Code Compliance Board
Thursday, September 17, 2026 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 August 20th Code Compliance Board Mintues

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

5.A CCB-0202-2026 - 2966 Gibraltar BLVD. Business Owner: Owner: Sun and Sea Vacation Rentals, Ryan Petersen, Property Owner: Kathryn Helvi, TR, Robert Kozlowski, TR and/or entity; Officer: John Parks

5.B CCB-0267-2026 - 2903 Hill St. Owner: 1 Stop Consulting LLC; Officer: John Parks

5.C CCB-0268-2026 - 2901 S. Atlantic Ave. Owner: One Stop Global LLC; Owner: John Parks

6. NEW BUSINESS

A. Staff Report

6.A CCB-0086-2026 - 121 Eddie Rd. Owner: Ruth Ann Fike; Officer: John Parks

6.B CCB-0312-2026 - 831 Maralyn Ave. Owner: Sharon Clark; Officer: Benjamin Blissett

6.C CCB-0696-2024 - 209 Robinson Rd. Owner: Kristin & Jason Jimenez; 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

AUGUST 20TH CODE COMPLIANCE BOARD MINTUES

September 17, 2026

Background:

Approval of minutes of the August 20, 2026, Code Compliance Board Hearing.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Code Compliance Board Minutes August 20.pdf

Code Compliance Board Minutes
Thursday, August 20, 2026, at 4:30 PM

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

1. CALL TO ORDER- 4:30 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, August 20, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Vice Chair Albert Schmanski called the meeting to order at 4:30 PM and reviewed the procedures for the hearing.

Present: Member Albert Schimanski, Member Aaron Denys, Member Katherine Brown, Member Ruth Harris.

Absent: Chairman Dan Copfer (Excused), Member Kirsten Carr, Member Keith McWilliams (Excused)

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Vice Chairman Albert Schmanski moved to adopt July 16, 2026, Code Compliance Board Meeting Minutes. Member Aaron Denys moved to approve the minutes, Member Ruth Harris second the motion, and the motion carried unanimously 4-0.

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Secretary Evann Lorenzen administered the oath to the following City Staff

and property representatives/owners: John Parks, Property owner Kirsten Pizzuti, and Property owner Devon Tresher.

5. Old Business –

5.A CCB-0108-2026 – 4301 S. Atlantic Ave. Unit: 102 Owner: Linda S. Wheeler Trust & Beverly J. Campbell Trust; Officer: John Parks

The owner was not present for comment.

Violation of City code:

IPMC 404.4 – Bedroom and Living Room Requirements

Sec. 74-146. – Local Business Tax Imposed

This case was heard before the Code Compliance Board on August 20, 2026. On July 16, 2026, the Board found Linda S. Wheeler Trust & Beverly J. Campbell Trust and/or entity in violation of IPMC 404.4 – Bedroom and living room requirements, and Sec. 74-146. – Local Business Tax Imposed, and gave until 1:00 P.M. August 14, 2026, to bring the property into full compliance or a fine of $100.00 may be imposed.

Staff and Board members discussed the violation on the property, and it is staff's recommendation to impose a fine of $100.00 per violation, per day commencing on August 14, 2026, and continuing until the property is brought into full compliance.

The Code Compliance Board moved to accept staff's recommendation based on the testimony and evidence provided by city staff and impose a fine of $100.00 per day, per violation commencing on August 14, 2026.

Member Aaron Denys accepted the motion recommended by staff, Member Katherine Brown second the motion and the motion carried unanimously.

5.B CCB-0515-2024 – 203 Lincoln Ave. Owner: Devon & Wendy Tresher; Officer: John Parks

The owner Devon Tresher was present for comment.

Violation of City Code:

Sec. 26-171. (a) – Permits Required
Sec. 74-146. – Local Business Tax Imposed

This case was heard before the Code Compliance Board on August 20, 2026. On July 16, 2026, the Board found Devon & Wendy Tresher and/or entity in violation of Sec. 26-171. – Permits Required. and gave until 1:00 P.M. August 14, 2026, to bring the property into full compliance or a fine of $50.00 per day may be imposed.

Staff and Board members discussed the violation on the property, and it is staff's recommendation to continue this case until September 17, 2026.

The Code Compliance Board moved to accept staff's recommendation based on the testimony and evidence provided by city staff and moved to continue this case until September 17, 2026, hearing.

Member Katherine Brown accepted the motion recommended by staff, Member Aaron Denys second the motion and the motion carried unanimously.

6. New Business –

6.A CCB-0202-2026 – 2966 Gibraltar Blvd. Owner: Kathryn Helvi Wilcox TR & Kathryn Wilcox Living Trust & Robert Kozlowski Living Trust & Robert Kozlowski TR; Officer: John Parks

The owner was not present for comment.

Violation of City Code:

Sec. 74-146. – Local Business Tax Imposed

This case was heard before the Code Compliance Board on August 20, 2026. On June 19, 2026, an inspection was conducted and the property was found to be in violation of city code Sec. 74-146. – Local Business Tax Imposed.

Officer Parks stated a notice of violation was posted on June 24, 2026, and certified mail was accepted on June 29, 2026, with a compliance date of July 17, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation to the board to find Kathryn Helvi Wilcox TR & Kathryn Wilcox Living Trust & Robert Kozlowski Living Trust & Robert Kozlowski TR and/or entity in violation of Sec. 74-146. – Local Business Tax Imposed and give until September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Aaron Denys accepted the motion recommended by staff, Member Albert Schmanski seconded the motion and motion carried unanimously.

6.B CCB-0270-2026 – 2966 Gibraltar Blvd. Owner: Kathryn Helvi Wilcox TR & Kathryn Wilcox Living Trust & Robert Kozlowski Living Trust & Robert Kozlowski TR; Officer: John Parks

The owner was not present for comment.

Violation of City Code:

Sec. 74-146. – Local Business Tax Imposed

This case was heard before the Code Compliance Board on August 20, 2026. On June 19, 2026, an inspection was conducted and the property was found to be in violation of city code Sec. 74-146. – Local Business Tax Imposed.

Officer Parks stated a notice of violation was posted on June 24, 2026, and certified mail was accepted on June 29, 2026, with a compliance date of July 17, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation to the board to find Kathryn Helvi Wilcox TR & Kathryn Wilcox Living Trust & Robert Kozlowski Living Trust & Robert Kozlowski TR and/or entity in violation of Sec. 74-146. – Local Business Tax Imposed and give until September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Katherine Brown accepted the motion recommended by staff, Member Ruth Harris seconded the motion and motion carried unanimously.

6.C CCB-0254-2026 – 206 Douglas St. Owner: Hummingbird Property NSB LLC; Officer: John Parks

The owner Kirsten Pizzuti was present for comment.

Violation of City Code:

IPMC 304.13 Windows, Skylights, and Door Frames
IPMC 304.13.2 Openable Windows
IPMC 304.2 Protective Treatment
Sec. 26-36 Adoption of technical codes – Fire – Egress – Complied

This case was heard before the Code Compliance Board on August 20, 2026. On June 15, 2026, an inspection was conducted and the property was found to be in violation of city code IPMC 304.13 Windows, Skylights, and Door Frames, IPMC 304.13.2 Openable Windows, IPMC 304.2 Protective Treatment, Sec. 26-36 Adoption of technical codes – Fire – Egress – Complied.

Officer Parks stated a notice of violation was posted on the property on June 19, 2026, and certified mail was accepted on June 25, 2026, with a compliance date of July 10, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation to the board to find Hummingbird Property NSB LLC and/or entity in violation of IPMC 304.13 Windows, Skylights, and Door Frames, IPMC 304.13.2 Openable Windows, IPMC 304.2 Protective Treatment, Sec. 26-36 Adoption of technical codes – Fire – Egress – Complied, and give until September 11, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Katherine Brown accepted the motion recommended by staff, Member Albert Schmanski seconded the motion and motion carried unanimously.

6.D CCB-0268-2026 – 2901 S. Atlantic Ave. Owner: One Stop Global LLC; Officer: John Parks

The owner was not present for comment.

Violation of City Code:

LDR 504.02. (R-3A) – Zoning District Regulations

LDR 504.01 (S) – General Regulations – Prohibiting Advertisement

This case was heard before the Code Compliance Board on August 20, 2026. On April 10, 2026, an inspection was conducted and the property was found to be in violation of city code LDR 504.02. (R-3A) – Zoning District Regulations, LDR 504.01 (S) – General Regulations – Prohibiting Advertisement.

Officer Parks stated a notice of violation was posted on June 24, 2026, and certified mail was returned to the city, with a compliance date of July 17, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation to the board to find One Stop Global LLC and/or entity in violation of city code LDR 504.02. (R-3A) – Zoning District Regulations, LDR 504.01 (S) – General Regulations – Prohibiting Advertisement, and give until September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Ruth Harris accepted the motion recommended by staff, Member Albert Schmanski seconded the motion and motion carried unanimously.

6.E CCB-0267-2026 – 2903 Hill St. Owner: 1 Stop Consulting LLC; Officer: John Parks

The owner was not present for comment.

Violation of City Code:

LDR 504.02. (R-3A) – Zoning District Regulations

LDR 504.01 (S) – General Regulations – Prohibiting Advertisement

Sec. 26-171 (a) – Permits Required

This case was heard before the Code Compliance Board on August 20, 2026. On April 10, 2026, an inspection was conducted and the property was found to be in violation of city code LDR 504.02. (R-3A) – Zoning District Regulations, LDR 504.01 (S) – General Regulations – Prohibiting Advertisement, and Sec. 26-171 (a) – Permits Required.

Officer Parks stated a notice of violation was posted on June 24, 2026, and certified mail was returned to the city, with a compliance date of July 17, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation to the board to find 1 Stop Consulting LLC and/or entity in violation of city code LDR 504.02. (R-3A) – Zoning District Regulations, LDR 504.01 (S) – General Regulations – Prohibiting Advertisement, and Sec. 26-171 (a) – Permits Required, and give until September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Ruth Harris accepted the motion recommended by staff, Member Aaron Denys seconded the motion and motion carried unanimously.

7.Repeat Business

8. STAFF REPORTS

9. ADJOURNMENT- 5:24 P.M.

As there was no further business to discuss, Vice Chair Albert Schmanski declared the meeting adjourned at 5:24 P.M.

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0202-2026 - 2966 GIBRALTAR BLVD. BUSINESS OWNER: OWNER: SUN AND SEA VACATION RENTALS, RYAN PETERSEN, PROPERTY OWNER: KATHRYN HELVI, TR, ROBERT KOZLOWSKI, TR AND/OR ENTITY; OFFICER: JOHN PARKS

September 17, 2026

Background:

Violation of city code: Sec. 74-146. - Local Business Tax Imposed. Compliance date: July 17, 2026, Method of service: Certified mailed June 19, 2026, accepted on June 29, 2026. Posted on the property June 24, 2026.

Findings:

On August 20, 2026, this case was heard before the Code Compliance Board. the Board found Sun and Sea Vacation Rentals and/or entity in violation of city code Sec. 74-146. Local Business Tax Imposed, and gave until 1:00 P.M. September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Board order was mailed certified mail August 20, 2026, and posted on the property August 24, 2026, certified mail accepted on August 28, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0202-2026 - 2966 Gibraltar.pdf

CODE CASE DETAILED REPORT CE-0202-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	05/21/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	No BTR for Sun and Sea Vacation Rentals LLC		

Parcel: 731507001210 Main	**Address:** 2966 Gibraltar Blvd Main New Smyrna Beach, FL 32168	**Zone:** PUD (PLANNED UNIT DEVELOPMENT)

Owner

Kathryn Wilcox

2966 Gibraltar Blvd
New Smyrna Beach, FL 32168

Business Owner

Sun And Sea Vacation Rentals Llc
Ryan Petersen
2966 Gibraltar Blvd
New Smyrna Beach, FL 32168

Note

1. While researching history and information for a related case concerning Joy By The Sea, it was determined that no BTR exists for the management company of Sun and Sea Vacation Rentals LLC. SunBiz does show a LLC by that name with a New Smyrna Beach address. The internet website for the business https://sunandseavacationrentals.com/ displays marketing for Joy By The Sea with reservations and property information. A previous case (CE-0986-2023) for this same violation was listed as being at 2901 Hill St, when they were actually operating out of the 2901 S Atlantic Ave address for Joy By The Sea. That case was resolved by information that the operation was actually going to be conducted out of an out of city address for the owners of Joy By The Sea. Since that time the ownership of the Joy By The Sea business has changed and the business of Sun and Sea Vacation Rentals LLC has their address in the city of New Smyrna Beach at 2966 GIBRALTAR BLVD. A BTR is now required.

