Special Magistrate
Wednesday, October 28, 2026 at 2:00 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A Approval of Minutes
Approval of Minutes of September 23, 2026

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

4. OLD BUSINESS

4.A CCSM-0146-2026 - 1998 State Road 44; Owner: GH2 NSB BB LLC; Officer: Herman Trautwein

5. NEW BUSINESS

5.A CCSM-0432-2026 - 1798 State Road. 44 Owner: Sirtaz Sibia/Sibia Group Inc; Officer: Barbara Bobelak

6. REPEAT BUSINESS

7. LIEN AMNESTY APPLICATION

8. STAFF REPORT

9. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

APPROVAL OF MINUTES

October 28, 2026

Background:
Requesting approval of the Special Magistrate Minutes from the September 23, 2026 hearing.

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Barbara Bobelak - Supervisor - Code Enforcement

Attachments:

Special Magistrate Minutes - September 23, 2026.pdf

Special Magistrate Wednesday,
September 23, 2026, at 2:00 p.m.

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

1. CALL TO ORDER

Having been duly advertised as required by law, the Special Magistrate of the City of New Smyrna Beach, Florida, was held on Wednesday, September 23, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

Special Magistrate Jessica Gow called the hearing to order at 2:00 p.m. and reviewed the procedures for the hearing.

2. APPROVAL OF MINUTES

The Special Magistrate approved the minutes of the August 26, 2026, meeting. She continued to explain the process for the meeting, advised of the appeal process and asked if there were any questions. There were none.

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Clerk Evann Lorenzen administered the oath to the following City Staff and property representatives/owners: Barbra Bobelak, Code Compliance Supervisor, John Parks, Code Compliance Officer, Herman Trautwein, Code Compliance Officer, and DC Carreiro, Contractor.

4. OLD BUSINESS:

4.A CCSM-0165-2026 – 411 Flagler Ave. Owner: 411 Flagler Ave Smyrna LLC; Officer: John Parks

DC Carreiro, Contractor, was present for comment.

Violation of city code:

Sec. 26-171. (a) – Permits Required

On September 23, 2026, this case was heard before the Special Magistrate. On August 26, 2026, The Special Magistrate found 411 Flagler Ave Smyrna LLC and/or entity in violation of Sec. 26 171. (a) - Permits Required, and gave until 1 P.M. August 14, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Board order was mailed certified mail on July 23, 2026, and posted on the property July 23, 2026, and accepted on July 27, 2026.

Officer John Parks stated the property remains in violation

It is staff's recommendation to the Special Magistrate to impose a fine of $100.00 per day for Sec. 26-171. (a) – Permits Required commencing on September 23, 2026, until compliance is achieved.

Based on testimony and evidence presented, Special Magistrate Gow moved to impose a fine of $100.00 per day for Sec. 26-171. (a) – Permits Required commencing on September 23, 2026, until compliance is achieved.

5. New Business:

5.A CCSM-0146-2026 – 1998 State Road 44; Owner: GH2 NSB BB LLC; Officer: Herman Trautwein

The Owner was not present for comment.

Violation of city code:

LDR 801.30. (A).10. - Property Maintenance Standards Signs

LDR 801.30. (A).2. - Property Maintenance Standards Non-functional elements

LDR 801.30. (A).4. - Property Maintenance Standards Awnings

LDR 801.30. (A).5. - Property Maintenance Standards Parking lots

LDR 801.30. (A).6. - Property Maintenance Standards Landscaping

LDR 801.30. (A).9. - Property Maintenance Standards Accessory Improvements

On April 21, 2026, an inspection was conducted and the property was found to be in violation of city code: LDR 801.30. (A).10. - Property Maintenance Standards Signs, LDR 801.30. (A).2. - Property Maintenance Standards Non-functional elements, LDR 801.30. (A).4. - Property Maintenance Standards Awnings, LDR 801.30. (A).5. - Property Maintenance Standards Parking lots, LDR 801.30. (A).6. - Property Maintenance Standards Landscaping, LDR 801.30. (A).9. - Property Maintenance Standards Accessory Improvements.

Officer Trautwein stated a notice of violation was posted on April 21, 2026, certified mail was sent on April 29, 2026, and accepted on May 4, 2026, with compliance date of August 31, 2026, a follow up inspection on September 22, 2026, and showed the property was still in non-compliance.

It is staff's recommendation to the Special Magistrate to find GH2 NSB BB LLC and/or entity in violation of city codes LDR 801.30. (A).10. - Property Maintenance Standards Signs, LDR 801.30. (A).2. - Property Maintenance Standards Non-functional elements, LDR 801.30. (A).4. - Property Maintenance Standards Awnings, LDR 801.30. (A).5. - Property Maintenance Standards Parking lots, LDR 801.30. (A).6. - Property Maintenance Standards Landscaping, LDR 801.30. (A).9. - Property Maintenance Standards Accessory Improvements and give until October

16, 2026, to bring the property into full compliance, or a fine may be imposed at a subsequent hearing based on the officer's testimony and photos.

Based on testimony and evidence presented Special Magistrate Gow moved to order GH2 NSB BB LLC and/or entity to bring the property into full compliance by 1:00 P.M. October 16, 2026, if the Special Magistrate finds the violations were not corrected by the date set forth above, a fine of $40.00 per day for each section of code that remains in violation may be imposed.

6. Repeat Business:

8.Staff Reports:

None.

9. Adjournment:

2:21 P.M.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0146-2026 - 1998 STATE ROAD 44; OWNER: GH2 NSB BB LLC; OFFICER: HERMAN TRAUTWEIN

October 28, 2026

Background:

Violation of city code: LDR 801.30. (A).10. - Property Maintenance Standards Signs, LDR 801.30. (A).2. - Property Maintenance Standards Non-functional elements, LDR 801.30. (A).4. - Property Maintenance Standards Awnings, LDR 801.30. (A).5. - Property Maintenance Standards Parking lots, LDR 801.30. (A).6. - Property Maintenance Standards Landscaping, LDR 801.30. (A).9. - Property Maintenance Standards Accessory Improvements. Compliance date: August 31, 2026, Method of service: Certified mail sent on April 29, 2026, and accepted on May 4, 2026.

Findings:

On September 23, 2026, this case was heard before the Special Magistrate. The Special Magistrate found GH2 NSB BB LLC and/or entity in violation of LDR 801.30. (A).10. - Property Maintenance Standards Signs, LDR 801.30. (A).2. - Property Maintenance Standards Non-functional elements, LDR 801.30. (A).4. - Property Maintenance Standards Awnings, LDR 801.30. (A).5. - Property Maintenance Standards Parking lots, LDR 801.30. (A).6. - Property Maintenance Standards Landscaping, LDR 801.30. (A).9. - Property Maintenance Standards Accessory Improvements, and gave until 1 P.M. October 16, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Board order was mailed certified mail on September 24, 2026, and accepted on September 28, 2026, and posted on the property September 24, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCSM-0146-2026 - 1998 SR 44 - October Agenda.pdf

CE-0146-2026 – 1998 STATE ROAD 44
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**SPECIAL MAGISTRATE**	**Opened Date:**	04/16/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Herman Trautwein	**Description:**	The Complainant stated that there is a large pothole in the road leading towards an exit.		

