Code Compliance Board
Thursday, July 16, 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 May 21, 2026

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

5.A CCB-0088-2026 - 350 Mission Dr. Owner: Teresa N Gascon; Officer: John Parks

5.B CCB-0232-2025 - 811 E. 15th Ave. Owner: Mark Tremblay & Greg Dubose and/or entity Officer: Beverly Abrahamson

6. NEW BUSINESS

A. Staff Report

6.A CCB-0103-2026 - 314 Florida Ave. Owner: Chadwick Residential LLC; Officer: John Parks

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

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

6.D CCB-0503-2025 - 837 E 7th Ave. Owner: MTN Resources LLC; Officer Beverly Abrahamson

6.E CCB-0508-2025 - 839 7th Ave Owner: MTN Resources LLC; Officer: Beverly Abrahamson

6.F CCB-0630-2025 - 804 Evergreen St. Owner: Thomas Hansen; Officer: Beverly Abrahamson

6.G CCB-0266-2026 - 154 Sweet Bay Ave. Owner: Robert & Kelly Freshwaters; Officer: Barbara Bobelak

6.H CCB-0148-2026 - 1313 Magnolia St. Owner: Silver Circle Magnolia LLC; Officer: Barbara Bobelak

7. REPEAT BUSINESS

8. DISCUSSION

9. STAFF REPORTS

10. ADJOURNMENT

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

for recording the proceedings.

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CODE COMPLIANCE BOARD MINUTES MAY 21, 2026

July 16, 2026

Background:
Approval of minutes for the May 21, 2026, Code Compliance Board hearing.

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Code Compliance Board Minutes May 21 2026.pdf

Code Compliance Board Minutes
Thursday, May 21, 2026, at 4:30 PM

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

1. CALL TO ORDER- 4:30 PM

Having been duly advertised as required by law, the regular meeting of the Code Compliance Board of the City of New Smyrna Beach, Florida, was held on Thursday, May 21, 2026, 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 Aaron Denys Member Katherine Brown, Member Ruth Harris, Member Keith McWilliams.

Absent: Member Kirsten Carr

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Chairman Dan Copfer moved to adopt April 16, 2026, Code Compliance Board Meeting Minutes. Member Ruth Harris moved to approve the minutes, Member Albert Schimanski 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.

5. Old Business –

None.

6. New Business –

6.A CCB-0088-2026 – 350 Mission Dr. Owner: Teresa N. Gascon; Officer: John Parks

The property Owner was not present for comment.

Violation of city code:

IPMC 604.3 Electrical System

Sec. 26-914. (6) – Accessory Improvements

Sec. 26-914. (7) – Unoccupied Structure Security

Sec. 26-914. (9) – Trash & Debris

Sec. 26-914. (13) – Outdoor Storage

This case was heard before the Code Compliance Board on May 21, 2026,

Staff and Board members discussed the violations on the property and It is staff's recommendation to the board to impose a fine of $50.00 per day per violation until the property is brought into compliance.

The Code Compliance Board found Teresa N. Gascon in violation of city code IPMC 604.3 Electrical systems, Sec. 26-914. (7) Unoccupied structure, Sec. 26-914. (9) trash and debris, Sec. 26-914. (13) – Outdoor storage. And gave until 1:00 P.M June 30, 2026, to bring the property into full compliance.

The Code Compliance Board moved to accept staff's recommendation based on the testimony of the code inspector, and gave until June 30, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing.

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

7. Repeat Business

8. STAFF REPORTS

9. ADJOURNMENT- 4:49 P.M.

As there was no further business to discuss, Chair Dan Copfer declared the meeting adjourned at 4:49 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-0088-2026 - 350 MISSION DR. OWNER: TERESA N GASCON; OFFICER: JOHN PARKS

July 16, 2026

Background:

Violation Of city Code: IPMC 604.3 - Electrical system hazard, Sec. 26-914. (6) - Accessory Improvements, Sec. 26-914. (7) - Unoccupied Structure Security, Sec. 26-914. (9) - Trash & Debris, Sec. 26-914. (13) - Outdoor Storage Compliance date: April 17, 2026 Method Of Service: Property Posted March 26, 2026, Certified mail sent on March 26, 2026, and accepted on April 1, 2026

Findings:

On May 21, 2026, this case was heard before the Code Compliance Board. the board found Teresa N. Gascon and/or entity in violation of IPMC 604.3 Electrical system hazard, Sec. 26-914. (6) - Accessory Improvements, Sec. 26-914. (7) - Unoccupied Structure Security, Sec. 26-914. (9) - Trash & Debris and gave until 1 P.M. June 30, 2026, to bring the property into full compliance. The Boards order was mailed certified mail on May 22, 2026; delivered and accepted on May 30, 2026, and posted on the property on May 26, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

June Agenda CCB-0088-2026 - 350 Mission Rd.pdf

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

AltKey: 3810830 **Parcel ID: 741909000010**
GASCON TERESA N **350 MISSION DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3810830
Parcel ID:	741909000010
Township-Range-Section:	17 - 34 - 19
Subdivision-Block-Lot:	09 - 00 - 0010
Owner(s):	GASCON TERESA N - FS - Fee Simple - 100%
Mailing Address On File:	768 S DEXTER AVE DELAND FL 32720
Physical Address:	350 MISSION DR, NEW SMYRNA BEACH 32168
Property Use:	0300 - MFR >10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	7009
Subdivision Name:	MURRAY
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$258,775	$258,775	$0	$258,775	1.5000	$388.16
0012	DISCRETIONARY	$258,775	$258,775	$0	$258,775	0.7480	$193.56
0011	REQ LOCAL EFFORT	$258,775	$258,775	$0	$258,775	3.0310	$784.35
0050	GENERAL FUND	$258,775	$258,775	$0	$258,775	3.2007	$828.26
0053	LAW ENFORCEMENT FUND	$258,775	$258,775	$0	$258,775	1.5994	$413.88
0055	LIBRARY	$258,775	$258,775	$0	$258,775	0.3697	$95.67
0520	MOSQUITO CONTROL	$258,775	$258,775	$0	$258,775	0.1573	$40.71
0530	PONCE INLET PORT AUTHORITY	$258,775	$258,775	$0	$258,775	0.0660	$17.08
0058	VOLUSIA ECHO	$258,775	$258,775	$0	$258,775	0.2000	$51.76
0057	VOLUSIA FOREVER	$258,775	$258,775	$0	$258,775	0.2000	$51.76
0065	FLORIDA INLAND NAVIGATION DISTRICT	$258,775	$258,775	$0	$258,775	0.0270	$6.99
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$258,775	$258,775	$0	$258,775	0.3101	$80.25
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$258,775	$258,775	$0	$258,775	0.1793	$46.40
0272	NEW SMYRNA BCH I&S 2018	$258,775	$258,775	$0	$258,775	0.1115	$28.85
0270	NEW SMYRNA BEACH	$258,775	$258,775	$0	$258,775	4.6370	$1,199.94
						16.3370	$4,227.61

Non-Ad Valorem Assessments

Project	Units	Rate	Total
6012-NSB STORMWATER	3	$125.00	$375.00
			$375.00

Estimated Ad Valorem Tax:	$4,227.61
Estimated Non-Ad Valorem Tax:	$375.00
Estimated Taxes:	**$4,602.61**
Estimated Tax Amount without SOH:	$4,602.61

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$75,000	$184,771	$259,771	$259,771	$0	$259,771	$0
2024	$75,000	$183,995	$258,995	$258,995	$0	$258,995	$0
2023	$119,573	$142,033	$261,606	$261,606	$0	$261,606	$0
2022	$95,658	$155,170	$250,828	$250,828	$0	$250,828	$0
2021	$95,658	$148,069	$243,727	$243,727	$0	$243,727	$0
2020	$95,658	$156,262	$251,920	$251,920	$0	$251,920	$0
2019	$95,658	$145,167	$240,825	$240,825	$0	$240,825	$0
2018	$95,658	$140,318	$235,976	$235,976	$0	$235,976	$0
2017	$95,658	$126,991	$222,649	$222,649	$0	$222,649	$0

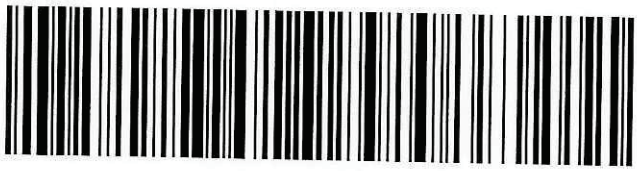
Property Description

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 LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 6973 52

TERESA GASCON
768 S DEXTER AVE
DELAND, FL 32720

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0088-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/12/2026**

Compliance Deadline: **04/17/2026**

Owner: Teresa N Gascon

Mailing Address

Teresa Gascon
768 S Dexter AVE
Deland, FL 32720

Notice of Violation for the following location:

Address

350 MISSION DR
NEW SMYRNA BEACH, FL 32168

Parcel

741909000010

Violation: IPMC 604.3 - Electrical system hazards
Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Corrective Action: Resolve all electrical hazards, including the central circuit box wiring, located in the front room, outlets and switches throughout the structure, lighting fixtures, discontinue use of extension cords used to provide power throughout the structure and property, etc. Obtain permits were required prior to conducting permit required work. For Questions regarding permits, contact the Building Department at 386-410-2860. Permits may be applied for on line at: www.cityofnsb.com

Compliance Date: 04/17/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0088-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/12/2026**

Compliance Deadline: **04/17/2026**

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

Corrective Action: Repair and or remove all broken or damaged accessory improvements and structures including tent/ temporary structures, sheds, etc. Obtain permits were required prior to conducting permit required work. For Questions regarding permits, contact the Building Department at 386-410-2860. Permits may be applied for on line at: www.cityofnsb.com
Compliance Date: 04/17/2026

Violation: Sec. 26-914.(7) - Unoccupied Structure Security
An unoccupied or vacant building, structure or any part thereof shall be kept secured by the owner against unauthorized entry and water damage. Securing shall be done in a manner and procedure as set forth in this article. All exterior openings suitable for human or animal entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two-inch long screws on all first story or ground accessible points of entry. The use of 16d common nails is permitted only on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

Corrective Action: Secure structure and property according to Code.
Compliance Date: 04/17/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0088-2026**
Case Type: **Code Enforcement**
Date Case Established: **03/12/2026**
Compliance Deadline: **04/17/2026**

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

Corrective Action: Remove all trash and debris from property.
Compliance Date: 04/17/2026

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: Properly store all items associated with interior structures inside of a safe structure.
Compliance Date: 04/17/2026

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

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0088-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/12/2026**

Compliance Deadline: **04/17/2026**

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 8363 6973 52
(✓) Post
( )Hand Delivery

Sincerely,

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

3/26/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

Teresa Gascon
768 S Dexter AVE
Deland, FL 32720

CASE NO. CE-0088-2026
350 MISSION DR
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **May 21, 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

Teresa Gascon
768 S Dexter AVE
Deland, FL 32720

CASE NO. CE-0088-2026
350 MISSION DR
NEW SMYRNA BEACH, FL 32168

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

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 8363 6973 52
(✓) Post
( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
3/26/2026

Network:Mar 26, 2026 at 11:20:42 AM EDT
Local:Mar 26, 2026 at 11:20:42 AM EDT
N 29° 0' 42.325", W 80° 56' 26.105"
1836 Sugartree Cir
New Smyrna Beach FL 32168
United States

CITY OF NEW SMYRNA BEACH BUILDING DEPARTMENT

UNSAFE BUILDING

Address 350 Mission Dr

This BUILDING is UNSAFE and its USE or OCCUPANCY has been PROHIBITED by the BUILDING OFFICIAL

It shall be unlawful for any person to enter this building without written consent of the Building Official as defined in Section 26-800 of the New Smyrna Beach City Code of Ordinances.

