Code Compliance Board
Thursday, April 17, 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 March 20, 2025.

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

5.A CCSM-0796-2024; 1325 SAXON DR; OWNER: REAL SUB LLC, C/O PUBLIX SUPER MARKETS INC; OFFICER BARBARA BOBELAK

5.B CCSM-0055-2025; 614 AEOLIAN DR; OWNER: BG REAL ESTATE FL LLC; OFFICER: BARBARA BOBELAK

6. NEW BUSINESS

A. Staff Report

6.A CCSM-0631-2024; 904 ROPER ST; OWNER: LARRY CONNIFF; OFFICER: BEVERLY ABRAHAMSON

6.B CCSM-0717-2024; 2617 NORDMAN AVE; OWNER: JAMIE LEE O'MALLEY; OFFICER: AMBER BAGE

6.C CCSM-0779-2024; 431 SHELDON ST.; OWNER: PGSR HOLDINGS LLC; OFFICER: BARBARA BOBELAK

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 MARCH 20, 2025.

April 17, 2025

Background:
A Code Compliance Board Meeting was held on Thursday, March 20, 2025. Meeting minutes are attached for your review and adoption.

Findings:
None

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

NSB MARCH 2025 CCB MINUTES FOR APPROVAL.docx

Code Compliance Board Minutes
Thursday, April 17, 2025, at 4:30 PM

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

1. CALL TO ORDER- 4:32 PM

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, March 20, 2025, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Chair Dan Copfer called the meeting to order at 4:32 PM and reviewed the procedures for the hearing.

Present: Member Clifford Wharin, Chairman Dan Copfer, Member Albert Schimanski, Member Aaron Denys, Member Ruth Kazimierk

Absent: Member Kathleen Brown

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Albert Schimanski moved to adopt the March 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: John Parks, Beverly Abrahamson, Amber Bage and Barbara Bobelak.

5. OLD BUSINESS- NONE

6. NEW BUSINESS

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

This property is zoned R-2 Single-Family Residential.
On August 6, 2024, Code Compliance received a complaint regarding the condition of the roof and it's covering (tarp).

On August 7, 2025, an inspection was conducted, and the property was found to be in violation of the following:

Sec. 26-914(13) Outdoor Storage – metal roofing materials being stored on the front yard
Sec. 26-171(a) Permits Required – two (2) expired re-roof permits

On February 6, 2025, a Notice of Violation was posted on the property with an initial compliance date of February 26, 2025. A copy was sent certified mail to the property owner and returned to the sender on February 8, 2025. The addressee was not known at the delivery address noted on the package.

On February 26, 2025, a follow-up inspection showed Sec. 26-914(13) Outdoor Storage – (metal roofing materials being stored on the front yard), to be found in compliance and Sec. 26-171(a) Permits Required – two (2) expired re-roof permits- still in violation but later came into compliance on March 14, 2025.

It is Staff's recommendation the Board find Kenneth Munitz and/or entity in violation of Sec. 26-171(a) - Permits Required from February 26, 2025, through March 14, 2025. A permit was applied for and issued on March 14, 2025; therefore, bringing this property into compliance after the comply by date.

Member Aaron Denys approved the motion. Member Clifford Wharin second the motion and the motion carried unanimously.

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

This property is zoned R-2 Single Family Residential
Violations cited: 26-171. (a) - Permits Required
74-146. - Local Business Tax Imposed

On August 28, 2024, Code Compliance received a complaint regarding a pool and deck installed without a permit.

On August 30, 2024, an inspection was conducted where Officer John Parks was able to observe upright wooden posts and structures that would be associated with a pool and deck. A check of the permit system found no permit. The property was found to be in violation of 26-171. (a) - Permits Required.

On September 30, 2024, Officer Parks posted a courtesy notice and spoke with the resident who advised that he was the renter, not the owner. A check of the BTR system found no BTR. The property was found to be in violation of 74-146. - Local Business Tax Imposed.

On November 26, 2024, a Notice of Violation was posted on the property with an initial compliance date of December 20, 2024. A copy was sent certified mail to the property owner and was signed for and accepted on November 26, 2024.

On December 6, 2024, a follow-up inspection at the request of a neighbor making a complaint showed that an extension of the driveway and a shed were both done without a permit as well.

On March 10, 2025, a check of the permit system found an application for the pool and deck with fees due and resubmittal required. There is no application for the driveway extension or the shed.

It is Staff's recommendation the Board to find Terry Lee Launer JR and/or entity in violation of 26-171. (a) - Permits Required and 74-146. - Local Business Tax Imposed and give until May 9, 2025, to bring the property into full compliance. If the owner does not come into compliance, it is Staff's recommendation to impose a fine of $50 per day until the property is brought into full compliance. Maximum fine not to exceed $10,000.00.

Member Clifford Wharin approved the motion and Member Albert Schimanski second the motion and the motion carried unanimously.

Any violation of the same code by the respondent within five years from the date of this order shall be treated as a repeat violation of which a fine of up to $500.00 per day may be imposed.

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

This property is zoned B-5 Planned Shopping Center
Violations cited: City Code Sec. 74-146. - Local Business Tax Imposed

On November 4, 2025, Code Compliance received a complaint regarding Waves Hair Design changing ownership. In August 2024, the previous owners contacted Kathleen Adle requesting their Business License Tax Receipt to be closed and that they sold the business. Kathleen Adle contacted the new owner informing her of the Business License Tax Receipt process.

On February 12, 2025, a check of the business license tax database indicated there was not a business license tax receipt for the property. The business (Waves Hair Design) was found to be in violation of Sec. 74-146. - Local Business Tax Imposed.

On February 12, 2025, a Notice of Violation and Notice of Hearing were mailed certified mail to the property owner and the business owner. The certified mail sent to the property owner was signed for and accepted on February 14, 2025. The notices were also posted on the property with an initial compliance date of February 28, 2025.

An email was sent to Jessica Norris, owner of Waves Hair Design, informing her that an inspection needs to be completed to finish the Business License Tax Receipt process. Ms. Norris contacted code compliance and Kathleen Adle on the process to schedule the inspection. Several emails were exchanged with Kathleen Adle and the property manager to assist the business owner to complete the application process.

On March 19, 2025, a follow-up inspection showed the application process has not been completed.

It is Staff's recommendation to the Board to find Real Sub LLC % Publix Super Markets Inc., Waves Hair Design and/or entities in violation of Sec. 74-146. - Local Business Tax Imposed and give until April 10, 2025, to obtain and schedule the required property inspection and obtain the Business License Tax Receipt to the bring the property into full compliance.

Member Albert Schimanski approved the motion. Member Aaron Denys second the motion and the motion carried unanimously.

Any violation of the same code by the respondent within five years from the date of this order shall be treated as a repeat violation of which a fine of up to $500.00 per day may be imposed.

6.D CCB- 006-2025- CHERRY ST- VACANT LOT- PARCEL ID 741801110090;

OWNER: GREGORY WRIGHT; OFFICER: AMBER BAGE

This property is zoned R-2 Single-Family Residence
Violations cited: LDR 802.02 (Storage on Residential Lots)
On January 6, 2025, Code Compliance received a complaint regarding a residential zoned lot being used as a construction site for storing equipment and the breaking down of concrete and rock type materials.

On January 6, 2025, an inspection was conducted, and the property was found to be in violation of LDR 802.02, (Storage on Residential Lots). The officer observed heavy machinery used in construction being stored on the lot, which could be observed at the top of the fence line. While conducting this site inspection, the officer made contact with Mr. Gregory Wright and advised him that the equipment was not permitted to be stored on a residential lot and that any and all breaking down of construction materials on the residential lot had to stop.

On January 23, 2025, the initial Notice of Violation was posted on the property with an initial compliance date of February 6, 2025. A copy was sent certified mail to the property owner and was returned unclaimed.

On February 11, 2025, a follow-up inspection showed the construction equipment that was visual from the top of the fence line had been removed and it looked as though the property had been brought into compliance. I spoke with Mr. Wright on the telephone, and he stated that all the construction equipment had been removed from the property. I also spoke with the complainant that confirmed that the construction equipment had been removed and the construction work had ceased.

It is the Staff's recommendation that the Board find Mr. Gregory Wright and/or entity in violation of LDR 802.02 from the dates of January 6, 2025, to February 10, 2025, and in compliance as of February 11, 2025.

