Building Trades Examining Board
Thursday, May 28, 2026 at 5:30 PM

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

1. CALL TO ORDER

A. Roll Call

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Approval of minutes for the April 23, 2026, Building Trade Board Hearing

4. SWEARING OF CITY STAFF

5. OLD BUSINESS

6. NEW BUSINESS

6.A BLD-000027-2026 - 817 Maralyn Ave. Owner: William L. Perry, Living Trust 5-6-04 or Sue E. Perry, Living Trust 5-6-04; Officer: Barbara Bobelak

6.B BLD-000026-2026 - 508 Mary Ave. Owner: James E. Sr & Rhonda MJ Haynes; Officer: Barbara Bobelak

7. REQUEST TO APPEAR

8. COMMENTS FROM BOARD OR STAFF

9. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

APPROVAL OF MINUTES FOR THE APRIL 23, 2026, BUILDING TRADE BOARD HEARING

May 28, 2026

Background:
Building Trade Board Hearing Minutes for April 23, 2026, hearing

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Building Trade April Meeting Minutes.pdf

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

Minutes

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Building Trades Examining Board of the City of New Smyrna Beach, Florida, was held on Thursday, April 23, 2026, at the Commission Chambers, City Hall Annex, 214 Sams Ave., New Smyrna Beach, Florida 32168.

Chairman Frank Dalton called the meeting to order at 5:30 PM.

Present: Chair Frank Dalton, Member Robert Werner, Member Randolph McKown, and Member Nick Shulz.

Absent: Vice Chair Heidi Hales-Walker, Member Mary Fikert, Member Joseph Blanchette, and alternate member Paul Heer.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Chair Frank Dalton moved to adopt the minutes from March 26, 2026. Member Robert Werner second the motion. The motion carried unanimously 4-0.

4. SWEARING OF CITY STAFF

Board Secretary Evann Lorenzen administered the oath to the following city staff: Jason Yates, Code Compliance Officer, Steve Woodworth, Building Official, Property Owner Representative Jawed Rashid.

5. OLD BUSINESS

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

This case was heard before the Building Trade Examining Board on April 16, 2026, at the March 26, 2026, hearing the Building Trade Examining Board made a determination that the property owner needed to obtain a permit to make improvements or to demolish the structure within 60 days of the hearing held on March 26, 2026. On March 26, 2026, the Boards order was mailed certified mail to the property and posted on the property on March 30, 2026. On April 22, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition.

It is Staff's recommendation to the Board to order the condemnation of the property based on the testimony and evidence provided by Code Compliance Officer Jason Yates and Chief Building Official Steve Woodworth.

Nick Shuluz made a motion to approve the recommendation made by staff to condemn the property. Chair Frank Dalton second the motion. Motion carried 4-0

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

This case was heard before the Building Trade Examining Board on April 16, 2026, at the March 26, 2026, hearing the Building Trade Examining Board made a determination that the property owner needed to obtain a permit to make improvements or to demolish the structure within 60 days of the hearing held on March 26, 2026. On March 26, 2026, the Board's order was mailed certified mail to the property and posted on the property on March 30, 2026. On April 22, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition.

It is Staff's recommendation to the Board to order the condemnation of the property based on the testimony and evidence provided by Code Compliance Officer Jason Yates and Chief Building Official Steve Woodworth.

Member Nick Shuluz made a motion to approve the recommendation made by staff to condemn the property. Member Robert Werner second the motion. Motion carried 4-0

6. NEW BUSINESS

6.A BLD-000025-2025 – 350 Mission Dr. Owner: Teresa N. Gason Officer: Barbara Bobelak

This case was heard before the Building Trade Examining Board on April 16, 2026. The property was first inspected on March 12, 2026, and it was determined that the property was found to be in violation of Article X, Section 26-295. Conditions; nuisance and Sec. 26-796. By Code Compliance Supervisor Barbara Bobelak, and Chief Building Official Steve Woodworth.