Parcel: 734306000720 Main	**Address:** 1998 State Road 44 Main New Smyrna Beach, FL 32168	**Zone:** B-5 (PLANNED SHOPPING CENTER)

Owner

Gh2 Nsb Bb Llc
Emmaline Gunther

639 N Alexander St
Mount Dora, FL 32757

Mobile: 3522322538

Complainant

Mary Burgoyne

1223 Wayne Ave
New Smyrna Beach, FL 32168

Home: 3864246170

Note	Created By	Date and Time Created
1. Potholes in driving lane near exit, I believe on the west end of the property.	Barbara Bobelak	4/20/2026 9:21 am
2. Assigned to: Herman Trautwein	Barbara Bobelak	4/20/2026 9:22 am

Activity Type	Activity Number	Activity Name	User	Created On
Phone Call	PC-004313-2026	Complaint	Barbara Bobelak	04/20/2026

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

AltKey: 3732171 **Parcel ID: 734306000720**
GH2 NSB BB LLC **1998 SR 44, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3732171
Parcel ID:	734306000720
Township-Range-Section:	17 - 33 - 43
Subdivision-Block-Lot:	06 - 00 - 0720
Owner(s):	GH2 NSB BB LLC - FS - Fee Simple - 100%
Mailing Address On File:	PO BOX 1273 MOUNT DORA FL 32756
Physical Address:	1998 SR 44, NEW SMYRNA BEACH 32168
Property Use:	1600 - SH CTR CMMITY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7040
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	$9,971,715	$7,355,835	$0	$9,971,715	1.5000	$14,957.57
0012	DISCRETIONARY	$9,971,715	$7,355,835	$0	$9,971,715	0.7480	$7,458.84
0011	REQ LOCAL EFFORT	$9,971,715	$7,355,835	$0	$9,971,715	3.0310	$30,224.27
0050	GENERAL FUND	$9,971,715	$7,355,835	$2,615,880	$7,355,835	3.2007	$23,543.82
0053	LAW ENFORCEMENT FUND	$9,971,715	$7,355,835	$2,615,880	$7,355,835	1.5994	$11,764.92
0055	LIBRARY	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.3697	$2,719.45
0520	MOSQUITO CONTROL	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.1573	$1,157.07
0530	PONCE INLET PORT AUTHORITY	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.0660	$485.49
0058	VOLUSIA ECHO	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.2000	$1,471.17
0057	VOLUSIA FOREVER	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.2000	$1,471.17
0065	FLORIDA INLAND NAVIGATION DISTRICT	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.0270	$198.61
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.3101	$2,281.04
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.1793	$1,318.90
0272	NEW SMYRNA BCH I&S 2018	$9,971,715	$7,355,835	$2,615,880	$7,355,835	0.1115	$820.18
0270	NEW SMYRNA BEACH	$9,971,715	$7,355,835	$2,615,880	$7,355,835	4.6370	$34,109.01
						16.3370	$133,981.51

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	203	$125.00	$25,375.00
			$25,375.00

Estimated Ad Valorem Tax:	$133,981.51
Estimated Non-Ad Valorem Tax:	$25,375.00
Estimated Taxes:	**$159,356.51**
Estimated Tax Amount without SOH:	$188,282.91

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$2,652,804	$7,196,878	$9,849,682	$6,687,123	$0	$6,687,123	$0
2024	$2,367,628	$4,980,653	$7,348,281	$6,079,203	$0	$6,079,203	$0
2023	$2,288,707	$2,694,625	$4,983,332	$4,983,332	$0	$4,983,332	$0
2022	$2,288,707	$3,041,853	$5,330,560	$5,330,560	$0	$5,330,560	$0
2021	$2,288,707	$2,839,756	$5,128,463	$5,128,463	$0	$5,128,463	$0
2020	$2,190,056	$2,880,591	$5,070,647	$5,070,647	$0	$5,070,647	$0
2019	$2,130,865	$2,603,936	$4,734,801	$4,734,801	$0	$4,734,801	$0
2018	$2,071,674	$2,498,855	$4,570,529	$4,570,529	$0	$4,570,529	$0
2017	$2,071,674	$2,307,066	$4,378,740	$4,378,740	$0	$4,378,740	$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.

IRREG PARCEL IN LOTS 56 71 72 & 73 LYING S OF ST RD 40 TURNBULL CREEK NAPIER & HULL GRANT EXC 100% SUBSURFACE RIGHTS PER OR 2909 PG 0364 PER OR 5039 PG 2928 PER OR 6342 PG 2253 PER OR 6748 PG 3484



Detail by Entity Name

Florida Limited Liability Company
GH2 NSB BB, LLC

Filing Information

Document Number	L12000085034
FEI/EIN Number	90-0877986
Date Filed	06/27/2012
State	FL
Status	ACTIVE

Principal Address

310 N. Baker Street
Mount Dora, FL 32757

Changed: 04/05/2023

Mailing Address

P.O. Box 1273
Mount Dora, FL 32756

Changed: 05/18/2022

Registered Agent Name & Address

Guenther, Gerard G, Jr
310 N. Baker Street
Mount Dora, FL 32757

Name Changed: 04/24/2019

Address Changed: 04/05/2023

Authorized Person(s) Detail

Name & Address

Title Manager

Guenther, Gerard G, Jr

P.O. Box 1273
Mount Dora, FL 32756

Annual Reports

Report Year	Filed Date
2023	04/05/2023
2024	04/29/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/05/2023 -- ANNUAL REPORT	View image in PDF format
05/18/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
06/11/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/16/2017 -- ANNUAL REPORT	View image in PDF format
04/19/2016 -- ANNUAL REPORT	View image in PDF format
03/31/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
01/04/2013 -- ANNUAL REPORT	View image in PDF format
06/27/2012 -- Florida Limited Liability	View image in PDF format

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0146-2026**

Case Type: **Code Enforcement**

Date Case Established: **04/16/2026**

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

Owner: GH2 NSB BB LLC

Mailing Address

GH2 NSB BB LLC
PO BOX 1273
MT DORA, FL 32756

Notice of Violation for the following location:

Address

1998 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

Parcel

734306000720

Violation: LDR 801.30.(A).10. - Property Maintenance Standards
All commercial, industrial, and residential developed properties must maintain the following minimum standards within ninety (90) days of notification of deficiency from the City:
All current wall signs, projecting signs, monument or ground signs and all amortized pole signs must be maintained to a neat, clean, non-faded, and functioning condition with a clean appearance.

