300 0235 03
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck
Administrative Specialist

Jason Yates
Code Compliance Officer
Phone: (386) 410-2878
Email: jyates@cityofnsb.com

2/7/2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

Robert Ayres
2502 ARLINGTON AV
NEW SMYRNA BEACH, FL
32168

CASE NO. CE-0073-2025
2502 ARLINGTON AV
NEW SMYRNA BEACH, FL
32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **March 20, 2025, at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Code Compliance Board will be based upon the evidence presented at the hearing. If the Code Compliance Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Code Compliance Board, the Code Compliance Board may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Code Compliance Board finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Code Compliance Board. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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

NOTICE TO PERSONS WITH DISABILITIES

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

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RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Code Compliance Board with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested

Receipt:9214 8901 9403 8300 0235 03

(✓) Post

( ) Hand Delivery

Teresa Merck

Teresa Merck
Administrative Specialist

Jason Yates
Code Compliance Officer
Phone: (386) 410-2878
Email: jyates@cityofnsb.com
2/7/2025

Network:Feb 7, 2025 at 3:57:36 PM EST
Local:Feb 7, 2025 at 3:57:35 PM EST
+29.060499,-80.952019
2502 Arlington Ave
New Smyrna Beach FL 32168
United States

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:

ROBERT AYRES
2502 ARLINGTON AVE
NEW SMYRNA FL 32168-5803



USPS Tracking Label Number: 9214 8901 9403 8300 0235 03

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/12/2025 08:03
NO AUTHORIZED RECIPIENT AVAILABLE	NEW SMYRNA BEACH,FL 32168	02/12/2025 12:23
REMINDER TO SCHEDULE REDELIVERY	NEW SMYRNA BEACH,FL 32168	02/17/2025 03:12
PACKAGE RETURN NOTICE GENERATED	NEW SMYRNA BEACH,FL 32168	02/27/2025 03:35

NORTH ST
CONRAD DR
AUBURN AVE
CHESTER AVE
FAIRMONT AVE
WESTWOOD AVE
GLENWOOD AVE
Maps
Network:Feb 6, 2025 at 12:40:17 PM EST
Local:Feb 6, 2025 at 12:40:17 PM EST
N 29° 3' 36.888", W 80° 57' 8.120"
2502 Arlington Ave
New Smyrna Beach FL 32168
United States
112

Network:Feb 6, 2025 at 12:40:35 PM EST
Local:Feb 6, 2025 at 12:40:35 PM EST
N 29° 3' 36.733", W 80° 57' 7.056"
801 South St
New Smyrna Beach FL 32168
United States