On March 20, 2026, a notice of determination and notice of hearing was mailed certified mail to the property owner giving 30 days from the mailing date to obtain a permit to make improvements or to demolish the structure. The property was posted March 19, 2026. On March 24, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition of the structure.

It is staff's recommendation that the property owner applies for permits to make the necessary repairs or apply for a demolition permit within 30 days of the hearing held on April 16, 2026.

Member Nick Shuluz made a motion to give the property owner 60 days to obtain a permit for improvement or obtain a permit for demolition from the date of the board's order. Member Robert Werner Second the motion and the motion carried unanimously 4-0.

7. REQUEST TO APPEAR

8. COMMENTS FROM BOARD OR STAFF

9. ADJOURNMENT

10. Chair Frank Dalton adjourned the meeting at 6:45 P.M.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000027-2026 - 817 MARALYN AVE. OWNER: WILLIAM L. PERRY, LIVING TRUST 5-6-04 OR SUE E. PERRY, LIVING TRUST 5-6-04; OFFICER: BARBARA BOBELAK

May 28, 2026

Background:

Notice of determination issued April 9, 2026. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on April 9, 2026, Property Posted on April X, 2026. Certified mail accepted and signed for on April 14, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000027-2026 - 817 Maralyn Ave.pdf

Bobelak, Barbara

From: noreply@civicplus.com
Sent: Wednesday, May 13, 2026 12:35 PM
To: Bobelak, Barbara
Subject: Online Form Submittal: E-mail the Code Compliance Supervisor

CAUTION: EXTERNAL EMAIL

E-mail the Code Compliance Supervisor

Disclaimer
Information submitted on this form will be sent via e-mail. To protect sensitive information, do not provide the following items on this form: Social Security numbers, driver's license numbers, bank account information, routing numbers, medical information, passport numbers, and passwords.

Name	Patrick Kenneally
E-mail	pkenneally1@nycap.rr.com
Phone	5183311905
File Upload	*Field not completed.*
Address	813 maralyn ave
Questions & Comments	Hi - I saw the abandoned car being removed from the burned out house on Maralyn Ave today (817 Maralyn I think)...thank you. When will the rest of the property be cleaned up? Anything I can do to help?

Email not displaying correctly? View it in your browser.

Bobelak, Barbara

From: Woodworth, Steve
Sent: Wednesday, April 1, 2026 11:38 AM
To: Bobelak, Barbara
Cc: Corbin, Shane; Wiech, Donald
Subject: 817 Maryln

817 Maryln Ave was damaged by fire several months ago (December). The Building Dept. has not received application for the repair of demolition of this structure. We need to start an action.

Steve Woodworth
Building Official
City of New Smyrna Beach
214 Sams Ave.
New Smyrna Beach, FL 32168
Office 386-410-2857
swoodworth@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: 3795237 **Parcel ID: 741601050090**
PERRY WILLIAM L TR **817 MARALYN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3795237
Parcel ID:	741601050090
Township-Range-Section:	17 - 34 - 16
Subdivision-Block-Lot:	01 - 05 - 0090
Owner(s):	8 Owners (listed on separate sheet)
Mailing Address On File:	PO BOX 578 NEW SMYRNA BEACH FL 32170 0578
Physical Address:	817 MARALYN AVE, NEW SMYRNA BEACH 32169
Property Use:	0800 - MFR <10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4840
Subdivision Name:	
Homestead Property:	No

Parcel Summary

Owner(s):

