Building Trades Examining Board
Thursday, April 23, 2026 at 5:30 PM

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

1. CALL TO ORDER

A. Roll Call

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Building Trade Board Minutes March 26, 2026

4. SWEARING OF CITY STAFF

5. OLD BUSINESS

5.A BLD-000023-2026 - 433 Sheldon St.; Owner: Ishman Hunter, III; Officer: Barbara Bobelak

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

6. NEW BUSINESS

6.A BLD - 000025-2025 - 350 Mission Dr., Owner: Teresa N. Gascon, Officer:

Barbara Bobelak

7. REQUEST TO APPEAR

8. COMMENTS FROM BOARD OR STAFF

9. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BUILDING TRADE BOARD MINUTES MARCH 26, 2026

April 23, 2026

Background:
Approval Of Minutes for the March 26, 2026, Building Trade Board Hearing.

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Building Trade Board March Meeting Minutes.pdf

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

Minutes

1. CALL TO ORDER

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

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

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

Absent: None.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Heidi Hales-Walker moved to adopt the minutes from January 22, 2026. Member Nick Shulz second the motion. The motion carried unanimously 7-0.

4. SWEARING OF CITY STAFF

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

5. OLD BUSINESS

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

This case was heard before the Building Trade Examining Board on March 26, 2026, the Building Trade Examining Board made a determination based on testimony and evidence that the property owner did not attempt to make improvements or to demolish the structure within 60 days of the hearing held on October 23, 2025. On October 24, 2025, the board's order was mailed certified mail to the property owner and posted on the property. The January hearing was cancelled, and this case was rescheduled for the March 26, 2026, hearing. The notice of hearing with a copy of the notice of determination was mailed certified mail on February 11, 2026, and posted on the property February 13, 2026, certified mail was returned to the city.

On March 25, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition of the structure.

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

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

6. New Business

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

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

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

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

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

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

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

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

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

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

7. Election Results of Chair and Vice Chair

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

The board elected Heidi Hales - Walker for vice chair and the board. Motion carried unanimously.

8.REQUEST TO APPEAR

9.COMMENTS FROM BOARD OR STAFF

10.ADJOURNMENT

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

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

April 23, 2026

Background:

Notice of determination issued February 9, 2026. The Building Official determined the structure cannot be restored it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure pursuant to Article X, Sec. 26-795. and Sec. 26-796. a notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on February 10, 2026; delivered on February 17, 2026. Property Posted on February 13, 2026

Findings:

On March 26, 2026, the Building Trade Board moved to find the building on the property condemned and is in an unsafe and dilapidated condition based on the testimony of the Code Inspector Barbara Bobelak and Chief Building Official Steve Woodworth.
The order was mailed certified mail March 27, 2026, and posted on the property March 30, 2026. Certified mail moving through the network per usps.com.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

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

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

Notice of Determination

UNSAFE OR DILAPIDATED STRUCTURE(S)

BLD-000023-2026
433 SHELDON STREET

Date: February 9, 2026

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

Isaiah Hunter
13030 Sunrise Creek Lane
Sugar Land, TX 77498

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

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

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

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

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

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

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

ITEMS IN VIOLATION

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

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

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2008).

Please check form of service.

☐ Hand delivery Upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested Receipt Number:

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

Evann Lorenzen, Board Clerk
elorenzen@cityofnsb.com

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

NOTICE OF HEARING

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

Date: February 9, 2026

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

Isaiah Hunter
13030 Sunrise Creek Lane
Sugar Land, TX 77498

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

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

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

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

Paul Heer, Vice Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in accordance with Section 286.0105, Fla. Statute (2019)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2008).

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Name of person who received service

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

Steve Woodworth
386.410.2858
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 11th day of February, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

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

☒ Post/Affidavit

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

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

AltKey: 3872878 **Parcel ID: 744106000160**
HUNTER ISHMAN III **433 SHELDON ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3872878
Parcel ID:	744106000160
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	06 - 00 - 0160
Owner(s):	HUNTER ISHMAN III - FS - Fee Simple - 100%
Mailing Address On File:	5602 BELARBOR HOUSTON TX 77033
Physical Address:	433 SHELDON ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4062
Subdivision Name:	SAMS F W DAUGHERTYS NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

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

Non-Ad Valorem Assessments

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

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

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$31,200	$88,142	$119,342	$55,049	$0	$55,049	$0
2024	$27,300	$89,286	$116,586	$50,045	$0	$50,045	$0
2023	$24,765	$82,884	$107,649	$45,495	$0	$45,495	$0
2022	$10,920	$56,478	$67,398	$41,359	$0	$41,359	$0
2021	$10,530	$34,655	$45,185	$37,599	$0	$37,599	$0
2020	$10,530	$34,400	$44,930	$34,181	$0	$34,181	$0
2019	$3,900	$33,711	$37,611	$31,074	$0	$31,074	$0
2018	$3,900	$24,349	$28,249	$28,249	$0	$28,249	$0
2017	$3,900	$21,921	$25,809	$25,809	$0	$25,809	$0

Property Description

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

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


Network:Feb 13, 2026 at 10:59:38 AM EST
Local:Feb 13, 2026 at 10:59:38 AM EST
Building Departmen
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com
NOTICE OF HEARING
BUILDING TRADES BOARD
BLD-000023-2026
433 Sheldon Street,
New Smyrna Beach, FL 32168
Date: February 9, 2026
Ishman Hunter, IV
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4927 Cotton Ridge Trail
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The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing, and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.
At the hearing, you will have the right to be represented by an attorney (at your own expense) or represent yourself, you will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