Member Clifford Wharin approved the motion and Member Albert Schimanski second the motion and the motion carried unanimously.

Any violation of the same code by the respondent within five years from the date of this order shall be treated as a repeat violation of which a fine of up to $500.00 per day may be imposed.

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

This property is zoned PUD (Planned Unit Development)
Violations cited: City Code Sec. 74-146. - Local Business Tax Imposed

On January 21, 2025, Code Compliance received a complaint stating the property recently sold and questioned if it is being rented as a short-term Airbnb, is this an allowed use for the property and has it been properly registered with the City of NSB and or Volusia County, for short term use and tax purposes.

On January 22, 2025, a check of the business license tax database indicated there was not a business license tax receipt for the property and was found to be in violation of Sec. 74-146. - Local Business Tax Imposed.

A courtesy notice was mailed to the property owner informing them of the violations with a compliance date of February 5, 2025. No application for the Business License Tax Receipt was submitted to the city by this compliance date.

On February 14, 2025, a Notice of Violation was posted on the property with an initial compliance date of March 7, 2025. A copy was sent certified mail to the property owner and was signed for and accepted on February 18, 2025.

On March 12, 2025, the officer conducted a site visit and knocked on the door, no one answered the door, however, when leaving the property, lights could be seen on in the home. The officer emailed the utilities commission to verify utility service. There is utility service to the home.

As of March 19, 2025, no application has been submitted for the Business License Tax.

It is Staff's recommendation to the Board to find BG Real Estate FL LLC and/or entity in violation of Sec. 74-146. - Local Business Tax Imposed and give until April 10, 2025, to submit the Business License Tax Receipt application and schedule the required property inspection to bring the property into full compliance.

Member Albert Schimanski approved the motion. Member Ruth Kazimierk second the motion and the motion carried unanimously.

Any violation of the same code by the respondent within five years from the date of this order shall be treated as a repeat violation of which a fine of up to $500.00 per day may be imposed.

6.F CCB- 0073-2025- 2502 ARLINGTON AVE; OWNER: ROBERT AYERS; OFFICER: JASON YATES; OFFICER BARBARA BOBELAK PRESENTING IN ABSENCE OF

OFFICER JASON YATES

This property is zoned R-2 Single Family Residential.

Violations cited: City Code Sec. 26-171. (a) - Permits required
On February 6, 2025, Code Compliance received a complaint regarding a concrete slab poured approximately 3 months ago and now a 3-car garage is being built on the cement slab that is located in the backyard.

On February 6, 2025, an inspection was conducted, and the property was found to be in violation of City Code Sec. 26-171. (a) - Permits required, the 3-car garage was visible, and no permit was on file for the construction.

On February 7, 2025, a Notice of Violation was posted on the property with an initial compliance date of February 28, 2025. A copy was sent certified mail to the property owner and was returned to the City marked return to sender.

On March 3, 2025, the property owner contacted Jason Yates, Code Compliance Officer, to inform Jason that he has been working with an engineer to assist him with correcting the violation of constructing the building without a permit. The owner, Mr. Robert Ayers, stated that he needed paperwork from the engineer who doesn't want to give him the paperwork. Mr. Ayers is not sure where to go from here. Jason informed Mr. Ayers that he would give him more time to allow him to obtain the required paperwork and obtain the after the fact paperwork.

It is Staff's recommendation to the Board to find Mr. Robert Ayers and/or entity in violation of City Code Sec. 26-171. (a) - Permits required and give until May 8, 2025, to submit the required permit to the Building Department. If the owner does not come into compliance, it is Staff's recommendation to impose a fine of $50/day until the property is brought into full compliance with a fine not to exceed $10,000.00.

Member Clifford Wharin approved the recommendation. Member Albert Schimanski second the motion and the motion carried unanimously.

Any violation of the same code by the respondent within five years from the date of this order shall be treated as a repeat violation of which a fine of up to $500.00 per day may be imposed.

7. REPEAT BUSINESS

8. DISCUSSION

9. STAFF REPORTS

10. ADJOURNMENT- 5:01 PM

As there was no further business to discuss, Chair Copfer declared the meeting adjourned at: 5:01 PM

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

CCSM-0796-2024; 1325 SAXON DR; OWNER: REAL SUB LLC, C/O PUBLIX SUPER MARKETS INC; OFFICER BARBARA BOBELAK

April 17, 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.

Findings:
WAVES HAIR DESIGN, REAL SUB LLC, C/O PUBLIX SUPER MARKETS INC. were found in Violation of 74-146. - Local Business Tax Imposed.
Next hearing date- April 17, 2025
New Compliance date: April 10, 2025
Method of Service: Notice of Hearing was hand delivered on March 27, 2025, to Linda who states she works there at Waves; Certified mail signed for on March 24, 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

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

(✓) Post

( ) Hand Delivery

Receipt Number: SEE BELOW

Teresa Merck

Teresa Merck
Administrative Specialist

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

1325

WAVES
SALON

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HO

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

386-423-3534

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

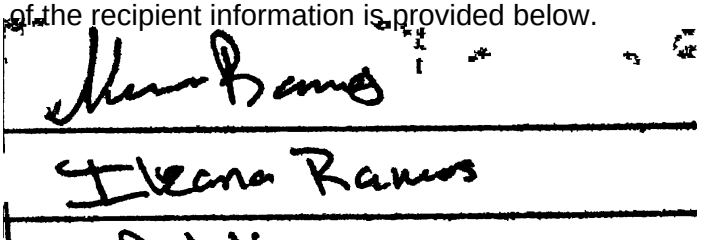
UNITED STATES POSTAL SERVICE

Date Produced: 02/17/2025

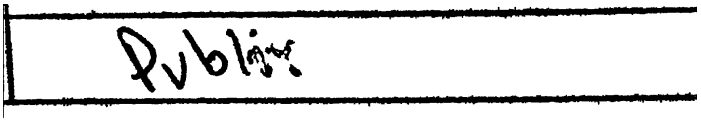
ConnectSuite Inc.:

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:

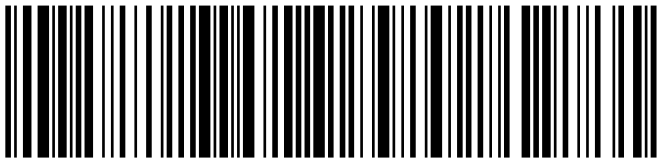
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0796-2024

VS.

Real Sub LLC(s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **March 20, 2025**, before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative _____did ___X___did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 1321 SAXON DR, NEW SMYRNA BEACH 32169
Parcel: 741600000480
Legal description: 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

2. The property was first inspected by a Code Compliance Officer on **February 12, 2025**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **February 12, 2025,** identifying the specific violation(s). The violation(s) was/were to be corrected by **February 28, 2025**. The Code Compliance Officer reinspected the property on **March 19, 2025,** and determined that the violation(s) was/were not corrected.

4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:

Sec. 74-146. – Local Business Tax Imposed

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **April 10, 2025**, and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a one-time fine of **$250.00** may be imposed.

B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **April 17, 2025**, at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

NOTARY PUBLIC STATE OF FLORIDA
TERESA MERCK
MY COMMISSION # HH 604610
EXPIRES: October 20, 2028

DONE AND ORDERED on **March 20, 2025**.