PERRY WILLIAM L TR - TR - Trust - 100%

WILLIAM L PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

PERRY SUE E TR - TR - Trust - 100%

WILLIAM L PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

SUE E PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

PERRY WILLIAM L TR - TR - Trust - 100%

PERRY SUE E TR - TR - Trust - 100%

SUE E PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$240,875	$240,875	$0	$240,875	1.5000	$361.31
0012	DISCRETIONARY	$240,875	$240,875	$0	$240,875	0.7480	$180.17
0011	REQ LOCAL EFFORT	$240,875	$240,875	$0	$240,875	3.0310	$730.09
0050	GENERAL FUND	$240,875	$240,875	$0	$240,875	3.2007	$770.97
0053	LAW ENFORCEMENT FUND	$240,875	$240,875	$0	$240,875	1.5994	$385.26
0055	LIBRARY	$240,875	$240,875	$0	$240,875	0.3697	$89.05
0520	MOSQUITO CONTROL	$240,875	$240,875	$0	$240,875	0.1573	$37.89
0530	PONCE INLET PORT AUTHORITY	$240,875	$240,875	$0	$240,875	0.0660	$15.90
0058	VOLUSIA ECHO	$240,875	$240,875	$0	$240,875	0.2000	$48.18
0057	VOLUSIA FOREVER	$240,875	$240,875	$0	$240,875	0.2000	$48.18
0065	FLORIDA INLAND NAVIGATION DISTRICT	$240,875	$240,875	$0	$240,875	0.0270	$6.50
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$240,875	$240,875	$0	$240,875	0.3101	$74.70
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$240,875	$240,875	$0	$240,875	0.1793	$43.19
0272	NEW SMYRNA BCH I&S 2018	$240,875	$240,875	$0	$240,875	0.1115	$26.86
0270	NEW SMYRNA BEACH	$240,875	$240,875	$0	$240,875	4.6370	$1,116.94
						16.3370	$3,935.17

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,935.17
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$4,060.17**
Estimated Tax Amount without SOH:	$4,060.17

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$235,000	$529,806	$764,806	$673,180	$0	$673,180	$0
2024	$399,500	$425,229	$824,729	$611,982	$0	$611,982	$0
2023	$282,000	$418,738	$700,738	$556,347	$0	$556,347	$0
2022	$235,000	$320,659	$555,659	$505,770	$0	$505,770	$0
2021	$172,725	$362,663	$535,388	$459,791	$0	$459,791	$0
2020	$172,725	$340,000	$512,725	$417,992	$0	$417,992	$0
2019	$172,725	$267,136	$439,861	$379,993	$0	$379,993	$0
2018	$101,931	$243,517	$345,448	$345,448	$0	$345,448	$0
2017	$99,875	$307,401	$407,739	$367,741	$0	$367,741	$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 LOT 9 & W 1/2 OF LOT 10 BLK E HORTON SHORES MB 10 PG 42 PER OR 5202 PG 3355 PER OR 6078 PGS 0897-0898 INC PER OR 7173 PG 0560 PER OR 8718 PG 0966

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

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: April 9, 2026

William L. Perry, Living Trust 5-6-04 or
Sue E. Perry, Living Trust 5-6-04
PO Box 578
New Smyrna Beach, FL 32170-0578

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

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

STREET ADDRESS: **817 Maralyn Avenue, New Smyrna Beach**
PARCEL NUMBER: **741601050090**
LEGAL DESCRIPTION:
16-17-34 LOT 9 & W 1/2 OF LOT 10 BLK E HORTON SHORES MB 10 PG 42 PER OR 5202 PG 3355 PER OR 6078 PGS 0897-0898 INC PER OR 7173 PG 0560 PER OR 8718 PG 0966

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

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

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

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

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

ITEMS IN VIOLATION

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

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

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

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

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

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

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

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

Steve Woodworth

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

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

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat..

Please check form of service.

☒ Posted:

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8364 6869 35

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
386.410.2871
bbobelak@cityofnsb.com

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

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000027-2026
817 Maralyn Avenue,
New Smyrna Beach, FL 32168

Date: April 9, 2026

William L. Perry, Living Trust 5-6-04 or
Sue E. Perry, Living Trust 5-6-04
PO Box 578
New Smyrna Beach, FL 32170-0578

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 28th day of May 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

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

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

Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 9th day of April, 2026, at City Hall, City of New Smyrna Beach, Florida.

