Code Compliance Board
Thursday, January 15, 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 Code Compliance Board Minutes November 20, 2025

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

5.A CCB-0488-2025 - 205 Quay Assisi Owner: Randall Todd SR & Suzette S Jones; Officer: Beverly Abrahamson

6. NEW BUSINESS

A. Staff Report

6.A CCB-0608-2025 - 4155 S. Atlantic Ave Unit 209 Owner; Craig M Lee/Sea Coast 209 LLC; Officer: Barbra Bobelak

6.B CCB-0540-2025 - 387 OTTER BLVD Owner: Johnathan Porter TR; Officer: John Parks

6.C CCB-0515-2024 - 203 Lincoln Ave. Owner: Devon & Wendy Rene Tresher; Officer: John Parks

6.D CCB-0642-2025 - 208 Desoto Dr. Owner; Judy Omalley ; Officer: Herman Trautwein

6.E CCB-0810-2024 - 305 Julia St. Owner; 305 NSB Investment LLC; Officer: John Parks

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

CODE COMPLIANCE BOARD MINUTES NOVEMBER 20, 2025

January 15, 2026

Background:
Approval of Minutes for Code Compliance Board November 20, 2025

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Code Compliance Board Minutes - November 20, 2025.pdf

Code Compliance Board Minutes
Thursday, November 20, 2025, at
4:30

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

Chair Dan Copfer called the meeting to order at 4:30 PM and reviewed the procedures for the hearing.

Present: Chairman Dan Copfer, Member Albert Schimanski, Member Ruth Harris, Member Cliford Warren, Member Aaron Denys, Member Keith McWilliams, and Member Katherine Brown

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Ruth Harris moved to adopt September 18, 2025, Code Compliance Board Meeting Minutes. Member Aaron Denys second the motion, and the motion carried unanimously 6-0.

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Secretary Evann Lorenzen administered the oath to the following City Staff and property representatives/owners: Barbara Bobelak, John Parks, and resident Claudia Vanderhorst.

5. OLD BUSINESS -

5.A CCB-0250-2025 – 614 AEOLIAN DR. OWNER: BG REAL ESTATE FL LLC.; OFFICER: BARBRA BOBELAK

The owner(s) was/were not present to comment.

Violations cited: LDR 504.1 general zoning regulations – LDR Sec. 504.02 (PUD) Zoning district regulations

Resident/Neighbor Claudia Vanderhorst was present to comment on concerns about the property.

On November 20, 2025, this case was heard before the Code Compliance Board. Respondents were served with notice of the board's order on September 18, 2025, and the respondents remained in non-compliance with a compliance date of October 2, 2025.

The board moved to impose a fine of $125.00/day per violation commencing on October 2, 2025, until the property is brought into full compliance. Fines not to exceed $15,000.00

Member Dan Copfer accepted the motion recommended by staff, Member Clifford Wharin second the motion and the motion carried unanimously.

NEW BUSINESS -

6.A CCB-0559-2025 – 613 Downing St.; OWNER: Wayne Gonzalez TR; OFFICER: Herman Trautwein

The Owner was not present for comment.
Violations Cited:
Sec. 26-914. (2) – Exterior Surfaces
Sec. 26-914. (3) – Protection of Exterior Surfaces
Sec. 26-914. (4) – Exterior Windows & Doors
Sec. 26-914. (5) – Exterior attachments
Sec. 26-914. (6) – Accessory Improvements
Sec. 26-914. (8) – Landscaping

On November 20, 2025, this case was heard before the Code Compliance Board. This property was first inspected by a code compliance officer on October 16, 2025, and it was found to be in violation of city codes listed above. The notice of violation was given on October 21, 2025, with a compliance date of November 11, 2025. The Code compliance officer reinspected the property on November 19, 2025, and it was determined that the violations were not corrected.

It is staff recommendation that the Code Compliance Board find Wayne Gonzalez in violation of city codes listed above and give until February 10, 2026, to bring the property into full compliance. If the owner does not come into compliance, it is staffs' recommendation to impose a fine of $50.00 per/day per violation.

The Code Compliance Board moved to give the respondent until February 10, 2026, by 1:00 p.m. to bring the property into full compliance and notify the code compliance officer for reinspection or a fine of $50.00 per/day per violation may be imposed.

Member Albert Schmanski moved to accept the motion by staff, Member Kathleen Brown seconded the motion and the motion carried unanimously.

6.B CCB-0488-2025 – 205 Quay Assisi; Owner: Randall Todd SR & Suzette S Jones; Officer: Beverly Abrahamson

The owner was not present for comment.
Violations Cited:
Sec. 26-171. (a) – Permits Required
Sec. 26 – 172. – Penalties for work commencing before permit issuance.

On November 20, 2025 this case was heard before the Code Compliance Board. This property was first inspected by a code compliance officer on September 10, 2025, and was found to be in violation of city codes listed above. The notice of violation was posted on October 2, 2025, with a compliance date of October 3, 2025, the code compliance officer reinspected the property on November 20, 2025, and it was determined that the violations were not corrected.

It is staff's recommendation that the Code Compliance Board find Randall Todd SR & Suzette S. Jones in violation of the city codes listed above and give until December 8, 2025, to bring the property into full compliance. If the owner does not come into compliance, it is staff's recommendation to impose a fine of $50.00 per violation per day.

The Code Compliance Board moved to give the respondent until December 8, 2025, by 1:00 p.m. to bring the property into full compliance and notify the code compliance officer for reinspection or a fine of $50.00 per/day violation may be imposed.

Member Kathleen Brown moved to accept the motion by staff, Member Keith McWilliams seconded the motion, and the motion carried 6-1 member Ruth Harris voted no.

6.C CCB-0469-2025 – 809 Maralyn Ave Owner: James A. & Elise S. Battillo, Battillo Family Rev Trust; Officer: Beverly Abrahamson

The owner was present for comment.

Violation of City Code:

Sec. 26-171. (a) – Permits Required

Sec. 26-172. – Penalties for work commencing before permit issuance.

On November 20, 2025, this case was heard before the Code Compliance Board. This property was first inspected on August 25, 2025, and it was found to be in violation of city codes listed above. The notice of violation was given on October 2, 2025, with a compliance date of October 3, 2025, The code compliance officer reinspected the property on November 20, 2025, and it was determined that the violation were not corrected.

It is staff's recommendation that the Code Compliance Board find James A. & Elise S. Battillo in violations of city codes listed above and give until February 20, 2026, to bring the property into full compliance. If the owner does not come into compliance, it is staff's recommendation to bring the respondent to a subsequent hearing.

The Code Compliance Board moved to give the respondent until February 20, 2026, by 1:00 p.m. to bring the property into full compliance and notify the code compliance officer for reinspection or the case will be brought back for a subsequent hearing on February 20, 2025.

Member Ruth Harris moved to accept the motion by staff, Member Aaron Denys seconded the motion and the motion carried unanimously.

6.D CCB-0494-2025 – 835 E 24th Ave. Owner: Atlantic Sand Dollar BCH Club; Officer: John Parks

The owner was not present for comment.

Violations of city code:

IPMC 304.3 – Premises Identification
Sec. 74-146 – Local Business Tax Imposed
Sec. 26-36. – Adoption of technical Codes.
Sec. 66-32. – Placement of Garbage/ Recycle

On November 20, 2025, this case was heard before the Code Compliance Board. This property was first inspected on September 15, 2025, and it was found to be in violation of city codes listed above. The notice of violation was given on October 7, 2025, with a compliance date of October 31, 2025, the code compliance officer reinspected the property on November 6, 2025, and it was determined that the violations were not corrected.

It is Staff's recommendation that the Code Compliance Board find Atlantic Sand Dollar BCH Club in violation of the city codes listed above and give until December 30, 2025, to bring the property into full compliance. If the owner does not come into compliance, it is staff's recommendation to impose a one-time fine of $250.00 may be imposed.

The Code Compliance Board moved to give the respondent until December 30, 2025, by 1:00 p.m. to bring the property into full compliance and notify the code compliance officer for reinspection or a one-time fine of $250.00 may be imposed.

Member Albert Schmanski moved to accept the motion by staff, Member Ruth Harris seconded the motion and the motion carried unanimously.

REPEAT BUSINESS - None

6. DISCUSSION

7. STAFF REPORTS

8. ADJOURNMENT- 5:06 P.M.

As there was no further business to discuss, Chair Dan Copfer declared the meeting adjourned at 5:06 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-0488-2025 - 205 QUAY ASSISI OWNER: RANDALL TODD SR & SUZETTE S JONES; OFFICER: BEVERLY ABRAHAMSON

January 15, 2026

Background:

Violation of City Code: Sec. 26-171. (a) - Permits Required Sec. 26 - 172. - Penalties for work commencing before permit issuance Compliance date: October 3, 2025 Method of service: Property Posted September 23, 2025 Certified mail delivered on September 26, 2025

Findings:

On November 20, 2025 - Property was found in violation of city code: Sec. 26-171. (a) - Permits Required and Sec. 26 - 172. - Penalties for work commencing before permit issuance

Compliance date: December 8, 2025

Method of service: Property Posted November 26, 2025 Certified mail delivered November 26, 2025

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0488-2025 - 205 Quay Assisi.pdf

205 QUAY ASSISI CE-0488-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Beverly Abrahamson
Project:
District: New Smyrna Beach
Description: Added a boat lift to the west side of an existing dock.
Opened Date: 09/12/2025
Closed Date: NOT CLOSED

Parcel: 740802000510 Main
Address: 205 Quay Assisi Main
New Smyrna Beach, FL 32169
Zone: R-1 (SINGLE FAMILY RESIDENTIAL)

Owner
Todd Jones
Christina E Blvd
Lakeland, FL 33813

Complainant
NSB Spyglass LLC
Richard Daley
2012 Spyglass Ln
New Smyrna Beach, FL 32169

Activity Type	Activity Number	Activity Name	User	Created On
Phone Call	PC-004020-2025		Beverly Abrahamson	09/12/2025

Violation Code: Sec. 26-171. (a)
Violation Status: In Violation
Citation Issue Date: 09/12/2025
Compliance Date: 09/26/2025
Resolved Date:
Code Description: Permits Required
Corrective Action: Added a boat lift to the west side of an existing boat dock/house

Violation Code: Sec. 26-172.
Violation Status: In Violation
Citation Issue Date: 09/12/2025
Compliance Date: 09/26/2025
Resolved Date:
Code Description: Penalties for work commencing before permit issuance.
Corrective Action: Pay penalties for work completed without a permit

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

AltKey: 3782305 **Parcel ID: 740802000510**
JONES RANDALL TODD SR **205 QUAY ASSISI, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3782305
Parcel ID:	740802000510
Township-Range-Section:	17 - 34 - 08
Subdivision-Block-Lot:	02 - 00 - 0510
Owner(s):	JONES RANDALL TODD SR - TE - Tenancy in the Entirety - 100% JONES SUZETTE S - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	3115 SANCTUARY CIR LAKELAND FL 33803
Physical Address:	205 QUAY ASSISI, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4906
Subdivision Name:	VENEZIA UNIT 2
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$2,691,921	$2,468,085	$0	$2,691,921	1.5000	$4,037.88
0012	DISCRETIONARY	$2,691,921	$2,468,085	$0	$2,691,921	0.7480	$2,013.56
0011	REQ LOCAL EFFORT	$2,691,921	$2,468,085	$0	$2,691,921	3.0310	$8,159.21
0050	GENERAL FUND	$2,691,921	$2,468,085	$223,836	$2,468,085	3.2007	$7,899.60
0053	LAW ENFORCEMENT FUND	$2,691,921	$2,468,085	$223,836	$2,468,085	1.5994	$3,947.46
0055	LIBRARY	$2,691,921	$2,468,085	$223,836	$2,468,085	0.3697	$912.45
0520	MOSQUITO CONTROL	$2,691,921	$2,468,085	$223,836	$2,468,085	0.1573	$388.23
0530	PONCE INLET PORT AUTHORITY	$2,691,921	$2,468,085	$223,836	$2,468,085	0.0660	$162.89
0058	VOLUSIA ECHO	$2,691,921	$2,468,085	$223,836	$2,468,085	0.2000	$493.62
0057	VOLUSIA FOREVER	$2,691,921	$2,468,085	$223,836	$2,468,085	0.2000	$493.62
0065	FLORIDA INLAND NAVIGATION DISTRICT	$2,691,921	$2,468,085	$223,836	$2,468,085	0.0288	$71.08
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$2,691,921	$2,468,085	$223,836	$2,468,085	0.3101	$765.35
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$2,691,921	$2,468,085	$223,836	$2,468,085	0.1793	$442.53
0272	NEW SMYRNA BCH I&S 2018	$2,691,921	$2,468,085	$223,836	$2,468,085	0.1115	$275.19
0270	NEW SMYRNA BEACH	$2,691,921	$2,468,085	$223,836	$2,468,085	4.6370	$11,444.51
						16.3388	$41,507.18

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$41,507.18
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$41,632.18**
Estimated Tax Amount without SOH:	$44,107.76

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$1,005,800	$1,418,715	$2,424,515	$2,243,714	$0	$2,243,714	$0
2023	$1,005,800	$1,394,754	$2,400,554	$2,039,740	$0	$2,039,740	$0
2022	$921,200	$1,244,614	$2,165,814	$1,854,309	$0	$1,854,309	$0
2021	$572,460	$23,130	$595,590	$577,247	$0	$577,247	$0
2020	$501,396	$23,374	$524,770	$524,770	$0	$524,770	$0
2019	$513,240	$175,463	$688,703	$688,703	$0	$688,703	$0
2018	$458,955	$155,734	$614,689	$297,598	$50,000	$247,598	$317,091
2017	$434,280	$121,078	$554,744	$291,477	$50,000	$241,477	$263,267
2016	$433,666	$140,555	$574,221	$285,482	$50,000	$235,482	$288,739