Created By

John Parks

Date and Time Created

5/21/2026 2:49 pm

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

AltKey: 7928230 **Parcel ID: 731507001210**
WILCOX KATHRYN HELVI TR **2966 GIBRALTAR BLVD, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	7928230
Parcel ID:	731507001210
Township-Range-Section:	17 - 33 - 15
Subdivision-Block-Lot:	07 - 00 - 1210
Owner(s):	WILCOX KATHRYN HELVI TR - TR - Trust - 50% KATHRYN WILCOX LIVING TRUST 7-12-21 - TR - Trust - 50% ROBERT KOZLOWSKI LIVING TRUST 7-12-21 - TR - Trust - 50% KOZLOWSKI ROBERT TR - TR - Trust - 50%
Mailing Address On File:	74 PIEDMONT ST SAN FRANCISCO CA 94117
Physical Address:	2966 GIBRALTAR BLVD, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4084
Subdivision Name:	COASTAL WOODS UNIT A1
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$308,595	$308,595	$0	$308,595	1.5000	$462.89
0012	DISCRETIONARY	$308,595	$308,595	$0	$308,595	0.7480	$230.83
0011	REQ LOCAL EFFORT	$308,595	$308,595	$0	$308,595	3.0310	$935.35
0050	GENERAL FUND	$308,595	$308,595	$0	$308,595	3.2007	$987.72
0053	LAW ENFORCEMENT FUND	$308,595	$308,595	$0	$308,595	1.5994	$493.57
0055	LIBRARY	$308,595	$308,595	$0	$308,595	0.3697	$114.09
0520	MOSQUITO CONTROL	$308,595	$308,595	$0	$308,595	0.1573	$48.54
0530	PONCE INLET PORT AUTHORITY	$308,595	$308,595	$0	$308,595	0.0660	$20.37
0058	VOLUSIA ECHO	$308,595	$308,595	$0	$308,595	0.2000	$61.72
0057	VOLUSIA FOREVER	$308,595	$308,595	$0	$308,595	0.2000	$61.72
0065	FLORIDA INLAND NAVIGATION DISTRICT	$308,595	$308,595	$0	$308,595	0.0270	$8.33
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$308,595	$308,595	$0	$308,595	0.3101	$95.70
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$308,595	$308,595	$0	$308,595	0.1793	$55.33
0272	NEW SMYRNA BCH I&S 2018	$308,595	$308,595	$0	$308,595	0.1115	$34.41
0270	NEW SMYRNA BEACH	$308,595	$308,595	$0	$308,595	4.6370	$1,430.96
						16.3370	$5,041.52

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$5,041.52
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$5,166.52**
Estimated Tax Amount without SOH:	$5,166.52

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$32,400	$288,660	$321,060	$311,301	$0	$311,301	$0
2024	$27,000	$283,523	$310,523	$283,001	$0	$283,001	$0
2023	$22,950	$278,118	$301,068	$257,274	$0	$257,274	$0
2022	$21,330	$245,272	$266,602	$233,885	$0	$233,885	$0
2021	$16,200	$196,423	$212,623	$212,623	$0	$212,623	$0
2020	$8,100	$190,649	$198,749	$198,749	$0	$198,749	$0
2019	$17,550	$0	$17,550	$17,550	$0	$17,550	$0
2018	$12,150	$0	$12,150	$6,892	$0	$6,892	$0
2017	$0	$0	$6,265	$6,265	$0	$6,265	$0

Property Description

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

15-17-33 LOT 121 COASTAL WOODS UNIT A1 MB 58 PGS 55-59 INC PER OR 7546 PG 1895 PER OR 7547 PG 3591 PER OR 7687 PG 4674 PER OR 8144 PG 1606



Detail by Entity Name

Florida Limited Liability Company
SUN AND SEA VACATION RENTALS, LLC

Filing Information

Document Number	L22000443865
FEI/EIN Number	88-4193574
Date Filed	10/14/2022
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	12/21/2022
Event Effective Date	NONE

Principal Address

2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168

Changed: 05/01/2026

Mailing Address

2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168

Changed: 05/01/2026

Registered Agent Name & Address

PETERSEN, RYAN
2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168

Name Changed: 05/01/2026

Address Changed: 05/01/2026

Authorized Person(s) Detail

Name & Address

Title MGR

Petersen, Ryan
2966 Gibraltar Blvd
New Smyrna Beach, FL 32168

Annual Reports

Report Year	Filed Date
2024	02/08/2024
2025	05/01/2025
2026	05/01/2026

Document Images

05/01/2026 -- ANNUAL REPORT	View image in PDF format
05/01/2025 -- ANNUAL REPORT	View image in PDF format
02/08/2024 -- ANNUAL REPORT	View image in PDF format
02/07/2023 -- ANNUAL REPORT	View image in PDF format
12/21/2022 -- LC Name Change	View image in PDF format
11/29/2022 -- LC Name Change	View image in PDF format
10/14/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0202-2026**

Case Type: **Code Enforcement**

Date Case Established: **05/21/2026**

Compliance Deadline: **07/17/2026**

Owner: KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST &
ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR

Mailing Address

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST &
ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR
74 PIEDMONT ST
SAN FRANCISCO, CA 94117

SUN AND SEA VACATION RENTALS LLC - RYAN PETERSEN - Registered Agent
2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address

2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168

Parcel

731507001210

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 Sun And Sea Vacation Rentals LLC business. Apply online at www.cityofnsb.com, if you have any questions pertaining to the business license tax receipt contact Kathleen Adle at 386-410-2865 or kadle@cityofnsb.com.

Compliance Date: 07/17/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0202-2026**

Case Type: **Code Enforcement**

Date Case Established: **05/21/2026**

Compliance Deadline: **07/17/2026**

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
Owner Receipt Number: 9214 8901 9403 8329 8721 75
Business & Registered Agent: 9214 8901 9403 8329 8723 97

(✓) Post

( ) Hand Delivery

Sincerely,

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
6/19/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST & ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR
74 PIEDMONT ST
SAN FRANCISCO, CA 94117

CASE NO. CE-0202-2026
2966 GIBRALTAR BLVD
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 **August 20, 2026 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

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST & ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR
74 PIEDMONT ST
SAN FRANCISCO, CA 94117

CASE NO. CE-0202-2026
2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

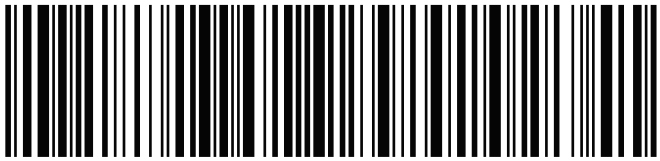
I HEREBY CERTIFY that is Notice of Hearing is served on the party(ies) at the address as described above by:

(✓) Certified Mail, Return Receipt Requested
Owner Receipt Number: 9214 8901 9403 8329 8721 75
Business & Registered Agent: 9214 8901 9403 8329 8723 97
(✓) Post
( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
6/19/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8329 8721 75

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST &
ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR
74 PIEDMONT ST
SAN FRANCISCO, CA 94117

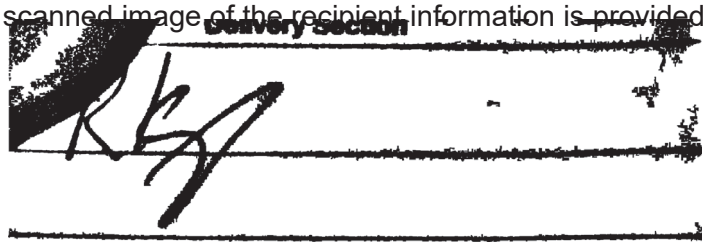
UNITED STATES POSTAL SERVICE

Date Produced: 06/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8329 8721 75. Our records indicate that this item was delivered on 06/29/2026 at 10:10 a.m. in SAN FRANCISCO, CA 94117. 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:

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST &
ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR
74 PIEDMONT ST
SAN FRANCISCO, CA 94117

Customer Reference Number: C6931869.42472360

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:

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVIN
ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOW
74 PIEDMONT ST
SAN FRANCISCO, CA 94117

MAILING DATE: 06/19/2026
DELIVERY DATE: 06/29/2026

USPS CERTIFIED MAIL



9214 8901 9403 8329 8721 75

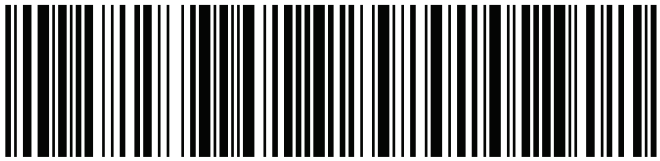
USPS Tracking Label Number: 9214 8901 9403 8329 8721 75

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	06/19/2026 13:06
DELIVERED LEFT WITH INDIVIDUAL	SAN FRANCISCO,CA 94117	06/29/2026 10:10

CASE #: 0202-2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8329 8723 97

SUN AND SEA VACATION RENTALS LLC
RYAN PETERSEN - REGISTERED AGENT
2966 GIBRALTAR BLVD
NEW SMYRNA BEACH, FL 32168


Network: Jun 24, 2026 at 10:59:42 AM EDT
Local: Jun 24, 2026 at 10:59:42 AM EDT
N 29° 1' 33.768", W 80° 59' 16.844"
2966 Gibraltar Blvd
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,

CASE NO.: CCB-0202-2026

VS.

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST & ROBERT KOZLOWSKI LIVING TRUST& ROBERT KOZLOWSKI TR and/or entity (s), Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **August 20, 2026,** 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: 2966 GIBRALTAR BLVD. NEW SMYRNA BEACH, FL 32168
Parcel: 731507001210
Legal description: 15-17-33 LOT 121 COASTAL WOODS UNIT A1 MB 58 PGS 55-59 INC PER OR 7546 PG 1895 PER OR 7547 PG 3591 PER OR 7687 PG 4674 PER OR 8144 PG 1606

2. The property was first inspected by a Code Compliance Officer on **June 19, 2026**. 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 **June 24, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **July 17, 2026,** The Code Compliance Officer reinspected the property on **August 12, 2026,** 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. **September 4, 2026,** 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 until the property is brought into full compliance.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **September 17, 2026,** 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.

DONE AND ORDERED on **August 20, 2026.**

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

Albert Schmanski, Vice Chairman
Code Compliance Board

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 74 Piedmont St. San Francisco, CA 94117 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #9214 8901 9403 8339 8251 09

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: 08/20/26

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 08/29/2026

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8339 8275 23

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

DELIVERED LEFT WITH INDIVIDUAL SAN FRANCISCO,CA 94117 08/28/2026 14:43

ORIGINAL INTENDED RECIPIENT:

KATHRYN HELVI WILCOX TR & KATHRYN WILCOX LIVING TRUST & ROBERT KOZLOWS
74 PIEDMONT ST
SAN FRANCISCO CA 94117

Case #: 2966 Gibraltar NSB, FL Case II

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

UNITED STATES POSTAL SERVICE®

September 04, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8339 8251 09**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	August 28, 2026, 02:42 pm
Location:	SAN FRANCISCO, CA 94117
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	KATHRYN HELVI WILCOX TR KATHRYN WILCOX LIVING

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient: 

Address of Recipient:

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

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

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


Network: Aug 24, 2026 at 10:53:15 AM EDT
Local: Aug 24, 2026 at 10:53:15 AM EDT
N 29° 1' 33.544", W 80° 59' 16.827"
2966 Gibraltar Blvd
Volusia County


Network: Jun 24, 2026 at 10:59:53 AM EDT
Local: Jun 24, 2026 at 10:59:53 AM EDT
N 29° 1' 33.585", W 80° 59' 16.669"
2966 Gibraltar Blvd
New Smyrna Beach FL 32168
United States
2966

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0267-2026 - 2903 HILL ST. OWNER: 1 STOP CONSULTING LLC; OFFICER: JOHN PARKS

September 17, 2026

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required, LDR 504.01 (S) - General Regulations - Prohibiting advertisement, LDR 504.02 (R-3A) - Zoning District Regulations, R-3A Single Family and Two Family (zero lot line) Residential District intent. Compliance date: July 17, 2026, Method of service: Certified mail sent on June 19, 2026, Mail is moving in transit August 5, 2026, Property posted June 24, 2026.