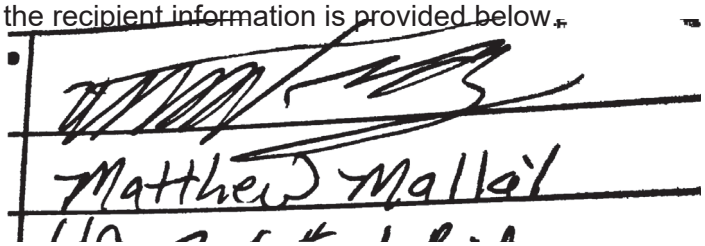
UNITED STATES POSTAL SERVICE

Date Produced: 02/18/2026

ConnectSuite Inc.:

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

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6569255.40203524

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

2

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 2332 84

USPS Tracking Label Number: 9214 8901 9403 8356 2332 84

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

CASE #: BLD-000023-2026

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

THE **STATE OF FLORIDA:**

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

Isaiah Hunter
13030 Sunrise Creek Lane
Sugar Land, TX 77498

CASE NO.: BLD-000023-2026

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 433 Sheldon Street, New Smyrna Beach, FL 32168
PARCEL NUMBER: 744106000160
LEGAL DESCRIPTION: 41-17-34 S 32 FT OF LOT 16 & N 6.5 FT OF LOT 17 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 4600 PG 4313 PER OR 5678 PG 2805 PER OR 7129 PG 3858 PER OR 7241 PG 1202

INITIAL DETERMINATION

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

The Building Trades Examining Board hereby gives property owner 20 days to obtain a permit for improvements or obtain a permit for demolition from the date of the boards order of March 26, 2026.

The Building Trades Examining Board hereby continues the hearing on the above captioned case until 23rd day of April 2026 at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 26th day of March 2026 at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

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

Chairperson
Building Trades Examining Board

Evann Lorenzen,
Building Trades Examining Board
Clerk

CERTIFICATE OF SERVICE

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

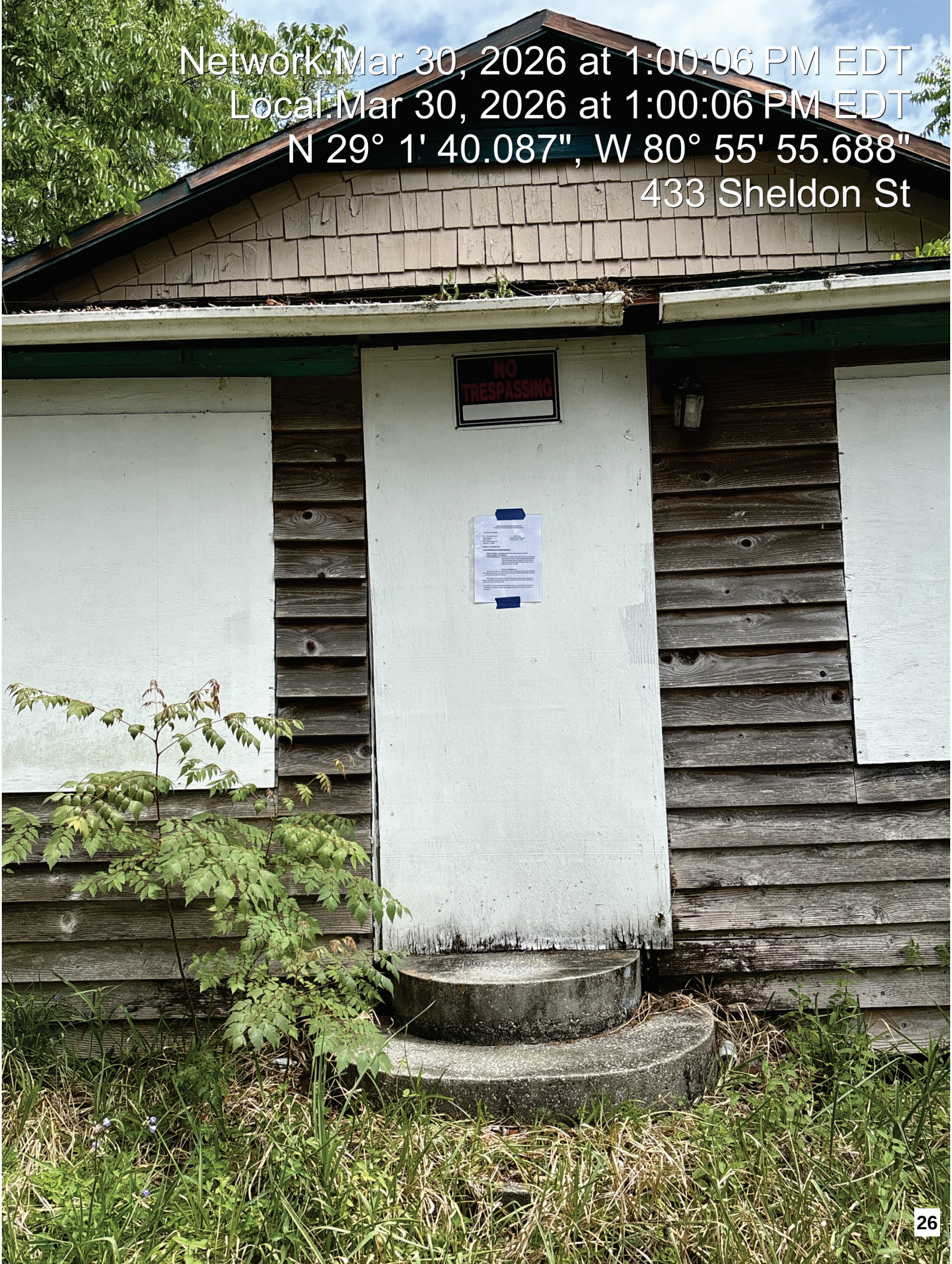
Please complete form of service:

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

(V) Property posted

(V) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8363 9879 27 9214 8901 9403 8363 9880 92

Signature: Evann Lorenzen
Building Trades Board Clerk
Date: 3/26/26


Network:Mar 30, 2026 at 1:00:06 PM EDT
Local:Mar 30, 2026 at 1:00:06 PM EDT
N 29° 1' 40.087", W 80° 55' 55.688"
433 Sheldon St
NO TRESPASSING


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


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


Network:Feb 9, 2026 at 11:08:39 AM EST
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Network:Feb 9, 2026 at 11:09:33 AM EST
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Network:Feb 9, 2026 at 11:09:38 AM EST
Local:Feb 9, 2026 at 11:09:38 AM EST


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


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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

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

April 23, 2026

Background:

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

Findings:

On March 26, 2026, the Building Trade Board moved to give the property owner 20 days to obtain a permit for demolition or obtain a permit for improvements based on the testimony of the Code Inspector Barbara Bobelak and Chief Building Official Steve Woodworth. The order was mailed certified mail March 27, 2026, and posted on the property March 30, 2026. Certified mail was delivered and accepted on March 31, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000024-2026 - 428 Palm St.pdf

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

NOTICE OF DETERMINATION
UNSAFE OR DILAPIDATED STRUCTURE(S)

BLD-000024-2026
428 PALM STREET

Date: February 11, 2026

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

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

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

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

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

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

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

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

ITEMS IN VIOLATION

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

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

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 11th day of February, 2026 on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat.

Please check form of service.

☐ Hand delivery Upon:
Name of person who received service

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

☒ Post/Affidavit

Evann Lorenzen, Board Clerk
elorenzen@cityofnsb.com

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

NOTICE OF HEARING

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

Date: February 11, 2026

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

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

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

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

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

Paul Heer

Paul Heer, Vice Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 11th day of February, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

Receipt Number: 9214 8901 9403 8356 2018 63

☒ Post/Affidavit

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

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

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

Parcel Summary

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

Working Tax Roll Values by Taxing Authority

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

Non-Ad Valorem Assessments

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

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

Previous Years Certified Tax Roll Values

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

Property Description

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

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

428 Palm Street pictometry

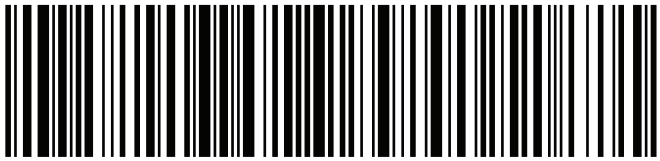


Network:Feb 13, 2026 at 12:37:38 PM EST
Local:Feb 13, 2026 at 12:37:38 PM EST



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

USPS CERTIFIED MAIL



9214 8901 9403 8356 2018 63

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

BLD-000024-2026
428 PALM

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

THE **STATE OF FLORIDA:**

TO: **Dorothy Lee Brown Seymour & Roy Brooks**
112 Key Grass Court
Saint Johns, FL 32259

CASE NO.: BLD-000021-2025

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 428 Palm Street, New Smyrna Beach, FL 32168
PARCEL NUMBER: 744106000180
LEGAL DESCRIPTION: 41-17-34 LOT 18 FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4 CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 16 PG 82 PER OR 4278 PG 3082 PER OR 6028 PG 3283 PER OR 6236 PG 1922 PER OR 8390 PG 0331

INITIAL DETERMINATION

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

The Building Trades Examining Board herby gives property owner 20 days to obtain a permit for improvements or obtain a permit for demolition from the date of the boards order of March 26, 2026.

The Building Trades Examining Board hereby continues the hearing on the above captioned case until the 23rd day of April 2026 at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 26th day of March 2026, at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

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

Paul Hoey
Chairperson
Building Trades Examining Board

Evann Lorenzen,
Building Trades Examining Board
Clerk

CERTIFICATE OF SERVICE

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

Please complete form of service:

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

(V) Property posted

(V) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8363 9910 92

Signature: Evann Lorenzen
Building Trades Board Clerk
Date: 3/26/26

UNITED STATES POSTAL SERVICE

April 10, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8363 9910 92**.

Item Details

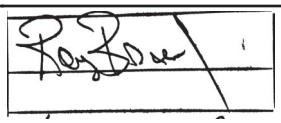
Status:	Delivered, Left with Individual
Status Date / Time:	March 31, 2026, 6:27 pm
Location:	SAINT JOHNS, FL 32259
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	112 KEY GRASS CT

Shipment Details

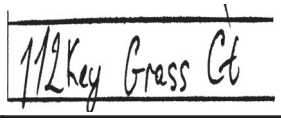
Weight:	1.0oz

Recipient Signature

Signature of Recipient:



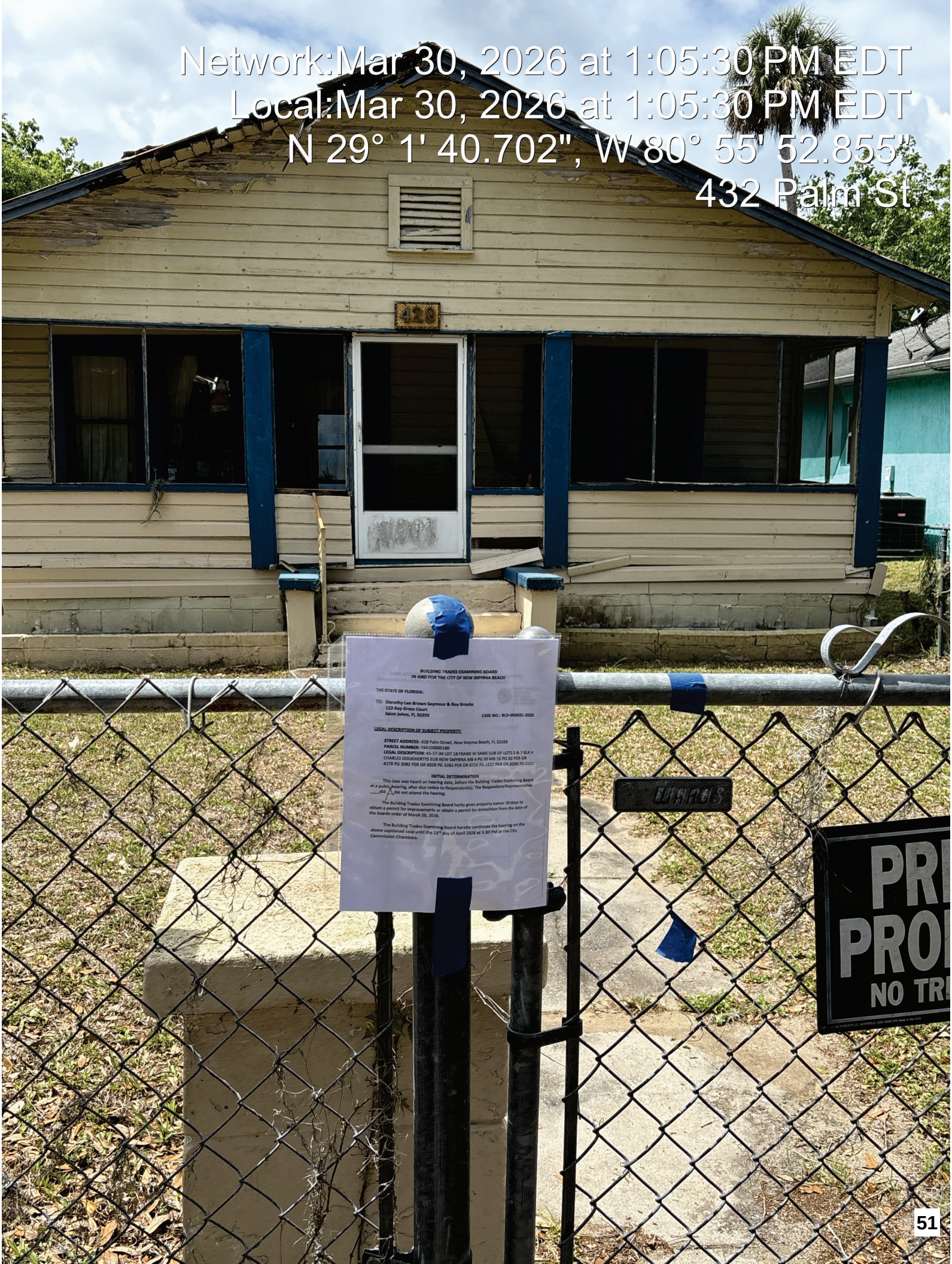
Address of Recipient:



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

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

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


Network:Mar 30, 2026 at 1:05:30 PM EDT
Local:Mar 30, 2026 at 1:05:30 PM EDT
N 29° 1' 40.702", W 80° 55' 52.855"
432 Palm St
428
BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH
THE STATE OF FLORIDA:
TO: Dorothy Lee Brown Seymour & Roy Brooks
112 Key Grass Court
Saint Johns, FL 32259
CASE NO.: BLD-000021-2025
LEGAL DESCRIPTION OF SUBJECT PROPERTY:
STREET ADDRESS: 428 Palm Street, New Smyrna Beach, FL 32168
PARCEL NUMBER: 7441060001B0
LEGAL DESCRIPTION: 41-17-34 LOT 1B FRANK W SAMS SUB OF LOTS 5 & 7 BLK 4
CHARLES DOUGHERTYS SUB NEW SMYRNA MB 4 PG 30 MB 1E PG 82 PER OR
4278 PG 3082 PER OR 6028 PG 3283 PER OR 6235 PG 1522 PER OR 6390 PG 0331
INITIAL DETERMINATION
This case was heard on hearing date, before the Building Trades Examining Board at a public hearing, after due notice to Respondent(s). The Respondent/Representative ___did ___did not attend the hearing.
The Building Trades Examining Board herby gives property owner 20 days to obtain a permit for improvements or obtain a permit for demolition from the date of the boards order of March 26, 2026.
The Building Trades Examining Board hereby continues the hearing on the above captioned case until the 23rd day of April 2026 at 5:30 PM in the City Commission Chambers.
PRI
PRO
NO TR


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


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


Network:Feb 9, 2026 at 11:15:13 AM EST
Local:Feb 9, 2026 at 11:15:12 AM EST
478
54


Network:Feb 9, 2026 at 11:15:41 AM EST
Local:Feb 9, 2026 at 11:15:41 AM EST
55


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


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


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


Network:Feb 9, 2026 at 11:16:23 AM EST
Local:Feb 9, 2026 at 11:16:23 AM EST
423


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

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



THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD - 000025-2025 - 350 MISSION DR., OWNER: TERESA N. GASCON, OFFICER: BARBARA BOBELAK

April 23, 2026

Background:

Notice of determination issued March 17, 2026. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on March 17, 2026, in transit. Property Posted on March 19, 2026. Certified mail accepted and signed for on March 26, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000025-2026 - 350 Mission Dr.pdf

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

AltKey: 3810830 **Parcel ID: 741909000010**
GASCON TERESA N **350 MISSION DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3810830
Parcel ID:	741909000010
Township-Range-Section:	17 - 34 - 19
Subdivision-Block-Lot:	09 - 00 - 0010
Owner(s):	GASCON TERESA N - FS - Fee Simple - 100%
Mailing Address On File:	768 S DEXTER AVE DELAND FL 32720
Physical Address:	350 MISSION DR, NEW SMYRNA BEACH 32168
Property Use:	0300 - MFR >10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7009
Subdivision Name:	MURRAY
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$258,775	$258,775	$0	$258,775	1.5000	$388.16
0012	DISCRETIONARY	$258,775	$258,775	$0	$258,775	0.7480	$193.56
0011	REQ LOCAL EFFORT	$258,775	$258,775	$0	$258,775	3.0310	$784.35
0050	GENERAL FUND	$258,775	$258,775	$0	$258,775	3.2007	$828.26
0053	LAW ENFORCEMENT FUND	$258,775	$258,775	$0	$258,775	1.5994	$413.88
0055	LIBRARY	$258,775	$258,775	$0	$258,775	0.3697	$95.67
0520	MOSQUITO CONTROL	$258,775	$258,775	$0	$258,775	0.1573	$40.71
0530	PONCE INLET PORT AUTHORITY	$258,775	$258,775	$0	$258,775	0.0660	$17.08
0058	VOLUSIA ECHO	$258,775	$258,775	$0	$258,775	0.2000	$51.76
0057	VOLUSIA FOREVER	$258,775	$258,775	$0	$258,775	0.2000	$51.76
0065	FLORIDA INLAND NAVIGATION DISTRICT	$258,775	$258,775	$0	$258,775	0.0270	$6.99
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$258,775	$258,775	$0	$258,775	0.3101	$80.25
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$258,775	$258,775	$0	$258,775	0.1793	$46.40
0272	NEW SMYRNA BCH I&S 2018	$258,775	$258,775	$0	$258,775	0.1115	$28.85
0270	NEW SMYRNA BEACH	$258,775	$258,775	$0	$258,775	4.6370	$1,199.94
						16.3370	$4,227.61

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	3	$125.00	$375.00
			$375.00

Estimated Ad Valorem Tax:	$4,227.61
Estimated Non-Ad Valorem Tax:	$375.00
Estimated Taxes:	**$4,602.61**
Estimated Tax Amount without SOH:	$4,602.61

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$75,000	$184,771	$259,771	$259,771	$0	$259,771	$0
2024	$75,000	$183,995	$258,995	$258,995	$0	$258,995	$0
2023	$119,573	$142,033	$261,606	$261,606	$0	$261,606	$0
2022	$95,658	$155,170	$250,828	$250,828	$0	$250,828	$0
2021	$95,658	$148,069	$243,727	$243,727	$0	$243,727	$0
2020	$95,658	$156,262	$251,920	$251,920	$0	$251,920	$0
2019	$95,658	$145,167	$240,825	$240,825	$0	$240,825	$0
2018	$95,658	$140,318	$235,976	$235,976	$0	$235,976	$0
2017	$95,658	$126,991	$222,649	$222,649	$0	$222,649	$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.

19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

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

350 Mission Drive
New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: March 17, 2026

Teresa N. Gascon
768 S. Dexter Avenue
Deland, FL 32720

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

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

STREET ADDRESS:	**350 Mission Drive, New Smyrna Beach**
PARCEL NUMBER:	**741909000010**
LEGAL DESCRIPTION:	**19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666**

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

- ☐ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.
- ☒ The conditions are of such character that repairs or alterations are feasible; however may not be economically viable to reconstruct building.

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BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

ITEMS IN VIOLATION

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

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

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

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

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

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

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New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

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

350 Mission Drive
New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 17th day of March, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat..

Please check form of service.

☒ Posted:

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8361 7840 61

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
386.410.2871
bbobelak@cityofnsb.com

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

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000025-2026
350 Mission Drive,
New Smyrna Beach, FL 32168

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 23rd day of April 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

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

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

DONE AND ORDER this 17th day of March, 2026, at City Hall, City of New Smyrna Beach, Florida.

Paul Heer

Paul Heer, Vice Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 17th day of March, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8361 7840 61

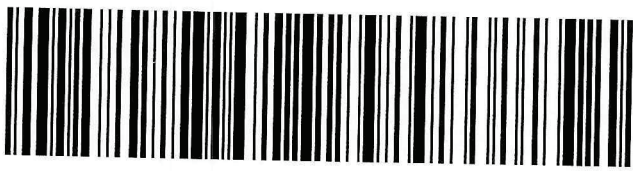
☒ Post

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
386.410.2871
bbobelak@cityofnsb.com

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 7840 61

TERESA N GASCON
768 S DEXTER AVE
DELAND FL 32720-6618

350 MISSION DRIVE
BLD-000025-2026

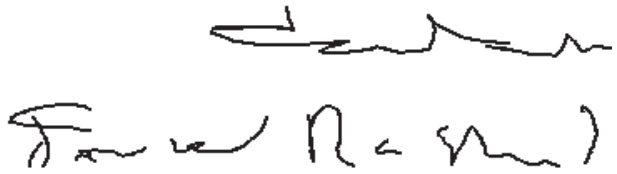
UNITED STATES POSTAL SERVICE

Date Produced: 03/27/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8361 7840 61. Our records indicate that this item was delivered on 03/26/2026 at 02:45 p.m. in DELAND, FL 32724. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 768 S DEXTER AVE
DELAND, FL 32720-6618