Property Description

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

LOT 51 VENEZIA UNIT 2 MB 25 PG 16 PER OR 1994 PG 0321 PER OR 6759 PG 2624 PER OR 7554 PGS 0954-0955 PER OR 7652 PG 1353

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0488-2025**

Case Type: **Code Enforcement**

Date Case Established: **09/12/2025**

Compliance Deadline: **10/03/2025**

Owner: RANDALL TODD SR & SUZETTE S JONES

Mailing Address

RANDALL TODD SR & SUZETTE S JONES
3115 E SANCTUARY CIRCLE BLVD
LAKELAND, FL 33803

Notice of Violation for the following location:

Address

205 QUAY ASSISI
NEW SMYRNA BEACH, FL 32169

Parcel

740802000510

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: Added a boat lift to the west side of an existing boat dock/house
Compliance Date: 10/03/2025

Violation: Sec. 26-172. - Penalties for work commencing before permit issuance.
Any person who commences any work on a building or structure or electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a penalty of 200 percent of the normal permit fee plus $50.00; except that during or following a natural disaster such as a hurricane, tornado, or sever windstorm, the penalty shall be 200 percent of the normal permit fee plus $100.00. The penalty shall be in lieu of the penalty imposed by section 104.7.2 of the 2007 Florida Building Code adopted in section 26-36.
(Ord. No. 49-97, § 1, 10-28-1997; Ord. No. 88-07, § 8, 9-11-2007; Ord. No. 28-09,§ 3, 8-25-2009)

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0488-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/12/2025**
Compliance Deadline: **10/03/2025**

Corrective Action: Pay penalties for work completed without a permit
Compliance Date: 10/03/2025

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8334 5391 55
(✓) Post
( ) Hand Delivery

Sincerely,

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/23/2025

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

RANDALL TODD SR &
SUZETTE S JONES
3115 E SANCTUARY CIRCLE BLVD
LAKELAND, FL 33803

CASE NO. CE-0488-2025
205 QUAY ASSISI
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board for the City of New Smyrna Beach on **October 16, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

RANDALL TODD SR &
SUZETTE S JONES
3115 E SANCTUARY CIRCLE BLVD
LAKELAND, FL 33803

CASE NO. CE-0488-2025
205 QUAY ASSISI
NEW SMYRNA BEACH, FL 32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8334 5391 55

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/23/2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

RANDALL TODD SR & SUZETTE S. JONES
3115 E SANCTUARY CIRCLE BLVD
LAKELAND, FL 33803

CASE NO. CE-0488-2025
205 QUAY ASSISI
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

YOU ARE HEREBY notified that the Code Compliance Board Hearing for the City of New Smyrna Beach scheduled on **October 16, 2025 at 4:30 pm, has been cancelled**. You next scheduled meeting will be held on **November 20, 2025** 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.

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(✓) Certified Mail, Return Receipt Requested; Receipt Number: 9214 8901 9403 8340 4704 35

(✓) Post

Evann Lorenzen
Code Compliance Board Clerk
Phone: (386) 410-2870
Email: elorenzen@cityofnsb.com

Date: October 1, 2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0488-2025

VS.

Randall Todd SR & Suzette S Jones,
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **November 20, 2025** before the Code Compliance Board at a 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:

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

Address: 205 Quay Assisi New Smyrna Beach, FL 32169
Parcel: 740802000510
Legal description: LOT 51 VENEZIA UNIT 2 MB 25 PG 16 PER OR 1994 PG 0321 PER OR 6759 PG 2624 PER OR 7554 PGS 0954-0955 PER OR 7652 PG 1353

2. The property was first inspected by a Code Compliance Officer on **September 10, 2025** At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **October 2, 2025** identifying the specific violation(s). The violation(s) was/were to be corrected by **October 3, 2025** The Code Compliance Officer reinspected the property on **November 20, 2025** and determined that the violation(s) was/were not corrected.

4. Based on the evidence presented at the hearing, it is determined that the following violation(s) exist on the property:
Sec. 26-171. (a) – Permits Required
Sec. 26-172. – Penalties for work commencing before permit issuance.

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **December 8, 2025** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a one-time fine of **$50.00/Day for Sec. 26-171. (a) Permits Required** may be imposed.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **January 15, 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 **November 20, 2025.**

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

Dan Copfer, 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) 3115 E Sanctuary Circle Blvd. Lakeland, FL 33803 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8343 8849 01

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: 11/20/25

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:

RANDALL TODD SR & SUZETTE S JONES
3115 SANCTUARY CIR
LAKELAND FL 33803-5487

MAILING DATE: 09/23/2025
DELIVERY DATE: 09/26/2025

USPS CERTIFIED MAIL



9214 8901 9403 8334 5391 55

USPS Tracking Label Number: 9214 8901 9403 8334 5391 55

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	09/23/2025 09:53
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	09/25/2025 13:18
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/25/2025 14:33
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/26/2025 01:29
DELIVERED LEFT WITH INDIVIDUAL	LAKELAND,FL 33803	09/26/2025 13:03

CASE #: CCB-0488-2025 205 QUAY ASSISI

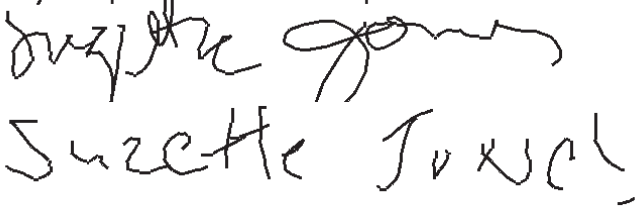
UNITED STATES POSTAL SERVICE

Date Produced: 09/29/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 5391 55. Our records indicate that this item was delivered on 09/26/2025 at 01:03 p.m. in LAKELAND, FL 33803. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 3115 SANCTUARY CIR,
LAKELAND, FL 33803

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.

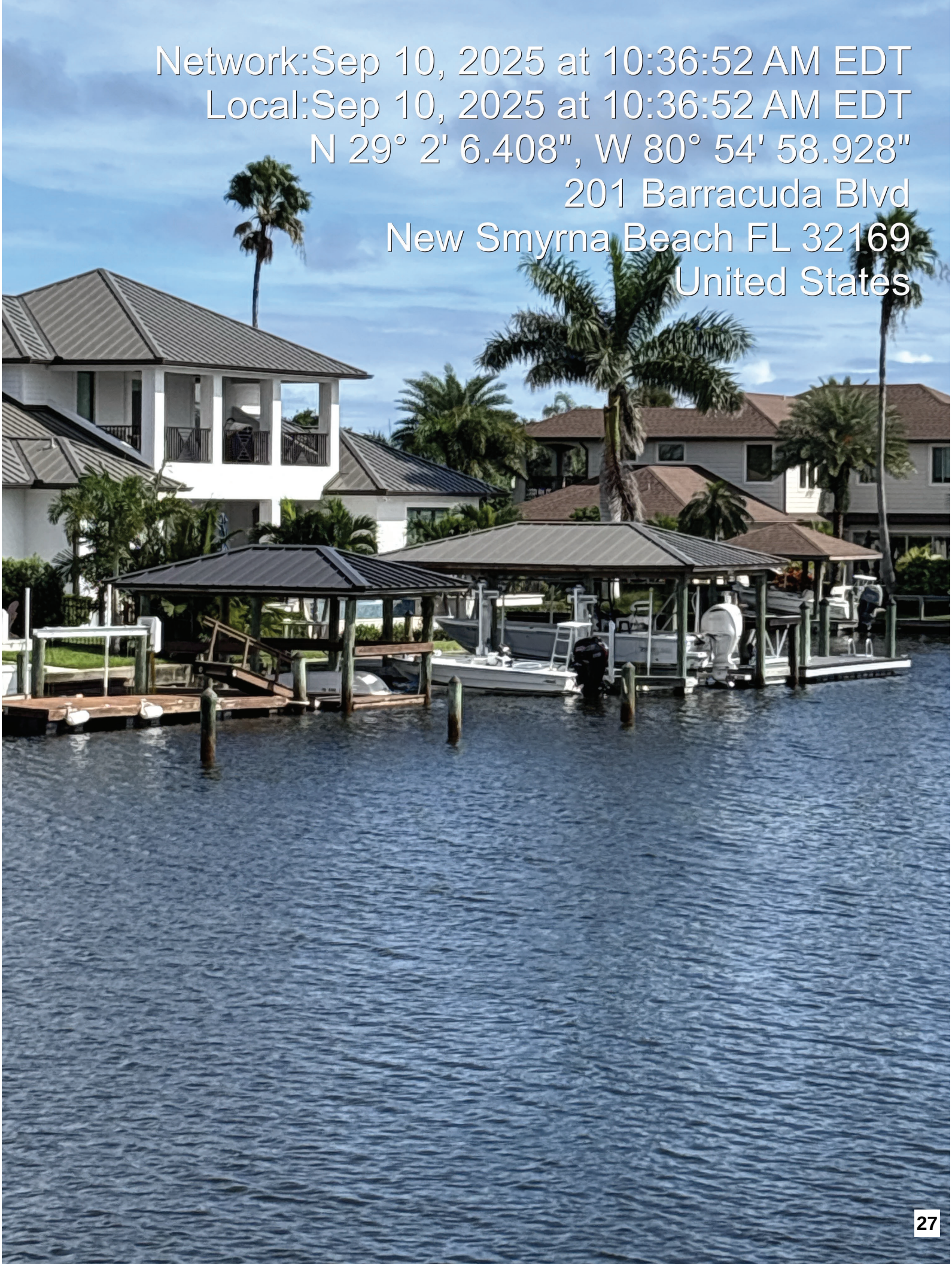
This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