Corrective Action: Various signage (handicapped, 15 min parking, stop sign, ped crossing sign) are leaning, missing, extremely mildewed, faded and in need of repair.

Compliance Date: 08/31/2026

Violation: LDR 801.30.(A).2. - Property Maintenance Standards
All commercial, industrial, and residential developed properties must maintain the following minimum standards within ninety (90) days of notification of deficiency from the City:
2. Nonfunctional elements on any building structure, or premises such as unused sign poles, empty electrical conduit, etc., shall be removed and the remaining surface shall, if damaged, be repaired or rebuilt to match adjacent surfaces and to the original condition. All loose materials shall be secured.

Corrective Action: Non- functional irrigation pump house must be restored, removed or replaced. Rear water vault area in the back of building needs door or cover.

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0146-2026**
Case Type: **Code Enforcement**
Date Case Established: **04/16/2026**
Compliance Deadline: **08/31/2026**

Compliance Date: 08/31/2026

Violation: LDR 801.30.(A).4. - Property Maintenance Standards
All commercial, industrial, and residential developed properties must maintain the following minimum standards within ninety (90) days of notification of deficiency from the City:
Awnings shall be properly maintained. Awnings shall be deemed non-maintained if any or part is broken, tattered, torn, faded, or otherwise in disrepair.
Corrective Action: Awning for Firehouse Subs is very faded. Replace or repair to non-faded condition.
Compliance Date: 08/31/2026

Violation: LDR 801.30.(A).5. - Property Maintenance Standards
All commercial, industrial, and residential developed properties must maintain the following minimum standards within ninety (90) days of notification of deficiency from the City:
All paved or concrete parking areas shall be kept free of weeds, trash, and debris. Potholes and broken pavement or concrete shall be repaired. Paving and striping shall be maintained to a neat and clean appearance.
Corrective Action: Lot appears in bad condition. Repair all potholes. Repaint curbs and restripe lot where paint is worn and faded. Repaint bottom of handicapped sign posts.
Compliance Date: 08/31/2026

Violation: LDR 801.30.(A).6. - Property Maintenance Standards
All commercial, industrial, and residential developed properties must maintain the following minimum standards within ninety (90) days of notification of deficiency from the City:
Landscaping shall be maintained to the original approved landscape plan. All properties without an approved landscape plan shall maintain landscaping in a healthy condition, including but not limited to sufficient watering and trimming. Landscaping shall be reasonably free of weeds.
Corrective Action: Maintain landscaping in a healthy condition. Islands in parking area need attention. Remove stumps and replace any dead or missing vegetation. Refresh mulched areas that need attention. Restore islands to a healthy appealing condition.
Compliance Date: 08/31/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0146-2026**
Case Type: **Code Enforcement**
Date Case Established: **04/16/2026**
Compliance Deadline: **08/31/2026**

Violation: LDR 801.30.(A).9. - Property Maintenance Standards
All commercial, industrial, and residential developed properties must maintain the following minimum standards within ninety (90) days of notification of deficiency from the City:
All retaining walls, landscaping walls, dumpster enclosures, lighting devises, fences, curbs, walkways, parking lots, outdoor seating areas, building facades, roof coverings, and gates shall be maintained to a neat, clean, and functioning condition with a clean appearance.

Corrective Action: Rear area behind building should be neat and clean. Remove any trash or debris. Remove vegetation growing out of building rear roof and gutter area. Repair any broken curbs.

Compliance Date: 08/31/2026

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

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 8370 7496 31
(✓) Post
( ) Hand Delivery

Sincerely,
Herman Trautwein
Code Compliance Officer
Phone: (386) 410-2872
Email: htrautwein@cityofnsb.com
4/29/26

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0146-2026**

Case Type: **Code Enforcement**

Date Case Established: **04/16/2026**

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

Additional Address mailed to:
Registered agent:

Gerard G Guenther Jr
310 Baker St
Mount Dora FL 32757

9214 8901 9403 8370 7498 08

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

GH2 NSB BB LLC
PO BOX 1273
MT DORA, FL 32756

CASE NO. CE-0146-2026
1998 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **September 23, 2026 at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Special Magistrate will be based upon the evidence presented at the hearing. If the Special Magistrate determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Special Magistrate, the Special Magistrate 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 Special Magistrate 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 Special Magistrate. 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 Special Magistrate even if the violation(s) has been corrected prior to the Special Magistrate 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

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

GH2 NSB BB LLC
PO BOX 1273
MT DORA, FL 32756

CASE NO. CE-0146-2026
1998 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

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 Special Magistrate 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 8370 7496 31
(✓) Post
( ) Hand Delivery

Herman Trautwein
Code Compliance Officer
Phone: (386) 410-2872
Email: htrautwein@cityofnsb.com
4/29/2026

Additional Address mailed to: Registered Agent:
Gerard G Guenther Jr
310 Baker St
Mount Dora FL 32757

9214 8901 9403 8370 7498 08

UNITED STATES POSTAL SERVICE

September 9, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8370 7496 31**.

Item Details

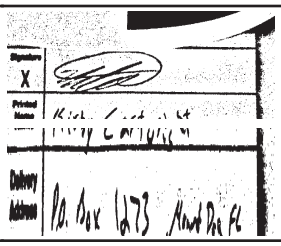
Status:	Delivered, PO Box
Status Date / Time:	May 4, 2026, 8:27 am
Location:	MOUNT DORA, FL 32757
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	GH2 NSB BB LLC

Shipment Details

Weight:	2.0oz

Recipient Signature

Signature of Recipient:



Address of Recipient:

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

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

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

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0146-2026

VS.