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:

TERESA N GASCON
768 S DEXTER AVE
DELAND FL 32720-6618

Customer Reference Number: C6671712.40793004

Return Reference Number 350 Mission Rd. - BLD-000025-2026

2

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

TERESA N GASCON
768 S DEXTER AVE
DELAND FL 32720-6618

MAILING DATE: 03/19/2026
DELIVERY DATE: 03/26/2026

USPS CERTIFIED MAIL



9214 8901 9403 8361 7840 61

USPS Tracking Label Number: 9214 8901 9403 8361 7840 61

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/19/2026 13:27
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	03/20/2026 17:36
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/20/2026 18:51
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/20/2026 21:10
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/21/2026 21:26
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/23/2026 01:49
NO AUTHORIZED RECIPIENT AVAILABLE	DELAND,FL 32720	03/23/2026 12:59
AVAILABLE FOR REDLVRY OR PICKUP	DELAND,FL 32724	03/24/2026 10:34
DELIVERED INDIVIDUAL PICKED UP AT PO	DELAND,FL 32724	03/26/2026 14:45

CASE #: BLD-000025-2026


Network:Mar 19, 2026 at 10:36:47 AM EDT
Local:Mar 19, 2026 at 10:36:47 AM EDT
N 29° 0' 42.000", W 80° 56' 25.994"
350 Mission Dr
New Smyrna Beach FL 32168
United States
UNSAFE BUILDING


Network:Mar 12, 2026 at 9:56:46 AM EDT
Local:Mar 12, 2026 at 9:56:46 AM EDT
N 29° 0' 41.947", W 80° 56' 26.108"
350 Mission Dr
New Smyrna Beach FL 32168
United States

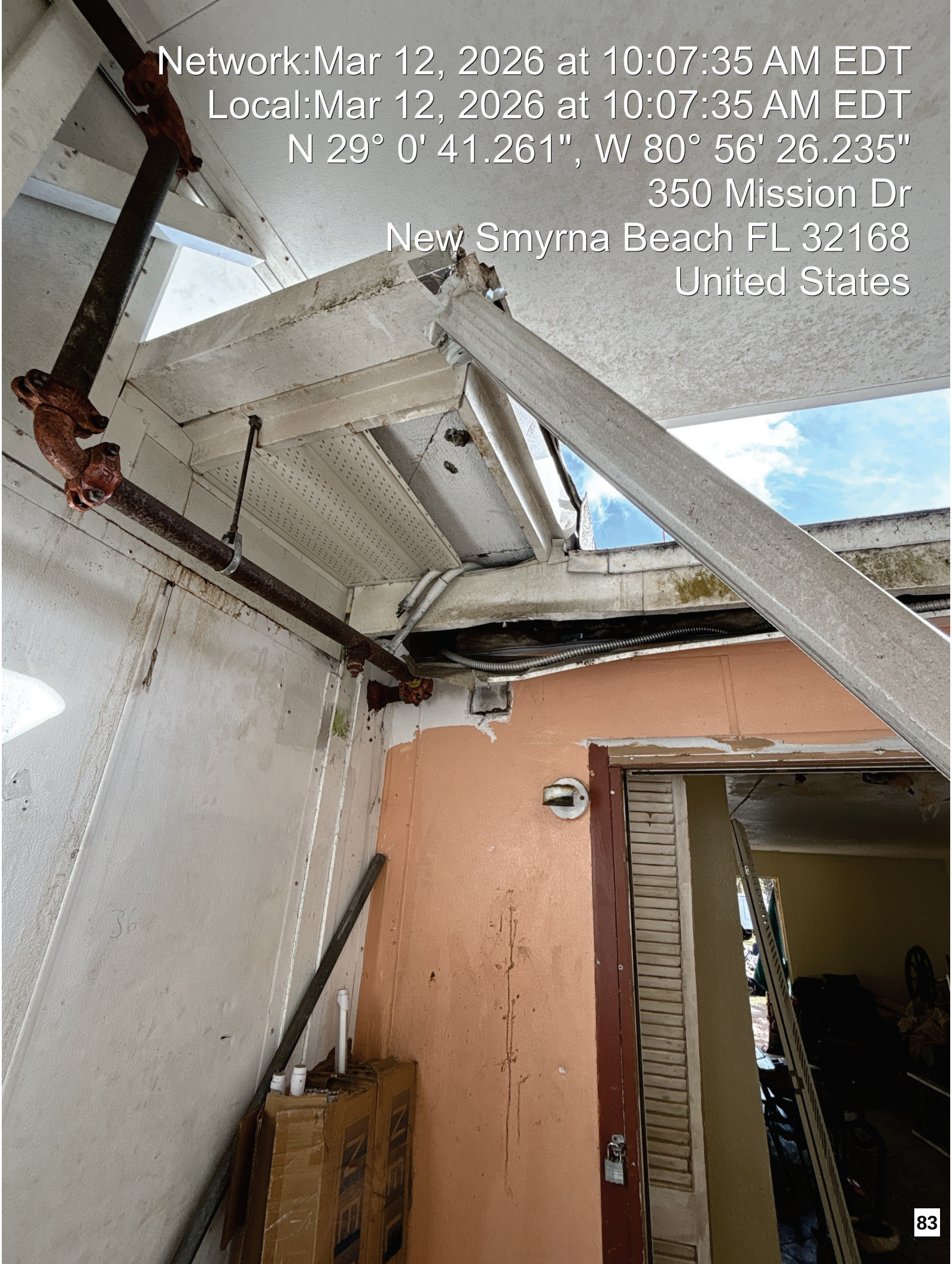

Network: Mar 12, 2026 at 11:01:20 AM EDT
Local: Mar 12, 2026 at 11:01:20 AM EDT
N 29° 0' 42.997", W 80° 56' 27.731"
1812 Sugartree Cir
New Smyrna Beach FL 32168
United States