Findings:

On August 20, 2026, this case was heard before the Code Compliance Board. The Board found 1 Stop Consulting LLC and/or entity in violation of city code Sec. 26-171. (a) - Permits Required LDR 504.01 (S) - General Regulations - Prohibited Advertisement, LDR 504.02. (R-3A) - Zoning District Regulations, and gave until 1:00 P.M. September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Board order was mailed certified mail August 20, 2026, and posted on the property August 25, 2026, certified mail in transit.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0267-2026 - 2903 Hill St - September Agenda.pdf

CE-0267-2026 2903 Hill St
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	06/19/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	This case was started as 0137-2026. Due to updated violations that case was closed and this case is taking its place.		

Parcel: 742201200020 Main	**Address:** 2903 Hill St Main New Smyrna Beach, FL 32169	**Zone:** R-3A (SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL*)

Owner

1 Stop Consulting Llc
Joshua T Pagan

263 Caryota Ct
New Smyrna Beach, FL 32168

Home: (407) 421-7655

Business: (407) 421-7655

Mobile: (407) 421-7655

Note	Created By	Date and Time Created
1. This case originated as case # 0137-2026. Due to updated violations that case was closed and this case was opened. Change of ownership with unresolved violations are on hold. Currently the property advertises as a venue in violation of zoning. On an inspection of the property it was observed that a fireplace made of brick and tile was erected on the property without a permit. Photos were taken and placed in the file.	John Parks	6/19/2026 9:12 am

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

AltKey: 3814240 **Parcel ID: 742201200020**
1 STOP CONSULTING LLC **2903 HILL ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3814240
Parcel ID:	742201200020
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	01 - 20 - 0020
Owner(s):	1 STOP CONSULTING LLC - FS - Fee Simple - 100%
Mailing Address On File:	263 CARYOTA CT NEW SMYRNA BEACH FL 32168 6392
Physical Address:	2903 HILL ST, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4960
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	$1,920,077	$1,920,077	$0	$1,920,077	1.5000	$2,880.12
0012	DISCRETIONARY	$1,920,077	$1,920,077	$0	$1,920,077	0.7480	$1,436.22
0011	REQ LOCAL EFFORT	$1,920,077	$1,920,077	$0	$1,920,077	3.0310	$5,819.75
0050	GENERAL FUND	$1,920,077	$1,920,077	$0	$1,920,077	3.2007	$6,145.59
0053	LAW ENFORCEMENT FUND	$1,920,077	$1,920,077	$0	$1,920,077	1.5994	$3,070.97
0055	LIBRARY	$1,920,077	$1,920,077	$0	$1,920,077	0.3697	$709.85
0520	MOSQUITO CONTROL	$1,920,077	$1,920,077	$0	$1,920,077	0.1573	$302.03
0530	PONCE INLET PORT AUTHORITY	$1,920,077	$1,920,077	$0	$1,920,077	0.0660	$126.73
0058	VOLUSIA ECHO	$1,920,077	$1,920,077	$0	$1,920,077	0.2000	$384.02
0057	VOLUSIA FOREVER	$1,920,077	$1,920,077	$0	$1,920,077	0.2000	$384.02
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,920,077	$1,920,077	$0	$1,920,077	0.0270	$51.84
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$1,920,077	$1,920,077	$0	$1,920,077	0.3101	$595.42
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,920,077	$1,920,077	$0	$1,920,077	0.1793	$344.27
0272	NEW SMYRNA BCH I&S 2018	$1,920,077	$1,920,077	$0	$1,920,077	0.1115	$214.09
0270	NEW SMYRNA BEACH	$1,920,077	$1,920,077	$0	$1,920,077	4.6370	$8,903.40
						16.3370	$31,368.30

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	1	$150.00	$150.00
6018-NSB FIRE SERVICES	1	$0.00	$106.00
			$256.00

Estimated Ad Valorem Tax:	$31,368.30
Estimated Non-Ad Valorem Tax:	$256.00
Estimated Taxes:	**$31,624.30**
Estimated Tax Amount without SOH:	$31,624.30

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$1,090,000	$737,184	$1,827,184	$1,716,616	$0	$1,716,616	$0
2024	$1,085,000	$715,212	$1,800,212	$1,560,560	$0	$1,560,560	$0
2023	$775,000	$802,920	$1,577,920	$1,418,691	$0	$1,418,691	$0
2022	$669,500	$512,573	$1,182,073	$1,182,073	$0	$1,182,073	$0
2021	$607,700	$421,512	$1,029,212	$875,335	$50,000	$825,335	$153,877
2020	$607,700	$327,373	$935,073	$935,073	$0	$935,073	$0
2019	$576,800	$325,451	$902,251	$902,251	$0	$902,251	$0
2018	$528,390	$329,455	$857,845	$821,252	$0	$821,252	$0
2017	$508,305	$328,643	$838,725	$746,593	$0	$746,593	$0

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0132-IMP OCNFRNT STRIP NSB	SF FRONT FOOT				50	328	24290	$1,214,500

Total Land Value: $1,214,500

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	Depreciated Value
1	PTO-PATIO/CONCRETE SLAB	2014	200	1	$908
2	RSE-ELEVATOR, RESIDENTIAL STAIR LIFT	2022	1	1	$15,391
3	ODK-OUTDOOR KITCHEN	2022	1	1	$7,200
4	DEC-DECK WOOD	2022	1188	1	$17,591
5	DEC-DECK WOOD	2022	220	1	$3,257
6	RSP-POOL, RESIDENTIAL SWIMMING	2022	568	1	$42,878
7	PTO-PATIO/CONCRETE SLAB	2022	923	1	$6,036

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.

22-17-34 LOT 2 BLK 20 NEW SMYRNA BEACH MB 7 PG 29 MB 12 PGS 127-128 INC PER OR 1583 PG 0023 PER OR 6719 PGS 2868-2869 PER OR 7154 PG 0928 PER OR 8131 PG 4166 PER OR 8804 PG 0220



Detail by Entity Name

Florida Limited Liability Company
1 STOP CONSULTING LLC

Filing Information

Document Number	L22000089234
FEI/EIN Number	33-3716849
Date Filed	01/24/2022
Effective Date	01/19/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/25/2025

Principal Address

263 Caryota Court
New Smyrna Beach, FL 32168

Changed: 11/25/2025

Mailing Address

263 caryota court
NEW SMYRNA BEACH, FL 32168

Changed: 11/25/2025

Registered Agent Name & Address

PAGAN, JOSHUA THOMAS
263 caryota court
NEW SMYRNA BEACH, FL 32168

Name Changed: 11/25/2025

Address Changed: 11/25/2025

Authorized Person(s) Detail

Name & Address

Title MGR

PAGAN, JOSHUA THOMAS
263 caryota court
NEW SMYRNA BEACH, FL 32168

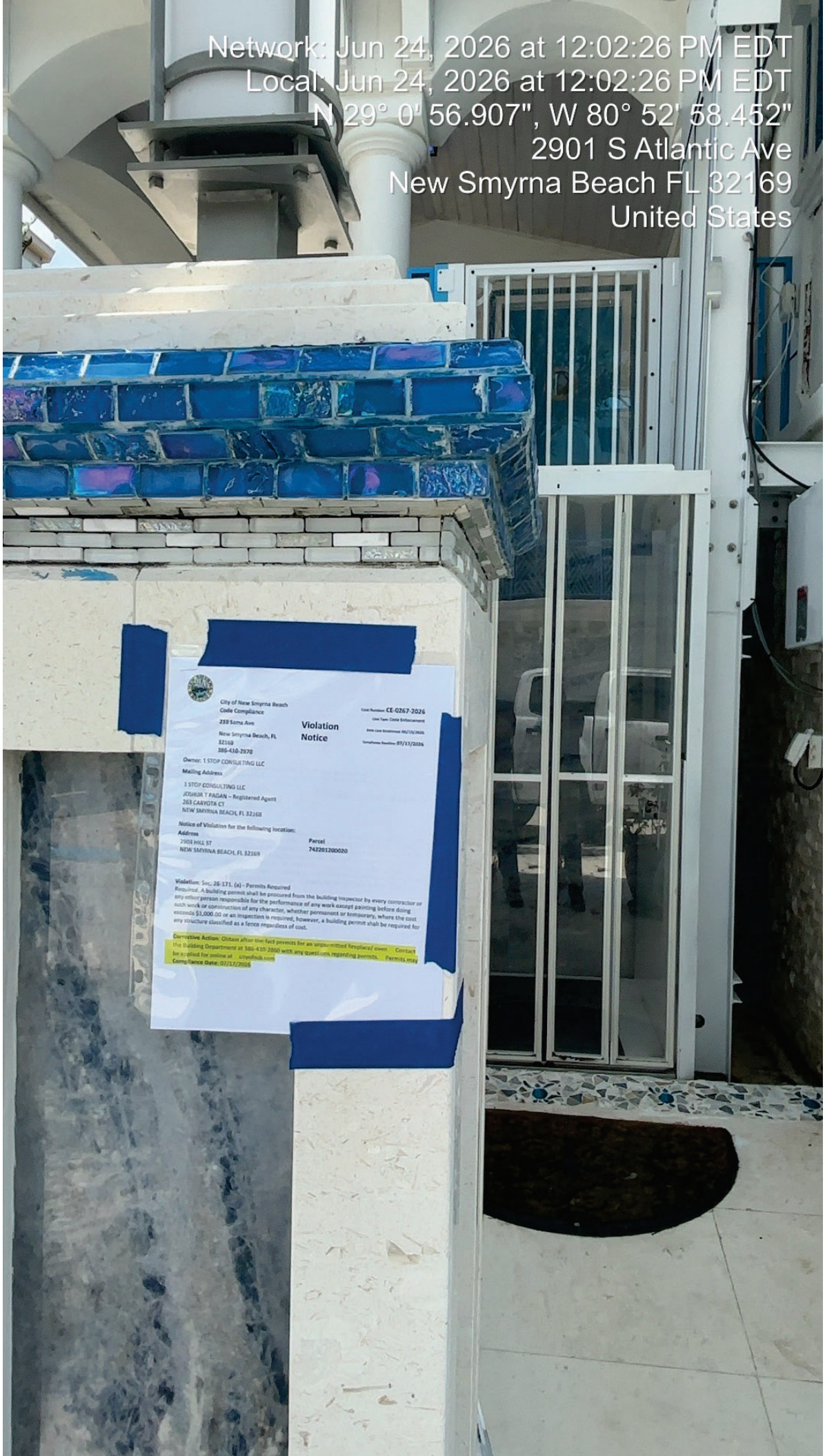
Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	11/25/2025
2026	04/13/2026

Document Images

04/13/2026 -- ANNUAL REPORT	View image in PDF format
11/25/2025 -- REINSTATEMENT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
02/24/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- Florida Limited Liability	View image in PDF format

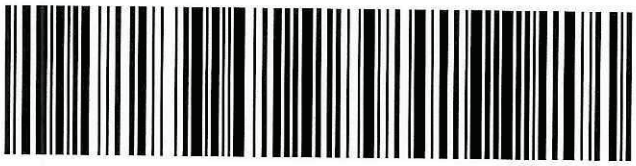
Florida Department of State, Division of Corporations


Network: Jun 24, 2026 at 12:02:26 PM EDT
Local: Jun 24, 2026 at 12:02:26 PM EDT
N 29° 0' 56.907", W 80° 52' 58.452"
2901 S Atlantic Ave
New Smyrna Beach FL 32169
United States
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32169
386-410-2970
Violation
Notice
Case Number: CE-0267-2026
Case Type: Code Enforcement
Date Case Established: 06/10/2026
Compliance Deadline: 07/17/2026
Owner: 1 STOP CONSULTING LLC
Mailing Address
1 STOP CONSULTING LLC
JOSHUA T PAGAN – Registered Agent
263 CARYOTA CT
NEW SMYRNA BEACH, FL 32168
Notice of Violation for the following location:
Address
2901 HILL ST
NEW SMYRNA BEACH, FL 32169
Parcel
742201200020
Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or
any other person responsible for the performance of any work except painting before doing
such work or construction of any character, whether permanent or temporary, where the cost
exceeds $1,000.00 or an inspection is required, however, a building permit shall be required for
any structure classified as a fence regardless of cost.
Corrective Action: Obtain after the fact permits for an unpermitted fireplace/ oven. Contact
the Building Department at 386-410-2860 with any questions regarding permits. Permits may
be applied for online at cityofnsb.com
Compliance Date: 07/17/2026


Network: Jun 24, 2026 at 12:02:40 PM EDT
Local: Jun 24, 2026 at 12:02:40 PM EDT
N 29° 0' 56.902", W 80° 52' 58.523"
2903 Hill St
New Smyrna Beach FL 32169
United States
2903
Beach house

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

USPS CERTIFIED MAIL



9214 8901 9403 8329 9191 15

1 STOP CONSULTING LLC
JOSHUA T PAGAN REGISTERED AGENT
263 CARYOTA CT
NEW SMYRNA BEACH, FL 32168

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0267-2026**

Case Type: **Code Enforcement**

Date Case Established: **06/19/2026**

Compliance Deadline: **07/17/2026**

Owner: 1 STOP CONSULTING LLC

Mailing Address

1 STOP CONSULTING LLC
JOSHUA T PAGAN – Registered Agent
263 CARYOTA CT
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address
2903 HILL ST
NEW SMYRNA BEACH, FL 32169

Parcel
742201200020

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

Corrective Action: Obtain after-the-fact permits for an unpermitted fireplace/ oven. Contact the Building Department at 386-410-2860 with any questions regarding permits. Permits may be applied for online at cityofnsb.com
Compliance Date: 07/17/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0267-2026**
Case Type: **Code Enforcement**
Date Case Established: **06/19/2026**
Compliance Deadline: **07/17/2026**

Violation: LDR 504.01 (S) - General regulations - prohibiting advertisement
Prohibiting the advertisement of uses not permitted in the zoning district.