GH2 NSB BB LLC and/or Entity,
Respondents/Owners

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **September 23, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did X did not attend the hearing. The Special Magistrate, 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: 1998 State Road 44 New Smyrna Beach, FL 32168
Parcel: 734306000720
Legal description: 43-17-33 THAT PORTION EXC 100% SUBSURFACE RIGHTS DESC AS PARCEL 1 IN OR 8866 PG 3487 AS FOLLOWS BEGIN AT THE INTERSECTION OF THE CENTER LINE OF TURNBULL CREEK WITH NORTHERLY LINE OF LOT 74 OF DAUGHERTYS SUBDIVISION OF THE THOMAS NAPIER GRANT AND THE NORTH 1/3 OF THE AMBROSE HULL GRANT ACCORDING TO MAP RECORDED IN DEED BOOK M PAGE 688 ALSO IN MAP BOOK 2 PAGE 42 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA THENCE S 59-04-21 W ALONG THE NORTH LINE THEREOF ALSO BEING THE SOUTHERLY LINE OF LOT 71 OF SAID DOUGHTERYS SUBDIVISION 181.60 FEET THENCE N 30-09-34 W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LAT 71 601.35 FEET THENCE S 87-03-29 E 145.00 FEET THENCE N 23-49-24 W 239.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 44 THENCE N 88-36-25 E ALONG SAID R/W LINE THEREOF 65.89 FEET THENCE S 23-28-00 E LEAVING SAID RIGHT-OF-WAY 184.21 FEET THENCE N 59-39-16 E 230.00 FEET THENCE N 26-24-57 W 65.32 FEET TO THE AFORESAID SOUTHERLY R/W LINE THENCE ALONG SAID R/W N 88-36-25 E 417.46 FEET THENCE S 04-33-56 E LEAVING SAID RIGHT-OF-WAY 96.35 FEET THENCE S 42-28-49 E 171.61 FEET THENCE S 64-32-05 E 74.76 FEET THENCE S 45-01-28 E 84.11 FEET THENCE S 11-56-02 E 130.85 FEET THENCE S 59-51-53 W 151.44 FEET THENCE S 76-11-44 W 210.03 FEET THENCE N 30-57-07 W 137.25 FEET THENCE S 59-17-10 W 266.53 FEET THENCE S 30-42-50 E 80.06 FEET TO THE POINT OF BEGINNING & INCLUDING THE NORTH 161.5 FEET OF THE SOUTH 336.50 FEET OF THE WEST 40 FEET OF THE EAST 140 FEET OF LOT 71 AND THE NORTH 219.5 FEET OF THE SOUTH 369.50 FEET MEASURED ON THE WESTERLY LINE OF THE WEST 50 FEET OF THE

EAST 190 FEET OF LOT 71 NAPIER HULL GRANT LESS AND EXCEPT THE FOLLOWING BEGIN AT THE INTERSECTION OF THE CENTER LINE OF TURNBULL CREEK WITH NORTHERLY LINE OF LOT 74 OF DAUGHERTYS SUBDIVISION OF THE THOMAS NAPIER GRANT AND THE NORTH 1/3 OF THE AMBROSE HULL GRANT ACCORDING TO MAP RECORDED IN DEED BOOK M PAGE 688 ALSO IN MAP BOOK 2 PAGE 42 OF THE PUBLIC RECORDS OF VOLUSIA COUNTY FLORIDA THENCE S 59-04-21 W ALONG THE NORTH LINE THEREOF ALSO BEING THE SOUTHERLY LINE OF LOT 71 OF SAID DOUGHTERY'S SUBDIVISION 181.60 FEET THENCE N 30-09-34 W ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 71 601.35 FEET THENCE S 81-03-29 E 145.00 FEET THENCE N 23-49-24 W 239.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO 44 THENCE N 88-36-25 E ALONG SAID R/W LINE THEREOF 65.89 FEET THENCE S 23-28-00 E LEAVING SAID RIGHT-OF-WAY 184.21 FEET THENCE N 59-39-16 E 230.00 FEET THENCE N 26-24-57 W 65.32 FEET TO THE AFORESAID SOUTHERLY R/W LINE THENCE ALONG SAID R/W N 88-39-17 E 220.94 FEET TO THE POINT OF BEGINNING THENCE CONTINUE ALONG SAID RIGHT OF WAY N 88-39-17 E 196.55 FEET THENCE LEAVING SAID RIGHT OF WAY RUN S 04-40-28 E 95.76 FEET THENCE S 42-26-32 E 130.34 FEET THENCE S 47-33-28 W 16.68 FEET THENCE S 42-30-58 W 18.06 FEET THENCE S 77-32-32 W N 42-11-06 27.14 FEET THENCE N 16-28-00 E 39.45 FEET S 77-28-28 W 23.01 FEET THENCE N 16-14-38 W 23.00 FEET THENCE N 12-04-28 W 17.40 FEET THENCE N 42-12-15 W 46.65 FEET N 16-33-05 E 66.28 FEET THENCE N 01-43-58 W 18.15 FEET THENCE N 40-17-42 W 23.27 FEET THENCE N 01-20-43 W 37.82 FEET TO THE POINT OF BEGINNING PER OR 2909 PG 0364 PER OR 5039 PG 2928 PER OR 6342 PG 2253 PER OR 6748 PG 3484 PER OR 8877 PG 3438

2. The property was first inspected by a Code Compliance Officer **April 21, 2026**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **April 29, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **August 31, 2026**. The Code Compliance Officer reinspected the property on **September 22, 2026,** and determined that the violation(s) was/were not corrected.

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

LDR 801.30. (A). 10. – Property Maintenance Standards
LDR 801.30. (A).2. - Property Maintenance Standards
LDR 801.30. (A).4. - Property Maintenance Standards
LDR 801.30. (A).5. - Property Maintenance Standards
LDR 801.30. (A).6. - Property Maintenance Standards
LDR 801.30. (A).9. - Property Maintenance Standards

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the provisions cited above by 1 p.m. **October 16, 2026,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Special Magistrate finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$40.00 per day for each section of code that remains in violation** may be imposed.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Special Magistrate at a public hearing on **October 28, 2026,** at **2:00 p.m.**, in the City Chambers, 214 Sams Ave., New Smyrna Beach, FL. The Special Magistrate will consider setting a fine and lien on the above case at this Public Hearing.

This Order may be appealed to the Circuit Court within 30 days of its execution.

DONE AND ORDERED on **September 23, 2026**

Jessica Gow
Special Magistrate

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

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 413 PO BOX 1273 Mount Dora, FL 32756 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8344 8292 84

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen, Code Compliance Clerk
Date: 09/24/26



Network:Sep 24, 2026 at 8:51:35 AM EDT
Local:Sep 24, 2026 at 8:51:35 AM EDT
N 29° 0' 48.079", W 80° 56' 53.712"
2000 SR-44 E
New Smyrna Beach FL 32168
United States

UNITED STATES POSTAL SERVICE®

October 06, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8344 8292 84**.