Network: Mar 12, 2026 at 11:01:37 AM EDT
Local: Mar 12, 2026 at 11:01:37 AM EDT
N 29° 0' 46.053", W 80° 56' 26.083"
Mission Dr
New Smyrna Beach FL 32170
United States


Network:Mar 12, 2026 at 10:05:51 AM EDT
Local:Mar 12, 2026 at 10:05:51 AM EDT
N 29° 0' 41.435", W 80° 56' 27.174"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:06:06 AM EDT
Local:Mar 12, 2026 at 10:06:06 AM EDT
N 29° 0' 41.435", W 80° 56' 27.174"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:06:01 AM EDT
Local:Mar 12, 2026 at 10:06:01 AM EDT
N 29° 0' 41.435", W 80° 56' 27.174"
350 Mission Dr
New Smyrna Beach FL 32168
United States
82

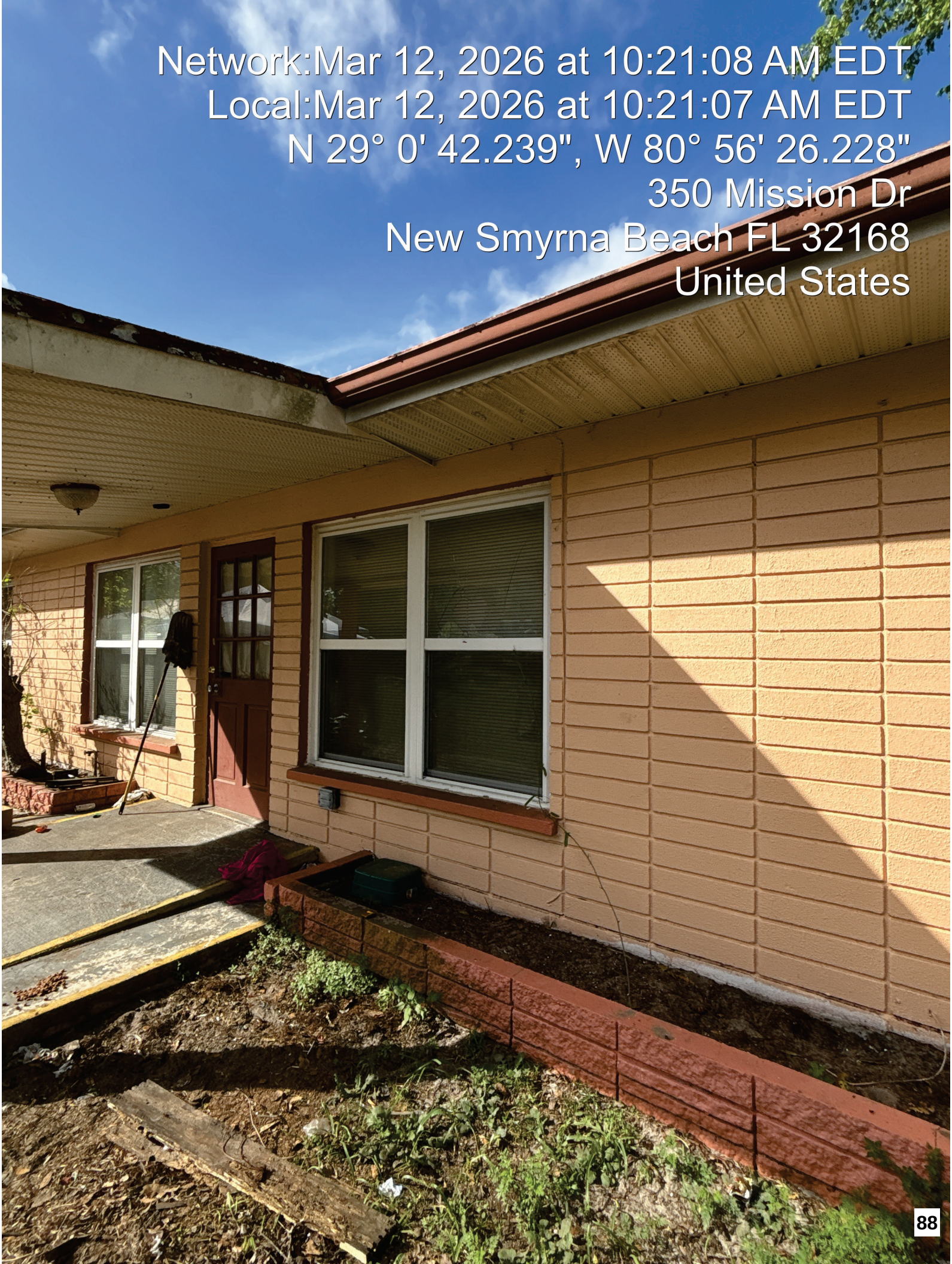

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350 Mission Dr
New Smyrna Beach FL 32168
United States