ANYONE DEFACING OR VIOLATING THIS NOTICE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

3/12/2026
DATE

S. Woodworth
BUILDING OFFICIAL

214 Sams Avenue, New Smyrna Beach, FL 32168 • Phone: (386) 410-2800 or (386) 410-2860

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

Violation Notice

Case Number: CE-0088-2026
Case Type: Code Enforcement
Date Case Established: 03/12/2026
Compliance Deadline: 04/17/2026

Owner: Teresa N Gascon

Mailing Address

Teresa Gascon
768 S Dexter AVE
Deland, FL 32720

Notice of Violation for the following location:

Address
350 MISSION DR
NEW SMYRNA BEACH, FL 32168

Parcel
741909000010

Violation: IPMC 604.3 - Electrical system hazards
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Corrective Action: Resolve all electrical hazards, including the central circuit box wiring, located in the front room, outlets and switches throughout the structure, lighting fixtures, discontinue use of extension cords used to provide power throughout the structure and property, etc... Obtain permits were required prior to conducting permit required work. For Questions regarding permits, contact the Building Department at 386-410-2860... Permits may be applied for on line at:... www.cityofnsb.com

Compliance Date: 04/17/2026

UNITED STATES POSTAL SERVICE

Date Produced: 04/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8363 6973 52. Our records indicate that this item was delivered on 04/01/2026 at 10:49 a.m. in DELAND, FL 32724. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 768 S DEXTER AVE
DELAND, FL 32720-6618

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:

TERESA GASCON
768 S DEXTER AVE
DELAND, FL 32720

Customer Reference Number: C6689851.40915617

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:

TERESA GASCON
768 S DEXTER AVE
DELAND, FL 32720

MAILING DATE: 03/26/2026
DELIVERY DATE: 04/01/2026

USPS CERTIFIED MAIL



9214 8901 9403 8363 6973 52

USPS Tracking Label Number: 9214 8901 9403 8363 6973 52

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/26/2026 09:24
PICKED UP	NEW SMYRNA BEACH,FL 32168	03/27/2026 13:10
DEPART POST OFFICE	NEW SMYRNA BEACH,FL 32168	03/28/2026 04:03
NO ACCESS TO DLVRY LOCATION	DELAND,FL 32720	03/30/2026 15:50
NO AUTHORIZED RECIPIENT AVAILABLE	DELAND,FL 32720	03/31/2026 13:18
DELIVERED INDIVIDUAL PICKED UP AT PO	DELAND,FL 32724	04/01/2026 10:49

CASE #: CCB-0088-2026

Building Department

City of New Smyrna Beach
214 Sams Ave, NSB, FL, 32168
386-410-2860
permits@cityofnsb.com
cityofnsb.com

To Whom it May Concern:

I, Jawed Reshid, Owner of 350 Mission Drive New Smyrna Beach, Fl 32168 on this 13th day of March 2026.

I Authorize the following in my absence:

*Mr. Bernard Sanchez for removal of debris.

*Samsula Demolition to provide any required dumpsters.

Signature of Owner

Jawed Rashid

Owner's Printed Name

Signature of Notary

CARRIE FOX MCDANIEL
MY COMMISSION # HH 249509
EXPIRES: August 5, 2026

Notary Stamp

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0088-2026

VS.

Teresa N. Gascon and/or entity (s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **May 21, 2026,** before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative __did _X_ did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 350 Mission Dr. New Smyrna Beach, FL 32168
Parcel: 741909000010
Legal description: 19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

2. The property was first inspected by a Code Compliance Officer on **March 12, 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 **March 26, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **April 17, 2026,** The Code Compliance Officer reinspected the property on **May 12, 2026,** and determined that the violation(s) was/were not corrected.

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

IPMC 604.3 Electrical System Hazard
Sec. 26-914. (6) – Accessory Improvements
Sec. 26-914. (7) – Unoccupied Structure Security
Sec. 26-914. (9) – Trash & Debris

Sec. 26-914. (13) – Outdoor Storage

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **June 30, 2026,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$50.00 per day/ per violation** may be imposed until the property is brought into full compliance. Fine not to exceed $15,000.00

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **July 16, 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.

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

DONE AND ORDERED on **May 21, 2026.**

ATTEST:

Dan Copfer, Chairman
Code Compliance Board

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 768 S. Dexter Ave. Deland, FL 32720 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8379 0626 18

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: 05/21/26

UNITED STATES POSTAL SERVICE®

June 17, 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 8379 0626 18**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	May 30, 2026, 02:36 pm
Location:	DELAND, FL 32724
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	TERESA N GASCON

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient:



Address of Recipient: 768 S DEXTER AVE
DELAND, FL 32720-8618

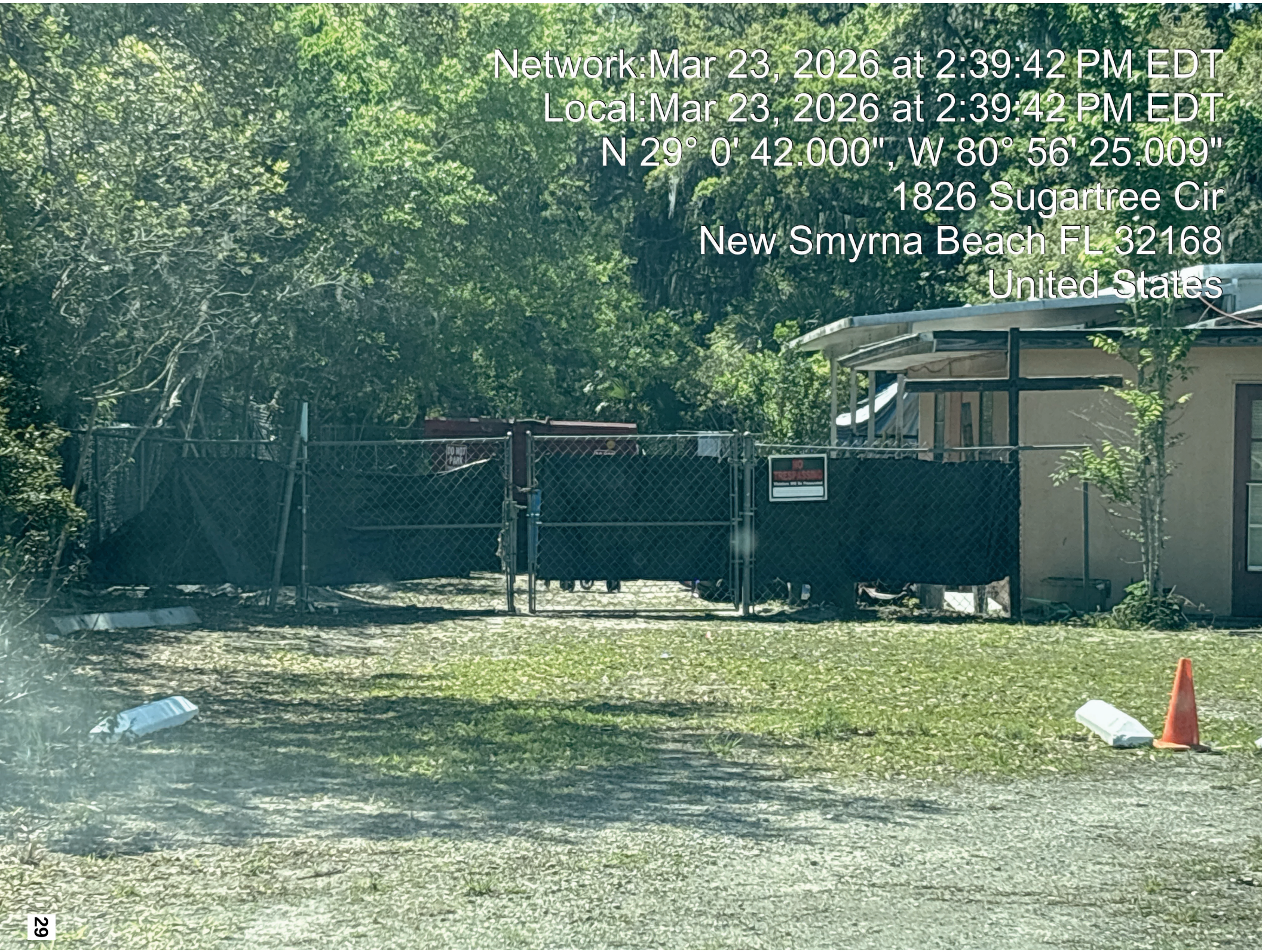
Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

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.