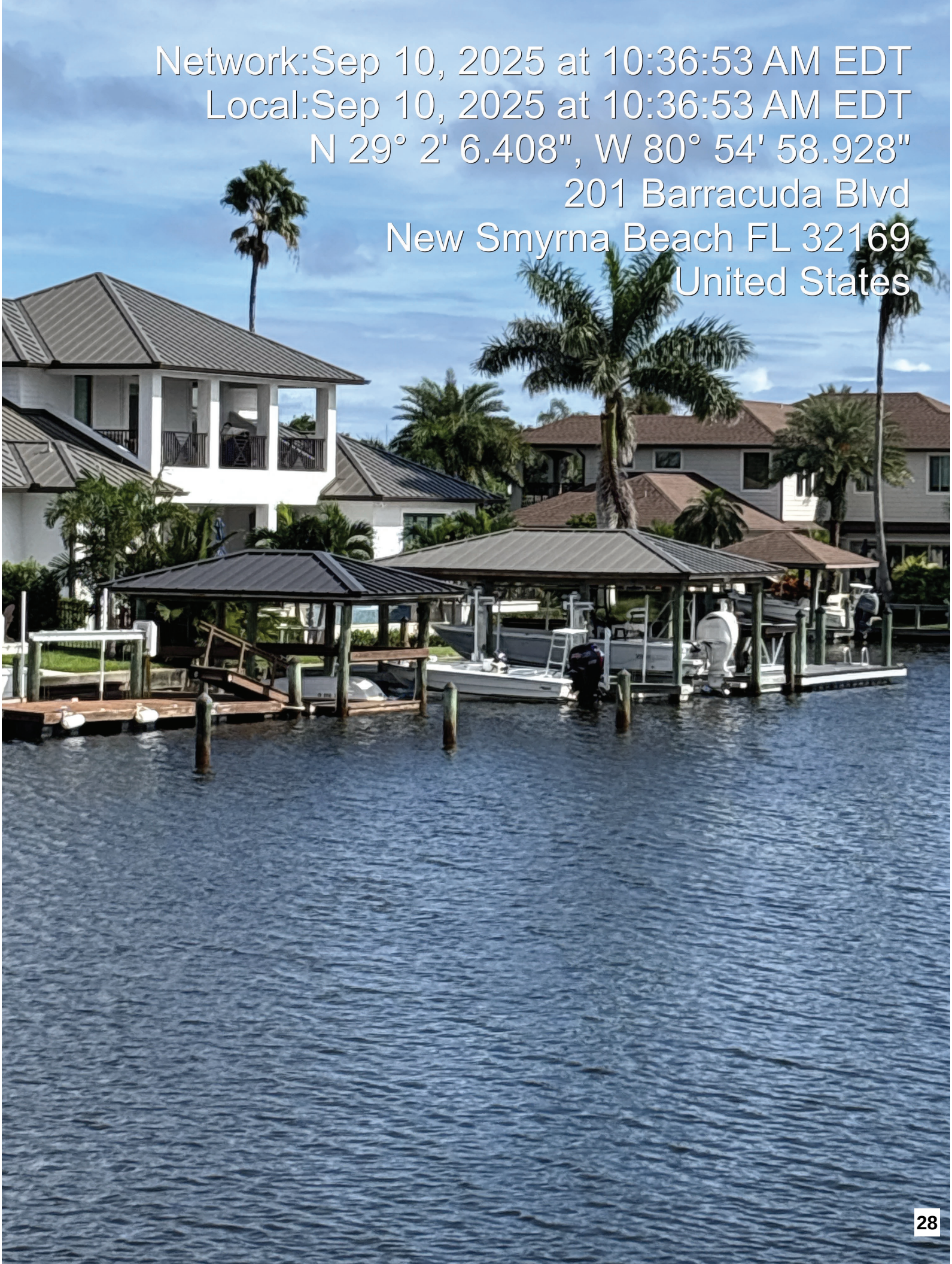
RANDALL TODD SR & SUZETTE S JONES
3115 SANCTUARY CIR
LAKELAND FL 33803-5487

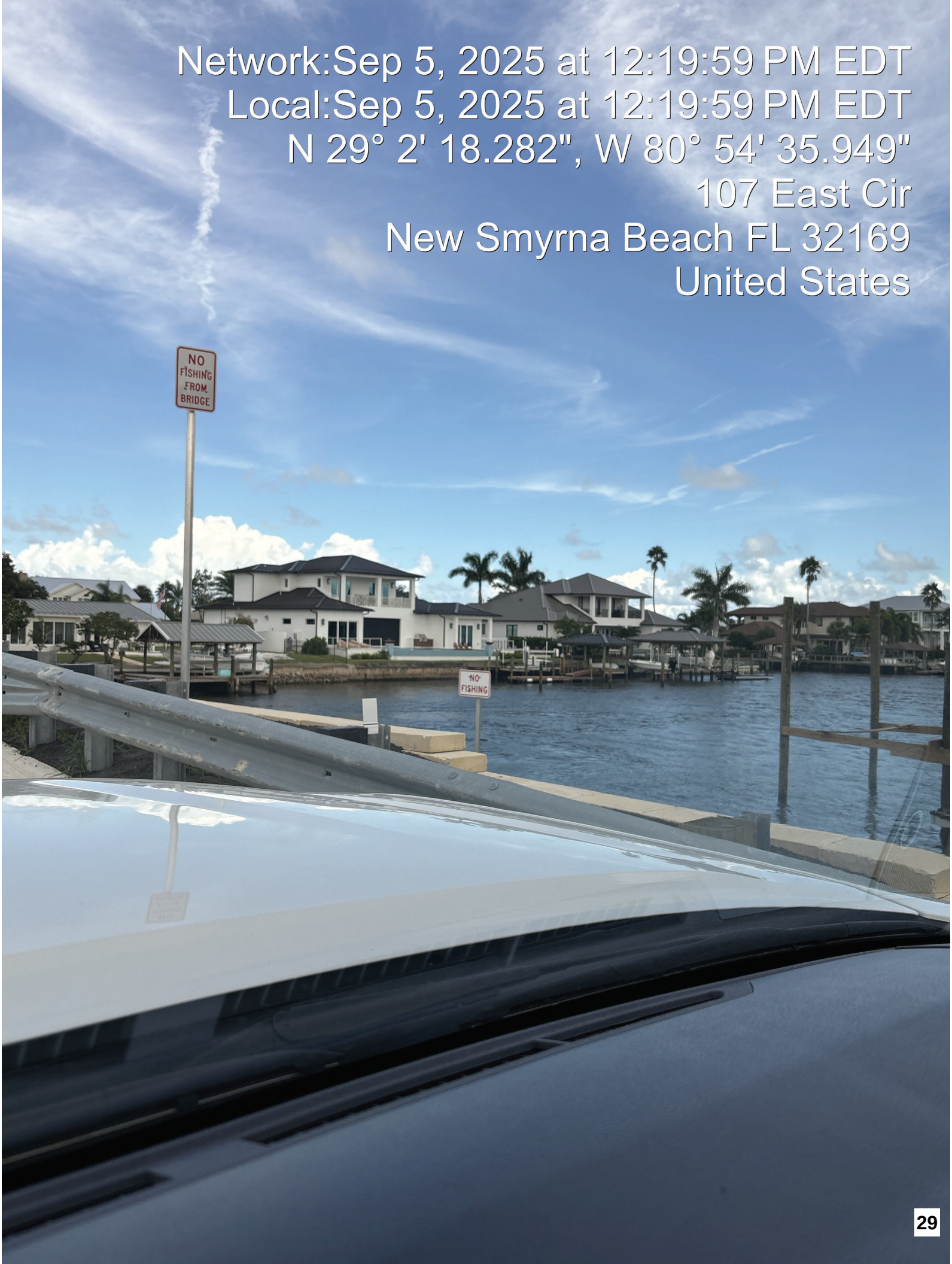
Customer Reference Number: C6223552.37895674

Return Reference Number 3115 E SANCTUARY CIRCLE

2

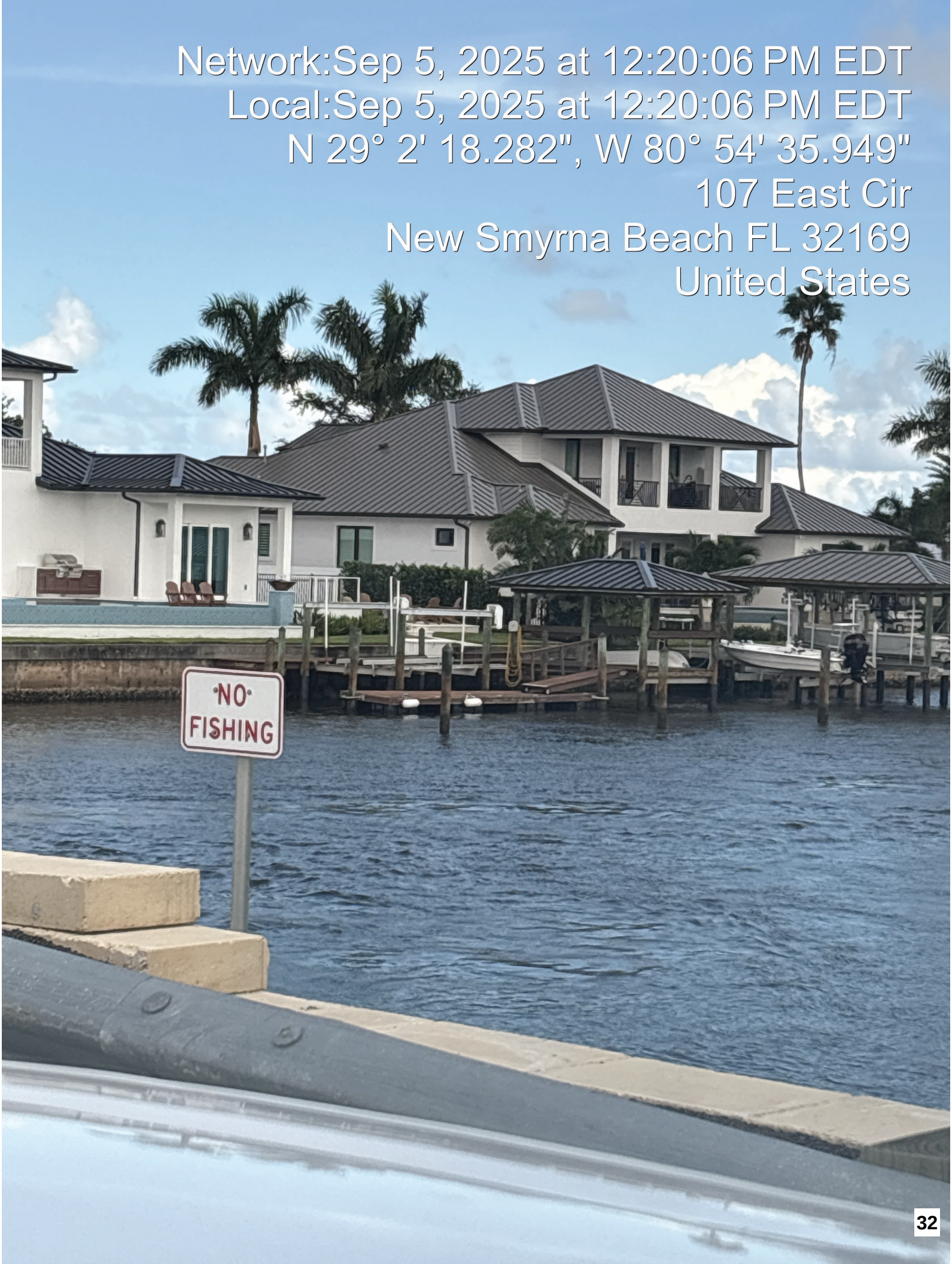

Network:Sep 10, 2025 at 10:36:52 AM EDT
Local:Sep 10, 2025 at 10:36:52 AM EDT
N 29° 2' 6.408", W 80° 54' 58.928"
201 Barracuda Blvd
New Smyrna Beach FL 32169
United States

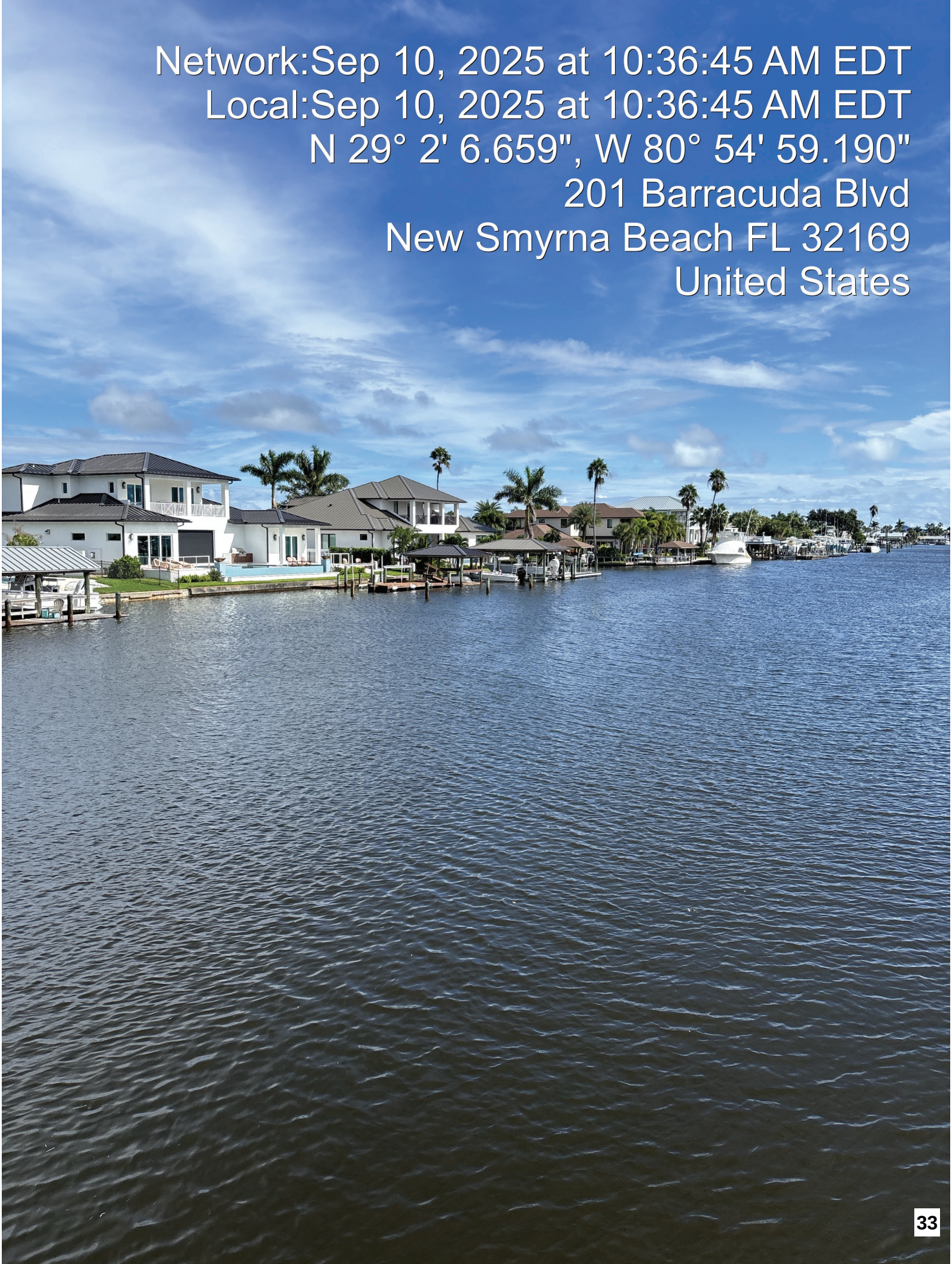

Network:Sep 10, 2025 at 10:36:53 AM EDT
Local:Sep 10, 2025 at 10:36:53 AM EDT
N 29° 2' 6.408", W 80° 54' 58.928"
201 Barracuda Blvd
New Smyrna Beach FL 32169
United States


Network:Sep 5, 2025 at 12:19:59 PM EDT
Local:Sep 5, 2025 at 12:19:59 PM EDT
N 29° 2' 18.282", W 80° 54' 35.949"
107 East Cir
New Smyrna Beach FL 32169
United States
NO FISHING FROM BRIDGE
NO FISHING


Network:Sep 23, 2025 at 11:58:32 AM EDT
Local:Sep 23, 2025 at 11:58:32 AM EDT
N 29° 2' 10.296", W 80° 54' 57.990"
205 Quay Assisi
New Smyrna Beach FL 32169
United States
205


Network:Sep 5, 2025 at 12:21:55 PM EDT
Local:Sep 5, 2025 at 12:21:55 PM EDT
N 29° 2' 11.559", W 80° 54' 56.977"
209 Quay Assisi
New Smyrna Beach FL 32169
United States


Network:Sep 5, 2025 at 12:20:06 PM EDT
Local:Sep 5, 2025 at 12:20:06 PM EDT
N 29° 2' 18.282", W 80° 54' 35.949"
107 East Cir
New Smyrna Beach FL 32169
United States
NO
FISHING