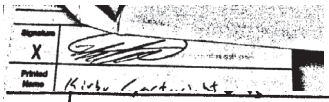
Item Details

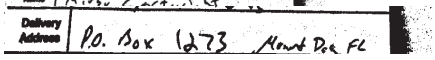
Status:	Delivered, PO Box
Status Date / Time:	September 28, 2026, 10:06 am
Location:	MOUNT DORA, FL 32757
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	GH2 NSB BB LLC

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient: 

Address of Recipient: 

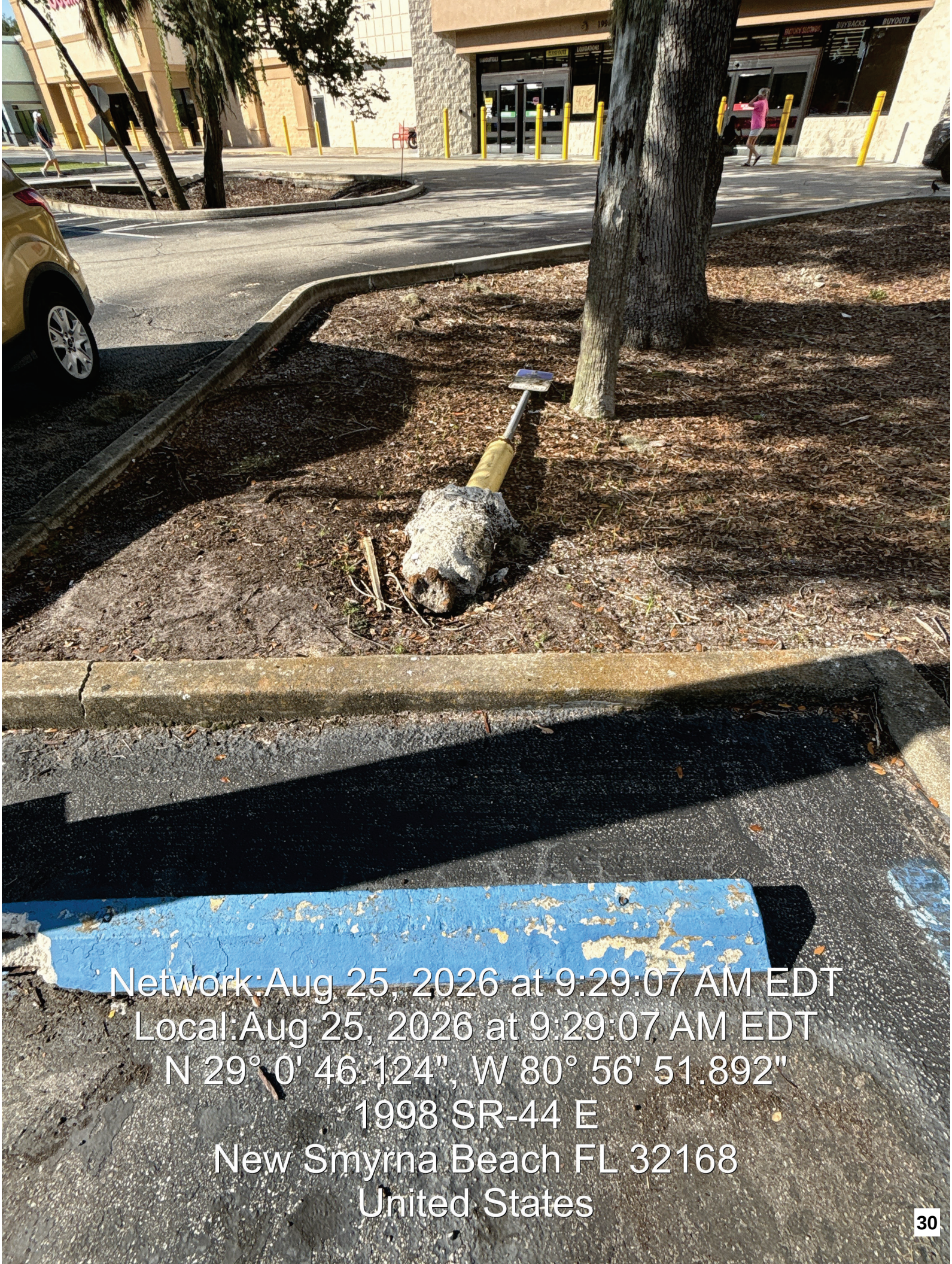
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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

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


12288
CODE
COMPLIANCE
Network:Jun 30, 2026 at 11:06:40 AM EDT
Local:Jun 30, 2026 at 11:06:40 AM EDT
N 29° 0' 45.872", W 80° 56' 56.329"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Apr 21, 2026 at 11:21:21 AM EDT
Local:Apr 21, 2026 at 11:21:21 AM EDT
N 29° 0' 46.048", W 80° 56' 53.000"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Aug 25, 2026 at 9:29:07 AM EDT
Local:Aug 25, 2026 at 9:29:07 AM EDT
N 29° 0' 46.124", W 80° 56' 51.892"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


PARKING BY
DISABLED
PERMIT
ONLY
$250 FINE
HAIR CUTTERY
Walk-in
On a Whim!
Network:Apr 21, 2026 at 11:51:09 AM EDT
Local:Apr 21, 2026 at 11:51:09 AM EDT
N 29° 0' 43.135", W 80° 56' 50.633"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


HUGGER
Network:Apr 21, 2026 at 11:31:13 AM EDT
Local:Apr 21, 2026 at 11:31:13 AM EDT
N 29° 0' 45.219", W 80° 56' 56.043"
1998 SR-44 E
New Smyrna Beach FL 32168
United States
32


Network:Apr 21, 2026 at 11:31:58 AM EDT
Local:Apr 21, 2026 at 11:31:58 AM EDT
N 29° 0' 43.708", W 80° 56' 54.438"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


STOP
Network:Apr 21, 2026 at 11:52:47 AM EDT
Local:Apr 21, 2026 at 11:52:47 AM EDT
N 29° 0' 44.065", W 80° 56' 51.314"
1998 SR-44 E
New Smyrna Beach FL 32168
United States