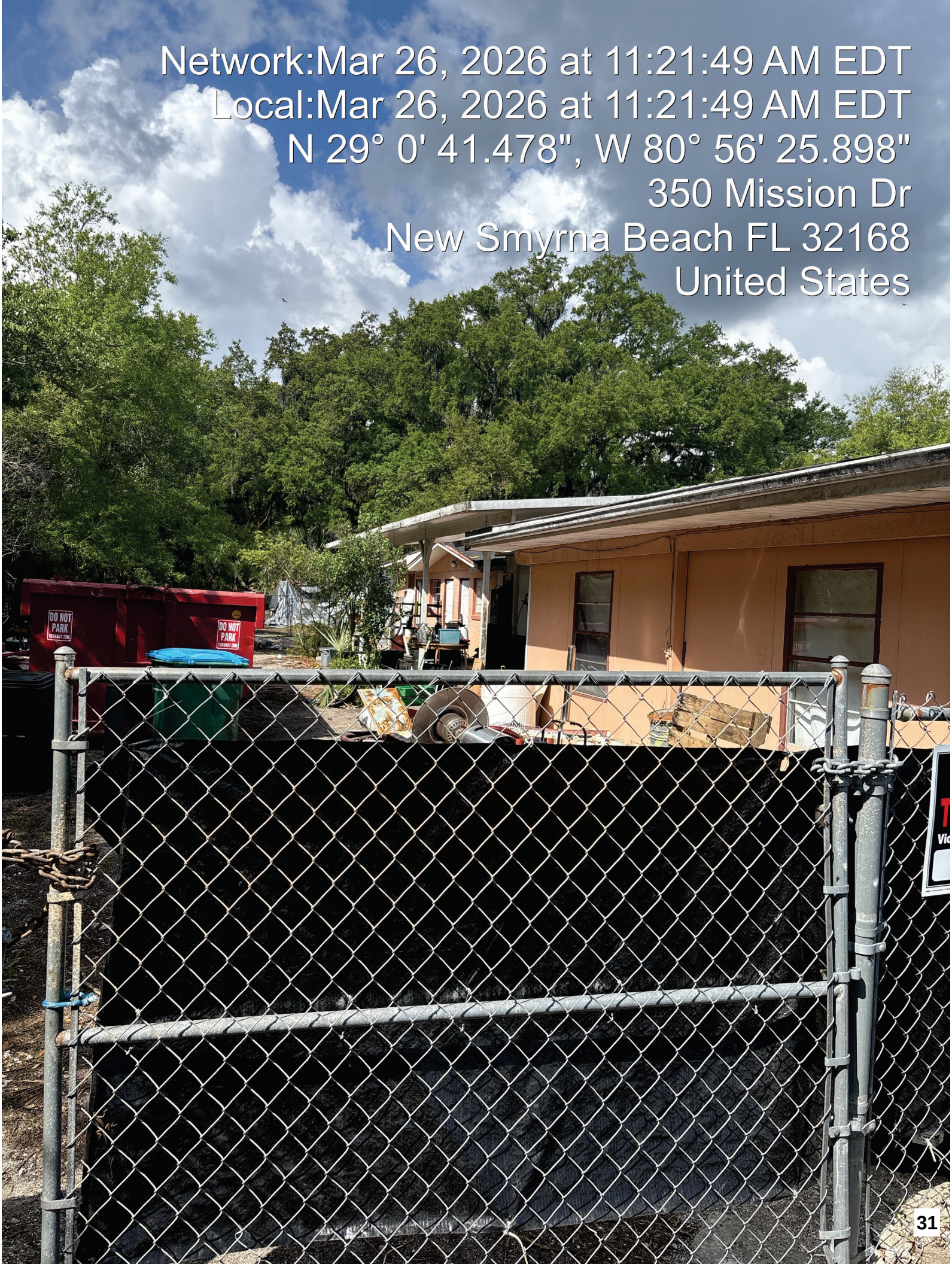
Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004


CITY OF NEW SMYRNA BEACH BUILDING DEPARTMENT
UNSAFE BUILDING
Address
This BUILDING is UNSAFE and its USE or OCCUPANCY has been PROHIBITED by
It shall be unlawful for any person to enter this building without written consent of the Building Official as defined in Section 26-800 of the New Smyrna Beach City Code of Ordinances.
ANYONE DEFACING OR VIOLATING THIS NOTICE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
DATE
BUILDING OFFICIAL
214 Sams Avenue, New Smyrna Beach, FL 32168 • Phone: (386) 410-2800 or (386) 410-2860
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870
Violation
Notice
Case Number: CE-0088-2026
Case Type: Code Enforcement
Date Case Established: 03/12/2026
Compliance Deadline: 04/17/2026
Owner: Teresa N Gascon
Mailing Address
Teresa Gascon
768 S Dexter AVE
Deland, FL 32720
Notice of Violation for the following location:
Address
350 MISSION DR
NEW SMYRNA BEACH, FL 32168
Parcel
741909000010
Violation: IPMC 604.3 - Electrical system hazards
Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.
Corrective Action: Resolve all electrical hazards, including the central circuit box wiring, located in the front room, outlets and switches throughout the structure, lighting fixtures, discontinue use of extension cords used to provide power throughout the structure and property, etc. Obtain permits were required prior to conducting permit required work. For Questions regarding permits, contact the Building Department at 386-410-2860. Permits may be applied for on line at: www.cityofnsb.com
Compliance Date: 04/17/2026
CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH
City of New Smyrna Beach, Florida, a municipal corporation, Petitioner,
VS.
Teresa N. Gascon and/or entity (s), Respondent(s)
CASE NO.: CCB-0088-2026
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER
Network: May 26, 2026 at 11:08:07 AM EDT
Local: May 26, 2026 at 11:08:07 AM EDT
N 29° 0' 41.997", W 80° 56' 26.024"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 19, 2026 at 10:36:43 AM EDT
Local:Mar 19, 2026 at 10:36:43 AM EDT
N 29° 0' 42.000", W 80° 56' 25.994"
350 Mission Dr
New Smyrna Beach FL 32168
United States
UNSAFE BUILDING


Network:Mar 23, 2026 at 2:39:42 PM EDT
Local:Mar 23, 2026 at 2:39:42 PM EDT
N 29° 0' 42.000", W 80° 56' 25.009"
1826 Sugartree Cir
New Smyrna Beach FL 32168
United States
DO NOT PARK
NO TRESPASSING


Network:Mar 23, 2026 at 2:43:09 PM EDT
Local:Mar 23, 2026 at 2:43:09 PM EDT
N 29° 0' 41.927", W 80° 56' 25.163"
1817 Sugartree Cir
New Smyrna Beach FL 32168
United States
POSTED
NO TRESPASSING
SHERIFF
30


Network:Mar 26, 2026 at 11:21:49 AM EDT
Local:Mar 26, 2026 at 11:21:49 AM EDT
N 29° 0' 41.478", W 80° 56' 25.898"
350 Mission Dr
New Smyrna Beach FL 32168
United States
DO NOT PARK
DO NOT PARK


Network:Mar 26, 2026 at 11:21:32 AM EDT
Local:Mar 26, 2026 at 11:21:32 AM EDT
N 29° 0' 41.631", W 80° 56' 26.022"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 26, 2026 at 11:21:59 AM EDT
Local:Mar 26, 2026 at 11:21:59 AM EDT
N 29° 0' 41.478", W 80° 56' 25.898"
350 Mission Dr
New Smyrna Beach FL 32168
United States
DO NOT PARK


Network: Mar 12, 2026 at 11:01:20 AM EDT
Local: Mar 12, 2026 at 11:01:20 AM EDT
N 29° 0' 42.997", W 80° 56' 27.731"
1812 Sugartree Cir
New Smyrna Beach FL 32168
United States


Network: Mar 12, 2026 at 11:01:35 AM EDT
Local: Mar 12, 2026 at 11:01:35 AM EDT
N 29° 0' 46.053", W 80° 56' 26.083"
Mission Dr
New Smyrna Beach FL 32170
United States


Network:Mar 12, 2026 at 11:27:48 AM EDT
Local:Mar 12, 2026 at 11:27:48 AM EDT
N 29° 0' 41.138", W 80° 56' 27.169"
350 Mission Dr
New Smyrna Beach FL 32168
United States
UNSAFE BUILDING
350 Mission Dr
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LANDMAN
Bealls
Bealls
Bealls
beals
36


Network:Mar 12, 2026 at 11:24:12 AM EDT
Local:Mar 12, 2026 at 11:24:12 AM EDT
N 29° 0' 42.190", W 80° 56' 26.193"
350 Mission Dr
New Smyrna Beach FL 32168
United States
UNSAFE BUILDING

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0232-2025 - 811 E. 15TH AVE. OWNER: MARK TREMBLAY & GREG DUBOSE AND/OR ENTITY OFFICER: BEVERLY ABRAHAMSON

July 16, 2026

Background:

Violation of city code: Sec. 26-171. (a) Permits Required. Compliance date: February 26, 2026, Method of service: property posted and certified mail sent on February 11, 2026, Certified mail accepted on February 13, 2026

Findings:

On April 16, 2026, this case was heard before the Code Compliance Board. the board continued this case until the July 16, 2026, to allow time for a variance review. The Boards order was mailed certified mail on April 17, 2026; accepted on April 21, 2026, and posted on the property on April 21, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0232-2025 - 811 E 15 Ave.pdf

811 E 15th AVENUE CE-0232-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	04/17/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Beverly Abrahamson	**Description:**	Rebuilding structure in backyard without a permit,; no set back by neighbor's fence; attempted to talk to neighbor and he got belligerent. Need to call complainant for access to backyard to see structure.		