Barbara Bobelat for

Francis T. Dalton, Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

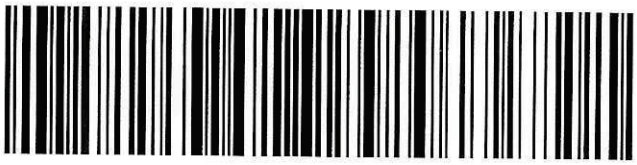
Receipt Number: 9214 8901 9403 8364 6869 35

☒ Post

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 6869 35

WILLIAM L PERRY LIVING TRUST 5-6-04 OR
SUE E PERRY LIVING TRUST 5-6-04
PO BOX 578
NEW SMYRNA BEACH FL 32170-0578

817 Maralyn Avenue
BLD-000027-2026

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/14/2026

CITY OF NEW SMYRNA BEACH:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8364 6869 35

Our records indicate that this item was accepted by the USPS at:

AVAILABLE FOR PICKUP NEW SMYRNA BEACH,FL 32170 04/13/2026 14:46

ORIGINAL INTENDED RECIPIENT:

WILLIAM L PERRY LIVING TRUST 5-6-04 OR
SUE E PERRY LIVING TRUST 5-6-04
PO BOX 578
NEW SMYRNA BEACH FL 32170-0578

817 Maralyn Ave - BLD-000027
Case #: BLD-000027

The above information represents information provided by the United States Postal Service.