Dan Copfer, Chairman
Code Compliance Board

ATTEST:
Teresa Merck
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at % PUBLIX SUPER MARKETS INC, PO BOX 32018, LAKELAND FL 33802-2018 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #9214 8901 9403 8305 5987 09

(_√_) Post

(___) Hand Delivery

Teresa Merck
By: Teresa Merck
Code Compliance Clerk
Date: March 21, 2025

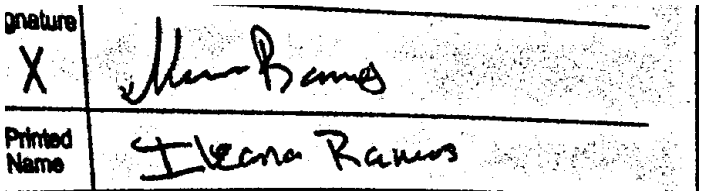
UNITED STATES POSTAL SERVICE

Date Produced: 03/25/2025

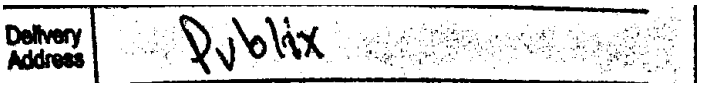
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8305 5987 09. Our records indicate that this item was delivered on 03/24/2025 at 09:31 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
C/O: PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND FL 33802-2018

Customer Reference Number: C5752610.34878688

2

UNITED STATES POSTAL SERVICE®

Return address:

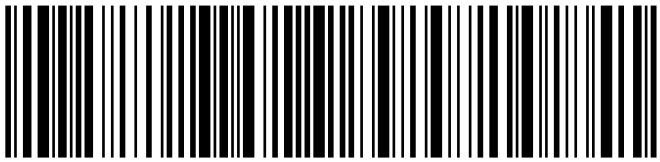
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

REAL SUB LLC
C/O: PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND FL 33802-2018

MAILING DATE: 03/21/2025
DELIVERY DATE: 03/24/2025

USPS CERTIFIED MAIL



9214 8901 9403 8305 5987 09

USPS Tracking Label Number: 9214 8901 9403 8305 5987 09

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/21/2025 07:57
USPS IN POSSESSION OF ITEM	NEW SMYRNA BEACH,FL 32168	03/21/2025 11:01
DEPART POST OFFICE	NEW SMYRNA BEACH,FL 32168	03/21/2025 19:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/22/2025 12:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/23/2025 01:22
ARRIVAL AT UNIT	LAKELAND,FL 33815	03/24/2025 07:14
DELIVERED INDIVIDUAL PICKED UP AT USPS	LAKELAND,FL 33802	03/24/2025 09:31

CASE #: CCB-0796-2024 1321 SAXON DR

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0055-2025; 614 AEOLIAN DR; OWNER: BG REAL ESTATE FL LLC; OFFICER: BARBARA BOBELAK

April 17, 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

Findings:
BG REAL ESTATE FL LLC Found in Violation of Sec. 74-146. - Local Business Tax Imposed
Compliance Date: March 10, 2025
Next Hearing Date: March 17, 2025
Method of Service: Property posted on March 24, 2025; Certified mail signed for on March 27, 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.

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

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 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.

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

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 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

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-0055-2025**

Case Type: **Code Enforcement**

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

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

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: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

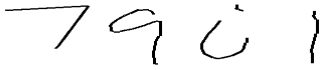
ConnectSuite Inc.:

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:

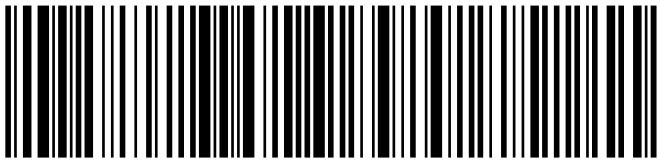
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

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

Good afternoon,

I am trying to determine if this property is rented, or owner occupied. The property appraiser website shows BG Real Estate FL LLC, 7901 4th St. N., STE 300, Saint Petersburg, FL 33702. Indicating this would be a rental, I have not been able to find a phone number for BG Real Estate FL LLC. No one will answer the door, however, when I visited the site this morning there's power to the property. Any help you can give me would be greatly appreciated.

Thank you in advance,

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: Denise Dean
To: Bobelak, Barbara
Subject: RE: 614 Aeolian Drive, New Smyrna Beach
Date: Wednesday, March 12, 2025 1:53:06 PM
Attachments: image002.png
image003.png

CAUTION: EXTERNAL EMAIL

Hello,

I have 781-346-8998

BG Real Estate LLC
97235 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034-3875

Not sure who it living there

Hope this helps

Thank you,
Denise Giangrasso-Dean | Head Customer Service Representative
New Smyrna Beach Utilities
Phone 386-424-3116| Email ddean@nsbufl.com
Website: www.nsbufl.com

New Smyrna Beach
UTILITIES

Follow us on Facebook to receive up-to-date important information regarding your utility service!

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0055-2025

VS.

BG Real Estate FL LLC(s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **March 20, 2025**, before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative _____did ___X___did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

   Address: 614 AEOLIAN DR, NEW SMYRNA BEACH 32168
   Parcel: 731505000390
   Legal description: 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

2. The property was first inspected by a Code Compliance Officer on **January 22, 2025**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **February 14, 2025,** identifying the specific violation(s). The violation(s) was/were to be corrected by **March 7, 2025**. The Code Compliance Officer reinspected the property on **March 19, 2025,** and determined that the violation(s) was/were not corrected.

4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:

Sec. 74-146 – Local Business Tax Imposed

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **April 10, 2025**, and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a one-time fine of **$250.00** may be imposed.

B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **April 17, 2025**, at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

NOTARY PUBLIC STATE OF FLORIDA
TERESA MERCK
MY COMMISSION # HH 604610
EXPIRES: October 20, 2028

DONE AND ORDERED on **March 20, 2025**.

Dan Copfer, Chairman
Code Compliance Board

ATTEST:
Teresa Merck
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 7901 4TH ST N STE 300, SAINT PETERSBURG FL 33702 4399 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #9214 8901 9403 8305 5978 94

(_√_) Post

(___) Hand Delivery

BG REAL ESTATE FL LLC
97235 HARBOR CONCOURSE CIR
FERNANDINA BEACH FL 32034-3875

Receipt #9214 8901 9403 8306 6441 77

Teresa Merck
By: Teresa Merck
Code Compliance Clerk
Date: March 21, 2025

Network:Mar 24, 2025 at 11:30:17 AM EDT
N 29° 1' 48.686", W 80° 58' 59.400"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

VS.

BG Real Estate FL LLC(s),
Respondent(s)

CASE NO.: CCB-0055-2025

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **March 20, 2025**, before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative _____did ___X___did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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   Parcel: 731505000390
   Legal description: 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

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3. The Respondent(s) was/were served a Notice of Violation on **February 14, 2025,** identifying the specific violation(s). The violation(s) was/were to be corrected by **March 7, 2025**. The Code Compliance Officer reinspected the property on **March 19, 2025,** and determined that the violation(s) was/were not corrected.

4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:

Sec. 74-146 – Local Business Tax Imposed

IT IS THEREUPON ORDERED that:

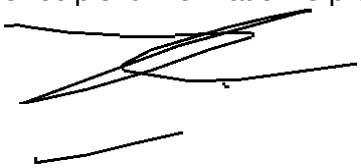
UNITED STATES POSTAL SERVICE

Date Produced: 03/28/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8306 6441 77. Our records indicate that this item was delivered on 03/27/2025 at 01:32 p.m. in FERNANDINA BEACH, FL 32034. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 97235 HARBOR CONCOURSE CIR, FERNANDINA BEACH, FL 32034

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
97235 HARBOR CONCOURSE CIR
FERNANDINA BEACH FL 32034-3875

Customer Reference Number: C5757510.34906539

2

UNITED STATES POSTAL SERVICE®

Return address:

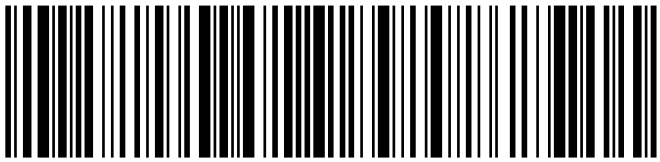
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

BG REAL ESTATE FL LLC
97235 HARBOR CONCOURSE CIR
FERNANDINA BEACH FL 32034-3875

MAILING DATE: 03/24/2025
DELIVERY DATE: 03/27/2025

USPS CERTIFIED MAIL



9214 8901 9403 8306 6441 77

USPS Tracking Label Number: 9214 8901 9403 8306 6441 77

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/24/2025 14:22
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	03/26/2025 10:27
PROCESSED THROUGH USPS FACILITY	JACKSONVILLE FL DISTRIBUTION CE 32203	03/26/2025 11:42
DELIVERED LEFT WITH INDIVIDUAL	FERNANDINA BEACH,FL 32034	03/27/2025 13:32

CASE #: 0055-2025 614 AEOLIAN DR

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0631-2024; 904 ROPER ST; OWNER: LARRY CONNIFF; OFFICER: BEVERLY ABRAHAMSON

April 17, 2025

Background:

Violation of City Code Sec. 26-171. (a) - Permits Required; Sec. 26-914.(2) - Exterior Surfaces; Sec. 26-914.(4) - Exterior Windows and Doors
Compliance Date: October 4, 2024
Method of Service: Property posted February 28, 2025; Certified mail sent February 28, 2025, and Retuned to sender March 21, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0639-2024 904 Roper St.pdf

904 ROPER STREET CE-0631-2024
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	08/19/2024
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Beverly Abrahamson	**Description:**	Work without a permit		

Parcel: 741803040070 Main	**Address:** 904 Roper St Main New Smyrna Beach, FL 32168	**Zone:** R-3 (SINGLE FAMILY RESIDENTIAL)

Violation Code:	Sec. 26-171. (a)	**Violation Status:**	In Violation	**Citation Issue Date:**	08/19/2024
Code Description:	Permits Required			**Compliance Date:**	09/03/2024
				Resolved Date:	

Violation Code:	Sec. 26-172.	**Violation Status:**	In Violation	**Citation Issue Date:**	08/19/2024
Code Description:	Penalties for work commencing before permit issuance.			**Compliance Date:**	09/03/2024
				Resolved Date:	

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

AltKey: 3805976 **Parcel ID: 741803040070**
CONNIFF LARRY **904 ROPER ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3805976
Parcel ID:	741803040070
Township-Range-Section:	17 - 34 - 18
Subdivision-Block-Lot:	03 - 04 - 0070
Owner(s):	CONNIFF LARRY - FS - Fee Simple - 100%
Mailing Address On File:	904 ROPER ST NEW SMYRNA BEACH FL 32168 6569
Physical Address:	904 ROPER ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2023 Final Millage Rate:	17.0554
Neighborhood:	4062
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	$152,065	$152,065	$0	$152,065	1.5000	$228.10
0012	DISCRETIONARY	$152,065	$152,065	$0	$152,065	0.7480	$113.74
0011	REQ LOCAL EFFORT	$152,065	$152,065	$0	$152,065	3.1610	$480.68
0050	GENERAL FUND	$152,065	$152,065	$0	$152,065	3.3958	$516.38
0053	LAW ENFORCEMENT FUND	$152,065	$152,065	$0	$152,065	1.4541	$221.12
0055	LIBRARY	$152,065	$152,065	$0	$152,065	0.4209	$64.00
0520	MOSQUITO CONTROL	$152,065	$152,065	$0	$152,065	0.1781	$27.08
0530	PONCE INLET PORT AUTHORITY	$152,065	$152,065	$0	$152,065	0.0692	$10.52
0058	VOLUSIA ECHO	$152,065	$152,065	$0	$152,065	0.2000	$30.41
0057	VOLUSIA FOREVER	$152,065	$152,065	$0	$152,065	0.2000	$30.41
0065	FLORIDA INLAND NAVIGATION DISTRICT	$152,065	$152,065	$0	$152,065	0.0288	$4.38
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$152,065	$152,065	$0	$152,065	0.8162	$124.12
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$152,065	$152,065	$0	$152,065	0.1793	$27.27
0271	NEW SMYRNA BCH I&S 2005	$152,065	$152,065	$0	$152,065	0.1900	$28.89
0272	NEW SMYRNA BCH I&S 2018	$152,065	$152,065	$0	$152,065	0.0990	$15.05
0270	NEW SMYRNA BEACH	$152,065	$152,065	$0	$152,065	4.4150	$671.37
						17.0554	$2,593.53

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$2,593.53
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$2,697.53**
Estimated Tax Amount without SOH:	$2,697.53

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2023	$45,720	$94,129	$139,849	$139,849	$0	$139,849	$0
2022	$20,160	$65,928	$86,088	$43,693	$25,000	$18,693	$42,395
2021	$19,440	$40,430	$59,870	$42,420	$25,000	$17,420	$17,450
2020	$19,440	$40,887	$60,327	$41,834	$25,000	$16,834	$18,493
2019	$7,200	$40,803	$48,003	$40,893	$25,000	$15,893	$7,110
2018	$7,200	$38,771	$45,971	$40,131	$25,000	$15,131	$5,840
2017	$7,200	$34,379	$41,615	$39,306	$25,000	$14,306	$2,309
2016	$9,769	$34,952	$44,721	$38,498	$25,000	$13,498	$6,223
2015	$8,141	$30,089	$38,230	$38,230	$25,000	$13,230	$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 LOT 7 & W 25 FT OF LOT 6 BLK 4 LOWD SUB MB 6 PG 45 PER OR 5015 PGS 1872-1873 PER OR 8501 PG 0218 PER OR 8577 PG 2334

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0631-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/19/2024**

Compliance Deadline: **10/04/2024**

Owner: LARRY CONNIFF

Mailing Address

LARRY CONNIFF
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address

904 ROPER ST
NEW SMYRNA BEACH, FL 32168

Parcel

741803040070

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 required permit(s)
Compliance Date: 10/04/2024

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)
Corrective Action: Pay penalties for "after the fact permit(s)
Compliance Date: 10/04/2024

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0631-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/19/2024**

Compliance Deadline: **10/04/2024**

Violation: Sec. 26-914.(2) - Exterior Surfaces
All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
Corrective Action: Maintain all exterior surfaces in good repair. All surfaces shall be weather-tight and be free of cracks, holes and deterioration. (soffits and wood underneath the carport)
Compliance Date: 10/04/2024

Violation: Sec. 26-914.(4) - Exterior Windows & Doors
All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
Corrective Action: Exterior windows and doors shall be maintained in good repair. (repair broken window(s)
Compliance Date: 10/04/2024

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**.

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0631-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/19/2024**

Compliance Deadline: **10/04/2024**

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: 9489009000276512748993

(✓) Post 9489 0090 0027 6512 7489 93

( ) Hand Delivery

Sincerely,

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/17/2024

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

LARRY CONNIFF
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0631-2024
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

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 **November 21, 2024 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

LARRY CONNIFF
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0631-2024
904 ROPER ST
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 a Notice of Hearing is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested
Receipt Number: 9489009000276512748993

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/17/2024

Network:Sep 17, 2024 at 8:42:39 AM EDT
Local:Sep 17, 2024 at 8:42:39 AM EDT
N 29° 1' 44.061", W 80° 56' 10.181"
904 Roper St
New Smyrna Beach FL 32168
United States

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

TOM CONNIFF
8970 RHODE DRIVE
SHELBY TOWNSHIP, MI 48317-3250

CASE NO. CE-0631-2024
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

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 **January 16, 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

TOM CONNIFF
8970 RHODE DRIVE
SHELBY TOWNSHIP, MI 48317-3250

CASE NO. CE-0631-2024
904 ROPER ST
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 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 8394 0121 55

(✓) Post

( )Hand Delivery

Teresa Merck
Administrative Specialist
Code Compliance

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
12/30/2024

Network: Dec 27, 2024 at 2:59:03 PM EST
Local: Dec 27, 2024 at 2:59:03 PM EST
+29.028788,-80.936160
904 Roper St
New Smyrna Beach FL 32168
United States

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

AltKey: 3805976 **Parcel ID: 741803040070**
CONNIFF TOM **904 ROPER ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3805976
Parcel ID:	741803040070
Township-Range-Section:	17 - 34 - 18
Subdivision-Block-Lot:	03 - 04 - 0070
Owner(s):	CONNIFF TOM - FS - Fee Simple - 100%
Mailing Address On File:	8970 RHODE DR SHELBY TOWNSHIP MI 48317 3250
Physical Address:	904 ROPER ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4062
Subdivision Name:	
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$152,065	$152,065	$0	$152,065	1.5000	$228.10
0012	DISCRETIONARY	$152,065	$152,065	$0	$152,065	0.7480	$113.74
0011	REQ LOCAL EFFORT	$152,065	$152,065	$0	$152,065	3.0370	$461.82
0050	GENERAL FUND	$152,065	$152,065	$0	$152,065	3.2007	$486.71
0053	LAW ENFORCEMENT FUND	$152,065	$152,065	$0	$152,065	1.5994	$243.21
0055	LIBRARY	$152,065	$152,065	$0	$152,065	0.3891	$59.17
0520	MOSQUITO CONTROL	$152,065	$152,065	$0	$152,065	0.1647	$25.05
0530	PONCE INLET PORT AUTHORITY	$152,065	$152,065	$0	$152,065	0.0692	$10.52
0058	VOLUSIA ECHO	$152,065	$152,065	$0	$152,065	0.2000	$30.41
0057	VOLUSIA FOREVER	$152,065	$152,065	$0	$152,065	0.2000	$30.41
0065	FLORIDA INLAND NAVIGATION DISTRICT	$152,065	$152,065	$0	$152,065	0.0288	$4.38
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$152,065	$152,065	$0	$152,065	0.7506	$114.14
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$152,065	$152,065	$0	$152,065	0.1793	$27.27
0271	NEW SMYRNA BCH I&S 2005	$152,065	$152,065	$0	$152,065	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$152,065	$152,065	$0	$152,065	0.0895	$13.61
0270	NEW SMYRNA BEACH	$152,065	$152,065	$0	$152,065	4.6370	$705.13
						16.7933	$2,553.67