Parcel: 742201470211 Main	**Address:** 811 E 15Th Av Main New Smyrna Beach, FL 32169	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Owner	**Complainant**
Mark Tremblay	Brian Scofield
237 Wood Lake Dr Maitland, FL 32751	808 E 16Th Av New Smyrna Beach, FL 32169
Mobile: (407) 718-5632	Mobile: 3217957073

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

AltKey: 3818016 **Parcel ID: 742201470211**
TREMBLAY MARK J **811 E 15TH AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3818016
Parcel ID:	742201470211
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	01 - 47 - 0211
Owner(s):	TREMBLAY MARK J - JT - Joint Tenancy with Right of Survivorship - DUBOSE GREG - JT - Joint Tenancy with Right of Survivorship - 100
Mailing Address On File:	237 WOOD LAKE DR MAITLAND FL 32751 3155
Physical Address:	811 E 15TH AVE, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4854
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	$507,601	$498,115	$0	$507,601	1.5000	$761.40
0012	DISCRETIONARY	$507,601	$498,115	$0	$507,601	0.7480	$379.69
0011	REQ LOCAL EFFORT	$507,601	$498,115	$0	$507,601	3.0310	$1,538.54
0050	GENERAL FUND	$507,601	$498,115	$9,486	$498,115	3.2007	$1,594.32
0053	LAW ENFORCEMENT FUND	$507,601	$498,115	$9,486	$498,115	1.5994	$796.69
0055	LIBRARY	$507,601	$498,115	$9,486	$498,115	0.3697	$184.15
0520	MOSQUITO CONTROL	$507,601	$498,115	$9,486	$498,115	0.1573	$78.35
0530	PONCE INLET PORT AUTHORITY	$507,601	$498,115	$9,486	$498,115	0.0660	$32.88
0058	VOLUSIA ECHO	$507,601	$498,115	$9,486	$498,115	0.2000	$99.62
0057	VOLUSIA FOREVER	$507,601	$498,115	$9,486	$498,115	0.2000	$99.62
0065	FLORIDA INLAND NAVIGATION DISTRICT	$507,601	$498,115	$9,486	$498,115	0.0270	$13.45
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$507,601	$498,115	$9,486	$498,115	0.3101	$154.47
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$507,601	$498,115	$9,486	$498,115	0.1793	$89.31
0272	NEW SMYRNA BCH I&S 2018	$507,601	$498,115	$9,486	$498,115	0.1115	$55.54
0270	NEW SMYRNA BEACH	$507,601	$498,115	$9,486	$498,115	4.6370	$2,309.76
						16.3370	$8,187.78

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$8,187.78
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$8,312.78**
Estimated Tax Amount without SOH:	$8,417.68

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$318,825	$189,754	$508,579	$452,832	$0	$452,832	$0
2024	$318,825	$198,301	$517,126	$411,666	$0	$411,666	$0
2023	$314,438	$180,640	$495,078	$374,242	$0	$374,242	$0
2022	$234,000	$179,415	$413,415	$340,220	$0	$340,220	$0
2021	$150,638	$158,653	$309,291	$309,291	$0	$309,291	$0
2020	$162,338	$130,168	$292,506	$292,506	$0	$292,506	$0
2019	$198,900	$98,108	$297,008	$297,008	$0	$297,008	$0
2018	$124,313	$146,238	$270,551	$270,551	$0	$270,551	$0
2017	$119,340	$128,087	$247,427	$247,427	$0	$247,427	$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.

W 16.67 FT OF LOT 21A & LOT 21B BLK O NEW SMYRNA BEACH MB 7 PG 29 PER OR 6954 PG 4845 PER OR 7308 PGS 2287-2300 INC PER OR 8689 PG 1927

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0232-2025**

Case Type: **Code Enforcement**

Date Case Established: **04/17/2025**

Compliance Deadline: **02/26/2026**

Owner: MARK TREMBLAY & GREG DUBOSE

Mailing Address

MARK TREMBLAY & GREG DUBOSE
237 WOOD LAKE DR
MAITLAND, FL 32751

Notice of Violation for the following location:

Address

811 E 15TH AV
NEW SMYRNA BEACH, FL 32169

Parcel

742201470211

Violation: Sec. 26-171. (a) Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Obtain the required permit for the structure in the rear yard that is being remodeled.
Compliance Date: 02/26/2026

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-0232-2025**

Case Type: **Code Enforcement**

Date Case Established: **04/17/2025**

Compliance Deadline: **02/26/2026**

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 8356 4220 84

(✓) Post

( ) Hand Delivery

Sincerely,

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
2/11/2026

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

MARK TREMBLAY & GREG DUBOSE
237 WOOD LAKE DR
MAITLAND, FL 32751

CASE NO. CE-0232-2025
811 E 15TH AV
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 March 19, 2026, 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

MARK TREMBLAY & GREG DUBOSE
237 WOOD LAKE DR
MAITLAND, FL 32751

CASE NO. CE-0232-2025
811 E 15TH 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 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 8356 4220 84

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
2/11/2026

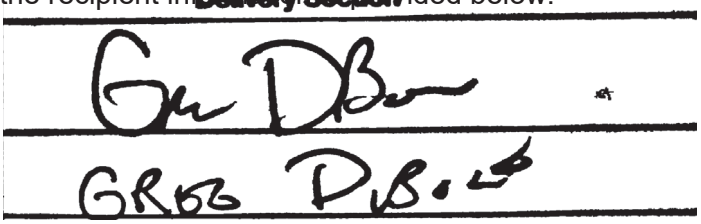
UNITED STATES POSTAL SERVICE

Date Produced: 02/16/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8356 4220 84. Our records indicate that this item was delivered on 02/13/2026 at 03:01 p.m. in MAITLAND, FL 32751. 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:

MARK TREMBLAY & GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

Customer Reference Number: C6566844.40192844

Return Reference Number 237 WOOD LAKE DR MAITLAND FL 32751

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:

MARK TREMBLAY & GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

MAILING DATE: 02/11/2026
DELIVERY DATE: 02/13/2026

USPS CERTIFIED MAIL



9214 8901 9403 8356 4220 84

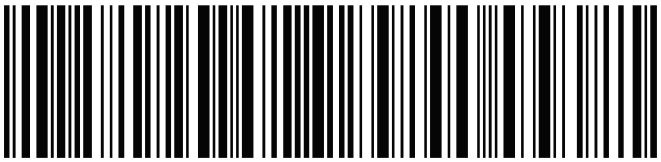
USPS Tracking Label Number: 9214 8901 9403 8356 4220 84

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/11/2026 08:13
PICKED UP	NEW SMYRNA BEACH,FL 32168	02/11/2026 15:51
DEPART POST OFFICE	NEW SMYRNA BEACH,FL 32168	02/12/2026 03:57
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	MAITLAND,FL 32751	02/13/2026 15:01

CASE #: CCB-0232-2025 811 E 15TH AVE

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 8094 66

MARK J TREMBLAY &
GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

CCB-0232-2025
811 E. 15th Avenue

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/25/2026

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8362 8094 66

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

DELIVERED LEFT WITH INDIVIDUAL MAITLAND,FL 32751 03/24/2026 13:04

ORIGINAL INTENDED RECIPIENT:

MARK J TREMBLAY &
GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

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

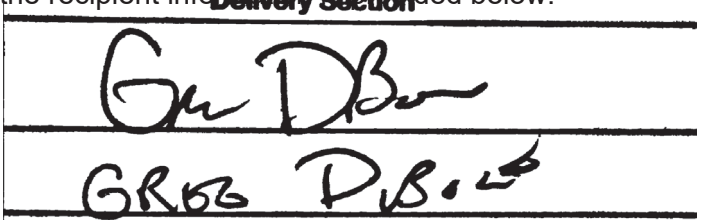
UNITED STATES POSTAL SERVICE

Date Produced: 03/25/2026

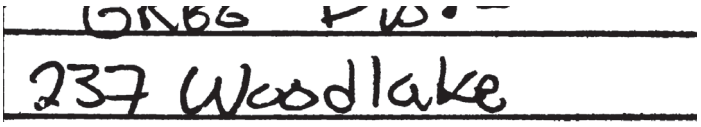
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8362 8094 66. Our records indicate that this item was delivered on 03/24/2026 at 01:04 p.m. in MAITLAND, FL 32751. 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:

MARK J TREMBLAY &
GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

Customer Reference Number: C6675674.40817604

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:

MARK J TREMBLAY &
GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

MAILING DATE: 03/20/2026
DELIVERY DATE: 03/24/2026

USPS CERTIFIED MAIL



9214 8901 9403 8362 8094 66

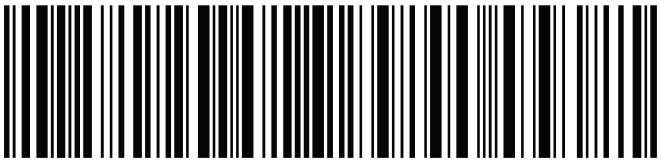
USPS Tracking Label Number: 9214 8901 9403 8362 8094 66

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/20/2026 14:15
DELIVERED LEFT WITH INDIVIDUAL	MAITLAND,FL 32751	03/24/2026 13:04

CASE #:

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 8094 66

MARK J TREMBLAY &
GREG DUBOSE
237 WOOD LAKE DR
MAITLAND FL 32751-3155

CCB-0232-2025
811 E. 15th Avenue

CITIZENS CODE COMPLIANCE BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

CITY OF NEW SMYRNA BEACH,
FLORIDA, a municipal corporation,
Petitioner,

VS CASE NO.: CCB-0232-2025

Mark Tremblay & Greg Dubose and/or entity,
Respondents/Owners.
_____/

ORDER CONTINUING HEARING

This case was heard on April 16, 2026, before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative _____did __X__did not attend the hearing.

The Citizens Code Compliance Board hereby continues the hearing on the above captioned case until July 16, 2026, at the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168 at 4:30 PM

Address: 811 E. 15th Ave. New Smyrna Beach, FL 32169
Parcel: 742201470211
Legal Description: W 16.67 FT OF LOT 21A & LOT 21B BLK O NEW SMYRNA BEACH MB 7 PG 29 PER OR 6954 PG 4845 PER OR 7308 PGS 2287-2300 INC PER OR 8689 PG 1927

DONE AND ORDERED this 16th day of April 2026.

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

ATTEST:

Chairperson: Dan Copfer
Code Compliance Board

Clerk: Evann Lorenzen
Code Compliance Board

CERTIFICATE OF SERVICE

I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 237 Wood Lake Dr. Maitland, FL 32751 by:

(_V_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8368 7650 87

(_V _) Post

(___) Hand Delivery

Signature: Evann Lorenzen
Title: Code Compliance Board Clerk
Date: 04/16/2026

UNITED STATES POSTAL SERVICE

June 23, 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 8368 7650 87**.