Network:Sep 10, 2025 at 10:36:45 AM EDT
Local:Sep 10, 2025 at 10:36:45 AM EDT
N 29° 2' 6.659", W 80° 54' 59.190"
201 Barracuda Blvd
New Smyrna Beach FL 32169
United States

Network:Oct 31, 2025 at 1:24:11 PM EDT
Local:Oct 31, 2025 at 1:24:11 PM EDT
N 29° 2' 10.136", W 80° 54' 58.123"
205 Quay Assisi
New Smyrna Beach FL 32169
United States

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

RANDALL TODD SR & SUZETTE S. JONES
3115 E SANCTUARY CIRCLE BLVD
LAKELAND, FL 33803

CASE No. CE-2025-00088
205 QUAY ASSISI
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

J ARE HEREBY notified that the Code Compliance Board Hearing for the City of New Smyrna ch scheduled on **October 16, 2025 at 4:30 pm, has been cancelled**. You next scheduled eting will be held on **November 20, 2025** in the City Commission Chambers, City Hall, 214 Sams nue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in ation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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


Network:Oct 31, 2025 at 1:24:24 PM EDT
Local:Oct 31, 2025 at 1:24:24 PM EDT
N 29° 2' 10.269", W 80° 54' 58.033"
205 Quay Assisi
New Smyrna Beach FL 32169
United States
205


Network:Nov 26, 2025 at 10:44:21 AM EST
Local:Nov 26, 2025 at 10:44:21 AM EST
N 29° 2' 10.410", W 80° 54' 58.050"
205 Quay Assisi
New Smyrna Beach FL 32169
United States
205

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0608-2025 - 4155 S. ATLANTIC AVE UNIT 209 OWNER; CRAIG M LEE/SEA COAST 209 LLC; OFFICER: BARBRA BOBELAK

January 15, 2026

Background:

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

Compliance Date: December 5, 2025

Method of Service: Property Posted November 13, 2025; Certified mail sent on November 12, 2025, accepted on November 17, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0608-2025 - 4155 S Alantic Ave Unit 209.pdf

CE-0608-2025 - 4155 S Atlantic Ave, Unit 209
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**CODE COMPLIANCE BOARD**	**Opened Date:**	11/12/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Barbara Bobelak	**Description:**	Delinquent BTR for rental property		

Parcel: 742603012090 Main	**Address:** 209-4155 S Atlantic Ave, 209 Main New Smyrna Beach, FL 32169	**Zone:** R-6 (MULTI-FAMILY RESIDENTIAL)

Owner

Sea Coast 209 Llc
Craig M Lee

9734 Wild Oak Dr
Windermere, FL 34786

Home: (407) 234-1624

Business: (407) 234-1624

Mobile: (407) 234-1624

Note	Created By	Date and Time Created
1. While reviewing business license tax receipt information I noticed this on a list of renewals that code received from Kathleen Adle.	Barbara Bobelak	11/12/2025 2:35 pm
2. BTR inspection failed; requires a reinspection of the property.	Barbara Bobelak	12/9/2025 7:44 am

Activity Type	Activity Number	Activity Name	User	Created On
Compliance Officer Initiated	INT-004134-2025	Complaint	Barbara Bobelak	11/12/2025
Notice of Violation Letter Sent	NOV-004142-2025	Certified Mail sent	Barbara Bobelak	11/13/2025

Violation Code: Sec. 74-146.

Violation Status: In Violation

Citation Issue Date: 11/12/2025

Compliance Date: 12/05/2025

Resolved Date:

Code Description: Local Business Tax Imposed

Corrective Action: Obtain the required Business License Tax Receipt to operate a business (rental property) in the City of New Smyrna Beach. Renew BTR-000564-2024, for more information to renew the required business license tax receipt contact Kathleen Adle at 386-410-2865 or kadle@cityofnsb.com.

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

AltKey: 3826892 **Parcel ID: 742603012090**
SEA COAST 209 LLC **2090-4155 S ATLANTIC AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3826892
Parcel ID:	742603012090
Township-Range-Section:	17 - 34 - 26
Subdivision-Block-Lot:	03 - 01 - 2090
Owner(s):	SEA COAST 209 LLC - FS - Fee Simple - 100%
Mailing Address On File:	9734 WILD OAK DR WINDERMERE FL 34786
Physical Address:	2090-4155 S ATLANTIC AVE, NEW SMYRNA BEACH 32169
Property Use:	0400 - CONDOMINIUM
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	0362
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	$333,205	$333,205	$0	$333,205	1.5000	$499.81
0012	DISCRETIONARY	$333,205	$333,205	$0	$333,205	0.7480	$249.24
0011	REQ LOCAL EFFORT	$333,205	$333,205	$0	$333,205	3.0310	$1,009.94
0050	GENERAL FUND	$333,205	$333,205	$0	$333,205	3.2007	$1,066.49
0053	LAW ENFORCEMENT FUND	$333,205	$333,205	$0	$333,205	1.5994	$532.93
0055	LIBRARY	$333,205	$333,205	$0	$333,205	0.3697	$123.19
0520	MOSQUITO CONTROL	$333,205	$333,205	$0	$333,205	0.1573	$52.41
0530	PONCE INLET PORT AUTHORITY	$333,205	$333,205	$0	$333,205	0.0660	$21.99
0058	VOLUSIA ECHO	$333,205	$333,205	$0	$333,205	0.2000	$66.64
0057	VOLUSIA FOREVER	$333,205	$333,205	$0	$333,205	0.2000	$66.64
0065	FLORIDA INLAND NAVIGATION DISTRICT	$333,205	$333,205	$0	$333,205	0.0270	$9.00
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$333,205	$333,205	$0	$333,205	0.3101	$103.33
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$333,205	$333,205	$0	$333,205	0.1793	$59.74
0272	NEW SMYRNA BCH I&S 2018	$333,205	$333,205	$0	$333,205	0.1115	$37.15
0270	NEW SMYRNA BEACH	$333,205	$333,205	$0	$333,205	4.6370	$1,545.07
						16.3370	$5,443.57

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$5,443.57
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$5,568.57**
Estimated Tax Amount without SOH:	$5,568.57

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$0	$333,205	$333,205	$313,120	$0	$313,120	$0
2024	$0	$334,750	$334,750	$284,655	$0	$284,655	$0
2023	$0	$310,030	$310,030	$258,777	$0	$258,777	$0
2022	$0	$310,030	$310,030	$235,252	$0	$235,252	$0
2021	$0	$221,759	$221,759	$213,865	$0	$213,865	$0
2020	$0	$213,210	$213,210	$194,423	$0	$194,423	$0
2019	$0	$176,748	$176,748	$176,748	$0	$176,748	$0
2018	$1	$181,692	$181,693	$174,479	$0	$174,479	$0
2017	$1	$123,291	$164,388	$158,617	$0	$158,617	$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.

UNIT 209 SEA COAST GARDENS CONDO PER OR 1304 PGS 550-612 PER OR 2004 PG 689 PER OR 6504 PG 0484 PER OR 8342 PG 4203

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

Case Number: CE-0608-2025
Case Type: Code Enforcement
Date Case Established: 11/12/2025
Compliance Deadline: 12/05/2025

Violation Notice

Owner: CRAIG M LEE/SEA COAST 209 LLC

Mailing Address

CRAIG M LEE
9734 WILD OAK DR
WINDERMERE, FL 34786

Notice of Violation for the following location:

Address	**Parcel**
209-4155 S ATLANTIC AVE 209 NEW SMYRNA BEACH, FL 32169	**742603012090**

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 to operate a business (rental property) in the City of New Smyrna Beach. Renew BTR-000564-2024, for more information to renew the required business license tax receipt contact Kathleen Adle at 386-410-2865 or kadle@cityofnsb.com.
Compliance Date: 12/05/2025

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

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

Case Number: CE-0608-2025
Case Type: Code Enforcement
Date Case Established: 11/12/2025
Compliance Deadline: 12/05/2025

Violation Notice

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8342 7087 65
(✓) Post
( ) Hand Delivery

Sincerely,

Barbara Bobelak

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

11/12/25

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

CRAIG M LEE
9734 WILD OAK DR
WINDERMERE, FL 34786

CASE NO. CE-0608-2025
209-4155 S ATLANTIC AVE
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 **January 15, 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.

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 8342 7087 65

(✓) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
11/12/2025

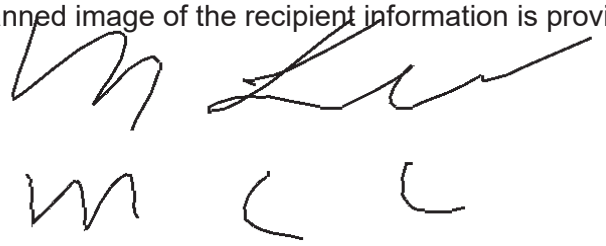
UNITED STATES POSTAL SERVICE

Date Produced: 11/18/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8342 7087 65. Our records indicate that this item was delivered on 11/17/2025 at 01:06 p.m. in WINDERMERE, FL 34786. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 9734 WILD OAK DR,
WINDERMERE, FL 34786

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:

CRAIG M LEE
9734 WILD OAK DR
WINDERMERE FL 34786-8335

Customer Reference Number: C6358120.38747933

Return Reference Number 209 4155 S ATLANTIC AVE

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:

CRAIG M LEE
9734 WILD OAK DR
WINDERMERE FL 34786-8335

MAILING DATE: 11/13/2025
DELIVERY DATE: 11/17/2025

USPS CERTIFIED MAIL



9214 8901 9403 8342 7087 65

USPS Tracking Label Number: 9214 8901 9403 8342 7087 65

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	11/13/2025 10:42
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	11/14/2025 18:56
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/14/2025 20:11
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/14/2025 21:03
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/15/2025 20:49
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	11/16/2025 19:48
DELIVERED LEFT WITH INDIVIDUAL	WINDERMERE,FL 34786	11/17/2025 13:06

CASE #: CE 0608 2025

Network:Nov 13, 2025 at 11:16:03 AM EST
Local:Nov 13, 2025 at 11:16:03 AM EST
N 29° 0' 12.008", W 80° 52' 31.318"
4155 S Atlantic 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

Case Number: CE-0608-2025
Case Type: Code Enforcement
Date Case Established: 11/12/2025
Compliance Deadline: 12/05/2025

Violation Notice

Owner: CRAIG M LEE/SEA COAST 209 LLC

Mailing Address

CRAIG M LEE
9734 WILD OAK DR
WINDERMERE, FL 34786

Notice of Violation for the following location:

Address	Parcel
209-4155 S ATLANTIC AVE 209 NEW SMYRNA BEACH, FL 32169	742603012090

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 to operate a business (rental property) in the City of New Smyrna Beach. Renew BTR-000564-2024, for more information to renew the required business license tax receipt contact Kathleen Adle at 386-410-2865 or kadle@cityofnsb.com.

Compliance Date: 12/05/2025

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0540-2025 - 387 OTTER BLVD OWNER: JOHNATHAN PORTER TR; OFFICER: JOHN PARKS

January 15, 2026

Background:

Violation of City Code: Sec. 26-171. (a) - Permits Required

Compliance Date: January 9, 2026

Method of Service: Property Posted October 16, 2025 Certified mail returned November 1, 2025

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0540-2025 - 387 Otter blvd.pdf

CE-0540-2025 – 387 OTTER BLVD
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**Code Compliance Board**	**Opened Date:**	10/06/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Complainant is stating new fence got installed over the weekend possibly without a permit and was put up on his yard going down otter blvd.		

Parcel: 734306000041 Main	**Address:** 387 Otter Blvd Main New Smyrna Beach, FL 32168	**Zone:** R-1 (SINGLE FAMILY RESIDENTIAL)

Owner

Porter Jonathan Tr Jonathan Porter Irrev Trust 10-22-2020

387 Otter Blvd
New Smyrna Beach, FL 32168

Mobile: 3865479807

Complainant

Chris Butt

370 Otter Blvd
New Smyrna Beach, FL 32168

Mobile: 3865270364

Note	Created By	Date and Time Created
1. A check of the permit system shows there's no permit on file for a new fence.	Barbara Bobelak	10/9/2025 2:13 pm
2. Assigned to: John Parks	Barbara Bobelak	10/9/2025 2:25 pm

Activity Type	Activity Number	Activity Name	User	Created On
Phone Call	PC-004069-2025	Complaint	Barbara Bobelak	10/09/2025

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

AltKey: 5548295 **Parcel ID: 734306000041**
PORTER JONATHAN TR **387 OTTER BLVD, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	5548295
Parcel ID:	734306000041
Township-Range-Section:	17 - 33 - 43
Subdivision-Block-Lot:	06 - 00 - 0041
Owner(s):	PORTER JONATHAN TR - TR - Trust - 100%
	JONATHAN PORTER IRREV TRUST 10-22-2020 - TR - Trust - 100
Mailing Address On File:	387 OTTER BLVD
	NEW SMYRNA BEACH FL 32168
Physical Address:	387 OTTER BLVD, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4022
Subdivision Name:	NAPIER & HULL GRANT
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$422,543	$422,543	$0	$422,543	1.5000	$633.81
0012	DISCRETIONARY	$422,543	$422,543	$0	$422,543	0.7480	$316.06
0011	REQ LOCAL EFFORT	$422,543	$422,543	$0	$422,543	3.0310	$1,280.73
0050	GENERAL FUND	$422,543	$422,543	$0	$422,543	3.2007	$1,352.43
0053	LAW ENFORCEMENT FUND	$422,543	$422,543	$0	$422,543	1.5994	$675.82
0055	LIBRARY	$422,543	$422,543	$0	$422,543	0.3697	$156.21
0520	MOSQUITO CONTROL	$422,543	$422,543	$0	$422,543	0.1573	$66.47
0530	PONCE INLET PORT AUTHORITY	$422,543	$422,543	$0	$422,543	0.0660	$27.89
0058	VOLUSIA ECHO	$422,543	$422,543	$0	$422,543	0.2000	$84.51
0057	VOLUSIA FOREVER	$422,543	$422,543	$0	$422,543	0.2000	$84.51
0065	FLORIDA INLAND NAVIGATION DISTRICT	$422,543	$422,543	$0	$422,543	0.0288	$12.17
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$422,543	$422,543	$0	$422,543	0.3101	$131.03
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$422,543	$422,543	$0	$422,543	0.1793	$75.76
0272	NEW SMYRNA BCH I&S 2018	$422,543	$422,543	$0	$422,543	0.1115	$47.11
0270	NEW SMYRNA BEACH	$422,543	$422,543	$0	$422,543	4.6370	$1,959.33
						16.3388	$6,903.85