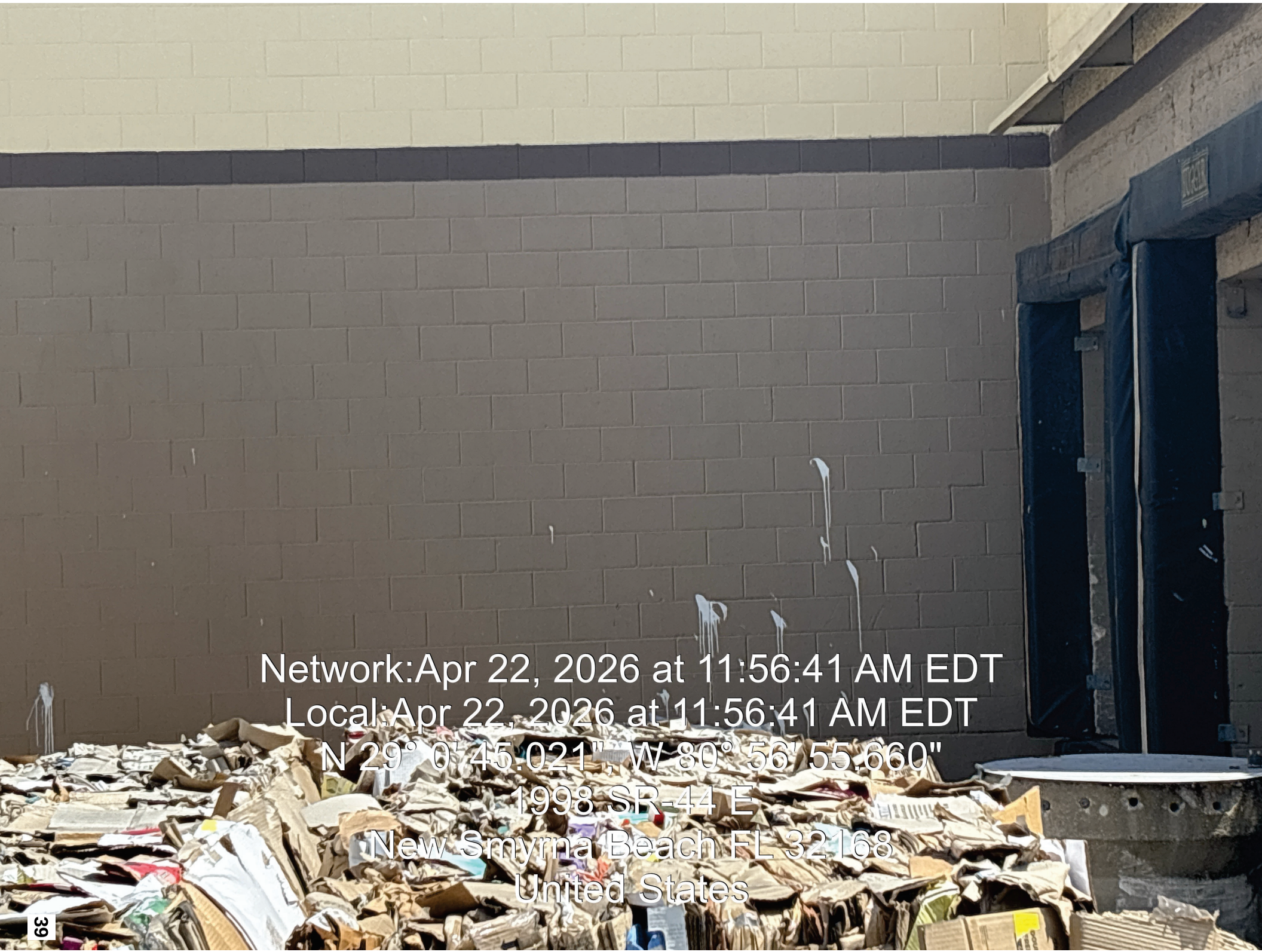

PARKING BY
DISABLED
PERMIT
ONLY
$250 FINE
Network:Jun 30, 2026 at 11:10:04 AM EDT
Local:Jun 30, 2026 at 11:10:04 AM EDT
N 29° 0' 42.451", W 80° 56' 49.939"
1974 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Jun 30, 2026 at 11:08:51 AM EDT
Local:Jun 30, 2026 at 11:08:51 AM EDT
N 29° 0' 42.548", W 80° 56' 49.559"
1978 SR-44 E
New Smyrna Beach FL 32168
United States


RANCE
ENTRAN
PLEASE USE
OTHER DOORS
Network:Jul 28, 2026 at 11:30:06 AM EDT
Local:Jul 28, 2026 at 11:30:05 AM EDT
N 29° 0' 45.276", W 80° 56' 51.163"
1998 SR-44 E
New Smyrna Beach FL 32168
United States



Network:Aug 25, 2026 at 9:17:54 AM EDT
Local:Aug 25, 2026 at 9:17:54 AM EDT
N 29° 0' 43.366", W 80° 56' 49.625"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Apr 22, 2026 at 11:56:41 AM EDT
Local:Apr 22, 2026 at 11:56:41 AM EDT
N 29° 0' 45.021", W 80° 56' 55.660"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Apr 22, 2026 at 11:56:37 AM EDT
Local:Apr 22, 2026 at 11:56:37 AM EDT
N 29° 0' 45.051", W 80° 56' 55.643"
1998 SR-44 E
New Smyrna Beach FL 32168
United States
40


Network:Jul 28, 2026 at 4:46:26 PM EDT
Local:Jul 28, 2026 at 4:46:25 PM EDT
N 29° 0' 46.129", W 80° 56' 56.305"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


STOP
PED
XING
Network:Jul 28, 2026 at 11:31:06 AM EDT
Local:Jul 28, 2026 at 11:31:06 AM EDT
N 29° 0' 46.378", W 80° 56' 52.565"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Aug 25, 2026 at 9:25:06 AM EDT
Local:Aug 25, 2026 at 9:25:06 AM EDT
N 29° 0' 45.361", W 80° 56' 55.974"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Aug 25, 2026 at 9:24:30 AM EDT
Local:Aug 25, 2026 at 9:24:30 AM EDT
N 29° 0' 47.245", W 80° 56' 53.846"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Jul 28, 2026 at 11:31:38 AM EDT
Local:Jul 28, 2026 at 11:31:38 AM EDT
N 29° 0' 47.354", W 80° 56' 53.922"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


STOP
CIGARS
SMOKE
SHOP
Network:Apr 21, 2026 at 11:24:49 AM EDT
Local:Apr 21, 2026 at 11:24:49 AM EDT
N 29° 0' 44.805", W 80° 56' 51.959"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Apr 21, 2026 at 11:21:21 AM EDT
Local:Apr 21, 2026 at 11:21:21 AM EDT
N 29° 0' 46.048", W 80° 56' 53.000"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network: Apr 21, 2026 at 11:23:23 AM EDT
Local: Apr 21, 2026 at 11:23:23 AM EDT
N 29° 0' 43.683", W 80° 56' 47.605"
1998 SR-44 E
New Smyrna Beach FL 32168
United States


Network:Apr 21, 2026 at 11:30:49 AM EDT
Local:Apr 21, 2026 at 11:30:49 AM EDT
N 29° 0' 46.034", W 80° 56' 56.271"
1998 SR-44 E
New Smyrna Beach FL 32168
United States

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0432-2026 - 1798 STATE ROAD. 44 OWNER: SIRTAZ SIBIA/SIBIA GROUP INC; OFFICER: BARBARA BOBELAK

October 28, 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 22, 2026, Method of service: Certified mail sent on September 11, 2026, and accepted on September 14, 2026, posted on the property on September 11, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCSM-0432-2026 - 1798 SR 44.pdf

CODE CASE DETAILED REPORT CE-0432-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Barbara Bobelak

Project:
District: New Smyrna Beach
Description: Installation of new R.T.U, removed old unit.