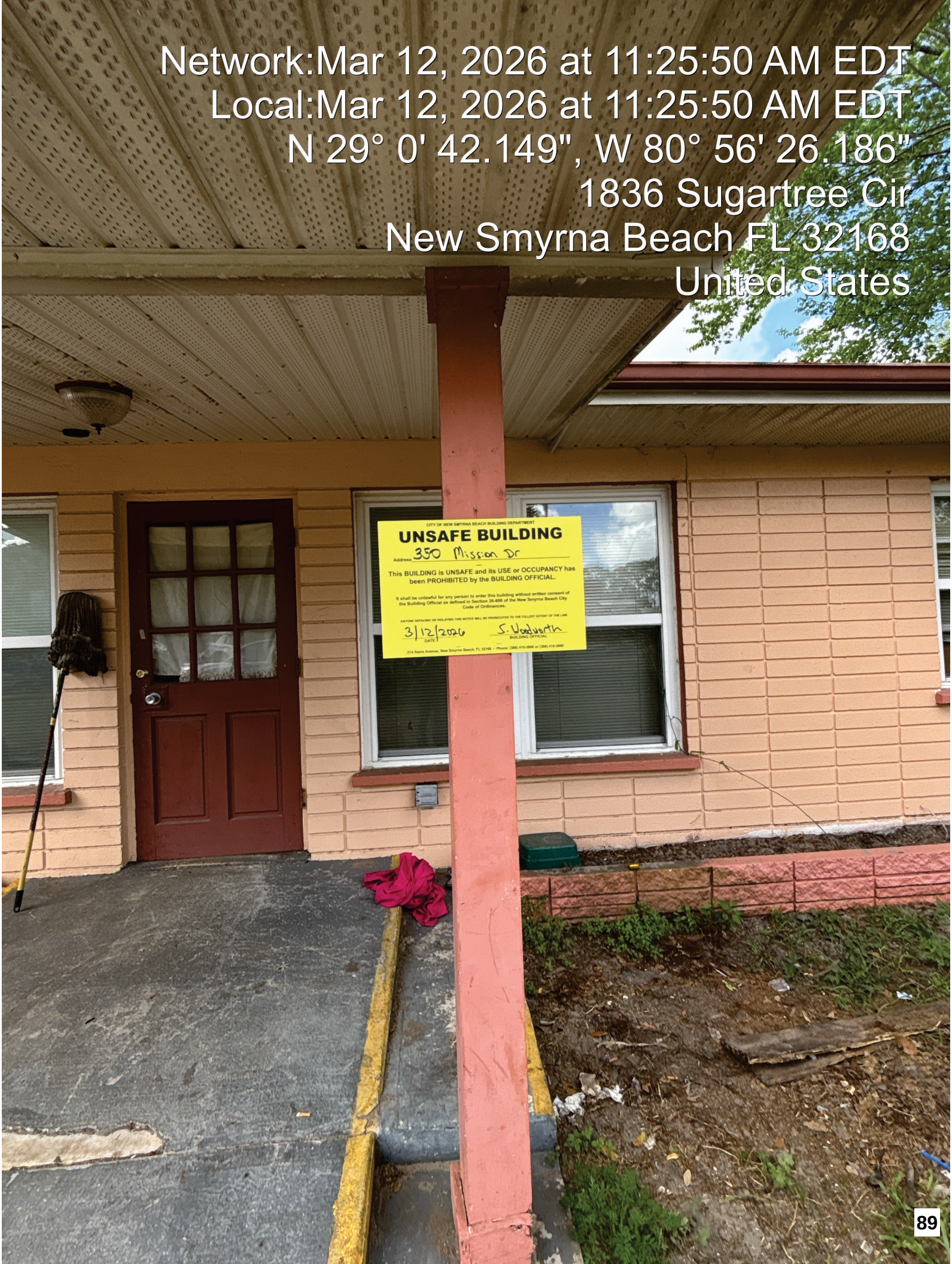

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Local:Mar 12, 2026 at 10:07:43 AM EDT
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350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:08:30 AM EDT
Local:Mar 12, 2026 at 10:08:30 AM EDT
N 29° 0' 41.146", W 80° 56' 26.576"
350 Mission Dr
New Smyrna Beach FL 32168
United States
MID-FLORIDA HTG. & A/C.


Network:Mar 12, 2026 at 10:20:39 AM EDT
Local:Mar 12, 2026 at 10:20:39 AM EDT
N 29° 0' 42.316", W 80° 56' 26.715"
350 Mission Dr
New Smyrna Beach FL 32168
United States

Network:Mar 12, 2026 at 10:20:57 AM EDT
Local:Mar 12, 2026 at 10:20:57 AM EDT
N 29° 0' 42.215", W 80° 56' 26.430"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:21:08 AM EDT
Local:Mar 12, 2026 at 10:21:07 AM EDT
N 29° 0' 42.239", W 80° 56' 26.228"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 11:25:50 AM EDT
Local:Mar 12, 2026 at 11:25:50 AM EDT
N 29° 0' 42.149", W 80° 56' 26.186"
1836 Sugartree Cir
New Smyrna Beach FL 32168
United States
CITY OF NEW SMYRNA BEACH BUILDING DEPARTMENT
UNSAFE BUILDING
Address 350 Mission Dr
This BUILDING is UNSAFE and its USE or OCCUPANCY has been PROHIBITED by the BUILDING OFFICIAL.
It shall be unlawful for any person to enter this building without written consent of the Building Official as defined in Section 26-606 of the New Smyrna Beach City Code of Ordinances.
ANYONE DEFACING OR VIOLATING THIS NOTICE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
3/12/2026
DATE
S. Woodworth
BUILDING OFFICIAL
214 Sams Avenue, New Smyrna Beach, FL 32168 • Phone: (386) 410-2806 or (386) 410-2860