Item Details

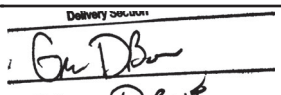
Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	April 21, 2026, 1:43 pm
Location:	MAITLAND, FL 32751
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	MARK TREMBLAY GREG DUBOSE

Shipment Details

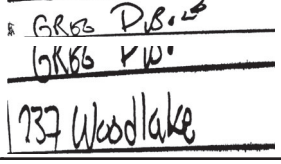
Weight:	1.0oz

Recipient Signature

Signature of Recipient:



Address of Recipient:



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

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

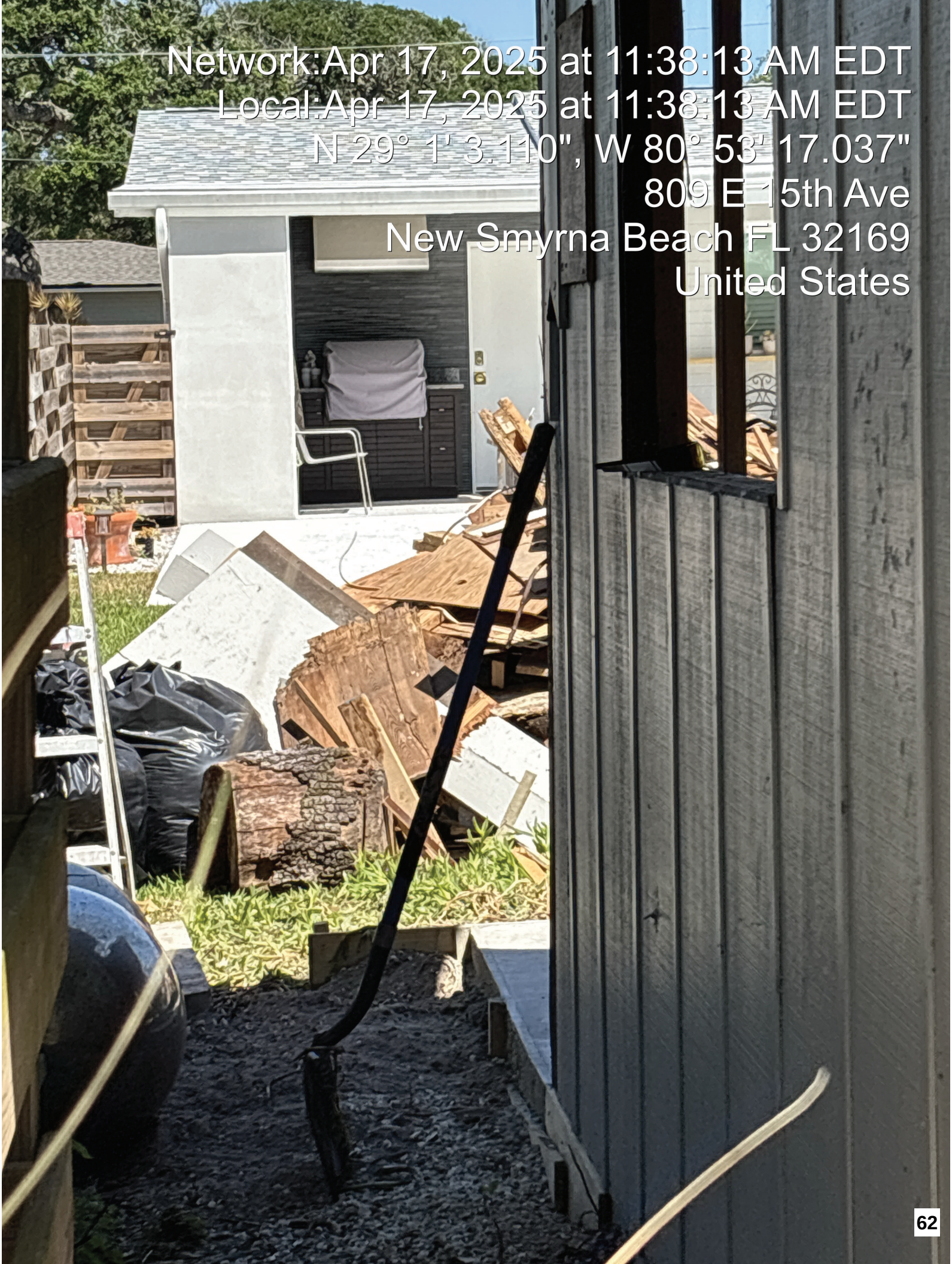
Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004


Network:Apr 21, 2026 at 1:18:50 PM EDT
Local:Apr 21, 2026 at 1:18:49 PM EDT
N 29° 1' 4.650", W 80° 53' 17.291"
808 E 15th Ave
New Smyrna Beach FL 32169
United States
811
58

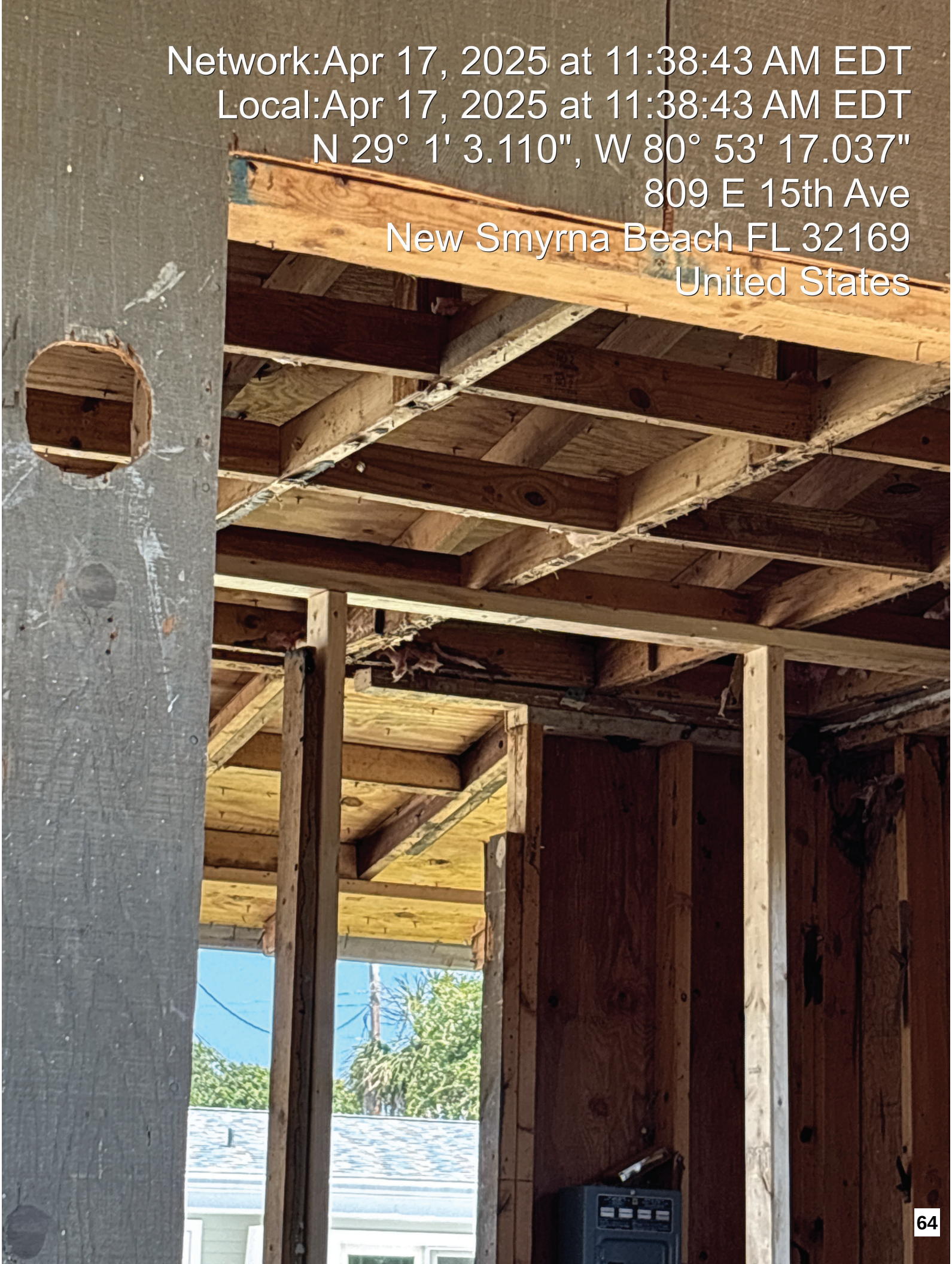

Network:Feb 11, 2026 at 12:57:20 PM EST
Local:Feb 11, 2026 at 12:57:20 PM EST
N 29° 1' 4.512", W 80° 53' 17.205"
805 E 15th Ave
New Smyrna Beach FL 32169
United States
811


Network:Apr 17, 2025 at 11:38:02 AM EDT
Local:Apr 17, 2025 at 11:38:02 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States