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$2,553.67
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$2,657.67**
Estimated Tax Amount without SOH:	$2,657.67

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$50,400	$101,665	$152,065	$152,065	$0	$152,065	$0
2023	$45,720	$94,129	$139,849	$139,849	$0	$139,849	$0
2022	$20,160	$65,928	$86,088	$43,693	$25,000	$18,693	$42,395
2021	$19,440	$40,430	$59,870	$42,420	$25,000	$17,420	$17,450
2020	$19,440	$40,887	$60,327	$41,834	$25,000	$16,834	$18,493
2019	$7,200	$40,803	$48,003	$40,893	$25,000	$15,893	$7,110
2018	$7,200	$38,771	$45,971	$40,131	$25,000	$15,131	$5,840
2017	$7,200	$34,379	$41,615	$39,306	$25,000	$14,306	$2,309
2016	$9,769	$34,952	$44,721	$38,498	$25,000	$13,498	$6,223

Property Description

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

18-17-34 LOT 7 & W 25 FT OF LOT 6 BLK 4 LOWD SUB MB 6 PG 45 PER OR 5015 PGS 1872-1873 PER OR 8501 PG 0218 PER OR 8577 PG 2334 PER OR 8622 PG 1637

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

TOM CONNIFF
8970 RHODE DRIVE
SHELBY TOWNSHIP, MI 48317-3250

CASE NO. CE-0631-2024
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

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 **APRIL 17, 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.

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

TOM CONNIFF
8970 RHODE DRIVE
SHELBY TOWNSHIP, MI 48317-3250

CASE NO. CE-0631-2024
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

NOTICE TO PERSONS WITH DISABILITIES

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RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the 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 8302 9134 68

(✓) Post

Teresa Merck
Administration Specialist

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@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-0631-2024**

Case Type: **Code Enforcement**

Date Case Established: **08/19/2024**

Compliance Deadline: **10/04/2024**

Owner: LARRY CONNIFF

Mailing Address

LARRY CONNIFF
904 ROPER ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address

904 ROPER ST
NEW SMYRNA BEACH, FL 32168

Parcel

741803040070

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 required permit(s)
Compliance Date: 10/04/2024

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)
Corrective Action: Pay penalties for "after the fact permit(s)
Compliance Date: 10/04/2024

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0631-2024**
Case Type: **Code Enforcement**
Date Case Established: **08/19/2024**
Compliance Deadline: **10/04/2024**

Violation: Sec. 26-914.(2) - Exterior Surfaces
All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
Corrective Action: Maintain all exterior surfaces in good repair. All surfaces shall be weather-tight and be free of cracks, holes and deterioration. (soffits and wood underneath the carport)
Compliance Date: 10/04/2024

Violation: Sec. 26-914.(4) - Exterior Windows & Doors
All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.
Corrective Action: Exterior windows and doors shall be maintained in good repair. (repair broken window(s)
Compliance Date: 10/04/2024

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**.

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0631-2024**
Case Type: **Code Enforcement**
Date Case Established: **08/19/2024**
Compliance Deadline: **10/04/2024**

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: 9489009000276512748993
(✓) Post 9489 0090 0027 6512 7489 93
( ) Hand Delivery

Sincerely,

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/17/2024

Network:Feb 28, 2025 at 12:42:06 PM EST
Local:Feb 28, 2025 at 12:42:06 PM EST
N 29° 1' 43.719", W 80° 56' 9.965"
904 Roper St
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:

TOM CONNIFF
8970 RHODE DR
SHELBY TWP MI 48317-3250



USPS Tracking Label Number: 9214 8901 9403 8302 9134 68

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/28/2025 08:59
NO ACCESS TO DLVRY LOCATION	UTICA,MI 48317	03/03/2025 17:03
NO AUTHORIZED RECIPIENT AVAILABLE	UTICA,MI 48317	03/06/2025 14:56
REMINDER TO SCHEDULE REDELIVERY	UTICA,MI 48317	03/11/2025 03:36
PACKAGE RETURN NOTICE GENERATED	UTICA,MI 48317	03/21/2025 03:08

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0717-2024; 2617 NORDMAN AVE; OWNER: JAMIE LEE O'MALLEY; OFFICER: AMBER BAGE

April 17, 2025

Background:
Violation of City Code: IPMC 302.7 - Accessory Structure
Compliance Date: April 4, 2025
Method of Service: Property posted February 25, 2025; Certified mail delivered February 28, 2025

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0717-2024 2617 Nordman Ave.pdf

CE-0717-2024 (2617 Nordman Ave)
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Amber Bage
Project:
District: New Smyrna Beach
Description: Complainant states the house/fence is in disarray.
Opened Date: 10/15/2024
Closed Date: NOT CLOSED

Parcel: 633601009620 Main
Address: 2617 Nordman Av Main
New Smyrna Beach, FL 32168
Zone: R-2 (SINGLE FAMILY RESIDENTIAL)
R-2 (SINGLE FAMILY RESIDENTIAL)

Owner
Jamie Lee Omalley
2617 Nordman Av
New Smyrna Beach, FL 32168

Complainant
Dalton Cole
2619 Nordman Av
New Smyrna Beach, FL 32168
Home: 3864276852

Violation Code: Sec. 38-31.
Violation Status: In Violation
Citation Issue Date: 10/15/2024
Compliance Date: 11/01/2024
Resolved Date:
Code Description: Storage, depositing prohibited.
Corrective Action: Register closed trailer with current/up-to-date tag sticker.

Violation Code: IPMC 302.7
Violation Status: In Violation
Citation Issue Date: 10/15/2024
Compliance Date: 11/01/2024
Resolved Date:
Code Description: Accessory Structure
Corrective Action: Repair fencing and make panels structurally sound.

Violation Code: LDR 802.07.B.
Violation Status: In Violation
Citation Issue Date: 10/15/2024
Compliance Date: 11/01/2024
Resolved Date:
Code Description: Trailer Storage
Corrective Action: Remove open trailer from front yard

Violation Code: Sec. 26-914.(8)
Violation Status: In Violation
Citation Issue Date: 10/15/2024
Compliance Date: 11/01/2024
Resolved Date:
Code Description: Landscaping
Corrective Action: Mow lawn

Violation Code: Sec. 66-32.
Violation Status: In Violation
Citation Issue Date: 10/15/2024
Compliance Date: 11/01/2024
Resolved Date:
Code Description: Placement of Garbage/Recycle Containers
Corrective Action: Store garbage cans out of view when not by road for pick-up.

Violation Code: Sec. 26-914.(13)
Violation Status: In Violation
Citation Issue Date: 10/15/2024
Compliance Date: 11/01/2024
Resolved Date:
Code Description: Outdoor Storage
Corrective Action: Store items/property in an enclosed area.