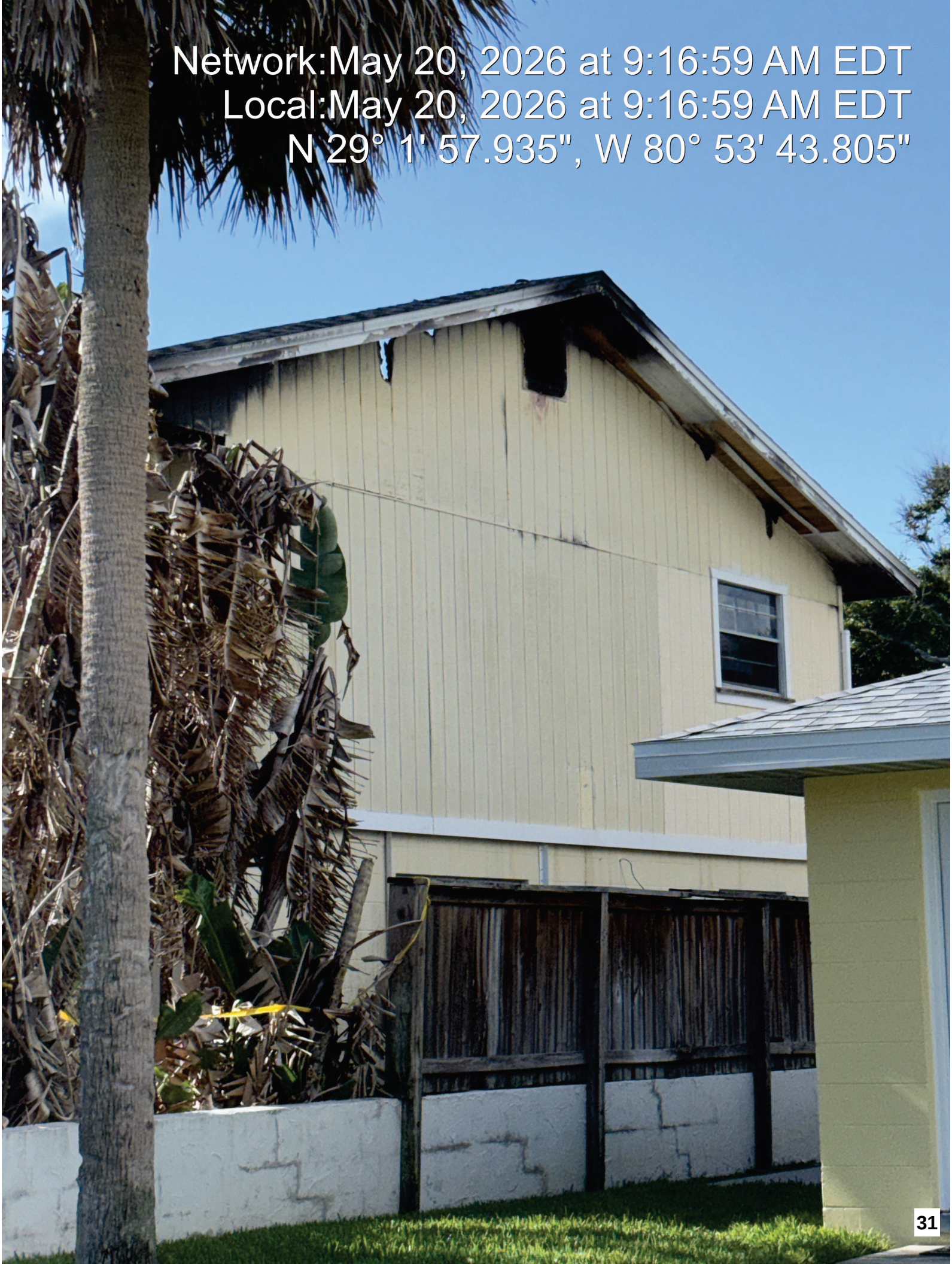

Network:May 20, 2026 at 9:15:55 AM EDT
Local:May 20, 2026 at 9:15:55 AM EDT
N 29° 1' 57.985", W 80° 53' 42.475"
817


Network:May 20, 2026 at 9:15:58 AM EDT
Local:May 20, 2026 at 9:15:58 AM EDT
N 29° 1' 57.985", W 80° 53' 42.475"

Network:May 20, 2026 at 9:16:21 AM EDT
Local:May 20, 2026 at 9:16:21 AM EDT
N 29° 1' 57.973", W 80° 53' 42.918"


Network:May 20, 2026 at 9:16:06 AM EDT
Local:May 20, 2026 at 9:16:06 AM EDT
N 29° 1' 58.033", W 80° 53' 42.551"
817


Network:May 20, 2026 at 9:16:42 AM EDT
Local:May 20, 2026 at 9:16:42 AM EDT
N 29° 1' 57.837", W 80° 53' 43.344"


Network:May 20, 2026 at 9:16:59 AM EDT
Local:May 20, 2026 at 9:16:59 AM EDT
N 29° 1' 57.935", W 80° 53' 43.805"

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000026-2026 - 508 MARY AVE. OWNER: JAMES E. SR & RHONDA MJ HAYNES; OFFICER: BARBARA BOBELAK

May 28, 2026

Background:

Notice of determination issued April 9, 2026. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on April 9, 2026, Property Posted on X, 2026. Certified mail accepted and signed for on April 29, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

BLD-000026-2026 - 508 Mary Ave.pdf

CODE CASE DETAILED REPORT BLD-000026-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type:	Building	**Project:**		**Opened Date:**	03/27/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Barbara Bobelak	**Description:**	Property is in need of repair, the roof has holes in it and possibly structural issues.		