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$6,903.85
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$7,028.85**
Estimated Tax Amount without SOH:	$7,028.85

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$80,360	$373,725	$454,085	$454,085	$0	$454,085	$0
2023	$86,860	$375,742	$462,602	$462,602	$0	$462,602	$0
2022	$50,360	$333,121	$383,481	$383,481	$0	$383,481	$0
2021	$50,360	$240,206	$290,566	$140,158	$50,000	$90,158	$150,408
2020	$50,360	$164,479	$214,839	$138,223	$50,000	$88,223	$76,616
2019	$50,360	$159,223	$209,583	$135,115	$50,000	$85,115	$74,468
2018	$50,360	$161,113	$211,473	$132,596	$50,000	$82,596	$78,877
2017	$50,360	$151,348	$201,708	$129,869	$50,000	$79,869	$71,839
2016	$55,660	$141,451	$197,111	$127,198	$50,000	$77,198	$69,913

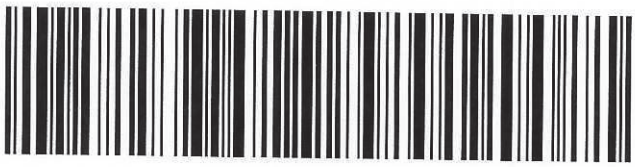
Property Description

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.

W 291.59 FT OF N 275.68 FT LOT 4 WEST OF DITCH BLK 2 DAUGHERTY'S SUB DB M PG 688 PER OR 4370 PG 1597 PER OR 6832 PG 4397 PER OR 8107 PG 0450 PER OR 8243 PG 2917

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 5488 62

PORTER JONATHAN TR
JONATHAN PORTER IRREV TRUST 10 22 2020
387 OTTER BLVD
NEW SMYRNA BEACH FL 32168-1917

CERTIFIED MAIL

ORLANDO FL 328

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10/17/2025 ZIP 32168
043M31259290

US POSTAGE

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

USPS CERTIFIED MAIL

UNCLAIMED

PORTER JONATHAN TR
JONATHAN PORTER IRREV TRUST 10 22 2020
387 OTTER BLVD
NEW SMYRNA BEACH FL 32168-1917

32168-191787

ZN
10/20/25

NAME
1ST NOTICE
2ND NOTICE 11-1
RETURN 11-11

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

PORTER JONATHAN TR
JONATHAN PORTER
IRREV TRUST
10-22-2020
387 OTTER BLVD
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0540-2025
387 OTTER BLVD
NEW SMYRNA BEACH, FL
32168

NOTICE OF HEARING - REVISED

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **January 15, 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

PORTER JONATHAN TR
JONATHAN PORTER
IRREV TRUST
10-22-2020
387 OTTER BLVD
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0540-2025
387 OTTER 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 Receipt Number: 9214 8901 9403 8346 5488 62

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
10/15/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0540-2025**

Case Type: **Code Enforcement**

Date Case Established: **10/06/2025**

Compliance Deadline: **01/09/2026**

Owner: PORTER JONATHAN TR JONATHAN PORTER IRREV TRUST 10-22-2020

Mailing Address

PORTER JONATHAN TR
JONATHAN PORTER IRREV TRUST 10-22-2020
387 OTTER BLVD
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
387 OTTER BLVD NEW SMYRNA BEACH, FL 32168	**734306000041**

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 fencing and resolve expired permit # PLMR-00022-2023. Contact the Building Department for all questions regarding permits. The Building Department can be contacted at (386) 410-2860 and permits can be applied for online at: cityofnsb.com

Compliance Date: 01/09/2026

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-0540-2025
Case Type: Code Enforcement
Date Case Established: 10/06/2025
Compliance Deadline: 01/09/2026

CERTIFICATE OF SERVICE

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

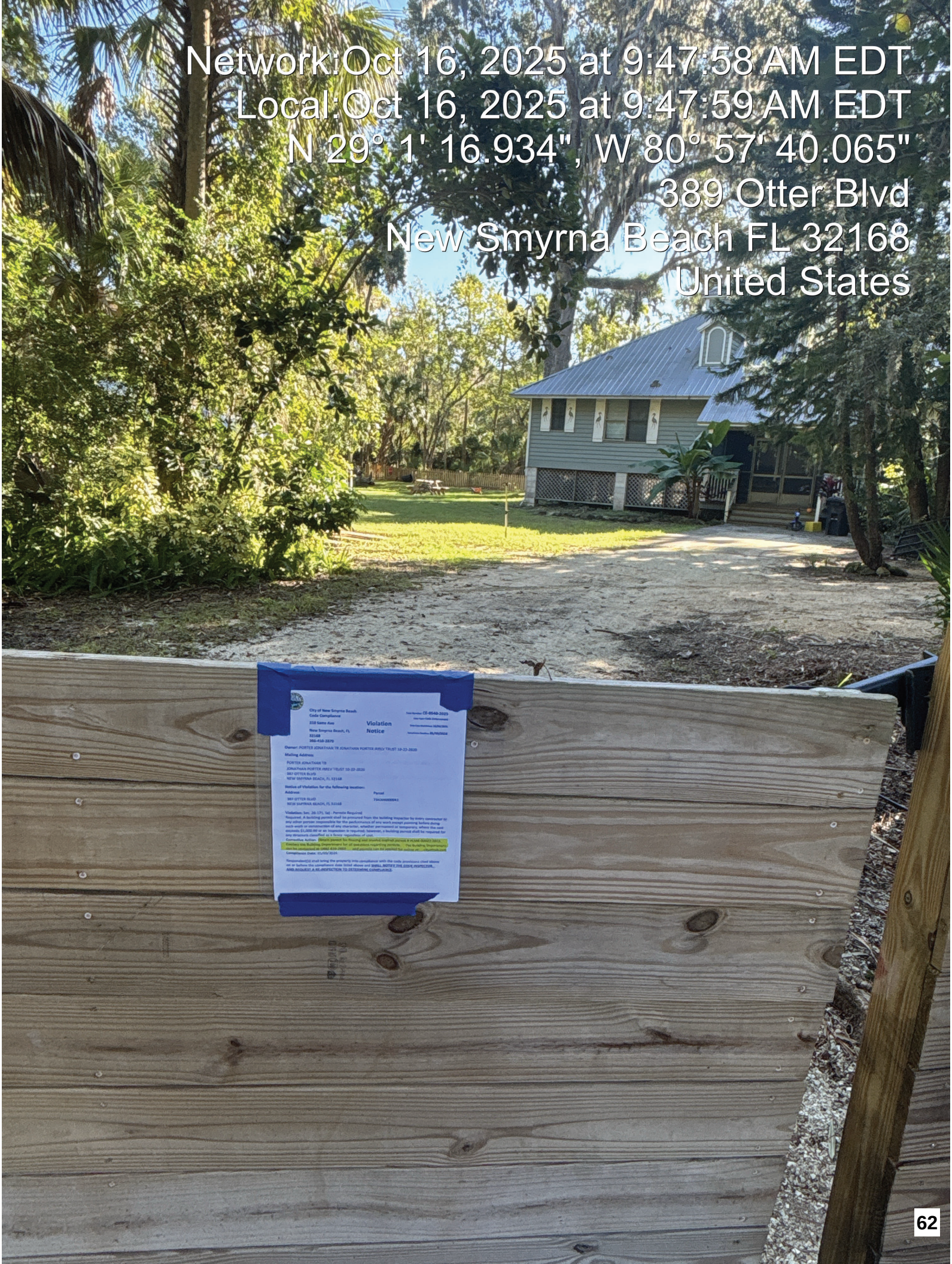
(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8338 2169 53
(✓) Post

( )Hand Delivery

Sincerely,

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

10/15/25


Network:Oct 16, 2025 at 9:47:58 AM EDT
Local:Oct 16, 2025 at 9:47:59 AM EDT
N 29° 1' 16.934", W 80° 57' 40.065"
389 Otter Blvd
New Smyrna Beach FL 32168
United States
City of New Smyrna Beach
Code Compliance
Violation
Notice


Network:Oct 15, 2025 at 10:58:20 AM EDT
Local:Oct 15, 2025 at 10:58:20 AM EDT
N 29° 1' 16.849", W 80° 57' 40.168"
389 Otter Blvd
New Smyrna Beach FL 32168
United States
387
63


Network:Oct 15, 2025 at 12:19:02 PM EDT
Local:Oct 15, 2025 at 12:19:02 PM EDT
N 29° 1' 15.191", W 80° 57' 39.397"
370 Otter Blvd
New Smyrna Beach FL 32168
United States


Network:Oct 15, 2025 at 12:19:07 PM EDT
Local:Oct 15, 2025 at 12:19:07 PM EDT
N 29° 1' 15.064", W 80° 57' 39.057"
387 Otter Blvd
New Smyrna Beach FL 32168
United States
65


Network:Oct 16, 2025 at 9:48:22 AM EDT
Local:Oct 16, 2025 at 9:48:22 AM EDT
N 29° 1' 16.709", W 80° 57' 40.528"
380 Otter Blvd
New Smyrna Beach FL 32168
United States

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0515-2024 - 203 LINCOLN AVE. OWNER: DEVON & WENDY RENE TRESHER; OFFICER: JOHN PARKS

January 15, 2026

Background:

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

Compliance date: January 9, 2026

Method of Service: Property Posted October 14,2025 Certified mail accepted on November 3, 2025

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0515-2024 - 203 Lincoln Ave.pdf

CE-0515-2024 203 Lincoln Ave
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	06/20/2024
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Impervious coverage issue.		

Parcel: 745501001109 Main	**Address:** 203 Lincoln Av Main New Smyrna Beach, FL 32169	**Zone:** R-3A (SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL*)

Owner

Devon Tresher

203 Lincoln Ave
New Smyrna Beach, FL 32169

Business: 3868716622

Note	Created By	Date and Time Created
1. While attending a meeting for a neighboring property with a case for impervious coverage issues, it was noted that this property may also have a violation for impervious coverage. Further investigation will be needed to determine if a violation exists.	John Parks	6/21/2024 7:59 am

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

AltKey: 5401596 **Parcel ID: 745501001109**
TRESHER DEVON **203 LINCOLN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	5401596
Parcel ID:	745501001109
Township-Range-Section:	17 - 34 - 55
Subdivision-Block-Lot:	01 - 00 - 1109
Owner(s):	TRESHER DEVON - TE - Tenancy in the Entirety - 100% TRESHER WENDY RENE - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	203 LINCOLN AVE NEW SMYRNA BEACH FL 32169
Physical Address:	203 LINCOLN AVE, 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:	WALKER GRANT
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$637,423	$418,529	$25,000	$393,529	1.5000	$590.29
0012	DISCRETIONARY	$637,423	$418,529	$25,000	$393,529	0.7480	$294.36
0011	REQ LOCAL EFFORT	$637,423	$418,529	$25,000	$393,529	3.0310	$1,192.79
0050	GENERAL FUND	$637,423	$418,529	$50,722	$367,807	3.2007	$1,177.24
0053	LAW ENFORCEMENT FUND	$637,423	$418,529	$50,722	$367,807	1.5994	$588.27
0055	LIBRARY	$637,423	$418,529	$50,722	$367,807	0.3697	$135.98
0520	MOSQUITO CONTROL	$637,423	$418,529	$50,722	$367,807	0.1573	$57.86
0530	PONCE INLET PORT AUTHORITY	$637,423	$418,529	$50,722	$367,807	0.0660	$24.28
0058	VOLUSIA ECHO	$637,423	$418,529	$50,722	$367,807	0.2000	$73.56
0057	VOLUSIA FOREVER	$637,423	$418,529	$50,722	$367,807	0.2000	$73.56
0065	FLORIDA INLAND NAVIGATION DISTRICT	$637,423	$418,529	$50,722	$367,807	0.0288	$10.59
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$637,423	$418,529	$50,722	$367,807	0.3101	$114.06
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$637,423	$418,529	$50,722	$367,807	0.1793	$65.95
0272	NEW SMYRNA BCH I&S 2018	$637,423	$418,529	$50,722	$367,807	0.1115	$41.01
0270	NEW SMYRNA BEACH	$637,423	$418,529	$50,722	$367,807	4.6370	$1,705.52
						16.3388	$6,145.31

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$6,145.31
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$6,270.31**
Estimated Tax Amount without SOH:	$10,539.73

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$364,250	$298,228	$662,478	$396,136	$50,000	$346,136	$266,342
2023	$312,550	$311,176	$623,726	$384,599	$50,000	$334,599	$239,127
2022	$239,700	$263,687	$503,387	$373,397	$50,000	$323,397	$129,990
2021	$258,500	$137,213	$395,713	$362,521	$50,000	$312,521	$33,192
2020	$211,500	$151,518	$363,018	$357,516	$50,000	$307,516	$5,502
2019	$211,500	$137,978	$349,478	$349,478	$50,000	$299,478	$0
2018	$197,776	$108,319	$306,095	$80,696	$50,500	$30,196	$225,399
2017	$191,760	$129,385	$322,131	$79,036	$50,500	$28,536	$243,095
2016	$170,070	$114,145	$284,215	$77,410	$50,500	$26,910	$206,805

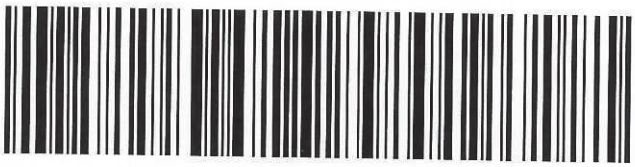
Property Description

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.