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

AltKey: 3676475 **Parcel ID: 633601009620**
OMALLEY JAMIE LEE **2617 NORDMAN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3676475
Parcel ID:	633601009620
Township-Range-Section:	16 - 33 - 36
Subdivision-Block-Lot:	01 - 00 - 9620
Owner(s):	OMALLEY JAMIE LEE - FS - Fee Simple - 100%
Mailing Address On File:	2617 NORDMAN AVE NEW SMYRNA BEACH FL 32168
Physical Address:	2617 NORDMAN 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:	TURNBULL SHORES LOTS 1-99
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$321,835	$223,176	$25,000	$198,176	1.5000	$297.26
0012	DISCRETIONARY	$321,835	$223,176	$25,000	$198,176	0.7480	$148.24
0011	REQ LOCAL EFFORT	$321,835	$223,176	$25,000	$198,176	3.0370	$601.86
0050	GENERAL FUND	$321,835	$223,176	$50,000	$173,176	3.2007	$554.28
0053	LAW ENFORCEMENT FUND	$321,835	$223,176	$50,000	$173,176	1.5994	$276.98
0055	LIBRARY	$321,835	$223,176	$50,000	$173,176	0.3891	$67.38
0520	MOSQUITO CONTROL	$321,835	$223,176	$50,000	$173,176	0.1647	$28.52
0530	PONCE INLET PORT AUTHORITY	$321,835	$223,176	$50,000	$173,176	0.0692	$11.98
0058	VOLUSIA ECHO	$321,835	$223,176	$50,000	$173,176	0.2000	$34.64
0057	VOLUSIA FOREVER	$321,835	$223,176	$50,000	$173,176	0.2000	$34.64
0065	FLORIDA INLAND NAVIGATION DISTRICT	$321,835	$223,176	$50,000	$173,176	0.0288	$4.99
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$321,835	$223,176	$50,000	$173,176	0.7506	$129.99
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$321,835	$223,176	$50,000	$173,176	0.1793	$31.05
0271	NEW SMYRNA BCH I&S 2005	$321,835	$223,176	$50,000	$173,176	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$321,835	$223,176	$50,000	$173,176	0.0895	$15.50
0270	NEW SMYRNA BEACH	$321,835	$223,176	$50,000	$173,176	4.6370	$803.02
						16.7933	$3,040.32

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,040.32
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$3,144.32**
Estimated Tax Amount without SOH:	$5,508.67

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$62,700	$259,135	$321,835	$223,176	$50,000	$173,176	$98,659
2023	$58,781	$250,714	$309,495	$216,676	$50,000	$166,676	$92,819
2022	$40,969	$244,575	$285,544	$210,365	$50,000	$160,365	$75,179
2021	$32,775	$171,463	$204,238	$204,238	$50,000	$154,238	$0
2020	$25,650	$148,114	$173,764	$173,764	$0	$173,764	$0
2019	$32,063	$142,532	$174,595	$174,595	$0	$174,595	$0
2018	$26,719	$142,950	$169,669	$169,669	$50,000	$119,669	$0
2017	$19,950	$106,636	$126,516	$109,244	$50,000	$59,244	$17,272
2016	$18,460	$88,537	$106,997	$106,997	$50,000	$56,997	$0

Property Description

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

LOT 962 & S 1/2 OF LOT 963 TURNBULL SHORES MB 10 PGS 199-200 INC PER OR 4694 PG 1136 PER OR 5924 PGS 1462-1463 INC PER OR 7091 PG 2976 PER OR 7345 PG 1964 PER OR 7634 PGS 2808-2811 INC

2617 Nordman Av



01/16/2023

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

Violation Notice

Case Number: **CE-0717-2024**
Case Type: **Code Enforcement**
Date Case Established: **10/15/2024**
Compliance Deadline: **04/04/2025**

Owner: Jamie Lee O'Malley

Mailing Address

Jamie Lee O'Malley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	**Parcel**
2617 NORDMAN AV NEW SMYRNA BEACH, FL 32168	**633601009620**

Violation: IPMC 302.7 - Accessory Structure
Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Corrective Action: Repair fencing and make panels structurally sound.

Compliance Date: 04/04/2025

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 8302 1146 98
(✓) Post
( ) Hand Delivery

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

Case Number: **CE-0717-2024**

Violation Notice

Case Type: Code Enforcement

Date Case Established: 10/15/2024

Compliance Deadline: 04/04/2025

Sincerely,

Teresa Merck

Teresa Merck
Administrative Specialist II

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

2/25/25

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

Jamie Lee O'Malley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL
32168

CASE NO. CE-0717-2024
2617 NORDMAN 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 **April 17, 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 1146 98

(✓) Post

( ) Hand Delivery

Teresa Merck

Teresa Merck
Administrative Specialist II

Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com
2/25/2025


Network: Feb 25, 2025 at 11:44:35 AM EST
Local: Feb 25, 2025 at 11:44:35 AM EST
29° 3' 42.335", W 80° 57' 29.986"
2617 Nordman Ave
New Smyrna Beach FL 32168
United States
02-25-2025 11:44 AM 96

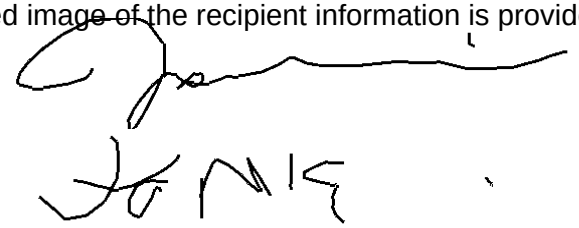
UNITED STATES POSTAL SERVICE

Date Produced: 03/03/2025

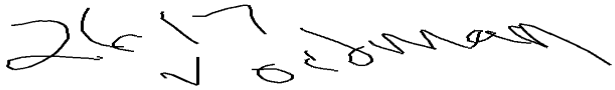
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8302 1146 98. Our records indicate that this item was delivered on 02/28/2025 at 02:16 p.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:

JAMIE LEE O'MALLEY
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

Customer Reference Number: C5690921.34518067

2

UNITED STATES POSTAL SERVICE®

Return address:

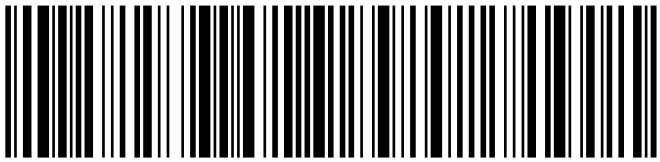
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

JAMIE LEE O'MALLEY
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

MAILING DATE: 02/26/2025
DELIVERY DATE: 02/28/2025

USPS CERTIFIED MAIL



9214 8901 9403 8302 1146 98

USPS Tracking Label Number: 9214 8901 9403 8302 1146 98

USPS Tracking History	Location	Date / Time
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	02/25/2025 22:51
ACCEPTED AT USPS FACILITY 10	ORLANDO FL DISTRIBUTION CENTER 32862	02/25/2025 23:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/26/2025 00:06
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/26/2025 15:27
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	02/27/2025 00:06
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32168	02/28/2025 14:16

CASE #: CC-0717-2024 2617 NORDMAN AVE

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0779-2024; 431 SHELDON ST.; OWNER: PGSR HOLDINGS LLC; OFFICER: BARBARA BOBELAK

April 17, 2025

Background:

Violation of City Code Sec. 26-914. (13) - Outdoor Storage; Sec. 26-914. (5) - Exterior Attachments; Sec. 26-914. (6) - Accessory Improvements; Sec. 26-914. (7) - Unoccupied Structure Security; Sec. 26-914. (8) - Landscaping; Sec. 26-914. (9) - Trash and Debris; Sec. 66-36. - Prohibitions (2), (3), (4), (6), (8).
Compliance Date: March 11, 2025

Violation of City Code Sec. 26-914. (4) - Exterior Windows and Doors
Compliance Date: March 18, 2025

Method of Service: Property posted February 21, 2025; Certified mail sent February 21, 2025,

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Teresa Merck

Attachments:

CCB-0779-2024- 431 Sheldon St.pdf

CE-0779-2024 – 431 SHELDON STREET
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	11/04/2024
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Barbara Bobelak	**Description:**	No power and no water		

Parcel: 744106000170 Main	**Address:** 431 Sheldon St Main New Smyrna Beach, FL 32168	**Zone:** R-3 (SINGLE FAMILY RESIDENTIAL)

Complainant	**Owner**
Delores Gall	Pgsr Holdings
219 Club House Blvd New Smyrna Beach, FL 32168	12411 Hautree Ct Palm Beach Gardens, FL 33418

	Note	**Created By**	**Date and Time Created**
1.	Trash and debris has been piled at curbside for several weeks. The pile is mixed debris. I spoke to a male while in front of the home regarding the pile of trash and explained to him that this needs to be separated and that if there's no utilities at that location someone will need to haul the trash away. He stated he does not live there.	Barbara Bobelak	11/26/2024 10:07 am
2.	Mailed a warning letter to the property owner listed on the property appraiser website.	Barbara Bobelak	11/27/2024 10:27 am
3.	No action has been taken by the owner to remove the large pile of debris or obtain the Business License Tax Receipt. An NOV - NOH will be created.	Barbara Bobelak	12/26/2024 3:10 pm
4.	Property appears as though it may be vacant. The doors are standing open, windows are open and there's trash all over the place.	Barbara Bobelak	12/31/2024 11:00 am
5.	Conducted site visit to take pictures of the violations, photos added to case file. Property needs to be cleaned up and secured. Fence is falling apart, door appears to be in need of repair, screens are torn, trash cans in public view and trash and debris is scattered about the property.	Barbara Bobelak	2/18/2025 2:58 pm

Activity Type	**Activity Number**	**Activity Name**	**User**	**Created On**
Courtesy Notice Sent	COURT-003594-2024	First Class Mail	Barbara Bobelak	12/26/2024

CODE CASE DETAILED REPORT (CE-0779-2024)

Violation Code: Sec. 26-914.(9) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Trash & Debris **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Remove all trash and debris from the property. All trash and debris must be hauled away or a special pick up arranged if there's no utility service.