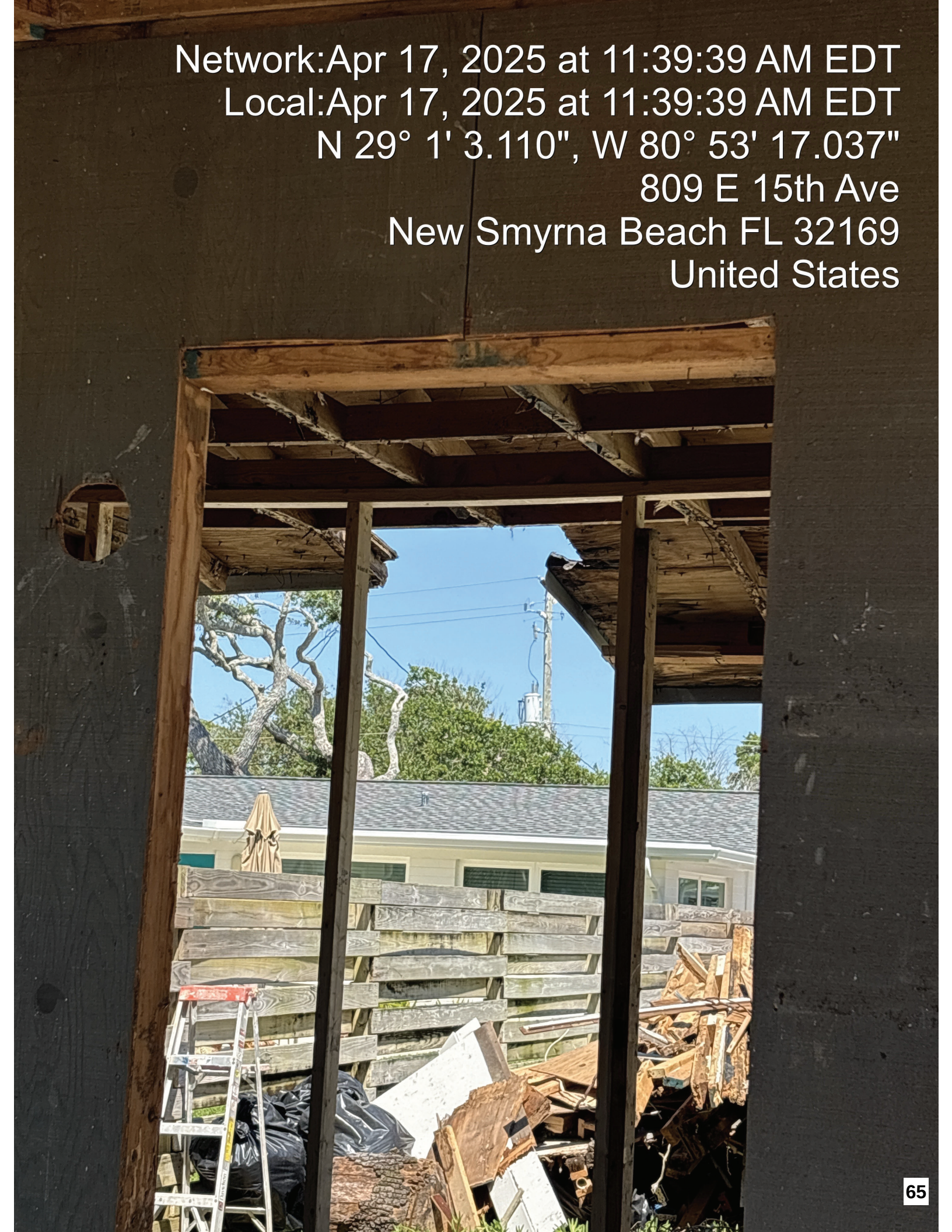

Network:Apr 17 , 2025 at 11:38:09 AM EDT
Local:Apr 17 , 2025 at 11:38:09 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States

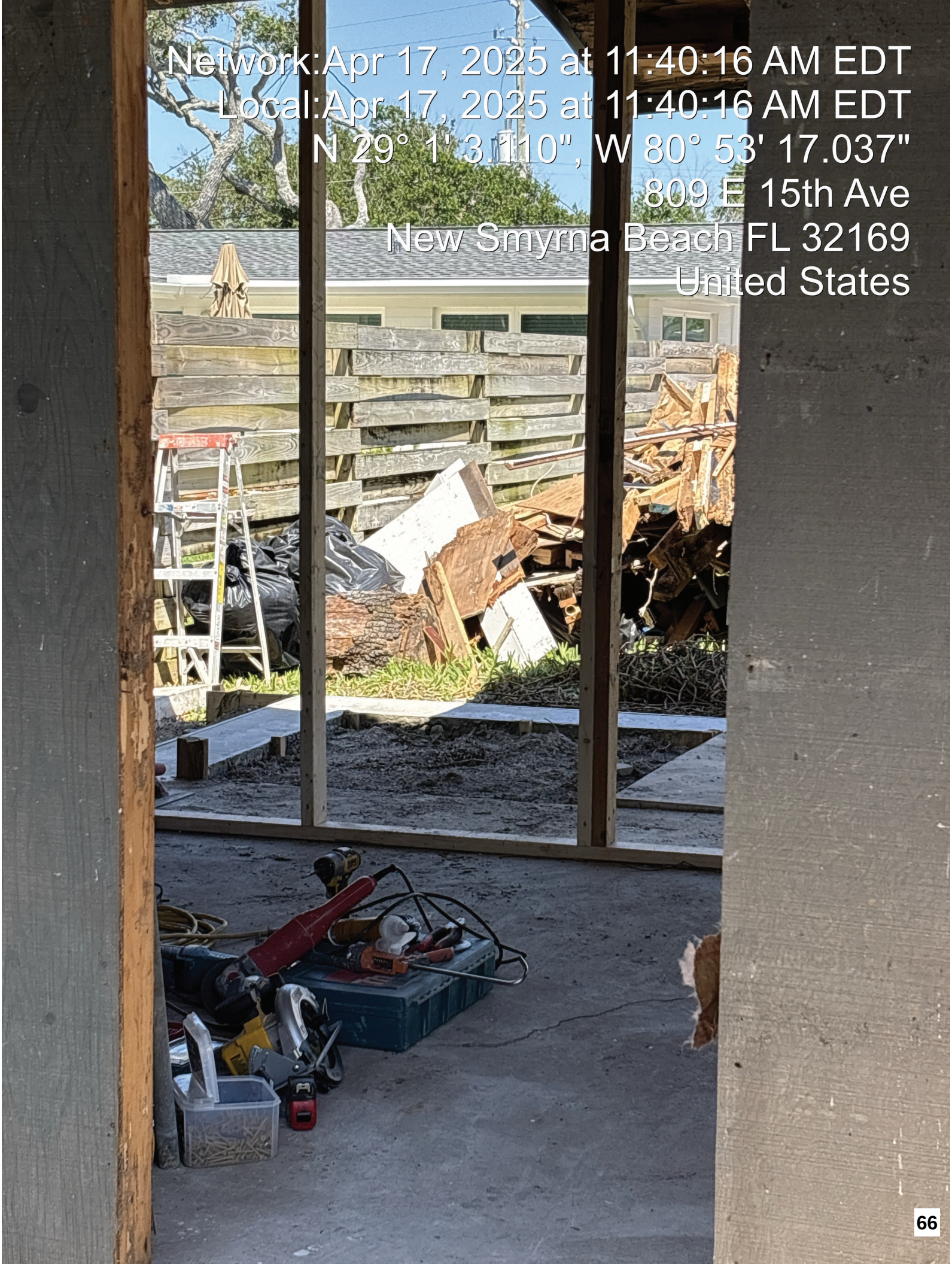

Network:Apr 17, 2025 at 11:38:13 AM EDT
Local:Apr 17, 2025 at 11:38:13 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States

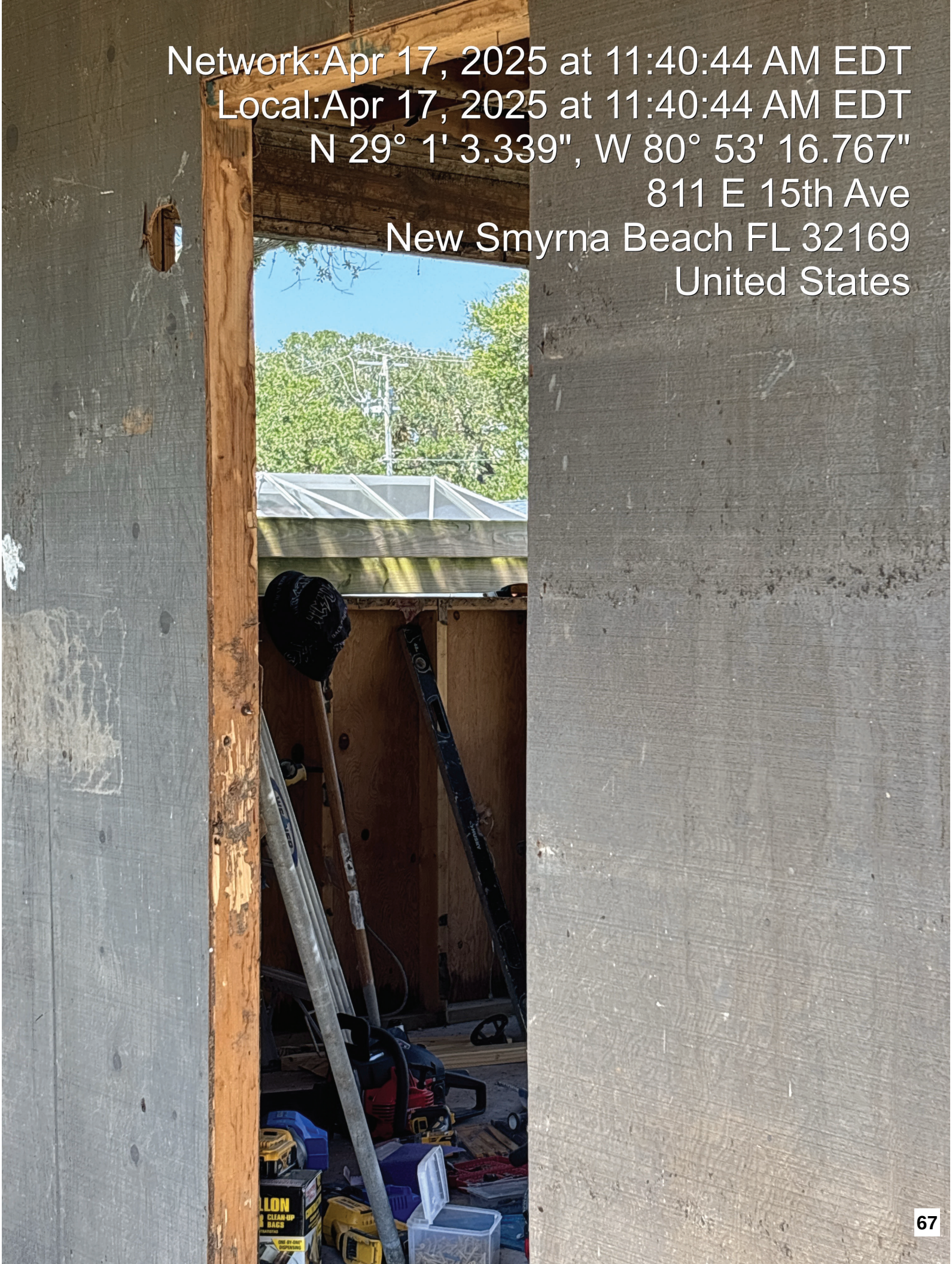

Network:Apr 17, 2025 at 11:38:58 AM EDT
Local:Apr 17, 2025 at 11:38:58 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States