E 50 FT OF W 150 FT LOT 110 WALKER GRANT & S 10 FT LOT 6 BLK 1 ALDENS SUB N OF E 50 FT OF W 150 FT LOT 110 DB U PG 59 PER OR 4330 PG 0782 PER OR 6305 PGS 4770-4771 PER OR 7049 PG 4406 PER OR 7541 PG 1840 PER OR 7541 PG 1839 PER OR 7622 PG 2236

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 5470 18

DEVON & WENDY RENE TRESHER
203 LINCOLN AVE
NEW SMYRNA BEACH FL 32169-2535

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

DEVON & WENDY RENE TRESHER
203 LINCOLN AVE
NEW SMYRNA BEACH,
FL 32169

CASE NO. CE-0515-2024
203 LINCOLN AV
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING - REVISED

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **January 15, 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

DEVON & WENDY RENE TRESHER
203 LINCOLN AVE
NEW SMYRNA BEACH,
FL 32169

CASE NO. CE-0515-2024
203 LINCOLN 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 8346 5470 18

(✓) Post

( ) Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
10/14/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: CE-0515-2024

Case Type: Code Enforcement

Date Case Established: 06/20/2024

Compliance Deadline: 01/09/2026

Owner: DEVON & WENDY RENE TRESHER

Mailing Address

DEVON & WENDY RENE TRESHER
203 LINCOLN AVE
NEW SMYRNA BEACH, FL 32169

Notice of Violation for the following location:

Address

203 LINCOLN AV
NEW SMYRNA BEACH, FL 32169

Parcel

745501001109

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 decking. Resolve any Impervious Coverage issues. Please contact the Building Department at 386-410-2860 for any questions regarding permits.
Compliance Date: 01/09/2026

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain BTR for rental property . Contact City of NSB BTR specialists at 386-410-2865
Compliance Date: 01/09/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0515-2024**

Case Type: **Code Enforcement**

Date Case Established: **06/20/2024**

Compliance Deadline: **01/09/2026**

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**.

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(✓) Post
( )Hand Delivery

Sincerely,

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

10/14/25

Network:Oct 14, 2025 at 10:32:04 AM EDT
Local:Oct 14, 2025 at 10:32:04 AM EDT
N 29° 2' 24.685", W 80° 54' 8.486"
203 Lincoln Ave
New Smyrna Beach FL 32169
United States




Network:Oct 6, 2025 at 10:32:08 AM EDT
Local:Oct 6, 2025 at 10:32:08 AM EDT
N 29° 2' 25.179", W 80° 54' 8.412"
204 Lincoln Ave
New Smyrna Beach FL 32169
United States
203
FOR RENT

vcpa.vcgov.org/parcel/pictometry/?altkey=5401596

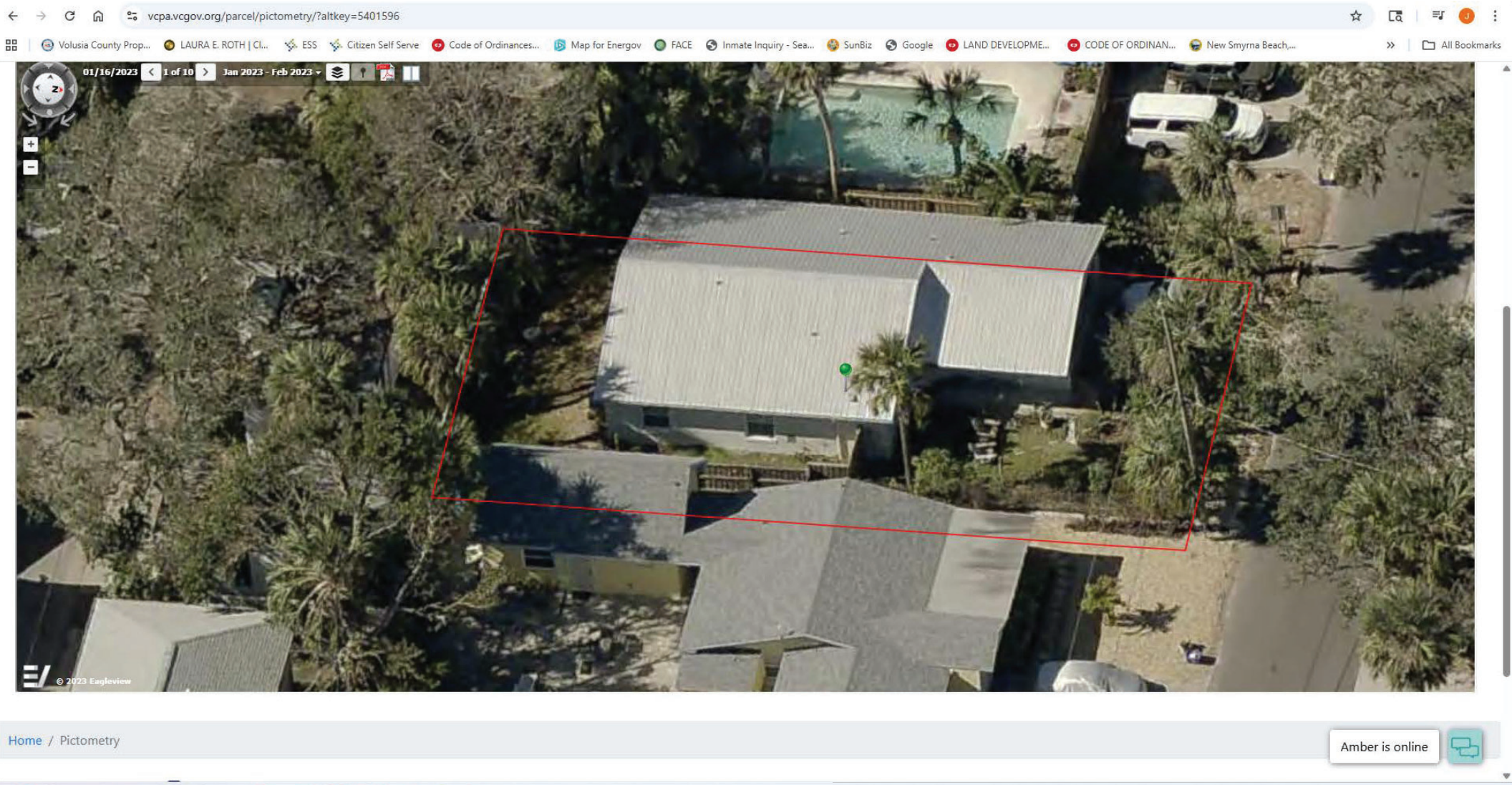
Volusia County Prop... | LAURA E. ROTH | Cl... | ESS | Citizen Self Serve | Code of Ordinances... | Map for Energov | FACE | Inmate Inquiry - Sea... | SunBiz | Google | LAND DEVELOPME... | CODE OF ORDINAN... | New Smyrna Beach,... | All Bookmarks

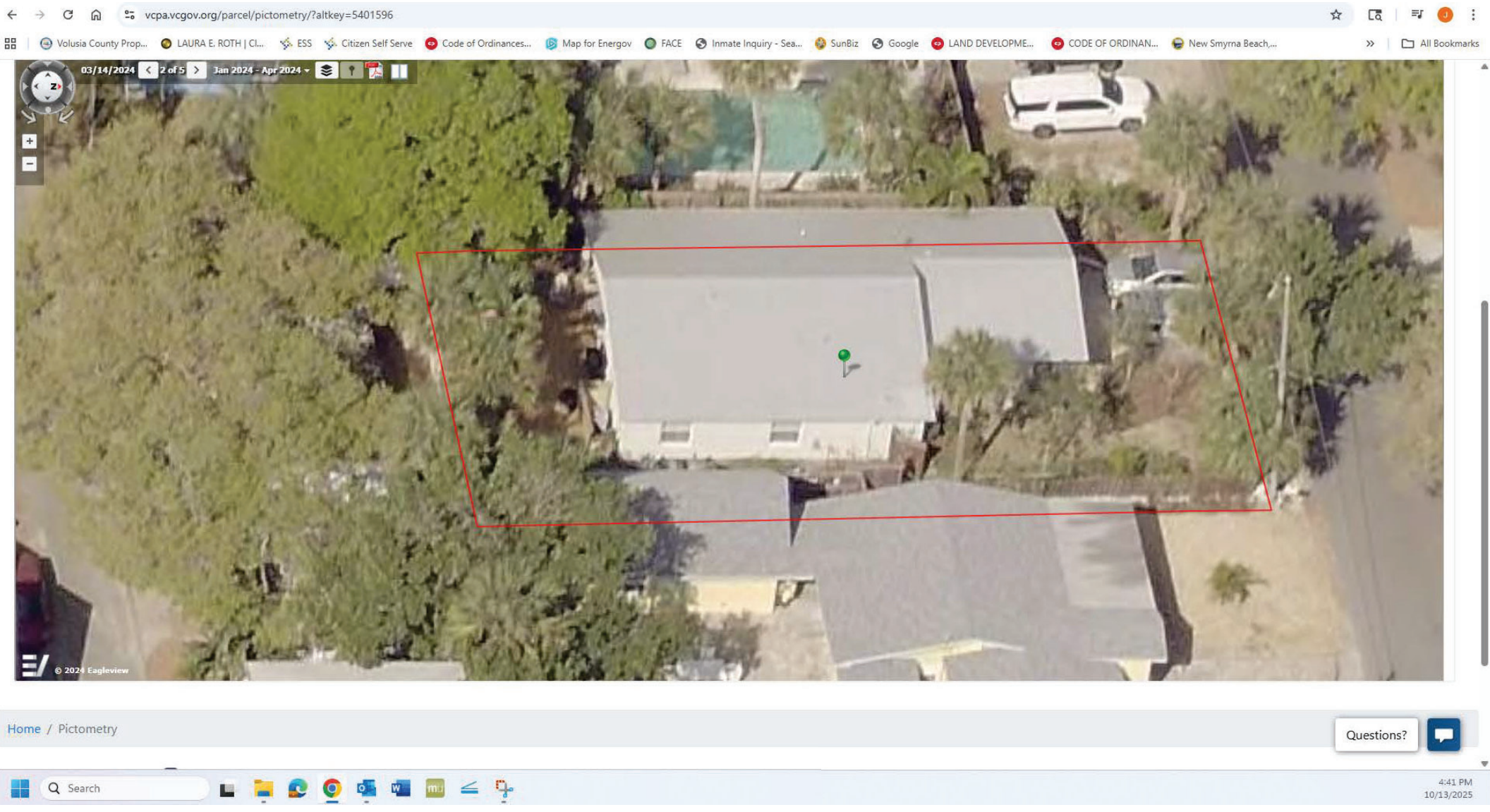
Pictometry



Search

4:42 PM
10/13/2025


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Volusia County Prop...
LAURA E. ROTH | Cl...
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Code of Ordinances...
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Inmate Inquiry - Sea...
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CODE OF ORDINAN...
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1 of 10
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10/13/2025

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0642-2025 - 208 DESOTO DR. OWNER; JUDY OMALLEY ; OFFICER: HERMAN TRAUTWEIN

January 15, 2026

Background:

Violation of City Code: IPMC 302.8 - Vehicles, IPMC 304.3 Premises Identification, LDR 802.02 - Storage on Residential Lots (Automotive Vehicles), LDR 802.05 - Storage on Residential Lots (Recreational Equipment Exception), LDR 802.07 (B) - Trailer Storage, Sec. 26-171. (a) - Permits Required, Sec. 26-172. - Penalties for work commencing before permit issuance, Sec. 26-914. (13) - Outdoor Storage, Sec. 26-914. (8) - Landscaping, Sec. 26-914. (9) - Trash & Debris

Compliance Date: January 9, 2025, Compliance date for LDR 802.05: 12/30/2025

Method of Delivery: Posted Property December 15, 2025 Certified Mail Sent on December 15, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0642-2025 - 208 Desoto Dr.pdf

CE-0642-2025 – 208 DESOTO DRIVE
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**CODE COMPLIANCE BOARD**	**Opened Date:**	12/09/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Herman Trautwein	**Description:**	Overgrown Property, RV backed up into the front door, abandon cars and trailer in the front yard.		