Corrective Action: Cease and desist advertising the property for a use not permitted in the R-3A Single Family Detached & Attached Residential District.
Compliance Date: 07/17/2026

Violation: LDR 504.02. (R-3A) - Zoning District Regulations R-3A, Single-Family and Two-Family (zero lot line) Residential District Intent. The R-3A, Single-Family and Two-Family (zero lot line) Residential District is intended to be a medium-density residential district that increases useable lot space by employing zero lot line development and reducing yard sizes. Greater flexibility in building design is permitted. Permitted uses: Playfields, Playgrounds, Public parks, Recreation buildings and complexes for residents and guests in a residential development, Single-family and two-family dwellings, Permitted accessory uses: Garages, Gazebos, Incidental uses, Permitted home occupations and Storage sheds.

Corrective Action: Cease and desist the offering the property as a venue in a zoning district that does not allow venues. The property may be offered as a rental property, short-term or long-term.

Compliance Date: 07/17/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0267-2026**

Case Type: **Code Enforcement**

Date Case Established: **06/19/2026**

Compliance Deadline: **07/17/2026**

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 8329 9191 15
(✓) Post
( ) Hand Delivery

Sincerely,

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

6/19/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

1 STOP CONSULTING LLC
263 CARYOTA CT
NEW SMYRNA BEACH, 32168

CASE NO. CE-0137-2026
2903 HILL ST
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 **August 20, 2026 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

1 STOP CONSULTING LLC
263 CARYOTA CT
NEW SMYRNA BEACH, 32168

CASE NO. CE-0137-2026
2903 HILL ST
NEW SMYRNA BEACH, FL 32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 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 8329 9191 15

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
6/19/2026

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0267-2026

VS.

1 Stop Consulting LLC and/or entity (s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **August 20, 2026,** 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: 2903 Hill St. New Smyrna Beach, FL 32169
Parcel: 742201200020
Legal description: 22-17-34 LOT 2 BLK 20 NEW SMYRNA BEACH MB 7 PG 29 MB 12 PGS 127-128 INC PER OR 1583 PG 0023 PER OR 6719 PGS 2868-2869 PER OR 7154 PG 0928 PER OR 8131 PG 4166 PER OR 8804 PG 0220

2. The property was first inspected by a Code Compliance Officer on **April 10, 2026**. 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 **June 24, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **July 17, 2026,** The Code Compliance Officer reinspected the property on **August 12, 2026**, 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. 26-171. (a) – Permits Required
LDR 504.01 (S) – General Regulations – Prohibited Advertisement
LDR 504.02. (R-3A) – Zoning District Regulations

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **September 4, 2026,** 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 fine of **$75.00 per day/ per violation** may be imposed until the property is brought into full compliance. Fine not to exceed $30,000.00

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **September 17, 2026,** 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.

DONE AND ORDERED on **August 20, 2026.**

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

Albert Schmanski, Vice Chairman
Code Compliance Board

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 263 Caryota Ct. New Smyrna Beach, FL 32168 by:

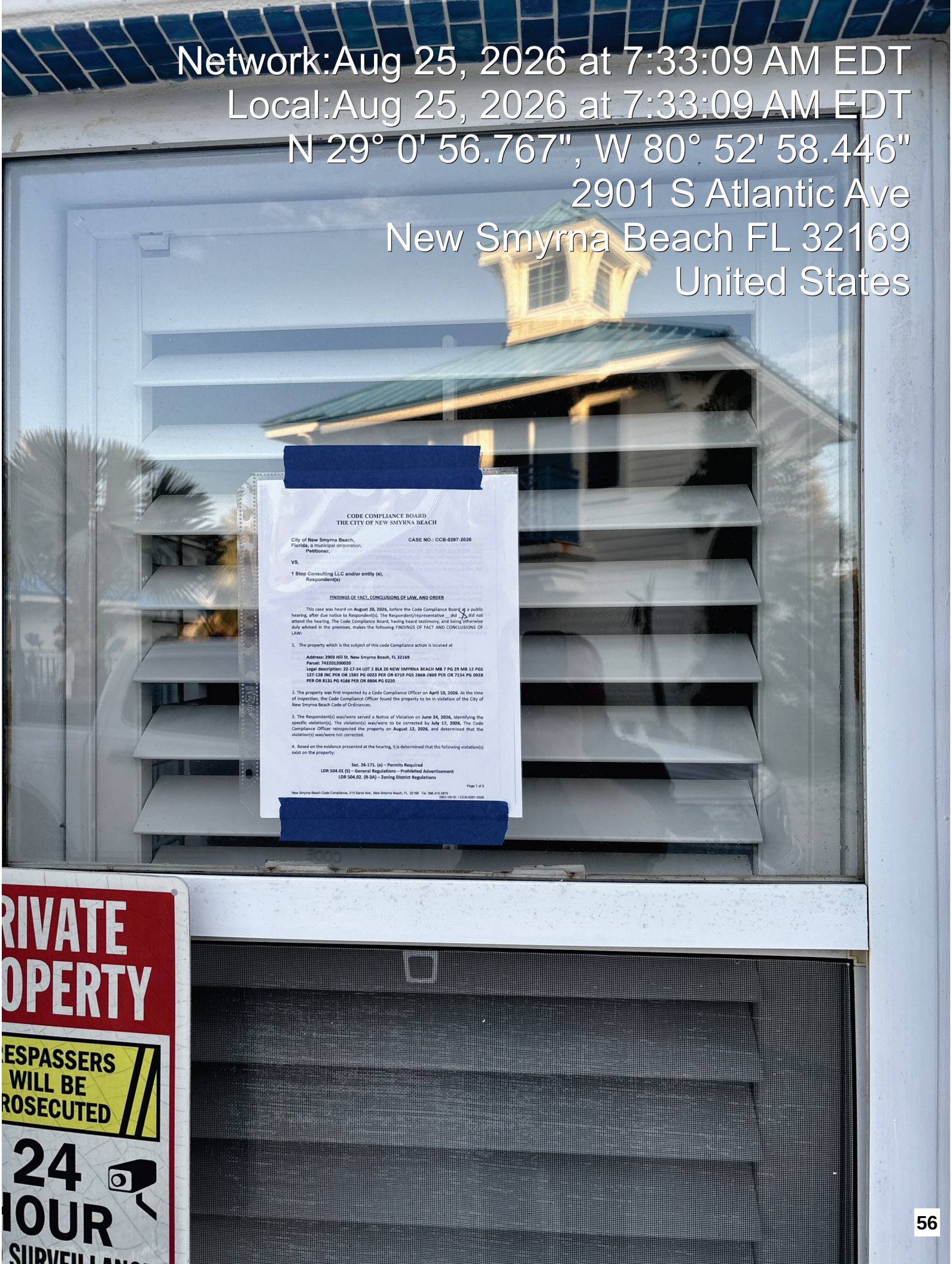
(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8339 8320 77

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: 08/20/26

Network:Aug 25, 2026 at 7:33:09 AM EDT
Local:Aug 25, 2026 at 7:33:09 AM EDT
N 29° 0' 56.767", W 80° 52' 58.446"
2901 S Atlantic Ave
New Smyrna Beach FL 32169
United States



CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0267-2026

VS.

1 Stop Consulting LLC and/or entity (s),
Respondent(s)

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

Address: 2903 Hill St. New Smyrna Beach, FL 32169
Parcel: 742201200020
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2. The property was first inspected by a Code Compliance Officer on **April 10, 2026**. 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.

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

Sec. 26-171. (a) – Permits Required
LDR 504.01 (5) – General Regulations – Prohibited Advertisement
LDR 504.02. (R-3A) – Zoning District Regulations

Page 1 of 2

New Smyrna Beach Code Compliance, 210 Sams Ave., New Smyrna Beach, FL 32168 Tel. 386.410.2870
2903 Hill St. / CCB-0267-2026

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OPERTY
ESPASSERS
WILL BE
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24
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joybythesea.org/florida-resort-beachside-venues/

Volusia County Prop... | LAURA E. ROTH | Cl... | Citizen Self Serve | Code of Ordinances... | Map for Energov | FACE | SunBiz | Google | LAND DEVELOPME... | CODE OF ORDINAN... | New Smyrna Beach,... | Zoning Map | Munis | All Bookmarks

386-225-9669 CONTACT US THE QUEEN'S GAMBIT LANDMARK

JOY By the Sea

HOME THE BEACH HOUSE THE VILLAS FAMILY VACATIONS RESERVATIONS 5 STAR REVIEWS



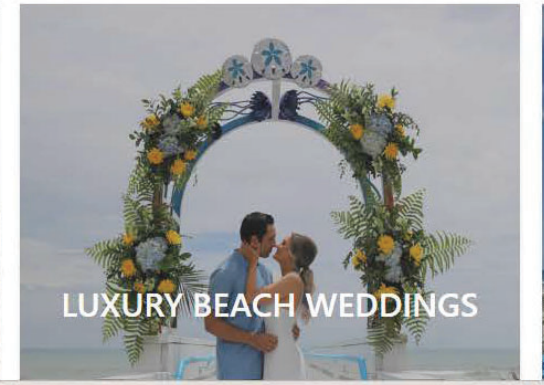
Joy by the Sea - Florida Resort Beachside Venues

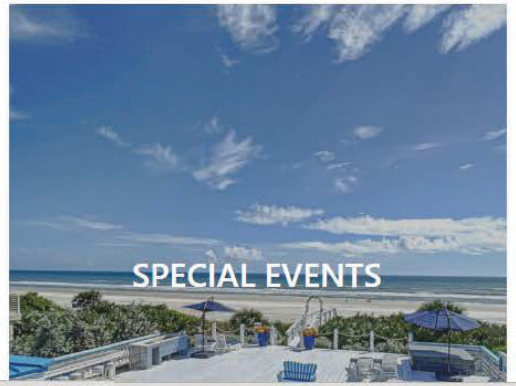
Florida Resort Beachside Venues – The Perfect Beach Venue Location for Your Next Special Event

The Joy by the Sea Florida Resort Beachside Venues provide a serene atmosphere for you to enjoy. Guests may relax poolside with family and friends with easy access to the beach by way of private beach access. The venue terrace offers a spectacular, tropical setting for those looking to host a wedding, reception, family reunion or other group event. A professional venue coordinator is provided and required for those looking to book the venue space.

Joy by the Sea is an exclusive 5-star property. It is perfect for family vacations and reunions, special events, weddings, and corporate gatherings.









TrustedSite

Search

10:30 AM
7/29/2026

joybythesea.org

Volusia County Prop... | LAURA E. ROTH | Cl... | Citizen Self Serve | Code of Ordinances... | Map for Energov | FACE | SunBiz | Google | LAND DEVELOPME... | CODE OF ORDINAN... | New Smyrna Beach,... | Zoning Map | Munis | All Bookmarks

386-225-9669 CONTACT US THE QUEEN'S GAMBIT LANDMARK

JOY By the Sea

HOME THE BEACH HOUSE THE VILLAS FAMILY VACATIONS RESERVATIONS 5 STAR REVIEWS



JOY BY THE SEA BEACHSIDE VILLAS

Comprised of 6 beachside villas surrounding a refreshing, saltwater pool and lush tropical landscaping, guests can enjoy the privacy of their own self-contained vila. Only steps from the beach access leading to New Smyrna's white sand beach, the Joy by the Sea beachside villas can accommodate up to 30 guests.