Violation Code: Sec. 26-914.(7) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Unoccupied Structure Security **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Vacant property must be secured to avoid unauthorized entry to the structure.

Violation Code: Sec. 26-914.(5) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Exterior Attachments **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Replace all torn and missing screens.

Violation Code: Sec. 26-914.(6) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Accessory Improvements **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Repair or replace all damage areas of the fence. A permit is required to replace an existing fence.

Violation Code: Sec. 26-914.(13) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Outdoor Storage **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Clear all items being stored between the street and the building and closer than three feet to the side and rear lot lines. Outdoor storage shall stacked neatly and in a manner to prevent harborage of vermin.

Violation Code: Sec. 26-914.(8) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Landscaping **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Clear the property of all overgrown weeds and mow the grass. Trim along sidewalks and fence lines. No weeds or plants shall encroach the public sidewalk.

Violation Code: Sec. 66-36. **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Prohibitions **Compliance Date:** 03/11/2025
Resolved Date:
Corrective Action: Garbage cans and recycle containers must be stored out of public view.

Violation Code: Sec. 26-914.(4) **Violation Status:** In Violation **Citation Issue Date:** 02/18/2025
Code Description: Exterior Windows & Doors **Compliance Date:** 03/18/2025
Resolved Date:
Corrective Action: Repair and/or replace all broken windows and doors. Replacement of windows and exterior doors require a permit.

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

AltKey: 3872886 **Parcel ID: 744106000170**
PGSR HOLDINGS LLC **431 SHELDON ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3872886
Parcel ID:	744106000170
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	06 - 00 - 0170
Owner(s):	PGSR HOLDINGS LLC - FS - Fee Simple - 100%
Mailing Address On File:	12411 HAUTREE CT PALM BEACH GARDENS FL 33418 1551
Physical Address:	431 SHELDON ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4064
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	$171,123	$171,123	$0	$171,123	1.5000	$256.68
0012	DISCRETIONARY	$171,123	$171,123	$0	$171,123	0.7480	$128.00
0011	REQ LOCAL EFFORT	$171,123	$171,123	$0	$171,123	3.0370	$519.70
0050	GENERAL FUND	$171,123	$171,123	$0	$171,123	3.2007	$547.71
0053	LAW ENFORCEMENT FUND	$171,123	$171,123	$0	$171,123	1.5994	$273.69
0055	LIBRARY	$171,123	$171,123	$0	$171,123	0.3891	$66.58
0520	MOSQUITO CONTROL	$171,123	$171,123	$0	$171,123	0.1647	$28.18
0530	PONCE INLET PORT AUTHORITY	$171,123	$171,123	$0	$171,123	0.0692	$11.84
0058	VOLUSIA ECHO	$171,123	$171,123	$0	$171,123	0.2000	$34.22
0057	VOLUSIA FOREVER	$171,123	$171,123	$0	$171,123	0.2000	$34.22
0065	FLORIDA INLAND NAVIGATION DISTRICT	$171,123	$171,123	$0	$171,123	0.0288	$4.93
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$171,123	$171,123	$0	$171,123	0.7506	$128.44
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$171,123	$171,123	$0	$171,123	0.1793	$30.68
0271	NEW SMYRNA BCH I&S 2005	$171,123	$171,123	$0	$171,123	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$171,123	$171,123	$0	$171,123	0.0895	$15.32
0270	NEW SMYRNA BEACH	$171,123	$171,123	$0	$171,123	4.6370	$793.50
						16.7933	$2,873.72

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$2,873.72
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$2,977.72**
Estimated Tax Amount without SOH:	$2,977.72

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$19,800	$151,323	$171,123	$171,123	$0	$171,123	$0
2023	$27,940	$141,693	$169,633	$147,473	$0	$147,473	$0
2022	$12,320	$147,987	$160,307	$134,066	$0	$134,066	$0
2021	$12,320	$109,558	$121,878	$121,878	$0	$121,878	$0
2020	$11,880	$87,006	$98,886	$52,565	$27,565	$25,000	$46,321
2019	$10,120	$84,770	$94,890	$51,383	$26,383	$25,000	$43,507
2018	$8,800	$83,291	$92,091	$50,425	$25,425	$25,000	$41,666
2017	$8,800	$77,326	$86,098	$49,388	$25,000	$24,388	$36,710
2016	$8,772	$60,006	$68,778	$48,372	$25,000	$23,372	$20,406

Property Description

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

S 43.5 FT OF LOT 17 F W SAMS SUB DAUGHERTYS NEW SMYRNA PER OR 1735 PG 1049 PER OR 8491 PGS 1155-1158 PER OR 8491 PG 1161 PER OR 8491 PGS 1165-1168 PER OR 8498 PGS 3414-3417 PER OR 8556 PG 2910



Detail by Entity Name

Florida Limited Liability Company
PGSR HOLDINGS LLC

Filing Information

Document Number	L23000375518
FEI/EIN Number	93-4485168
Date Filed	08/10/2023
State	FL
Status	ACTIVE

Principal Address

12411 HAUTREE COURT
PALM BEACH GARDENS, FL 33418

Mailing Address

12411 HAUTREE COURT
PALM BEACH GARDENS, FL 33418

Registered Agent Name & Address

CANTOR, MICHAEL
12411 HAUTREE COURT
PALM BEACH GARDENS, FL 33418

Authorized Person(s) Detail

Name & Address

Title MGR

PIREM LLC
12411 HAUTREE COURT
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2024	02/12/2024

Document Images

02/12/2024 -- ANNUAL REPORT	View image in PDF format
08/10/2023 -- Florida Limited Liability	View image in PDF format

CODE COMPLIANCE
IN AND FOR
THE CITY OF NEW SMYRNA BEACH

Date: December 2, 2024

Name: PGSR Holdings
Address: 12411 Hautree Ct.
City, State, Zip: Palm Beach Gardens, FL 33418-1551

Re: 431 Sheldon Street, New Smyrna Beach, FL

The purpose of this letter is to advise you of a complaint filed with Code Compliance on November 4, 2024, regarding 431 Sheldon Street, New Smyrna Beach, FL, indicating a violation of the New Smyrna Beach Code of Ordinances may exist at this location. Code Compliance personnel observed the following:

1) Property occupied without electric or water service. This has been verified with the New Smyrna Beach Utilities Commission.
2) Large pile of trash at curbside for pickup. A property that does not have utility service does not have trash or garbage collection service.
3) Rental property without the required Business License Tax Receipt.

Any violation of the City's Code of Ordinances is presumed to have occurred with the knowledge and consent of any owner, trustee, or other person directly or indirectly, which has charge, control, or management, either exclusively or with others, of the property upon which the violation may exist. However, this presumption may be rebutted by competent, substantial evidence that the owner, trustee, or other person with a legal interest in the property has not authorized the violation.

The activities observed during the field inspection and any other activities at your property that may be contributing to violations of the City's Code of Ordinances should cease.

You are requested to contact Officer Barbara Bobelak at City Hall, 210 Sams Avenue, New Smyrna Beach, FL 32168, at 386.410.2871, or by e-mail at bbobelak@cityofnsb.com within ten (10) days of receipt of this letter to arrange a meeting or discussion regarding this matter. The Department is interested in reviewing any information you may have that will assist in determining whether any violations have occurred.