Parcel: 741702000740 Main	**Address:** 208 Desoto Dr Main New Smyrna Beach, FL 32169	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Owner	**Complainant**
Judy Omalley	Dean Suposs
208 Desoto Dr New Smryna Beach, FL 32169	414 Desoto Dr New Smyrna Beach, FL 32169
Mobile: 3866890127	Mobile: (970) 227-4242

Note	**Created By**	**Date and Time Created**
1. There have been several cases at this location. Code Compliance has a lien on the property. The case was closed on May 11, 2020. This case could go back to the Code Board, this would not be a repeat case, previous case closed just over 5 years ago.	Barbara Bobelak	12/10/2025 9:08 am
2. Assigned to: Herman Trautwein	Barbara Bobelak	12/10/2025 9:09 am

Activity Type	**Activity Number**	**Activity Name**	**User**	**Created On**
Phone Call	PC-004190-2025	Complaint	Barbara Bobelak	12/10/2025

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

AltKey: 3802012 **Parcel ID: 741702000740**
OMALLEY JUDY A **208 DESOTO DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3802012
Parcel ID:	741702000740
Township-Range-Section:	17 - 34 - 17
Subdivision-Block-Lot:	02 - 00 - 0740
Owner(s):	OMALLEY JUDY A - FS - Fee Simple - 100%
Mailing Address On File:	208 DESOTO DR NEW SMYRNA BEACH FL 32169 5207
Physical Address:	208 DESOTO DR, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4822
Subdivision Name:	BUENA VISTA SHORES
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$445,314	$117,954	$25,000	$92,954	1.5000	$139.43
0012	DISCRETIONARY	$445,314	$117,954	$25,000	$92,954	0.7480	$69.53
0011	REQ LOCAL EFFORT	$445,314	$117,954	$25,000	$92,954	3.0310	$281.74
0050	GENERAL FUND	$445,314	$117,954	$50,722	$67,232	3.2007	$215.19
0053	LAW ENFORCEMENT FUND	$445,314	$117,954	$50,722	$67,232	1.5994	$107.53
0055	LIBRARY	$445,314	$117,954	$50,722	$67,232	0.3697	$24.86
0520	MOSQUITO CONTROL	$445,314	$117,954	$50,722	$67,232	0.1573	$10.58
0530	PONCE INLET PORT AUTHORITY	$445,314	$117,954	$50,722	$67,232	0.0660	$4.44
0058	VOLUSIA ECHO	$445,314	$117,954	$50,722	$67,232	0.2000	$13.45
0057	VOLUSIA FOREVER	$445,314	$117,954	$50,722	$67,232	0.2000	$13.45
0065	FLORIDA INLAND NAVIGATION DISTRICT	$445,314	$117,954	$50,722	$67,232	0.0270	$1.82
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$445,314	$117,954	$50,722	$67,232	0.3101	$20.85
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$445,314	$117,954	$50,722	$67,232	0.1793	$12.05
0272	NEW SMYRNA BCH I&S 2018	$445,314	$117,954	$50,722	$67,232	0.1115	$7.50
0270	NEW SMYRNA BEACH	$445,314	$117,954	$50,722	$67,232	4.6370	$311.75
						16.3370	$1,234.16

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$1,234.16
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$1,359.16**
Estimated Tax Amount without SOH:	$7,400.09

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$297,000	$148,314	$445,314	$117,954	$50,722	$67,232	$327,360
2024	$297,000	$168,611	$465,611	$114,630	$50,000	$64,630	$350,981
2023	$303,750	$166,691	$470,441	$111,292	$50,000	$61,292	$359,149
2022	$189,000	$151,173	$340,173	$108,050	$50,000	$58,050	$232,123
2021	$135,000	$129,403	$264,403	$104,903	$50,000	$54,903	$159,500
2020	$150,000	$129,803	$279,803	$103,455	$50,000	$53,455	$176,348
2019	$150,000	$128,833	$278,833	$101,129	$50,000	$51,129	$177,704
2018	$117,750	$106,812	$224,562	$99,243	$50,000	$49,243	$125,319
2017	$108,750	$92,394	$201,144	$97,202	$50,000	$47,202	$103,942

Property Description

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

LOT 74 BUENA VISTA SHORES MB 23 PG 21 PER OR 3758 PG 2277

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: CE-0642-2025

Case Type: Code Enforcement

Date Case Established: 12/09/2025

Compliance Deadline: 12/30/2025

Owner: Judy Omalley

Mailing Address

Judy Omalley
208 Desoto DR
New Smryna Beach, FL 32169

Notice of Violation for the following location:

Address

208 DESOTO DR
NEW SMYRNA BEACH, FL 32169

Parcel

741702000740

Violation: IPMC 302.8 - Motor Vehicles
Except as provided in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.
Corrective Action: Vehicle (white truck) in disrepair beside driveway appears to be in disrepair with no current registration . White van- missing side window - no current registration. Green truck missing side window connected to trailer - no current registration. RV in front yard - expired - Kansas tag , no current registration. Obtain current registration on all vehicles, repair to working order and park vehicles according to NSB Code.
Compliance Date: 01/09/2026

Violation: IPMC 304.3 - Premises Identification
Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (1207 mm).

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0642-2025**
Case Type: **Code Enforcement**
Date Case Established: **12/09/2025**
Compliance Deadline: **12/30/2025**

Corrective Action: Place 4 inch numbers on property that are clearly legible and visible from the street.
Compliance Date: 01/09/2026

Violation: LDR 802.02. - Storage on Residential Lots Automotive Vehicles
Automotive vehicles or trailers of any kind or type without current license plates shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings.
Corrective Action: Obtain tags for utility trailer.
Compliance Date: 01/09/2026

Violation: LDR 802.05 - Storage on Residential Lots Recreational Equipment Exception
As an exception to [subsection] 802.04 above, one piece of major recreational equipment, not exceeding 35 feet in overall combined length (measuring boat on trailer when referring to boats and trailers), may be parked in the front driveway or side yard provided:
A. There is no access to the rear yard without crossing over another parcel;
B. Access to the rear yard cannot reasonably be created (reasonably created shall mean moving a small tree four inches in diameter or less or a shrub, putting a gate in a fence or relocating a small shed), and it shall not mean the purchase of additional property, removal of a medium or large tree (in excess of four inches in diameter) or major changes to a structure;
C. The major recreational equipment is located a minimum of three feet from any side or rear property line and as far from the street right of-way as is possible; and
D. Determination as to whether or not access to side or rear yards can reasonably be created shall be made by the chief building official after consideration of all factors involved.
Corrective Action: RV can be on front driveway provided it does not stick out into the city right of way. RV cannot be parked on the front yard.
Compliance Date: 12/30/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0642-2025**
Case Type: **Code Enforcement**
Date Case Established: **12/09/2025**
Compliance Deadline: **12/30/2025**

Violation: LDR 802.07.B. - Trailer Storage
Boat trailers, enclosed trailers, or open trailers of any kind that are stored on property zoned for residential use may be stored on an approved driveway or along the side of the single-family or duplex structure or in a rear yard subject to the following conditions:

1. No boat trailers, enclosed trailers, or open trailer of any kind can be stored in the City right-of-way.
2. The ground beneath the boat trailer, enclosed trailer, or open trailer of any kind shall be maintained including mowing of grass.
3. No boat trailers, enclosed trailers, or open trailers of any kind can be stored in a front yard other than on an approved driveway.
4. No boat trailers, enclosed trailers, or open trailers of any kind shall be stored on a vacant residential zoned property, unless a valid permit for construction fora primary use has been issued by the Building Department, then construction trailers and material trailers would be allowed to park on-site.

Corrective Action: Cut weeds around trailer.
Compliance Date: 01/09/2026

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: Fence built with no permit. Obtain permit from NSB Building Department 386-410-2860 or by going online at the city website. In person at 214 Sams Ave. (next to city hall).
Compliance Date: 01/09/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0642-2025**
Case Type: **Code Enforcement**
Date Case Established: **12/09/2025**
Compliance Deadline: **12/30/2025**

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

(Ord. No. 49-97, § 1, 10-28-1997; Ord. No. 88-07, § 8, 9-11-2007; Ord. No. 28-09,§ 3, 8-25-2009)
Corrective Action: Additional fees for permit may apply.
Compliance Date: 01/09/2026

Violation: Sec. 26-914.(13) - Outdoor Storage
Outdoor storage of materials of value shall not be permitted to be located between the street and the building nor closer than three feet to any side or rear lot line. Materials of value shall be stored in a safe and sanitary manner, shall not be scattered about and shall not have openings nor be stacked in a manner which may provide harborage for vermin. The setback requirements contained herein are in addition to any other setback requirements required under the city.
Corrective Action: Any items being stored on driveway or front yard must be removed.
Compliance Date: 01/09/2026

Violation: Sec. 26-914.(8) - Landscaping
Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
Corrective Action: Yard appears overgrown. Trim all vegetation in yard also weeds around trailer
Compliance Date: 01/09/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0642-2025**
Case Type: **Code Enforcement**
Date Case Established: **12/09/2025**
Compliance Deadline: **12/30/2025**

Violation: Sec. 26-914.(9) - Trash & Debris
The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
Corrective Action: Yard should be free of any trash and debris. Clean up yard and remove any trash or junk.
Compliance Date: 01/09/2026

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**.

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( ) Hand Delivery

Sincerely,
Herman Trautwein
Code Compliance Officer
Phone: (386) 410-2872
Email: htrautwein@cityofnsb.com

12/15/25

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

Judy Omalley
208 Desoto DR
New Smryna Beach, FL
32169

CASE NO. CE-0642-2025
208 DESOTO DR
NEW SMYRNA BEACH, FL
32169

NOTICE OF HEARING

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THE CITY OF NEW SMYRNA BEACH

Judy Omalley
208 Desoto DR
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32169

CASE NO. CE-0642-2025
208 DESOTO DR
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(✓) Post

( ) Hand Delivery

Herman Trautwein
Code Compliance Officer
Phone: (386) 410-2872
Email: htrautwein@cityofnsb.com
12/15/2025


Network:Dec 15, 2025 at 10:54:25 AM EST
Local:Dec 15, 2025 at 10:54:25 AM EST
N 29° 2' 1.650", W 80° 54' 45.425"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
97

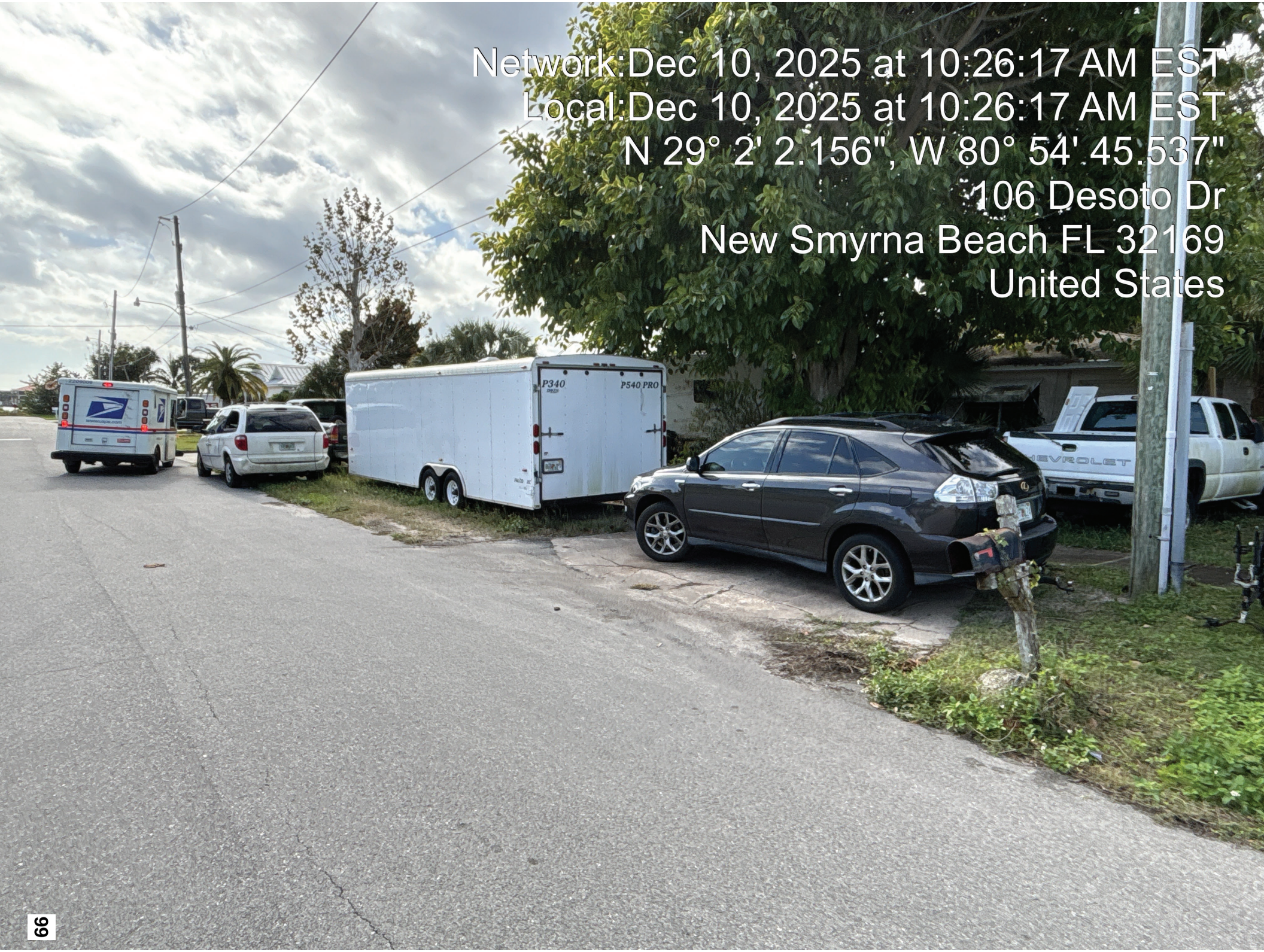
Code Department
City of New Smyrna Beach
210 Sams Ave Fl 1
New Smryna Beach FL 32168