The Joy by the Sea Venue Consist of (2) 1 bedroom villas and (4) studio villas

Joy by the Sea guests may also rent the North and South Wings separately. Each wing features:

- (2) studio villas
- (1) 2-story, 1-bedroom, 2-bath ocean view villa
- Each wing sleeps 15, Entire Complex Sleeps 30

SEE OUR VILLAS!



TrustedSite

Search

10:28 AM
7/29/2026

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0268-2026 - 2901 S. ATLANTIC AVE. OWNER: ONE STOP GLOBAL LLC; OWNER: JOHN PARKS

September 17, 2026

Background:
Violation of City Code: LDR 504.02. (R-3A) - Zoning District Regulations, R-3A, Single-Family and Two-Family (Zero lot line) Residential District, LDR 504.01 (S) - General Regulations - Prohibiting Advertisement. Compliance date: July 17, 2026, Method of service: Certified mail sent on June 19, 2026, and delivered and accepted on July 15, 2026, Property Posted: June 24, 2026.

Findings:
On August 20, 2026, this case was heard before the Code Compliance Board. The Board found 1 Stop Consulting LLC and/or entity in violation of city code LDR 504.01 (S) - General Regulations - Prohibited Advertisement, LDR 504.02. (R-3A) - Zoning District Regulations, and gave until 1:00 P.M. September 4, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Board order was mailed certified mail August 20, 2026, and posted on the property August 25, 2026, certified mail in transit.

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0268-2026 - 2901 S Atlantic Ave - September Agenda.pdf

CE-0268-2026 2901 S Atlantic Ave
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: John Parks
Project:
District: New Smyrna Beach
Description: This case was started as 0138-2026. Due to updated violations that case was closed and this case is taking its place.
Opened Date: 06/19/2026
Closed Date: NOT CLOSED

Parcel: 742201200150 Main

Address:
2-2901 S Atlantic Ave, 2
New Smyrna Beach, FL 32169

4-2901 S Atlantic Ave, 4
New Smyrna Beach, FL 32169

1-2901 S Atlantic Ave, 1
New Smyrna Beach, FL 32169

2901 S Atlantic Ave
New Smyrna Beach, FL 32169

2901 S Atlantic Av Main
New Smyrna Beach, FL 32169

6-2901 S Atlantic Ave, 6
New Smyrna Beach, FL 32169

3-2901 S Atlantic Ave, 3
New Smyrna Beach, FL 32169

Zone: R-3A (SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL*)

Owner

One Stop Global Llc

263 Caryota Ct
New Smyrna Beach, FL 32168

Note	Created By	Date and Time Created
1. This case originated as case # 0138-2026. Due to updated violations that case was closed and this case was opened. Change of ownership with unresolved violations are on hold. Currently the property advertises as a venue in violation of zoning.	John Parks	6/19/2026 9:19 am

Violation Code: LDR 504.02. (R-3A)
Violation Status: In Violation
Citation Issue Date: 06/19/2026
Compliance Date: 07/17/2026
Resolved Date:
Code Description: Zoning District Regulations R-3A, Single-Family and Two-Family (zero lot line) Residential District
Corrective Action: Cease and desist the offering the property as a venue in a zoning district that does not allow venues. The property may be offered as a rental property, short-term or long-term.

Violation Code: LDR 504.01 (S)
Violation Status: In Violation
Citation Issue Date: 06/19/2026
Compliance Date: 07/17/2026
Resolved Date:
Code Description: General regulations - prohibiting advertisement
Corrective Action: Cease and desist advertising the property for a use not permitted in the R-3A Single Family Detached & Attached Residential District.

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

AltKey: 3814291 **Parcel ID: 742201200150**
ONE STOP GLOBAL LLC **2901 S ATLANTIC AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3814291
Parcel ID:	742201200150
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	01 - 20 - 0150
Owner(s):	ONE STOP GLOBAL LLC - FS - Fee Simple - 100%
Mailing Address On File:	263 CARYOTA CT NEW SMYRNA BEACH FL 32168 6392
Physical Address:	2901 S ATLANTIC AVE, NEW SMYRNA BEACH 32169
Property Use:	0800 - MFR <10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4858
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	$1,541,817	$1,541,817	$0	$1,541,817	1.5000	$2,312.73
0012	DISCRETIONARY	$1,541,817	$1,541,817	$0	$1,541,817	0.7480	$1,153.28
0011	REQ LOCAL EFFORT	$1,541,817	$1,541,817	$0	$1,541,817	3.0310	$4,673.25
0050	GENERAL FUND	$1,541,817	$1,541,817	$0	$1,541,817	3.2007	$4,934.89
0053	LAW ENFORCEMENT FUND	$1,541,817	$1,541,817	$0	$1,541,817	1.5994	$2,465.98
0055	LIBRARY	$1,541,817	$1,541,817	$0	$1,541,817	0.3697	$570.01
0520	MOSQUITO CONTROL	$1,541,817	$1,541,817	$0	$1,541,817	0.1573	$242.53
0530	PONCE INLET PORT AUTHORITY	$1,541,817	$1,541,817	$0	$1,541,817	0.0660	$101.76
0058	VOLUSIA ECHO	$1,541,817	$1,541,817	$0	$1,541,817	0.2000	$308.36
0057	VOLUSIA FOREVER	$1,541,817	$1,541,817	$0	$1,541,817	0.2000	$308.36
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,541,817	$1,541,817	$0	$1,541,817	0.0270	$41.63
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$1,541,817	$1,541,817	$0	$1,541,817	0.3101	$478.12
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,541,817	$1,541,817	$0	$1,541,817	0.1793	$276.45
0272	NEW SMYRNA BCH I&S 2018	$1,541,817	$1,541,817	$0	$1,541,817	0.1115	$171.91
0270	NEW SMYRNA BEACH	$1,541,817	$1,541,817	$0	$1,541,817	4.6370	$7,149.41
						16.3370	$25,188.66

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	6	$150.00	$900.00
6018-NSB FIRE SERVICES	1	$0.00	$402.00
			$1,302.00

Estimated Ad Valorem Tax:	$25,188.66
Estimated Non-Ad Valorem Tax:	$1,302.00
Estimated Taxes:	**$26,490.66**
Estimated Tax Amount without SOH:	$26,490.66

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$840,000	$704,368	$1,544,368	$1,249,936	$0	$1,249,936	$0
2024	$950,000	$668,903	$1,618,903	$1,136,306	$0	$1,136,306	$0
2023	$630,000	$622,217	$1,252,217	$1,033,005	$0	$1,033,005	$0
2022	$375,000	$564,095	$939,095	$939,095	$0	$939,095	$0
2021	$337,500	$485,928	$823,428	$823,428	$0	$823,428	$0
2020	$180,000	$133,892	$313,892	$313,892	$0	$313,892	$0
2019	$180,000	$122,955	$302,955	$302,955	$0	$302,955	$0
2018	$180,000	$124,259	$304,259	$304,259	$0	$304,259	$0
2017	$180,000	$124,074	$304,074	$292,616	$0	$292,616	$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.

22-17-34 LOTS 15 & 16 BLK 20 NEW SMYRNA BEACH MB 7 PG 29 MB 12 PGS 127-128 INC PER OR 4814 PG 3275 PER OR 5513 PG 1009 PER OR 5865 PG 4738 PER OR 7885 PG 2989 PER OR 8803 PG 3189



Detail by Entity Name

Florida Limited Liability Company
ONE STOP GLOBAL LLC

Filing Information

Document Number	L26000237278
FEI/EIN Number	NONE
Date Filed	04/27/2026
Effective Date	04/27/2026
State	FL
Status	ACTIVE

Principal Address

2901 S ATLANTIC AVENUE
NEW SMYRNA BEACH, FL 32169

Mailing Address

263 CARYOTA COURT
NEW SMYRNA BEACH, FL 32168

Registered Agent Name & Address

PAGAN, JOSHUA T
263 CARYOTA COURT
NEW SMYRNA BEACH, FL 32168

Authorized Person(s) Detail

Name & Address

Title MGR

PAGAN, JOSHUA T
263 CARYOTA COURT
NEW SMYRNA BEACH, FL 32168

Annual Reports

No Annual Reports Filed

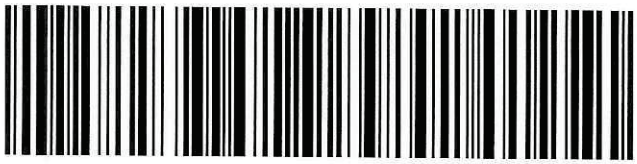
Document Images

04/27/2026 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations

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

USPS CERTIFIED MAIL



9214 8901 9403 8329 9246 45

ONE STOP GLOBAL LLC
JOSHUA T PAGAN REGISTERED AGENT
263 CARYOTA CT
NEW SMYRNA BEACH, FL 32168

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0268-2026**
Case Type: **Code Enforcement**
Date Case Established: **06/19/2026**
Compliance Deadline: **07/17/2026**

Owner: ONE STOP GLOBAL LLC

Mailing Address

ONE STOP GLOBAL LLC
JOSHUA T PAGAN – Registered Agent
263 CARYOTA CT
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	**Parcel**
2901 S ATLANTIC AV NEW SMYRNA BEACH, FL 32169	**742201200150**

Violation: LDR 504.02. (R-3A) - Zoning District Regulations R-3A, Single-Family and Two-Family (zero lot line) Residential District
Intent. The R-3A, Single-Family and Two-Family (zero lot line) Residential District is intended to be a medium-density residential district that increases useable lot space by employing zero lot line development and reducing yard sizes. Greater flexibility in building design is permitted. Permitted uses: Playfields, Playgrounds, Public parks, Recreation buildings and complexes for residents and guests in a residential development, Single-family and two-family dwellings, Permitted accessory uses: Garages, Gazebos, Incidental uses, Permitted home occupations and Storage sheds.

Corrective Action: Cease and desist the offering the property as a venue in a zoning district that does not allow venues. The property may be offered as a rental property, short-term or long-term.
Compliance Date: 07/17/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0268-2026**
Case Type: **Code Enforcement**
Date Case Established: **06/19/2026**
Compliance Deadline: **07/17/2026**

Violation: LDR 504.01 (S) - General regulations - prohibiting advertisement
Prohibiting the advertisement of uses not permitted in the zoning district.

Corrective Action: Cease and desist advertising the property for a use not permitted in the R-3A Single Family Detached & Attached Residential District.
Compliance Date: 07/17/2026

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 8329 9246 45
(✓) Post
( )Hand Delivery

Sincerely,

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
6/19/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

ONE STOP GLOBAL LLC
263 CARYOTA CT
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0138-2026
2901 S ATLANTIC AV
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 **August 20, 2026 at 2:00 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

ONE STOP GLOBAL LLC
263 CARYOTA CT
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0138-2026
2901 S ATLANTIC AV
NEW SMYRNA BEACH, FL
32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 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 8329 9246 45

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
6/19/2026

August 05, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8329 9246 45**.

Item Details	
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	July 15, 2026, 01:53 pm
Location:	NEW SMYRNA BEACH, FL 32168
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	ONE STOP GLOBAL LLC

Shipment Details	
Weight:	1.0oz

Recipient Signature

Signature of Recipient:

Address of Recipient:

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

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

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0268-2026

VS.

One Stop Global LLC and/or entity (s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **August 20, 2026,** 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: 2901 S. Atlantic Ave. New Smyrna Beach, FL 32169
Parcel: 742201200150
Legal description: 22-17-34 LOTS 15 & 16 BLK 20 NEW SMYRNA BEACH MB 7 PG 29 MB 12 PGS 127-128 INC PER OR 4814 PG 3275 PER OR 5513 PG 1009 PER OR 5865 PG 4738 PER OR 7885 PG 2989 PER OR 8803 PG 3189

2. The property was first inspected by a Code Compliance Officer on **April 10, 2026**. 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 **June 24, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **July 17, 2026,** The Code Compliance Officer reinspected the property on **May 10, 2026,** 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:

LDR 504.01 (S) – General Zoning Regulations R-3A Prohibited Advertisement
LDR 504.02 – Zoning District Regulations R-3A Single Family and Two-Family Residential District

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **September 4, 2026,** 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 fine of **$100.00 per day/ per violation** may be imposed until the property is brought into full compliance. Fine not to exceed $30,000.00

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **September 17, 2026,** 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.