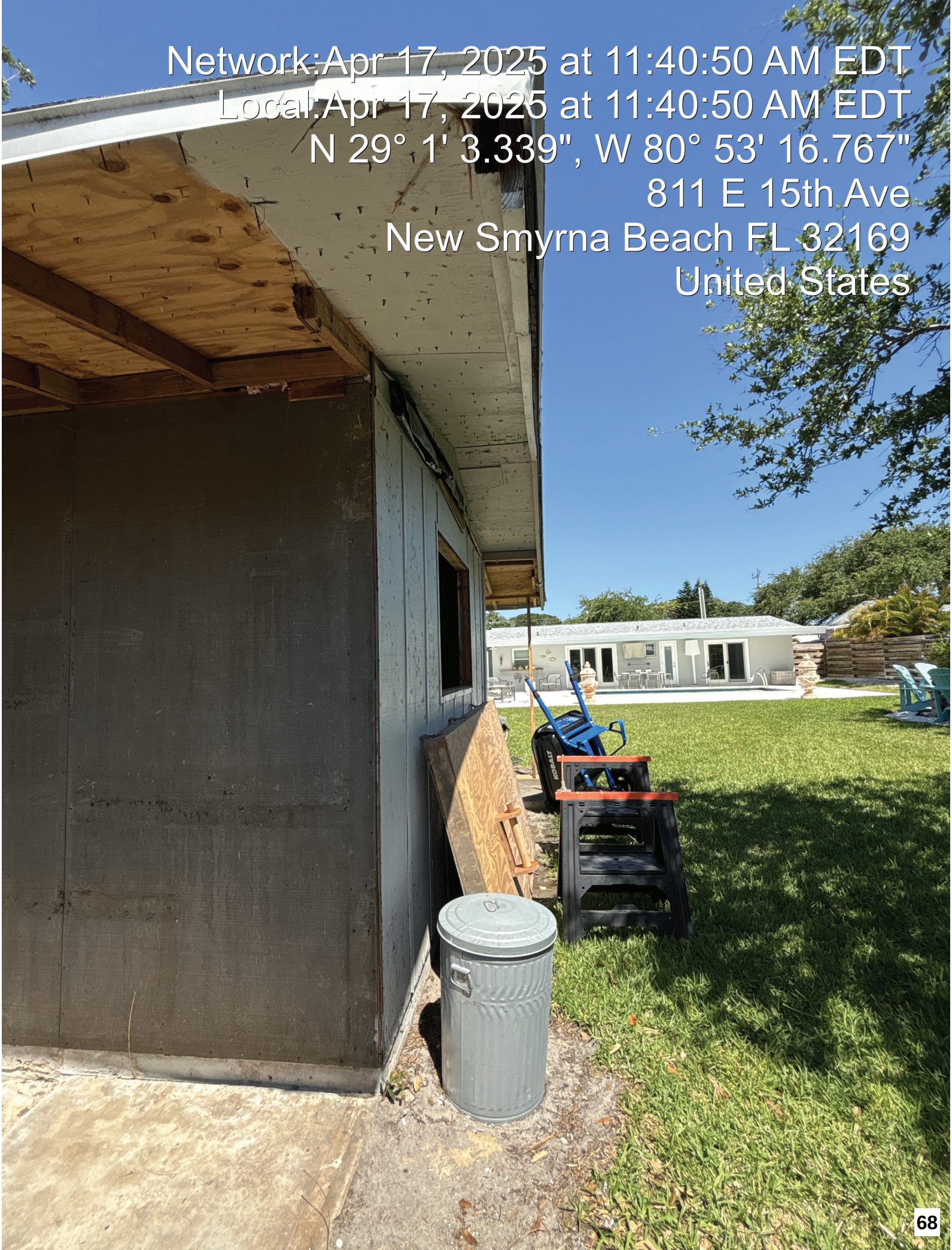

Network:Apr 17, 2025 at 11:38:43 AM EDT
Local:Apr 17, 2025 at 11:38:43 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States

Network:Apr 17, 2025 at 11:39:39 AM EDT
Local:Apr 17, 2025 at 11:39:39 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States




Network:Apr 17, 2025 at 11:40:16 AM EDT
Local:Apr 17, 2025 at 11:40:16 AM EDT
N 29° 1' 3.110", W 80° 53' 17.037"
809 E 15th Ave
New Smyrna Beach FL 32169
United States


Network:Apr 17, 2025 at 11:40:44 AM EDT
Local:Apr 17, 2025 at 11:40:44 AM EDT
N 29° 1' 3.339", W 80° 53' 16.767"
811 E 15th Ave
New Smyrna Beach FL 32169
United States


Network:Apr 17, 2025 at 11:40:50 AM EDT
Local:Apr 17, 2025 at 11:40:50 AM EDT
N 29° 1' 3.339", W 80° 53' 16.767"
811 E 15th Ave
New Smyrna Beach FL 32169
United States


Network:Apr 17, 2025 at 11:41:30 AM EDT
Local:Apr 17, 2025 at 11:41:30 AM EDT
N 29° 1' 3.339", W 80° 53' 16.767"
811 E 15th Ave
New Smyrna Beach FL 32169
United States

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0103-2026 - 314 FLORIDA AVE. OWNER: CHADWICK RESIDENTIAL LLC; OFFICER: JOHN PARKS

July 16, 2026

Background:

Violation of city code: LDR 504.01. - General Zoning Regulations R-3, LDR 504.01 (S) - General Regulations R-3 - prohibited advertisement. Compliance date: June 1, 2026, Method of service: property posted May 12, 2026, certified mail sent on May 8, 2026, and delivered and accepted on May 19, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0103-2026 - 314 Florida Ave.pdf

CE-0103-2026 – 314 FLORIDA AVENUE
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**CODE COMPLIANCE BOARD**	**Opened Date:**	03/23/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Illegal STR advertising with 12 night minimum stay. https://www.airbnb.com/rooms/920283766644329226		

Parcel: 745515020050 Main	**Address:** 314 Florida Av Main New Smyrna Beach, FL 32169	**Zone:** R-3A (SINGLE FAMILY DETACHED & ATTACHED RESIDENTIAL*)

Owner

Chadwick Residential Llc
Michael & Kirstie Chadwick

1415 N Orange Ave
Orlando, FL 32804

Business: 407-252-4005

Mobile: 4074934001

Complainant

Dan Chiericoni

101 N Pine St
New Smyrna Beach, FL 32169

Note	Created By	Date and Time Created
1. Business license tax receipt is up-to-date. John you had a previous cases on this property for short-term rental and trailers.	Barbara Bobelak	3/23/2026 7:38 am
2. Assigned to: John Parks	Barbara Bobelak	3/23/2026 7:38 am

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-004284-2026	Online Complaint	Barbara Bobelak	03/23/2026

Bobelak, Barbara

From: noreply@civicplus.com
Sent: Sunday, March 22, 2026 11:18 AM
To: Code Enforcement
Subject: Online Form Submittal: Contact Code Compliance

CAUTION: EXTERNAL EMAIL

Contact Code Compliance

Please use this form to request an inspection at a location in the City of New Smyrna Beach. Fields with an asterisk next to them are required. The Florida Legislature in 2021 passed Senate Bill 60, which amended Florida Statute 125.69 (4)(b), Florida Statute 162.06 (1)(b), and Florida Statute 162.21 (3)(b). Effective July 1, 2021, Florida Statute prohibits Code Compliance officers from investigating anonymous tips unless the violation presents an imminent threat to public health, safety, welfare, or the imminent destruction of habitat or sensitive resource.

Please provide your name and contact information.

First Name	Dan
Last Name	Chiericoni
Street Address	101 N Pine st
City	new smyrna beach
State	fl
Zip Code	32169
Phone Number	*Field not completed.*
Reply E-mail	*Field not completed.*

Please provide information about the incident you would like us to investigate.

Street Address	314 Florida Ave.
Incident Description	Illegal STR advertising with 12 night minimum stay. https://www.airbnb.com/rooms/920283766644329226
Name of Property Owner or Tenant (if known)	*Field not completed.*

File Upload	*Field not completed.*

Email not displaying correctly? View it in your browser.



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

AltKey: 3902301 **Parcel ID: 745515020050**
CHADWICK RESIDENTIAL LLC **314 FLORIDA AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3902301
Parcel ID:	745515020050
Township-Range-Section:	17 - 34 - 55
Subdivision-Block-Lot:	15 - 02 - 0050
Owner(s):	CHADWICK RESIDENTIAL LLC - FS - Fee Simple - 100%
Mailing Address On File:	1415 N ORANGE AVE ORLANDO FL 32804
Physical Address:	314 FLORIDA AVE, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4816
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	$486,079	$486,079	$0	$486,079	1.5000	$729.12
0012	DISCRETIONARY	$486,079	$486,079	$0	$486,079	0.7480	$363.59
0011	REQ LOCAL EFFORT	$486,079	$486,079	$0	$486,079	3.0310	$1,473.31
0050	GENERAL FUND	$486,079	$486,079	$0	$486,079	3.2007	$1,555.79
0053	LAW ENFORCEMENT FUND	$486,079	$486,079	$0	$486,079	1.5994	$777.43
0055	LIBRARY	$486,079	$486,079	$0	$486,079	0.3697	$179.70
0520	MOSQUITO CONTROL	$486,079	$486,079	$0	$486,079	0.1573	$76.46
0530	PONCE INLET PORT AUTHORITY	$486,079	$486,079	$0	$486,079	0.0660	$32.08
0058	VOLUSIA ECHO	$486,079	$486,079	$0	$486,079	0.2000	$97.22
0057	VOLUSIA FOREVER	$486,079	$486,079	$0	$486,079	0.2000	$97.22
0065	FLORIDA INLAND NAVIGATION DISTRICT	$486,079	$486,079	$0	$486,079	0.0270	$13.12
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$486,079	$486,079	$0	$486,079	0.3101	$150.73
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$486,079	$486,079	$0	$486,079	0.1793	$87.15
0272	NEW SMYRNA BCH I&S 2018	$486,079	$486,079	$0	$486,079	0.1115	$54.20
0270	NEW SMYRNA BEACH	$486,079	$486,079	$0	$486,079	4.6370	$2,253.95
						16.3370	$7,941.07

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$7,941.07
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$8,066.07**
Estimated Tax Amount without SOH:	$8,066.07