This letter is part of a code enforcement investigation, preliminary to enforcement action. We look forward to your cooperation in completing the investigation and resolution of this matter.

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Enforcement Supervisor

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

Case Number: CE-0779-2024
Case Type: Code Enforcement
Date Case Established: 11/04/2024
Compliance Deadline: 03/11/2025

Violation Notice

Owner: PGSR HOLDINGS

Mailing Address

PGSR HOLDINGS
12411 HAUTREE CT
PALM BEACH GARDENS, FL 33418-1551

Notice of Violation for the following location:

Address	Parcel
431 SHELDON ST NEW SMYRNA BEACH, FL 32168	**744106000170**

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: Clear all items being stored between the street and the building and closer than three feet to the side and rear lot lines. Outdoor storage shall stacked neatly and in a manner to prevent harborage of vermin.

Compliance Date: 03/11/2025

Violation: Sec. 26-914. (4) - Exterior Windows & Doors
All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long

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

Case Number: CE-0779-2024
Case Type: Code Enforcement
Date Case Established: 11/04/2024
Compliance Deadline: 03/11/2025

Violation Notice

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

Corrective Action: Repair and/or replace all broken windows and doors. Replacement of windows and exterior doors require a permit.

Compliance Date: 03/18/2025

Violation: Sec. 26-914. (5) - Exterior Attachments
Exterior attachments to basic structural elements, including but not limited to gutters, down spouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.

Corrective Action: Replace all torn and missing screens.

Compliance Date: 03/11/2025

Violation: Sec. 26-914. (6) - Accessory Improvements
All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.

Corrective Action: Repair or replace all damage areas of the fence. A permit is required to replace an existing fence.

Compliance Date: 03/11/2025

Violation: Sec. 26-914. (7) - Unoccupied Structure Security
An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted

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

Case Number: CE-0779-2024
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Compliance Deadline: 03/11/2025

Violation Notice

only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

Corrective Action: Vacant property must be secured to avoid unauthorized entry to the structure.

Compliance Date: 03/11/2025

Violation: Sec. 26-914. (8) - Landscaping
Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.

Corrective Action: Clear the property of all overgrown weeds and mow the grass. Trim along sidewalks and fence lines. No weeds or plants shall encroach the public sidewalk.

Compliance Date: 03/11/2025

Violation: Sec. 26-914. (9) - Trash & Debris
The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.

Corrective Action: Remove all trash and debris from the property. All trash and debris must be hauled away or a special pick up arranged if there's no utility service.

Compliance Date: 03/11/2025

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

Case Number: CE-0779-2024
Case Type: Code Enforcement
Date Case Established: 11/04/2024
Compliance Deadline: 03/11/2025

Violation Notice

Violation: Sec. 66-36. - Prohibitions
It is unlawful and a violation of this article for any person to do or permit to be done any of the following acts or practices:

Subsections:
(2) Fail to remove garbage containers from public view on the same day of collection after being emptied by collection crews, or to abandon any garbage, trash or waste materials on public or private property.
(3) Deposit or place in or cause to be deposited or placed in a garbage container any materials other than garbage.
(4) Fail or neglect to keep or cause all garbage containers to be kept clean and sanitary or tightly covered and in a good state of repair.
(6) Place or allow to be placed upon the streets, alleys, curbing or sidewalks of the city any rubbish, sweepings, debris, trash or waste materials of any kind that might be a menace to traffic, either vehicular or pedestrian, or that might endanger the proper operation of the city's sewer or drainage system.
(8) Allow private tree contractors to place tree trimmings or trees removed by such persons at the street for city collection.

Corrective Action: Garbage cans and recycle containers must be stored out of public view.
No items placed at curbside shall cause a menace to vehicular or pedestrian traffic.
Compliance Date: 03/11/2025

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

Case Number: CE-0779-2024
Case Type: Code Enforcement
Date Case Established: 11/04/2024
Compliance Deadline: 03/11/2025

Violation Notice

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 8301 7540 86
(√) 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

2/21/2025

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

PGSR HOLDINGS
12411 HAUTREE CT
PALM BEACH GARDENS, FL 33418-1551

CASE NO. CE-0779-2024
431 SHELDON ST
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 **April 17, 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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

PGSR HOLDINGS
12411 HAUTREE CT
PALM BEACH GARDENS, FL 33418-1551

CASE NO. CE-0779-2024
431 SHELDON ST
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

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 8301 7540 86

(✓) Post

( ) Hand Delivery

Teresa Merck

Teresa Merck
Code Compliance Clerk

Contact: Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
2/21/2025

Network:Feb 21, 2025 at 12:53:47 PM EST
Local:Feb 21, 2025 at 12:53:47 PM EST
N 29° 1' 38.526", W 80° 55' 58.656"
431 N Myrtle Ave
New Smyrna Beach FL 32168
United States

City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL 32168
386-410-3870

Case Number: CE-0270-2014
Case Type: Code Enforcement
Date Case Established: 11/04/2014
Compliance Deadline: 08/11/2015

Violation Notice

Owner: POSR HOLDINGS

Mailing Address

POSR HOLDINGS
13411 HAUTNET CT
PALM BEACH GARDENS, FL 33410-1551

Notice of Violation for the following location:

Address: 431 SHELDON ST
NEW SMYRNA BEACH, FL 32168

Parcel: 7441B6000170

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: Clear all items being stored between the street and the building and clear three feet to the side and rear lot lines. Outdoor storage shall stacked neatly and in a manner to prevent harborages of vermin.

Compliance Date: 04/11/2025

Violation: Sec. 26-914. (4) - Exterior Windows & Doors

All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally installed and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as approved by the Code Official. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths inch thickness, which shall be secured by use of Phillips-headed, minimum two inches long screws cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long

UNITED STATES POSTAL SERVICE®

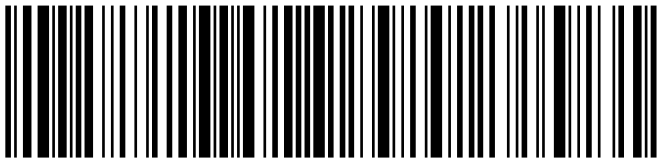
Return address:

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

Recipient address:

PGSR HOLDINGS
12411 HAUTREE CT
PALM BCH GDNS FL 33418-1551

USPS CERTIFIED MAIL



9214 8901 9403 8301 7540 86

USPS Tracking Label Number: 9214 8901 9403 8301 7540 86

USPS Event	Postal Facility	Date/Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/21/2025 12:19

Network:Feb 18, 2025 at 9:58:27 AM EST
Local:Feb 18, 2025 at 9:58:27 AM EST
N 29° 1' 40.115", W 80° 55' 56.172"
436–456 Sheldon St
New Smyrna Beach FL 32168
United States

Network:Feb 18, 2025 at 9:58:55 AM EST
Local:Feb 18, 2025 at 9:58:55 AM EST
N 29° 1' 39.886", W 80° 55' 55.891"
437 Sheldon St
New Smyrna Beach FL 32168
United States

Network:Feb 18, 2025 at 9:59:08 AM EST
Local:Feb 18, 2025 at 9:59:08 AM EST
N 29° 1' 39.886", W 80° 55' 55.891"
437 Sheldon St
New Smyrna Beach FL 32168
United States

Network:Feb 18, 2025 at 9:59:24 AM EST
Local:Feb 18, 2025 at 9:59:24 AM EST
N 29° 1' 39.886", W 80° 55' 55.891"
437 Sheldon St
New Smyrna Beach FL 32168
United States

Network:Feb 18, 2025 at 9:59:48 AM EST
Local:Feb 18, 2025 at 9:59:48 AM EST
N 29° 1' 39.581", W 80° 55' 55.755"
431 Sheldon St
New Smyrna Beach FL 32168
United States

Network:Feb 18, 2025 at 10:00:23 AM EST
Local:Feb 18, 2025 at 10:00:23 AM EST
N 29° 1' 39.244", W 80° 55' 55.561"
431 Sheldon St
New Smyrna Beach FL 32168
United States


Network: Feb 21, 2025 at 12:53:58 PM EST
Local: Feb 21, 2025 at 12:53:58 PM EST
N 29° 1' 39.453", W 80° 55' 55.938"
503 Rose Ct
New Smyrna Beach FL 32168
United States
431