DONE AND ORDERED on **August 20, 2026.**

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

Albert Schmanski, Vice Chairman
Code Compliance Board

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 263 Caryota Ct. New Smyrna Beach, FL 32168 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8339 8305 16

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: 08/20/26

Network:Aug 25, 2026 at 7:30:43 AM EDT
Local:Aug 25, 2026 at 7:30:43 AM EDT
N 29° 0' 56.736", W 80° 52' 59.637"
2901 S Atlantic Ave
New Smyrna Beach FL 32169
United States

BUILDING 1

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-6268-2026

VS.

One Stop Global LLC and/or entity (s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on August 20, 2026, before the Code Compliance Board, after public hearing, after due notice to Respondent(s). The Respondent/representative ___did ___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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3. The Respondent(s) was/were served a Notice of Violation on June 24, 2026, identifying the specific violation(s). The violation(s) was/were to be corrected by July 17, 2026. The Code Compliance Officer reinspected the property on May 10, 2026, 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:

LDR 504.01 (5) – General Zoning Regulations R-3A Prohibited Advertisement
LDR 504.03 – Zoning District Regulations R-3A Single Family and Two-Family Residential District

New Smyrna Beach Code Compliance, 210 Sams Ave., New Smyrna Beach, FL 32168 Tel: 386-410-3073

Page 1 of 2

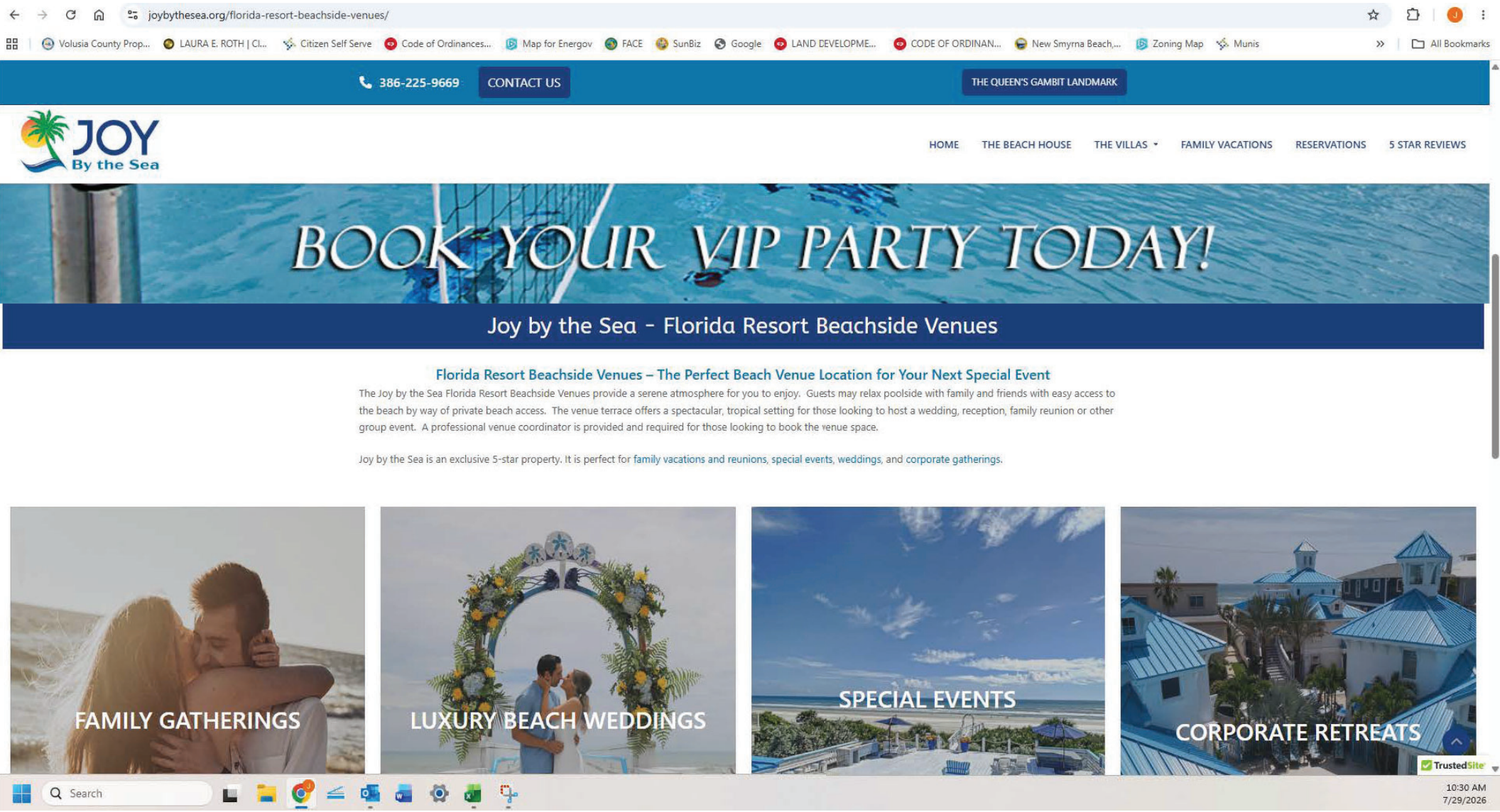
JOY
BY THE SEA
NOTICE

SECURITY
SURVEILLANCE
ON PREMISES

JOY
BY THE SEA

Network: Jun 24, 2026 at 11:59:58 AM EDT
Local: Jun 24, 2026 at 11:59:58 AM EDT
N 29° 0' 56.572", W 80° 52' 59.596"
2901 Hill St
New Smyrna Beach FL 32169
United States




joybythesea.org/florida-resort-beachside-venues/
Volusia County Prop...
LAURA E. ROTH | Cl...
Citizen Self Serve
Code of Ordinances...
Map for Energov
FACE
SunBiz
Google
LAND DEVELOPME...
CODE OF ORDINAN...
New Smyrna Beach,...
Zoning Map
Munis
All Bookmarks
386-225-9669
CONTACT US
THE QUEEN'S GAMBIT LANDMARK
JOY By the Sea
HOME
THE BEACH HOUSE
THE VILLAS
FAMILY VACATIONS
RESERVATIONS
5 STAR REVIEWS
BOOK YOUR VIP PARTY TODAY!
Joy by the Sea - Florida Resort Beachside Venues
Florida Resort Beachside Venues – The Perfect Beach Venue Location for Your Next Special Event
The Joy by the Sea Florida Resort Beachside Venues provide a serene atmosphere for you to enjoy. Guests may relax poolside with family and friends with easy access to the beach by way of private beach access. The venue terrace offers a spectacular, tropical setting for those looking to host a wedding, reception, family reunion or other group event. A professional venue coordinator is provided and required for those looking to book the venue space.
Joy by the Sea is an exclusive 5-star property. It is perfect for family vacations and reunions, special events, weddings, and corporate gatherings.
FAMILY GATHERINGS
LUXURY BEACH WEDDINGS
SPECIAL EVENTS
CORPORATE RETREATS
TrustedSite
Search
10:30 AM
7/29/2026

joybythesea.org

Volusia County Prop... | LAURA E. ROTH | Cl... | Citizen Self Serve | Code of Ordinances... | Map for Energov | FACE | SunBiz | Google | LAND DEVELOPME... | CODE OF ORDINAN... | New Smyrna Beach,... | Zoning Map | Munis | All Bookmarks

386-225-9669 CONTACT US THE QUEEN'S GAMBIT LANDMARK

JOY By the Sea

HOME THE BEACH HOUSE THE VILLAS FAMILY VACATIONS RESERVATIONS 5 STAR REVIEWS



JOY BY THE SEA BEACHSIDE VILLAS

Comprised of 6 beachside villas surrounding a refreshing, saltwater pool and lush tropical landscaping, guests can enjoy the privacy of their own self-contained vila. Only steps from the beach access leading to New Smyrna's white sand beach, the Joy by the Sea beachside villas can accommodate up to 30 guests.

The Joy by the Sea Venue Consist of (2) 1 bedroom villas and (4) studio villas

Joy by the Sea guests may also rent the North and South Wings separately. Each wing features:

- (2) studio villas
- (1) 2-story, 1-bedroom, 2-bath ocean view villa
- Each wing sleeps 15, Entire Complex Sleeps 30

SEE OUR VILLAS!



TrustedSite

Search

10:28 AM
7/29/2026

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0086-2026 - 121 EDDIE RD. OWNER: RUTH ANN FIKE; OFFICER: JOHN PARKS

September 17, 2026

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required, Compliance date: August 31, 2026, Method of service: Certified mail sent on July 20, 2026, and accepted on July 27, 2026, and posted on the property on July 20, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0086-2026 - 121 Eddie Rd - Sept Agenda.pdf

CE-0086-2026 121 Eddie Rd
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: John Parks
Project:
District: New Smyrna Beach
Description: On a BTR inspection it was determined that repairs were made to a back room of the property without a permit.
Opened Date: 03/11/2026
Closed Date: NOT CLOSED

Parcel: 734302010013 Main
Address: 121 Eddie Rd Main
New Smyrna Beach, FL 32168
Zone: B-3 (HIGHWAY SERVICE BUSINESS)

Owner

Ruthy'S Kozy Kitchen
Ruth Ann Fike

1335 Josephine St
New Smyrna Beach, FL 32168

Business: (386) 423-9656

Mobile: (386) 847-0615

Note	Created By	Date and Time Created
1. On a BTR inspection it was determined that repairs were made to a back room of the property without a permit.	John Parks	3/11/2026 3:08 pm
2. On 06/25/26 I checked the permit system finding no permit has been applied for. I sent the owner an e-mail reminder.	John Parks	6/25/2026 9:55 am
3. On 07/20/26, a check of the permit system found no permits applied for. There has been no response to my e-mail.	John Parks	7/20/2026 8:52 am

Violation Code: Sec. 26-171. (a)
Violation Status: In Violation
Citation Issue Date: 07/20/2026
Compliance Date: 08/31/2026
Resolved Date:
Code Description: Permits Required
Corrective Action: Obtain permit for siding replacement on the back of house. Contact the Building Department for questions regarding permits at 386-410-2860 Permits can be applied for online at cityofnsb.com

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

AltKey: 3729013 **Parcel ID: 734302010013**
FIKE RUTH ANN **121 EDDIE RD, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3729013
Parcel ID:	734302010013
Township-Range-Section:	17 - 33 - 43
Subdivision-Block-Lot:	02 - 01 - 0013
Owner(s):	FIKE RUTH ANN - FS - Fee Simple - 100%
Mailing Address On File:	1335 JOSEPHINE ST NEW SMYRNA BEACH FL 32168 8631
Physical Address:	121 EDDIE RD, NEW SMYRNA BEACH 32168
Property Use:	1200 - STORE/OFF/RES
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7455
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	$181,838	$181,838	$0	$181,838	1.5000	$272.76
0012	DISCRETIONARY	$181,838	$181,838	$0	$181,838	0.7480	$136.01
0011	REQ LOCAL EFFORT	$181,838	$181,838	$0	$181,838	3.0310	$551.15
0050	GENERAL FUND	$181,838	$181,838	$0	$181,838	3.2007	$582.01
0053	LAW ENFORCEMENT FUND	$181,838	$181,838	$0	$181,838	1.5994	$290.83
0055	LIBRARY	$181,838	$181,838	$0	$181,838	0.3697	$67.23
0520	MOSQUITO CONTROL	$181,838	$181,838	$0	$181,838	0.1573	$28.60
0530	PONCE INLET PORT AUTHORITY	$181,838	$181,838	$0	$181,838	0.0660	$12.00
0058	VOLUSIA ECHO	$181,838	$181,838	$0	$181,838	0.2000	$36.37
0057	VOLUSIA FOREVER	$181,838	$181,838	$0	$181,838	0.2000	$36.37
0065	FLORIDA INLAND NAVIGATION DISTRICT	$181,838	$181,838	$0	$181,838	0.0270	$4.91
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$181,838	$181,838	$0	$181,838	0.3101	$56.39
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$181,838	$181,838	$0	$181,838	0.1793	$32.60
0272	NEW SMYRNA BCH I&S 2018	$181,838	$181,838	$0	$181,838	0.1115	$20.27
0270	NEW SMYRNA BEACH	$181,838	$181,838	$0	$181,838	4.6370	$843.18
						16.3370	$2,970.69

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$2,970.69
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$3,095.69**
Estimated Tax Amount without SOH:	$3,095.69

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$71,043	$107,545	$178,588	$178,588	$0	$178,588	$0
2024	$60,900	$4,977	$65,877	$58,621	$33,621	$25,000	$7,256
2023	$59,378	$4,861	$64,239	$56,914	$56,914	$0	$7,325
2022	$59,378	$4,304	$63,682	$55,256	$55,256	$0	$8,426
2021	$56,333	$3,868	$60,201	$53,647	$53,647	$0	$6,554
2020	$56,333	$3,889	$60,222	$52,906	$52,906	$0	$7,316
2019	$54,810	$3,605	$58,415	$51,717	$51,717	$0	$6,698
2018	$53,288	$3,450	$56,738	$50,753	$50,753	$0	$5,985
2017	$53,288	$3,125	$56,413	$49,709	$25,000	$24,709	$6,704

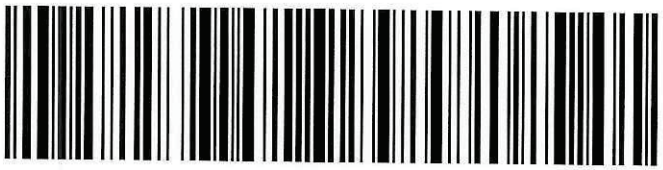
Property Description

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.