Opened Date: 09/10/2026
Closed Date: NOT CLOSED

Parcel: 741900000360 Main

Address: 1798 State Road 44 Main
New Smyrna Beach, FL 32168

Zone: B-5 (PLANNED SHOPPING CENTER)
PUD (PLANNED UNIT DEVELOPMENT)

Business Owner
Chipotle Mexican Grill
Kyle Struble
2232 Davis Dr 2232 Davis Dr
New Smyrna Beach, FL 32168

Owner
Sibia Group Inc
Sirtaz Sibia
17825 W Fieldbrook Cir
Boca Raton, FL 33496
Home: (561) 994-8479
Business: (954) 415-5850
Mobile: (954) 415-5850

Complainant
City Of New Smyrna Beach
Thomas Verble
214 Sams Av
New Smyrna Beach, FL 32168
Business: 3864102854

Contractor
Ssi Services
John Seppy
921 S Us Highway 301
Tampa, FL 33619
Business: (800) 263-2206

Note	Created By	Date and Time Created
1. Tom Verble, Building Inspector, sent an email regarding the RTU (rooftop unit) being replaced without a permit, photos included in the email. A stop work order was posted, however, due to a crane being onsite that was needed to replace the RTU, Tom allowed them to continue the work and informed them they needed to apply for the permit. To date not permit has been submitted. Sending an notice of violation/hearing to the property owner and the contractor.	Barbara Bobelak	9/10/2026 9:44 am
2. NOV-NOH sent certified mail to property owner and contractor that conducted the work.	Barbara Bobelak	9/11/2026 11:10 am
3. Property posted 9/11/2026 by John Parks and Ben Blissett.	Barbara Bobelak	9/14/2026 7:55 am
4. Property owner called stating that this work is the responsibility of the tenant and the notice should be sent to them. I explained FS 162 to him so he would understand why he received the notice and also pointed out that I sent the notice to the contractor that performed the work. Mr. Sibia stated that he would email the notice to the Chipolte owner. He inquired if I had an email for them and a phone number for the contractor. I gave him the email and phone number he requested.	Barbara Bobelak	9/17/2026 3:33 pm
5. Email sent to Franchise owner and business owner to follow up on the permit for the air handler that was installed without a permit. To date no permit has been submitted.	Barbara Bobelak	10/5/2026 10:25 am

Activity Type	Activity Number	Activity Name	User	Created On
Notice of Violation Letter Sent	NOV-004498-2026	Certified mail	Barbara Bobelak	09/11/2026

CODE CASE DETAILED REPORT (CE-0432-2026)

Violation Code: Sec. 26-172.
Violation Status: In Violation
Citation Issue Date: 09/10/2026
Compliance Date: 10/22/2026
Resolved Date:
Code Description: Penalties for work commencing before permit issuance.
Corrective Action: Additional fees may be applied to the permit fees for work commencing prior to the permit issuance.

Violation Code: Sec. 26-171. (a)
Violation Status: In Violation
Citation Issue Date: 09/10/2026
Compliance Date: 10/22/2026
Resolved Date:
Code Description: Permits Required
Corrective Action: Obtain the required permit for replacement of the rooftop heating and cooling unit (R.T. U.) without the required permits. Apply online at www.cityofnsb.com, for questions regarding the application process please call (386) 410-2860.

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

AltKey: 3809521 **Parcel ID: 741900000360**
SIBIA GROUP INC **1798 SR 44, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3809521
Parcel ID:	741900000360
Township-Range-Section:	17 - 34 - 19
Subdivision-Block-Lot:	00 - 00 - 0360
Owner(s):	SIBIA GROUP INC - FS - Fee Simple - 100%
Mailing Address On File:	17825 W FIELDBROOK CIR BOCA RATON FL 33496
Physical Address:	1798 SR 44, NEW SMYRNA BEACH 32168
Property Use:	2200 - REST, DRIVE-IN
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7034
Subdivision Name:	
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$1,011,005	$1,011,005	$0	$1,011,005	1.5000	$1,516.51
0012	DISCRETIONARY	$1,011,005	$1,011,005	$0	$1,011,005	0.7480	$756.23
0011	REQ LOCAL EFFORT	$1,011,005	$1,011,005	$0	$1,011,005	2.9950	$3,027.96
0050	GENERAL FUND	$1,011,005	$1,011,005	$0	$1,011,005	3.2007	$3,235.92
0053	LAW ENFORCEMENT FUND	$1,011,005	$1,011,005	$0	$1,011,005	1.5994	$1,617.00
0055	LIBRARY	$1,011,005	$1,011,005	$0	$1,011,005	0.3697	$373.77
0520	MOSQUITO CONTROL	$1,011,005	$1,011,005	$0	$1,011,005	0.1573	$159.03
0530	PONCE INLET PORT AUTHORITY	$1,011,005	$1,011,005	$0	$1,011,005	0.0640	$64.70
0058	VOLUSIA ECHO	$1,011,005	$1,011,005	$0	$1,011,005	0.2000	$202.20
0057	VOLUSIA FOREVER	$1,011,005	$1,011,005	$0	$1,011,005	0.2000	$202.20
0065	FLORIDA INLAND NAVIGATION DISTRICT	$1,011,005	$1,011,005	$0	$1,011,005	0.0270	$27.30
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$1,011,005	$1,011,005	$0	$1,011,005	0.1000	$101.10
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$1,011,005	$1,011,005	$0	$1,011,005	0.1793	$181.27
0272	NEW SMYRNA BCH I&S 2018	$1,011,005	$1,011,005	$0	$1,011,005	0.1695	$171.37
0270	NEW SMYRNA BEACH	$1,011,005	$1,011,005	$0	$1,011,005	4.6370	$4,688.03
						16.1469	$16,324.60

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	13	$150.00	$1,950.00
6018-NSB FIRE SERVICES	1	$0.00	$328.00
			$2,278.00

Estimated Ad Valorem Tax:	$16,324.60
Estimated Non-Ad Valorem Tax:	$2,278.00
Estimated Taxes:	**$18,602.60**
Estimated Tax Amount without SOH:	$18,602.60

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$443,223	$565,372	$1,008,595	$1,008,595	$0	$1,008,595	$0
2024	$443,223	$536,893	$980,116	$980,116	$0	$980,116	$0
2023	$443,223	$507,657	$950,880	$950,880	$0	$950,880	$0
2022	$443,223	$455,659	$898,882	$898,882	$0	$898,882	$0
2021	$443,223	$303,777	$747,000	$747,000	$0	$747,000	$0
2020	$443,223	$298,895	$742,118	$742,118	$0	$742,118	$0
2019	$431,244	$272,428	$703,672	$703,672	$0	$703,672	$0
2018	$419,265	$279,892	$699,157	$699,157	$0	$699,157	$0
2017	$419,265	$262,041	$681,306	$681,306	$0	$681,306	$0

Property Description

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

19 17 34 IRREG PARCEL IN SW 1/4 OF NW 1/4 BEING W 139.40 FT MEAS ON N/L & W 191.7 FT MEAS ON S/L E OF MISSION RD OF N 270.77 FT S OF ST RD NO 44 PER OR 4833 PGS 1286-1288 INC PER OR 6131 PG 2361

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0432-2026**
Case Type: **Code Enforcement**
Date Case Established: **09/10/2026**
Compliance Deadline: **10/22/2026**

Owner: SIRTAZ SIBIA/SIBIA GROUP INC.