Parcel: 744111010021 Main	**Address:** 508 Mary Av Main New Smyrna Beach, FL 32168	**Zone:** R-3 (SINGLE FAMILY RESIDENTIAL)

Owner

Rhonda Mj & James E Sr Haynes

333 Dimmick St
New Smyrna Beach, FL 32168
Home: 3864273630

Note	Created By	Date and Time Created
1. While conducting inspections in this area I noticed the roof on the front of the property appeared to have damage. I emailed the Chief Building Official requesting him visit this property for a determination of the damage to the roof. On 3/26/2026 the Building Official stated the property is in need of repair and/or demolition due to the roof system and the support system of the structure being compromised.	Barbara Bobelak	3/27/2026 10:05 am
2. 3/30/2026 - I spoke to Mrs. Haynes regarding the condition of this property. Mrs. Haynes stated that they are aware of the condition of the property and are currently working on getting estimates to repair the property.	Barbara Bobelak	4/1/2026 8:43 am

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

AltKey: 3873963 **Parcel ID: 744111010021**
HAYNES RHONDA MJ **508 MARY AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3873963
Parcel ID:	744111010021
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	11 - 01 - 0021
Owner(s):	HAYNES RHONDA MJ - TE - Tenancy in the Entirety - 100% HAYNES JAMES E SR - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	333 DIMMICK ST NEW SMYRNA BEACH FL 32168 6604
Physical Address:	508 MARY AVE, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4062
Subdivision Name:	SPLEICES 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	$117,625	$58,730	$0	$117,625	1.5000	$176.44
0012	DISCRETIONARY	$117,625	$58,730	$0	$117,625	0.7480	$87.98
0011	REQ LOCAL EFFORT	$117,625	$58,730	$0	$117,625	3.0310	$356.52
0050	GENERAL FUND	$117,625	$58,730	$58,895	$58,730	3.2007	$187.98
0053	LAW ENFORCEMENT FUND	$117,625	$58,730	$58,895	$58,730	1.5994	$93.93
0055	LIBRARY	$117,625	$58,730	$58,895	$58,730	0.3697	$21.71
0520	MOSQUITO CONTROL	$117,625	$58,730	$58,895	$58,730	0.1573	$9.24
0530	PONCE INLET PORT AUTHORITY	$117,625	$58,730	$58,895	$58,730	0.0660	$3.88
0058	VOLUSIA ECHO	$117,625	$58,730	$58,895	$58,730	0.2000	$11.75
0057	VOLUSIA FOREVER	$117,625	$58,730	$58,895	$58,730	0.2000	$11.75
0065	FLORIDA INLAND NAVIGATION DISTRICT	$117,625	$58,730	$58,895	$58,730	0.0270	$1.59
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$117,625	$58,730	$58,895	$58,730	0.3101	$18.21
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$117,625	$58,730	$58,895	$58,730	0.1793	$10.53
0272	NEW SMYRNA BCH I&S 2018	$117,625	$58,730	$58,895	$58,730	0.1115	$6.55
0270	NEW SMYRNA BEACH	$117,625	$58,730	$58,895	$58,730	4.6370	$272.33
						16.3370	$1,270.38

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$1,270.38
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$1,395.38**
Estimated Tax Amount without SOH:	$2,046.64

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$63,504	$55,733	$119,237	$53,391	$0	$53,391	$0
2024	$55,566	$56,783	$112,349	$48,538	$0	$48,538	$0
2023	$50,406	$52,813	$103,219	$44,125	$0	$44,125	$0
2022	$22,226	$36,361	$58,587	$40,114	$0	$40,114	$0
2021	$21,433	$22,086	$43,519	$36,467	$0	$36,467	$0
2020	$21,433	$22,513	$43,946	$33,152	$0	$33,152	$0
2019	$7,938	$22,200	$30,138	$30,138	$0	$30,138	$0
2018	$7,938	$20,408	$28,346	$28,346	$0	$28,346	$0
2017	$7,938	$18,633	$26,603	$26,603	$0	$26,603	$0

Property Description

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

41-17-34 E 90 FT OF W 130 FT OF N 120FT OF LOT 2 BLK 1 GUSTAVUS SPLEISS SUB MB 5 PG 182 MB 14 PG 92 PER OR 3659 PG 0851 &DC PER OR 3657 PG 1075