43-17-33 S 70 FT OF N 310 FT OF LOT 1 BLK A ELLISON ACRES 2 MB 8 PG 249 PER OR 4824 PGS 0324-0325 PER OR 5370 PG 2516 PER OR 5498 PGS 4424-4425 PER OR 5972 PG 3185 PER OR 6425 PG 3584 PER OR 8620 PG 1787 PER OR 8623 PG 0512 PER OR 8643 PG 4535

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

USPS CERTIFIED MAIL



9214 8901 9403 8334 5607 91

RUTH ANN FIKE
1335 JOSEPHINE ST
NEW SMYRNA BEACH, FL 32168

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0086-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/11/2026**

Compliance Deadline: **08/31/2026**

Owner: RUTH ANN FIKE

Mailing Address

RUTH ANN FIKE
1335 JOSEPHINE ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	**Parcel**
121 EDDIE RD NEW SMYRNA BEACH, FL 32168	**734302010013**

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 permit for siding replacement on the back of house.
Contact the Building Department for questions regarding permits at 386-410-2860
Permits can be applied for online at cityofnsb.com
Compliance Date: 08/31/2026

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-0086-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/11/2026**

Compliance Deadline: **08/31/2026**

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 8334 5607 91
(✓) Post

( ) Hand Delivery

Sincerely,

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

7/20/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

RUTH ANN FIKE
1335 JOSEPHINE ST
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0086-2026
121 EDDIE RD
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 **September 17, 2026 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

RUTH ANN FIKE
1335 JOSEPHINE ST
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0086-2026
121 EDDIE RD
NEW SMYRNA BEACH, FL
32168

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(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
7/20/2026


Network: Jul 20, 2026 at 1:08:47 PM EDT
Local: Jul 20, 2026 at 1:08:48 PM EDT
N 29° 0' 53.344", W 80° 56' 53.791"
1968 Lake Dr
New Smyrna Beach FL 32168
United States

UNITED STATES POSTAL SERVICE®

September 04, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8334 5607 91**.

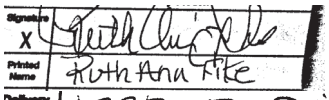
Item Details

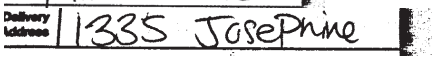
Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	July 27, 2026, 12:35 pm
Location:	NEW SMYRNA BEACH, FL 32168
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	RUTH ANN FIKE

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient: 

Address of Recipient: 

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

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

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


Network:Feb 19, 2026 at 11:02:48 AM EST
Local:Feb 19, 2026 at 11:02:48 AM EST
N 29° 0' 54.241", W 80° 56' 51.892"
121 Eddie Rd
New Smyrna Beach, FL 32168
United States


Network:Feb 19, 2026 at 11:03:05 AM EST
Local:Feb 19, 2026 at 11:03:05 AM EST
N 29° 0' 54.312", W 80° 56' 51.609"
121 Eddie Rd
New Smyrna Beach FL 32168
United States


Network:Feb 19, 2026 at 11:03:13 AM EST
Local:Feb 19, 2026 at 11:03:13 AM EST
N 29° 0' 54.439", W 80° 56' 51.602"
121 Eddie Rd
New Smyrna Beach FL 32168
United States


Network:Feb 19, 2026 at 10:59:39 AM EST
Local:Feb 19, 2026 at 10:59:39 AM EST
N 29° 0' 54.384", W 80° 56' 52.065"
121 Eddie Rd
New Smyrna Beach FL 32168
United States

Network:Feb 19, 2026 at 10:58:12 AM EST
Local:Feb 19, 2026 at 10:58:12 AM EST
N 29° 0' 53.561", W 80° 56' 52.512"
116 Eddie Rd
New Smyrna Beach FL 32168
United States



Network:Feb 19, 2026 at 10:59:46 AM EST
Local:Feb 19, 2026 at 10:59:46 AM EST
N 29° 0' 54.384", W 80° 56' 52.065"
121 Eddie Rd
New Smyrna Beach FL 32168
United States




Network:Feb 19, 2026 at 11:02:00 AM EST
Local:Feb 19, 2026 at 11:02:00 AM EST
N 29° 0' 54.131", W 80° 56' 52.193"
121 Eddie Rd
New Smyrna Beach FL 32168
United States


Network:Feb 19, 2026 at 11:02:43 AM EST
Local:Feb 19, 2026 at 11:02:42 AM EST
N 29° 0' 54.175", W 80° 56' 51.681"
121 Eddie Rd
New Smyrna Beach FL 32168
United States

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0312-2026 - 831 MARALYN AVE. OWNER: SHARON CLARK; OFFICER: BENJAMIN BLISSETT

September 17, 2026

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required. Compliance date: August 24, 2026, Method of service: Certified mail sent on July 28, 2026, and accepted on July 31, 2026, posted on the property July 29, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0312-2026 - 831 Maralyn - September Agenda.pdf

CODE CASE DETAILED REPORT CE-0312-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**CODE COMPLIANCE BOARD**	**Opened Date:**	07/08/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Benjamin Blissett	**Description:**	5-6 vehicles parked on front lawn (24-7) like a parking lot that do not move including a large passenger van blocking front of house.There has been ongoing renovations on the house for the past 4-5 months and there has been no permits posted.Property is owned by an elderly woman.		

Parcel: 741601050160 Main	**Address:** 831 Maralyn Av Main New Smyrna Beach, FL 32169	**Zone:** R-4 (MULTI-FAMILY RESIDENTIAL)

Complainant	**Owner**
William Schimmel	Sharon Clark
826 Maralyn Ave New Smyrna Beach, FL 32169	831 Maralyn Ave New Smyrna Beach, FL 32169
Mobile: 3866897239	Business: 3864109457

Note	**Created By**	**Date and Time Created**
1. Saved online complaint in the case folder, more details in the complaint.	Barbara Bobelak	7/8/2026 1:03 pm
2. Assigned to: Ben Blissett	Barbara Bobelak	7/8/2026 1:03 pm

Activity Type	**Activity Number**	**Activity Name**	**User**	**Created On**
Email	ACT-004421-2026	Online Complaint	Barbara Bobelak	07/08/2026

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

AltKey: 3795288 **Parcel ID: 741601050160**
CLARK SHARON ANN **831 MARALYN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3795288
Parcel ID:	741601050160
Township-Range-Section:	17 - 34 - 16
Subdivision-Block-Lot:	01 - 05 - 0160
Owner(s):	CLARK SHARON ANN - FS - Fee Simple - 100%
Mailing Address On File:	831 MARALYN AVE NEW SMYRNA BEACH FL 32169
Physical Address:	831 MARALYN AVE, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4840
Subdivision Name:	
Homestead Property:	Yes

AltKey: 3795288 **Parcel ID: 741601050160**

CLARK SHARON ANN **831 MARALYN AVE, NEW SMYRNA BEACH, FL**

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$866,183	$148,546	$25,000	$123,546	1.5000	$185.32
0012	DISCRETIONARY	$866,183	$148,546	$25,000	$123,546	0.7480	$92.41
0011	REQ LOCAL EFFORT	$866,183	$148,546	$25,000	$123,546	3.0310	$374.47
0050	GENERAL FUND	$866,183	$148,546	$51,411	$97,135	3.2007	$310.90
0053	LAW ENFORCEMENT FUND	$866,183	$148,546	$51,411	$97,135	1.5994	$155.36
0055	LIBRARY	$866,183	$148,546	$51,411	$97,135	0.3697	$35.91
0520	MOSQUITO CONTROL	$866,183	$148,546	$51,411	$97,135	0.1573	$15.28
0530	PONCE INLET PORT AUTHORITY	$866,183	$148,546	$51,411	$97,135	0.0660	$6.41
0058	VOLUSIA ECHO	$866,183	$148,546	$51,411	$97,135	0.2000	$19.43
0057	VOLUSIA FOREVER	$866,183	$148,546	$51,411	$97,135	0.2000	$19.43
0065	FLORIDA INLAND NAVIGATION DISTRICT	$866,183	$148,546	$51,411	$97,135	0.0270	$2.62
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$866,183	$148,546	$51,411	$97,135	0.3101	$30.12
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$866,183	$148,546	$51,411	$97,135	0.1793	$17.42
0272	NEW SMYRNA BCH I&S 2018	$866,183	$148,546	$51,411	$97,135	0.1115	$10.83
0270	NEW SMYRNA BEACH	$866,183	$148,546	$51,411	$97,135	4.6370	$450.42
						16.3370	$1,726.32

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$1,726.32
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$1,851.32**
Estimated Tax Amount without SOH:	$14,275.83

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$408,900	$383,358	$792,258	$144,641	$50,722	$93,919	$647,617
2024	$446,500	$308,832	$755,332	$140,565	$50,000	$90,565	$614,767
2023	$484,100	$304,602	$788,702	$136,471	$50,000	$86,471	$652,231
2022	$258,500	$243,175	$501,675	$132,496	$50,000	$82,496	$369,179
2021	$173,900	$262,265	$436,165	$128,637	$50,000	$78,637	$307,528
2020	$149,460	$252,626	$402,086	$126,861	$50,000	$76,861	$275,225
2019	$163,795	$215,069	$378,864	$124,009	$50,000	$74,009	$254,855
2018	$146,875	$192,633	$339,508	$121,697	$50,000	$71,697	$217,811
2017	$146,875	$239,037	$386,592	$119,194	$50,000	$69,194	$267,398

AltKey: 3795288 **Parcel ID: 741601050160**

CLARK SHARON ANN **831 MARALYN AVE, NEW SMYRNA BEACH, FL**

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 16 BLK E HORTON SHORES MB 10 PG 42 PER OR 3991 PG 2017 PER OR 6195 PGS 1575-1576 PER OR 7792 PG 4885

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0312-2026**
Case Type: **Code Enforcement**
Date Case Established: **07/08/2026**
Compliance Deadline: **08/24/2026**

Owner: SHARON CLARK

Mailing Address

SHARON CLARK
831 MARALYN AVE
NEW SMYRNA BEACH, FL 32169

Notice of Violation for the following location:

Address

831 MARALYN AV
NEW SMYRNA BEACH, FL 32169

Parcel

741601050160

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: Contact a licensed contractor to obtain building permits for Mini Split Air-conditions, new fence and any work done to the house. Contact the building department at (386) 410-2860 or apply online at www.cityofnsb.com.
Compliance Date: 08/24/2026

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-0312-2026**

Case Type: **Code Enforcement**

Date Case Established: **07/08/2026**

Compliance Deadline: **08/24/2026**

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 8335 8596 89
(✓) Post
( ) Hand Delivery

Sincerely,

Benjamin Blissett
Code Compliance Officer I
Phone: (386) 410-2878
Email: bblissett@cityofnsb.com

7/28/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

SHARON CLARK
831 MARALYN AVE
NEW SMYRNA BEACH,
FL 32169

CASE NO. CE-0312-2026
831 MARALYN AV
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 **September 17, 2026 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

SHARON CLARK
831 MARALYN AVE
NEW SMYRNA BEACH,
FL 32169

CASE NO. CE-0312-2026
831 MARALYN AV
NEW SMYRNA BEACH, FL
32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

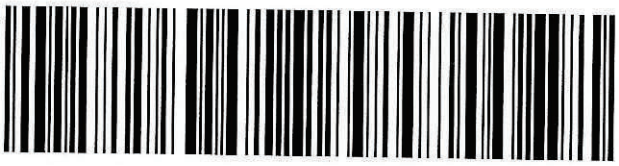
(✓) Certified Mail, Return Receipt Requested
(✓) Post
( ) Hand Delivery

Receipt Number: 9214 8901 9403 8335 8596 89

Benjamin Blissett
Code Compliance Officer I
Phone: (386) 410-2878
Email: bblissett@cityofnsb.com
7/28/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 8596 89

SHARON CLARK
831 MARALYN AVE
NEW SMYRNA BEACH FL 32169-2819

CE-0312-2026


Network: Jul 29, 2026 at 11:23:32 AM EDT
Local: Jul 29, 2026 at 11:23:32 AM EDT
N 29° 1' 57.579", W 80° 53' 39.213"
831 Maralyn Ave
New Smyrna Beach FL 32169
United States
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870
Violation
Notice
Case Number: CE-0312-2026
Case Type: Code Enforcement
Date Case Established: 07/08/2026
Compliance Deadline: 08/24/2026
Owner: SHARON CLARK
Mailing Address
SHARON CLARK
831 MARALYN AVE
NEW SMYRNA BEACH, FL 32169
Notice of Violation for the following location:
Address
831 MARALYN AV
NEW SMYRNA BEACH, FL 32169
Parcel
741601050160
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: Contact a licensed contractor to obtain building permits for Mini Split Air-
conditions, new fence and any work done to the house. Contact the building department at
(386) 410-2860 or apply online at www.cityofnsb.com.
Compliance Date: 08/24/2026
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.