Mailing Address

SIBIA GROUP INC.
ATTN: SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

Notice of Violation for the following location:

Address	Parcel
1798 STATE ROAD 44 NEW SMYRNA BEACH, FL 32168	**741900000360**

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Obtain the required permit for replacement of the rooftop heating and cooling unit (R.T. U.) without the required permits. Apply online at www.cityofnsb.com, for questions regarding the application process please call (386) 410-2860.
Compliance Date: 10/22/2026

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.

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0432-2026**
Case Type: **Code Enforcement**
Date Case Established: **09/10/2026**
Compliance Deadline: **10/22/2026**

Corrective Action: Additional fees may be applied to the permit fees for work commencing prior to the permit issuance.

Compliance Date: 10/22/2026

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number:
Sibia Group, Inc./Sirtaz Sibia - 9214 8901 9403 8342 6816 86
John Seppy, SSI Services, 921 S. US Highway 301, Tampa, FL 33619 –
9214 8901 9403 8342 6848 47

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

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

9/11/26

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

CASE NO. CE-0432-2026
1798 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **October 28, 2026 at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

The decision of the Special Magistrate will be based upon the evidence presented at the hearing. If the Special Magistrate determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Special Magistrate, the Special Magistrate 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 Special Magistrate 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 Special Magistrate. 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 Special Magistrate even if the violation(s) has been corrected prior to the Special Magistrate 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

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

CASE NO. CE-0432-2026
1798 STATE ROAD 44
NEW SMYRNA BEACH, FL 32168

the proceeding.

RECORD IS REQUIRED TO APPEAL

In the event you decide to appeal any decision made by the Special Magistrate 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:
Sibia Group, Inc./Sirtaz Sibia 9214 8901 9403 8342 6816 86
John Seppy, SSI Services, 921 S. US Highway 301, Tampa, FL 33619
9214 8901 9403 8342 6848 47

(✓) Post

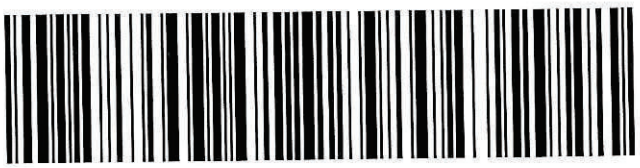
( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
9/11/2026

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

USPS CERTIFIED MAIL



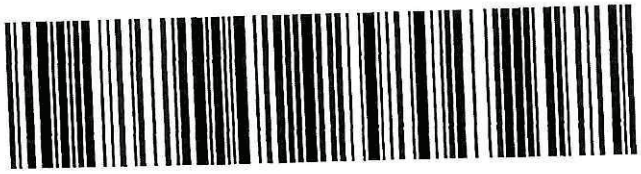
9214 8901 9403 8342 6816 86

SIBIA GROUP INC.
ATTN: SIRTAZ SIBIA
17825 W FIELDBROOK CIR
BOCA RATON, FL 33496

1798 State Road 44
CE-0432-2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 6848 47

JOHN SEPPY
SSI SERVICES
921 S. US HIGHWAY 301
TAMPA, FL 33619

CE-0432-2026
1798 State Road 44


Network:Sep 11, 2026 at 11:43:11 AM EDT
Local:Sep 11, 2026 at 11:43:11 AM EDT
N 29° 0' 52.748", W 80° 56' 28.339"
1798 SR-44 E
New Smyrna Beach FL 32168
United States
PICK-UP
CHIPOTLE MEXICAN GRILL
PICKUP
DELIVERY
REWARDS
GET IT ALL IN THE APP
NOW HIRING
Starting at $14.50 Per Hour Plus Cash Bonuses
Real Career, Amazing Benefits
• 401K with Employer Matching
• Medical Benefits
• Flexible Schedule
TEXT CHIPJOBS TO 21414 TO APPLY
NOTICE TO VISITORS AND EMPLOYEES:
CHIPOTLE MAY USE VIDEO MONITORING ON THE PREMISES.
NO AUDIO IS COLLECTED.
63

UNITED STATES POSTAL SERVICE

Date Produced: 09/15/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8342 6848 47. Our records indicate that this item was delivered on 09/14/2026 at 12:13 p.m. in TAMPA, FL 33619. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 921 S US HIGHWAY 301,
TAMPA, FL 33619

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:

JOHN SEPPY
SSI SERVICES
921 S. US HIGHWAY 301
TAMPA, FL 33619

Customer Reference Number: C7155181.43845570

Return Reference Number 1798 State Road 44

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:

JOHN SEPPY
SSI SERVICES
921 S. US HIGHWAY 301
TAMPA, FL 33619

MAILING DATE: 09/11/2026
DELIVERY DATE: 09/14/2026

USPS CERTIFIED MAIL



9214 8901 9403 8342 6848 47

USPS Tracking Label Number: 9214 8901 9403 8342 6848 47

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	09/11/2026 09:00
PICKED UP	NEW SMYRNA BEACH,FL 32168	09/11/2026 14:14
DEPART POST OFFICE	NEW SMYRNA BEACH,FL 32168	09/12/2026 04:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	09/12/2026 17:04
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	09/12/2026 22:07
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	09/13/2026 09:55
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	TAMPA,FL 33619	09/14/2026 12:13

CASE #: CE-0432-2026


SERVICE DISCONNECT
SECTIONNEUR PRINCIPALE
SERVICIO DE DESCONEXION
STOP WORK NOTICE
City of New Smyrna Beach
OFFICE OF BUILDING OFFICIAL
424-2140
DO NOT REMOVE THIS NOTICE
This site has been inspected and is not approved
No Permit
General Construction
Plumbing Construction
Mechanical Construction
Electrical Construction
Water Management
Landscaping
Fire Prevention
Unlicensed Contractor
Other
INSPECTOR
DATE
LOCATION
DETACH and BRING THIS PORTION OF CARD WITH YOU TO THE BUILDING DEPARTMENT 210 SAMS AVENUE
Location
Date
Comments
INSPECTOR
EATON
ON
OFF
Heavy Duty Safety Switch
Interrupteur de sécurité à usage intensif
Interruptor de seguridad de servicio pesado
400 A, 240 V~, 60 Hz, 250V
CAUTION
AVERTISSEMENT
S'ASSURER QUE LES VIS DU COUVERCLE SONT BIEN SERRÉES AVANT DE METTRE SOUS TENSION
PRECAUCION
LOS TORNILLOS DE LA CUBIERTA DEBEN ESTAR BIEN ASEGURADOS ANTES DE ENCENDER EL INTERRUPTOR
DANGER


SSI
Services
800-263-2206
SSIservices.com
Drive-Over Fenders
U-HAUL TOY-HAULER


WELLS FA




Bryson
HIPOTLE
FREIGHTLINER