USPS CERTIFIED MAIL



9214 8901 9403 8346 9657 20

208 DESOTO DR
NEW SMYRNA BEACH FL 32169-5207


Network:Dec 10, 2025 at 10:26:17 AM EST
Local:Dec 10, 2025 at 10:26:17 AM EST
N 29° 2' 2.156", W 80° 54' 45.537"
106 Desoto Dr
New Smyrna Beach FL 32169
United States
P340
P540 PRO
99


Network:Dec 10, 2025 at 10:26:54 AM EST
Local:Dec 10, 2025 at 10:26:54 AM EST
N 29° 2' 1.843", W 80° 54' 45.314"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
MYFLORIDA.COM
02-25
749 RKB
VOLUSIA
100


Network:Dec 10, 2025 at 10:27:22 AM EST
Local:Dec 10, 2025 at 10:27:22 AM EST
N 29° 2' 1.490", W 80° 54' 45.129"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
101


Network:Dec 10, 2025 at 10:28:41 AM EST
Local:Dec 10, 2025 at 10:28:41 AM EST
N 29° 2' 1.649", W 80° 54' 45.483"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
KANSAS
150 NHA
102


Network:Dec 10, 2025 at 10:27:35 AM EST
Local:Dec 10, 2025 at 10:27:35 AM EST
N 29° 2' 1.490", W 80° 54' 45.129"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
103


Network:Dec 10, 2025 at 10:30:20 AM EST
Local:Dec 10, 2025 at 10:30:20 AM EST
N 29° 2' 1.752", W 80° 54' 45.873"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
CHEVROLET
4X4
104


Network:Dec 10, 2025 at 10:33:29 AM EST
Local:Dec 10, 2025 at 10:33:29 AM EST
N 29° 2' 2.090", W 80° 54' 45.546"
106 Desoto Dr
New Smyrna Beach FL 32169
United States
FALCO XC
105

Network:Dec 10, 2025 at 10:38:09 AM EST
Local:Dec 10, 2025 at 10:38:09 AM EST
N 29° 2' 1.680", W 80° 54' 46.224"
106 Desoto Dr
New Smyrna Beach FL 32169
United States




Network:Dec 15, 2025 at 8:28:23 AM EST
Local:Dec 15, 2025 at 8:28:23 AM EST
N 29° 2' 1.848", W 80° 54' 45.048"
303 Desoto Dr
New Smyrna Beach FL 32169
United States
MYFLORIDA.COM
02-25
749 RKB
VOLUSIA


Network:Dec 15, 2025 at 8:28:32 AM EST
Local:Dec 15, 2025 at 8:28:32 AM EST
N 29° 2' 1.848", W 80° 54' 45.048"
303 Desoto Dr
New Smyrna Beach FL 32169
United States
FLORIDA
05A YZH
SUNSHINE STATE


Network:Dec 15, 2025 at 10:53:42 AM EST
Local:Dec 15, 2025 at 10:53:42 AM EST
N 29° 2' 1.812", W 80° 54' 45.273"
208 Desoto Dr
New Smyrna Beach FL 32169
United States
FALCO XC
CHEVROLET
109


Network:Dec 15, 2025 at 10:54:17 AM EST
Local:Dec 15, 2025 at 10:54:17 AM EST
N 29° 2' 2.022", W 80° 54' 45.191"
300–362 Granada St
New Smyrna Beach FL 32169
United States
110

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0810-2024 - 305 JULIA ST. OWNER; 305 NSB INVESTMENT LLC; OFFICER: JOHN PARKS

January 15, 2026

Background:

Violation of City Code: IPMC 304.10 - Stairways, Decks, Porches, and Balconies, LDR 504.02. (MU) - Zoning District Regulations MU, Mixed use district (Central business district) Sec. 26-171. (a) - Permits Required, Sec. 74-146. - Local Business Tax Imposed

Compliance Date: April 25, 2025

Method of Service: Property Posted December 15, 2025 Certified mail accepted on December 13, 2025

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0810-2024 - 305 Julia St.pdf

CE-0810-2024 305 Julia St
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	11/15/2024
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Unsafe staircase and possible violation of Change Of Use.		

Parcel: 744114010110 Main	**Address:** 305 Julia St Main New Smyrna Beach, FL 32168	**Zone:** MU (MIXED USE (CENTRAL BUSINESS DISTRICT))

Owner

305 Nsb Investment Llc

305 Julia St
New Smyrna Beach, FL 32168

Note	Created By	Date and Time Created
1. On 11/15/24, I conducted a BTR inspection for the property observing unsafe access to the 2nd floor offices. Fire Marshal's office advised that they suspected fire violations based upon type of structure and usage, therefore unable to pass the inspection. BTR specialists reports a change of use that may be in violation due to possible changes that conflict with change of use and requirements for the property. My inspection report stated: "Entrance to the business is in backyard. No signage indicating location of business. Front of house is separate offices. No numbering for business. Entrance involves steep staircase on rear of structure. Staircase is steep with uneven step distance/ heights. Handrails and staircase are weak with motion of rails and stairs requiring upgraded support. No exit sign over inside of exit door. Inspection stopped at entrance door due to unsafe access/ egress issues, and Fire Marshal concerns pertaining to occupancy as offices. Remainder of business will need to be inspected upon corrections of already listed issues."	John Parks	11/15/2024 2:14 pm

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

AltKey: 3874455 **Parcel ID: 744114010110**
305 NSB INVESTMENT LLC **305 JULIA ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3874455
Parcel ID:	744114010110
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	14 - 01 - 0110
Owner(s):	305 NSB INVESTMENT LLC - FS - Fee Simple - 100%
Mailing Address On File:	305 JULIA ST NEW SMYRNA BEACH FL 32168
Physical Address:	305 JULIA ST, NEW SMYRNA BEACH 32168
Property Use:	1200 - STORE/OFF/RES
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	7468
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	$520,500	$415,252	$0	$520,500	1.5000	$780.75
0012	DISCRETIONARY	$520,500	$415,252	$0	$520,500	0.7480	$389.33
0011	REQ LOCAL EFFORT	$520,500	$415,252	$0	$520,500	3.0370	$1,580.76
0050	GENERAL FUND	$520,500	$415,252	$105,248	$415,252	3.2007	$1,329.10
0053	LAW ENFORCEMENT FUND	$520,500	$415,252	$105,248	$415,252	1.5994	$664.15
0055	LIBRARY	$520,500	$415,252	$105,248	$415,252	0.3891	$161.57
0520	MOSQUITO CONTROL	$520,500	$415,252	$105,248	$415,252	0.1647	$68.39
0530	PONCE INLET PORT AUTHORITY	$520,500	$415,252	$105,248	$415,252	0.0692	$28.74
0058	VOLUSIA ECHO	$520,500	$415,252	$105,248	$415,252	0.2000	$83.05
0057	VOLUSIA FOREVER	$520,500	$415,252	$105,248	$415,252	0.2000	$83.05
0065	FLORIDA INLAND NAVIGATION DISTRICT	$520,500	$415,252	$105,248	$415,252	0.0288	$11.96
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$520,500	$415,252	$105,248	$415,252	0.7506	$311.69
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$520,500	$415,252	$105,248	$415,252	0.1793	$74.45
0271	NEW SMYRNA BCH I&S 2005	$520,500	$415,252	$105,248	$415,252	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$520,500	$415,252	$105,248	$415,252	0.0895	$37.17
0270	NEW SMYRNA BEACH	$520,500	$415,252	$105,248	$415,252	4.6370	$1,925.52
						16.7933	$7,529.69

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$7,529.69
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$7,633.69**
Estimated Tax Amount without SOH:	$8,844.91

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$264,600	$259,723	$524,323	$377,502	$0	$377,502	$0
2023	$264,600	$252,355	$516,955	$343,184	$0	$343,184	$0
2022	$207,900	$204,122	$412,022	$311,985	$0	$311,985	$0
2021	$103,950	$179,673	$283,623	$283,623	$0	$283,623	$0
2020	$89,775	$116,669	$206,444	$194,990	$0	$194,990	$0
2019	$85,050	$115,017	$200,067	$177,264	$0	$177,264	$0
2018	$80,325	$118,518	$198,843	$161,149	$0	$161,149	$0
2017	$66,150	$121,056	$187,206	$146,499	$0	$146,499	$0
2016	$56,700	$112,004	$168,704	$133,181	$0	$133,181	$0

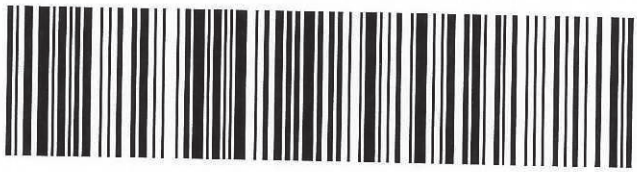
Property Description

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

LOT 11 BLK 1 RUSH ADD NEW SMYRNA MB 5 PG 142 PER OR 4473 PG 2807 PER OR 7811 PG 1934 PER OR 7874 PG 0610

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 5507 04

305 NSB INVESTMENT LLC
305 JULIA ST
NEW SMYRNA BEACH FL 32168-7023

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

305 NSB INVESTMENT LLC
305 JULIA ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0810-2024
305 JULIA ST
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **January 15, 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

305 NSB INVESTMENT LLC
305 JULIA ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0810-2024
305 JULIA ST
NEW SMYRNA BEACH, FL 32168

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 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 8346 5507 04

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
12/11/2025

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

Case Number: **CE-0810-2024**

Case Type: **Code Enforcement**

Date Case Established: **11/15/2024**

Compliance Deadline: **04/25/2025**

Violation Notice

Owner: 305 NSB INVESTMENT LLC

Mailing Address

305 NSB INVESTMENT LLC
JAMES W KERN - REGISTERED AGENT
305 JULIA ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
305 JULIA ST NEW SMYRNA BEACH, FL 32168	**744114010110**

Violation: IPMC 304.10 - Stairways, decks, porches and balconies.
Every exterior stairway, deck, porch and balcony, and all appurte-nances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Corrective Action: Obtain permit to reinforce / support or rebuild staircase on the backside of the structure leading to the 2nd story. Staircase is weak and does not conform to code. Contact building department for questions regarding permit and current building codes for stairs and handrails.

Compliance Date: 04/25/2025

Violation: LDR 504.02. (MU) - Zoning District Regulations MU, Mixed Use District (Central Business District)

Conditional uses are approved for a specific location and are assigned to the property. If the location of the use is changed, new conditional use approval must be obtained.
Violation of conditional use terms or conditions. It is a violation of this Code for any person to violate or to refuse or fail to comply with any term or condition of a conditional use. Violations may be prosecuted or enforced as provided by law for prosecution or enforcement of municipal ordinances.

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

Violation Notice

Case Number: **CE-0810-2024**
Case Type: **Code Enforcement**
Date Case Established: **11/15/2024**
Compliance Deadline: **04/25/2025**

Corrective Action: Apply for a Change of Occupancy Certificate. conforming to all applicable building codes for a business occupancy. Contact the Planning and Building Departments for further details and directions.

Compliance Date: 04/25/2025

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

Corrective Action: Obtain all permits required for separating the upstairs into office space, and/or any other renovations or improvements to the property to which a permit is required. Contact the Building Department for permit application questions.

Compliance Date: 04/25/2025

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

Corrective Action: Obtain BTR for D2 Paving & Site Work LLC business. Contact City of NSB BTR specialists at 386-410-2865

Compliance Date: 04/25/2025

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

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

Violation Notice

Case Number: CE-0810-2024
Case Type: Code Enforcement
Date Case Established: 11/15/2024
Compliance Deadline: 04/25/2025

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8302 1133 70
(✓) Post
( ) Hand Delivery

Sincerely,

Teresa Merck
Administrative Specialist

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
2/25/25

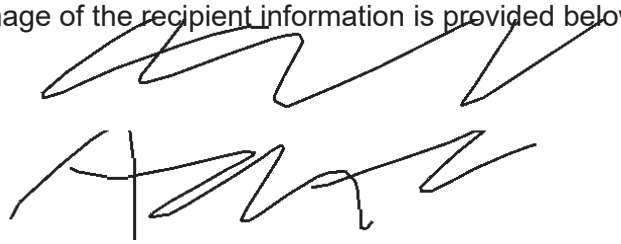
UNITED STATES POSTAL SERVICE

Date Produced: 12/15/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8346 5507 04. Our records indicate that this item was delivered on 12/13/2025 at 12:35 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

305 NSB INVESTMENT LLC
305 JULIA ST
NEW SMYRNA BEACH FL 32168-7023

Customer Reference Number: C6421510.39180683

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:

305 NSB INVESTMENT LLC
305 JULIA ST
NEW SMYRNA BEACH FL 32168-7023

MAILING DATE: 12/11/2025
DELIVERY DATE: 12/13/2025

USPS CERTIFIED MAIL



9214 8901 9403 8346 5507 04

USPS Tracking Label Number: 9214 8901 9403 8346 5507 04

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	12/11/2025 07:51
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	NEW SMYRNA BEACH,FL 32168	12/13/2025 12:35

CASE #: CCB-0810-2024


Network:Jun 12, 2025 at 7:50:25 AM EDT
Local:Jun 12, 2025 at 7:50:25 AM EDT
N 29° 1' 31.547", W 80° 55' 30.328"
302 Julia St
New Smyrna Beach FL 32168
United States
WELCOME
125


Network:Nov 15, 2024 at 10:38:42 AM EST
Local:Nov 15, 2024 at 10:38:42 AM EST
N 29° 1' 32.580", W 80° 55' 30.744"
305 Julia St
New Smyrna Beach FL 32168
United States
126