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

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: April 9, 2026

James E. Sr & Rhonda MJ Haynes
333 Dimmick Street
New Smyrna Beach, FL 32168-6604

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

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

STREET ADDRESS:	**508 Mary Avenue, New Smyrna Beach**
PARCEL NUMBER:	**744111010021**
LEGAL DESCRIPTION:	**41-17-34 E 90 FT OF W 130 FT OF N 120FT OF LOT 2 BLK 1 GUSTAVUS SPLEISS SUB MB 5 PG 182 MB 14 PG 92 PER OR 3659 PG 0851 & DC PER OR 3657 PG 1075**

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

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

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

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

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

ITEMS IN VIOLATION

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

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

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

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

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

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

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

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

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

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat..

Please check form of service.

☒ Posted:

☒ Certified Mail, Return Receipt Requested
Receipt Number: 92148901940383647556 79

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

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

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000026-2026
508 Mary Avenue,
New Smyrna Beach, FL 32168

Date: April 9, 2026

James E. Sr & Rhonda MJ Haynes
333 Dimmick Street
New Smyrna Beach, FL 32168-6604

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 28th day of May 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

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

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

Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 9th day of April, 2026, at City Hall, City of New Smyrna Beach, Florida.

Barbara Bobbed for

Francis T. Dalton, Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

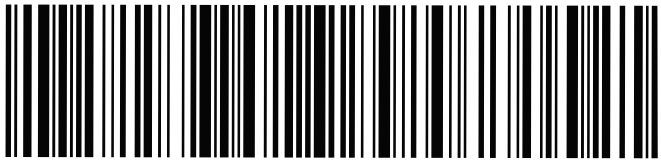
Receipt Number: 92148901940383647556 79

☒ Post

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 7556 79

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

BLD-000026
508 MARY AVENUE

UNITED STATES POSTAL SERVICE

RETURN TO SENDER

Date Produced: 04/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 7556 79. Our records indicate that this item was delivered on 04/29/2026 at 02:12 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient : 333 DIMMICK ST
NEW SMYRNA BEACH, FL 32168-6604

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:

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

Customer Reference Number: C6709278.41034154

Return Reference Number 333 Dimmick St

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:

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

MAILING DATE: 04/02/2026
DELIVERY DATE: 04/29/2026

USPS CERTIFIED MAIL



9214 8901 9403 8364 7556 79

USPS Tracking Label Number: 9214 8901 9403 8364 7556 79

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	04/02/2026 08:26
NO AUTHORIZED RECIPIENT AVAILABLE	NEW SMYRNA BEACH,FL 32168	04/13/2026 12:42
REMINDER TO SCHEDULE REDELIVERY	NEW SMYRNA BEACH,FL 32168	04/18/2026 03:16
PACKAGE RETURN NOTICE GENERATED	NEW SMYRNA BEACH,FL 32168	04/28/2026 03:53
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	NEW SMYRNA BEACH,FL 32168	04/29/2026 14:12

CASE #: BLD-000026-2026


Network:May 20, 2026 at 9:34:41 AM EDT
Local:May 20, 2026 at 9:34:41 AM EDT
N 29° 1' 38.451", W 80° 55' 46.844"
508


Network: May 20, 2026 at 9:35:25 AM EDT
Local: May 20, 2026 at 9:35:25 AM EDT
N 29° 1' 38.662", W 80° 55' 46.342"


Network:May 20, 2026 at 9:35:34 AM EDT
Local:May 20, 2026 at 9:35:34 AM EDT
N 29° 1' 38.662", W 80° 55' 46.342"


Network:May 20, 2026 at 9:36:33 AM EDT
Local:May 20, 2026 at 9:36:33 AM EDT
N 29° 1' 38.299", W 80° 55' 47.350"


Network:May 20, 2026 at 9:36:05 AM EDT
Local:May 20, 2026 at 9:36:05 AM EDT
N 29° 1' 38.199", W 80° 55' 46.998"