UNITED STATES POSTAL SERVICE®

September 04, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8335 8596 89**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	July 31, 2026, 01:46 pm
Location:	NEW SMYRNA BEACH, FL 32169
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	SHARON CLARK

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient: 

Address of Recipient: 

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

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

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


Network: Jul 29, 2026 at 11:22:29 AM EDT
Local: Jul 29, 2026 at 11:22:29 AM EDT
N 29° 1' 58.077", W 80° 53' 39.691"
830 Maralyn Ave
New Smyrna Beach FL 32169
United States


Network: Jul 29, 2026 at 11:23:59 AM EDT
Local: Jul 29, 2026 at 11:23:59 AM EDT
N 29° 1' 57.832" W 80° 53' 39.364"
831 Maralyn Ave
New Smyrna Beach FL 32169
United States


Network: Jul 29, 2026 at 11:24:02 AM EDT
Local: Jul 29, 2026 at 11:24:02 AM EDT
N 29° 1' 57.832" W 80° 53' 39.364"
831 Maralyn Ave
New Smyrna Beach FL 32169
United States


Network: Sep 1, 2026 at 9:59:23 AM EDT
Local: Sep 1, 2026 at 9:59:23 AM EDT
N 29° 1' 58.067", W 80° 53' 38.726"
831 Maralyn Ave
New Smyrna Beach FL 32169
United States


Network: Sep 1, 2026 at 9:59:37 AM EDT
Local: Sep 1, 2026 at 9:59:37 AM EDT
N 29° 1' 58.175", W 80° 53' 39.320"
830 Maralyn Ave
New Smyrna Beach FL 32169
United States
NSB
FURNITURE
U S
MAIL
831

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0696-2024 - 209 ROBINSON RD. OWNER: KRISTIN & JASON JIMENEZ; OFFICER: BARBARA BOBELAK

September 17, 2026

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required. Compliance date: October 4, 2024, Original Method of service: Certified mail sent on September 23, 2024, accepted on September 25, 2024, posted on September 24, 2024; Method of service: Certified mail sent on August 31, 2026, and in transit, property posted on June 30, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0696-2024 - 209 Robinson Rd - September. Agenda.pdf

CE-0696-2024 -209 ROBINSON ROAD
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Barbara Bobelak
Project:
District: New Smyrna Beach
Description: Gazebo built without permit. Also only 18" +/- off of side and rear fence/ property line.
Opened Date: 09/20/2024
Closed Date: NOT CLOSED

Parcel: 740902080260 Main
Address: 209 Robinson Rd Main
New Smyrna Beach, FL 32169
Zone: R-3 (SINGLE FAMILY RESIDENTIAL)

Owner

Kristin & Jason Jimenez

14967 Hawksmoor Run Cir
Orlando, FL 32828

Home: 4072223438

Mobile: (407) 399-0157

Complainant

City Of New Smyrna Beach Building Dept.
Reed Hadley

214 Sams Av
New Smyrna Beach, FL 32168

Business: 3864102860

Note	Created By	Date and Time Created
1. Gazebo discovered while Reed Hadley, Building Inspector, was conducting a fence inspection at this location. Emailed Reed to see if he mentioned the permit requirements for the gazebo to the owner during the inspection.	Barbara Bobelak	9/20/2024 8:09 am

Violation Code: Sec. 26-171. (a)
Violation Status: In Violation
Citation Issue Date: 09/20/2024
Compliance Date: 10/04/2024
Resolved Date:

Code Description: Permits Required

Corrective Action: Obtain the required permit for the construction of the gazebo. Extra fees may be applied to the permit. Apply online at www.cityofnsb.com. If you have questions regarding the permitting process please contact the Building Dept. at 386-410-2860.

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

AltKey: 3787161 **Parcel ID: 740902080260**
JIMENEZ KRISTIN C **209 ROBINSON RD, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3787161
Parcel ID:	740902080260
Township-Range-Section:	17 - 34 - 09
Subdivision-Block-Lot:	02 - 08 - 0260
Owner(s):	JIMENEZ KRISTIN C - TE - Tenancy in the Entirety - 100% JIMENEZ JASON W - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	14967 HAWKSMOOR RUN CIR ORLANDO FL 32828 7511
Physical Address:	209 ROBINSON RD, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4812
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	$593,611	$593,611	$0	$593,611	1.5000	$890.42
0012	DISCRETIONARY	$593,611	$593,611	$0	$593,611	0.7480	$444.02
0011	REQ LOCAL EFFORT	$593,611	$593,611	$0	$593,611	2.9950	$1,777.86
0050	GENERAL FUND	$593,611	$593,611	$0	$593,611	3.2007	$1,899.97
0053	LAW ENFORCEMENT FUND	$593,611	$593,611	$0	$593,611	1.5994	$949.42
0055	LIBRARY	$593,611	$593,611	$0	$593,611	0.3697	$219.46
0520	MOSQUITO CONTROL	$593,611	$593,611	$0	$593,611	0.1573	$93.38
0530	PONCE INLET PORT AUTHORITY	$593,611	$593,611	$0	$593,611	0.0640	$37.99
0058	VOLUSIA ECHO	$593,611	$593,611	$0	$593,611	0.2000	$118.72
0057	VOLUSIA FOREVER	$593,611	$593,611	$0	$593,611	0.2000	$118.72
0065	FLORIDA INLAND NAVIGATION DISTRICT	$593,611	$593,611	$0	$593,611	0.0270	$16.03
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$593,611	$593,611	$0	$593,611	0.1000	$59.36
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$593,611	$593,611	$0	$593,611	0.1793	$106.43
0272	NEW SMYRNA BCH I&S 2018	$593,611	$593,611	$0	$593,611	0.1695	$100.62
0270	NEW SMYRNA BEACH	$593,611	$593,611	$0	$593,611	4.6370	$2,752.57
						16.1469	$9,584.98

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	1	$150.00	$150.00
6018-NSB FIRE SERVICES	1	$0.00	$76.00
			$226.00

Estimated Ad Valorem Tax:	$9,584.98
Estimated Non-Ad Valorem Tax:	$226.00
Estimated Taxes:	**$9,810.98**
Estimated Tax Amount without SOH:	$9,810.98

AltKey: 3787161 **Parcel ID: 740902080260**

JIMENEZ KRISTIN C **209 ROBINSON RD, NEW SMYRNA BEACH, FL**

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$350,000	$240,489	$590,489	$590,489	$0	$590,489	$0
2024	$387,500	$209,435	$596,935	$596,935	$0	$596,935	$0
2023	$332,500	$201,006	$533,506	$118,037	$50,000	$68,037	$415,469
2022	$255,000	$175,279	$430,279	$114,599	$50,000	$64,599	$315,680
2021	$275,000	$92,751	$367,751	$111,261	$50,000	$61,261	$256,490
2020	$225,000	$103,345	$328,345	$109,725	$50,000	$59,725	$218,620
2019	$225,000	$95,718	$320,718	$107,258	$50,000	$57,258	$213,460
2018	$210,400	$77,629	$288,029	$105,258	$50,000	$55,258	$182,771
2017	$204,000	$89,197	$293,197	$103,093	$50,000	$53,093	$190,104

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.

9 17 34 LOT 26 BLK 8 BOARDWALK SUB PER OR 4005 PG 628 PER OR 8401 PG 2870

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

KRISTIN & JASON JIMENEZ
14967 HAWKSMOOR RUN CIR
ORLANDO, FL 32828

CASE NO. CE-0696-2024
209 ROBINSON RD
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 **September 17, 2026, 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

KRISTIN & JASON JIMENEZ
14967 HAWKSMOOR RUN CIR
ORLANDO, FL 32828

CASE NO. CE-0696-2024
209 ROBINSON RD
NEW SMYRNA BEACH, FL 32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 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 8340 8029 39

(✓) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
8/31/2026

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

Case Number: **CE-0696-2024**
Case Type: **Code Enforcement**
Date Case Established: **09/20/2024**
Compliance Deadline: **10/04/2024**

Owner: KRISTIN & JASON JIMENEZ

Mailing Address

KRISTIN & JASON JIMENEZ
14967 HAWKSMOOR RUN CIR
ORLANDO, FL 32828

Notice of Violation for the following location:

Address	**Parcel**
209 ROBINSON RD NEW SMYRNA BEACH, FL 32169	**740902080260**

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 the required permit for the construction of the gazebo. Extra fees may be applied to the permit. Apply online at www.cityofnsb.com. If you have questions regarding the permitting process, please contact the Building Dept. at 386-410-2860.

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**.

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:
(✓) Post 9489 0090 0027 6603 5939 90

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

Case Number: **CE-0696-2024**
Case Type: **Code Enforcement**
Date Case Established: **09/20/2024**
Compliance Deadline: **10/04/2024**

( ) Hand Delivery

Sincerely,

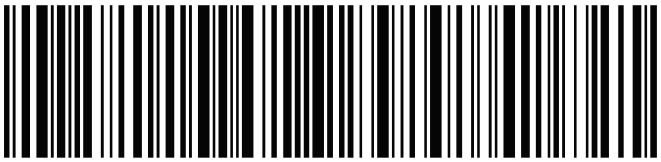
Barbara Bobelak

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

9/23/24

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 8029 39

KRISTIN & JASON JIMENEZ
14967 HAWKSMOOR RUN CIR
ORLANDO, FL 32828

CE-0696-2024
209 Robinson Rd


209
Network:Jun 30, 2026 at 10:04:41 AM EDT
Local:Jun 30, 2026 at 10:04:41 AM EDT
N 29° 2' 42.304", W 80° 54' 7.392"
209 Robinson Rd
New Smyrna Beach FL 32169
United States

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

Case Number: **CE-0696-2024**

Violation Notice

Case Type: **Code Enforcement**
Date Case Established: **09/20/2024**
Compliance Deadline: **10/04/2024**

Owner: KRISTIN & JASON JIMENEZ

Mailing Address

KRISTIN & JASON JIMENEZ
14967 HAWKSMOOR RUN CIR
ORLANDO, FL 32828

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Address	Parcel
209 ROBINSON RD NEW SMYRNA BEACH, FL 32169	**740902080260**

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City of New Smyrna Beach
Code Compliance
210 Sams Ave
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( ) Hand Delivery

Sincerely,

Barbara Bobelak

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

9/23/24

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

KRISTIN & JASON JIMENEZ
14967 HAWKSMOOR RUN CIR
ORLANDO, FL 32828

CASE NO. CE-0696-2024
209 ROBINSON RD
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 **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.

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CERTIFICATE OF SERVICE

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(✓) Certified Mail, Return Receipt Requested Receipt Number: 9489009000276603593990

(✓) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
9/23/2024

UNITED STATES POSTAL SERVICE

November 4, 2024

Dear Teresa Merck:

The following is in response to your request for proof of delivery on your item with the tracking number: **9489 0090 0027 6603 5939 90**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	September 25, 2024, 12:49 pm
Location:	ORLANDO, FL 32828
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	1lb, 2.7oz

Recipient Signature

Signature of Recipient:	Jason Jones
Address of Recipient:	14967 HAWKSMOOR RUN CIR, ORLANDO, FL 32828

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

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

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