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$323,400	$161,312	$484,712	$460,176	$0	$460,176	$0
2024	$328,300	$201,914	$530,214	$418,342	$0	$418,342	$0
2023	$328,300	$173,884	$502,184	$380,311	$0	$380,311	$0
2022	$237,895	$171,799	$409,694	$345,737	$0	$345,737	$0
2021	$237,895	$118,436	$356,331	$314,306	$0	$314,306	$0
2020	$193,305	$112,608	$305,913	$285,733	$0	$285,733	$0
2019	$193,305	$104,695	$298,000	$259,757	$0	$259,757	$0
2018	$193,305	$106,471	$299,776	$236,143	$0	$236,143	$0
2017	$193,305	$100,346	$293,651	$214,675	$0	$214,675	$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 5 BLK 2 NEWELL & SMITH SUB WALKER GRANT MB 5 PG 10 PER OR 4143 PG 4593 PER OR 6665 PGS 0256-0257 PER OR 6764 PGS 1747-1749 INC PER OR 6764 PGS 1750-1752 INC



Detail by Entity Name

Florida Limited Liability Company
CHADWICK RESIDENTIAL, LLC

Filing Information

Document Number	L12000093147
FEI/EIN Number	46-0808128
Date Filed	07/18/2012
State	FL
Status	ACTIVE

Principal Address

4074 TENITA DRIVE
WINTER PARK, FL 32792

Mailing Address

4074 TENITA DRIVE
WINTER PARK, FL 32792

Registered Agent Name & Address

CHADWICK, MICHAEL
4074 TENITA DRIVE
WINTER PARK, FL 32792

Authorized Person(s) Detail

Name & Address

Title MGR

CHADWICK, MICHAEL
4074 TENITA DRIVE
WINTER PARK, FL 32792

Title MGR

MCCOOL, KIRSTIE
4906 Lake Sharp Dr
Orlando, FL 32817

Annual Reports

Report Year	Filed Date
2024	01/27/2024

2025	01/16/2025
2026	01/23/2026

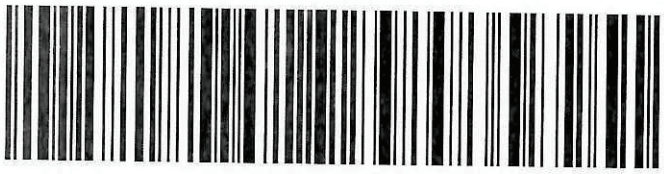
Document Images

01/23/2026 -- ANNUAL REPORT	View image in PDF format
01/16/2025 -- ANNUAL REPORT	View image in PDF format
01/27/2024 -- ANNUAL REPORT	View image in PDF format
11/04/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/22/2022 -- ANNUAL REPORT	View image in PDF format
02/04/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/08/2017 -- ANNUAL REPORT	View image in PDF format
01/24/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/25/2013 -- ANNUAL REPORT	View image in PDF format
07/18/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

USPS CERTIFIED MAIL

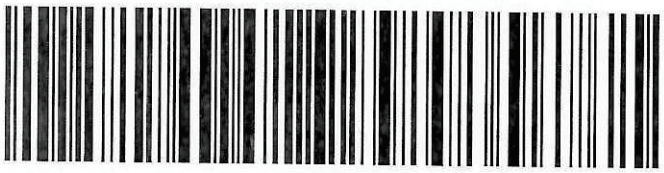


9214 8901 9403 8372 9369 16

CHADWICK RESIDENTIAL LLC
1415 N ORANGE AVE
ORLANDO, FL 32804

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

USPS CERTIFIED MAIL



9214 8901 9403 8372 9371 11

MICHAEL CHADWICK REGISTERED AGENT
4074 TENITA DRIVE
WINTER PARK, FL 32792

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0103-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/23/2026**

Compliance Deadline: **06/01/2026**

Owner: CHADWICK RESIDENTIAL LLC

Mailing Address

CHADWICK RESIDENTIAL LLC
1415 N ORANGE AVE
ORLANDO, FL 32804

CHADWICK RESIDENTIAL LLC
MICHAEL CHADWICK – Registered Agent
4074 TENITA DRIVE
WINTER PARK, FL 32792

Notice of Violation for the following location:

Address	Parcel
314 FLORIDA AV NEW SMYRNA BEACH, FL 32169	**745515020050**

Violation: LDR 504.01. - General Zoning Regulations R-3
N. Short term rental (less than 30 days) of a dwelling unit is permitted only in the designated areas and zoning districts indicated below:
East of the Intracoastal Waterway Zoning districts: R-3A east of Atlantic Avenue, R-4, R-5, R-6, B-4, M-U, and BBH East of the Intracoastal Waterway and south of Third Avenue Zoning districts: R-2A West of the Intracoastal Waterway Zoning districts: M-U, BBH
Corrective Action: Immediately cease all short-term rentals.
Compliance Date: 06/01/2026

Violation: LDR 504.01 (S) - General regulations R-3 - prohibiting advertisement
Prohibiting the advertisement of uses not permitted in the zoning district.
Corrective Action: Change all listings to comply with code of 30 days or more.
Compliance Date: 06/01/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0103-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/23/2026**

Compliance Deadline: **06/01/2026**

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 8372 9369 16
Registered Agent Receipt Number: 9214 8901 9403 8372 9371 11

(✓) Post

( )Hand Delivery

Sincerely,

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

5/8/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

CHADWICK RESIDENTIAL LLC
1415 N ORANGE AVE
ORLANDO, FL 32804

CASE NO. CE-0103-2026
314 FLORIDA AV
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **July 16, 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.

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

CASE NO. CE-0103-2026

CHADWICK RESIDENTIAL LLC
1415 N ORANGE AVE
ORLANDO, FL 32804

314 FLORIDA AV
NEW SMYRNA BEACH, FL 32169

NOTICE TO PERSONS WITH DISABILITIES

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RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 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 8372 9369 16
Registered Agent Receipt Number: 9214 8901 9403 8372 9371 11

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
5/8/2026

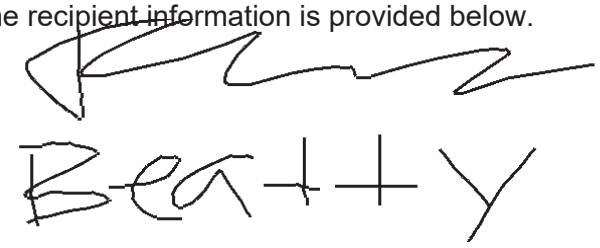
UNITED STATES POSTAL SERVICE

Date Produced: 05/20/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8372 9369 16. Our records indicate that this item was delivered on 05/19/2026 at 09:37 a.m. in ORLANDO, FL 32804. 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:

CHADWICK RESIDENTIAL LLC
1415 N ORANGE AVE
ORLANDO, FL 32804

Customer Reference Number: C6813747.41717477

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:

CHADWICK RESIDENTIAL LLC
1415 N ORANGE AVE
ORLANDO, FL 32804

MAILING DATE: 05/08/2026
DELIVERY DATE: 05/19/2026

USPS CERTIFIED MAIL



9214 8901 9403 8372 9369 16

USPS Tracking Label Number: 9214 8901 9403 8372 9369 16

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	05/08/2026 07:57
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	05/16/2026 19:12
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/16/2026 20:27
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/16/2026 21:41
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/17/2026 23:47
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/18/2026 01:46
RESCHEDULED TO NEXT DELIVERY DAY	ORLANDO,FL 32804	05/18/2026 09:15
DELIVERED LEFT WITH INDIVIDUAL	ORLANDO,FL 32804	05/19/2026 09:37

CASE #: 0103-2026


Network: May 12, 2026 at 7:19:06 AM EDT
Local: May 12, 2026 at 7:19:06 AM EDT
N 29° 2' 21.796", W 80° 53' 58.499"
315 Florida Ave
New Smyrna Beach FL 32169
United States
Violation
Notice



Entire home in New Smyrna Beach, Florida

8 guests · 3 bedrooms · 6 beds · 1.5 baths

★ 5.0 · 3 reviews

Hosted by Kirstie
3 years hosting

Self check-in
Check yourself in with the lockbox.

Vibrant neighborhood
This area is walkable with lots to explore, especially for dining out.

At-home coffee
Start your morning right with the drip coffee maker.

Prices include all fees

$4,736 for 16 nights

CHECK-IN 4/14/2026
CHECKOUT 4/30/2026
GUESTS 1 guest

Reserve

You won't be charged yet

airbnb.com/rooms/920283766644329226?source_impression_id=p3_1778241052_P33KJ9Db17hEKqiR&check_in=2026-06-09&guests=1&adults=1&check_out=2026-06-22

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

Family Fun 1 block from Flagler

Share Save



Entire home in New Smyrna Beach, Florida

8 guests · 3 bedrooms · 6 beds · 1.5 baths

★ 4.75 · 4 reviews

Hosted by Kirstie
3 years hosting

Outdoor entertainment
The bbq area and outdoor seating are great for summer trips.

Self check-in

Prices include all fees

$3,880 for 13 nights

CHECK-IN	CHECKOUT
6/9/2026	6/22/2026

GUESTS
1 guest

Free cancellation before May 10

Search

7:52 AM
5/8/2026

airbnb.com/rooms/920283766644329226?source_impression_id=p3_1778241052_P33KJ9Db17hEKqiR&check_in=2026-06-09&guests=1&adults=1&check_out=2026-06-22

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CHECK-IN 6/9/2026 | CHECKOUT 6/22/2026

GUESTS 1 guest

Free cancellation before May 10

Reserve

You won't be charged yet

Search

7:51 AM
5/8/2026

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

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

July 16, 2026

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required, Sec. 74-146. - Local business tax imposed. Notice of violation method of service property posted on October 14, 2025, certified mail sent October 14, 2025, and accepted on October 31,2025. Compliance date: January 9, 2026. Notice of hearing method of service property posted April 2, 2026, certified mail sent on April 2, 2026, and returned to sender on May 12, 2026

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

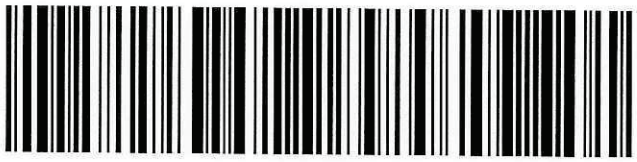
Property Description

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 8364 8891 90

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

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

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(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8364 8891 90

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
04/02/2026

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**

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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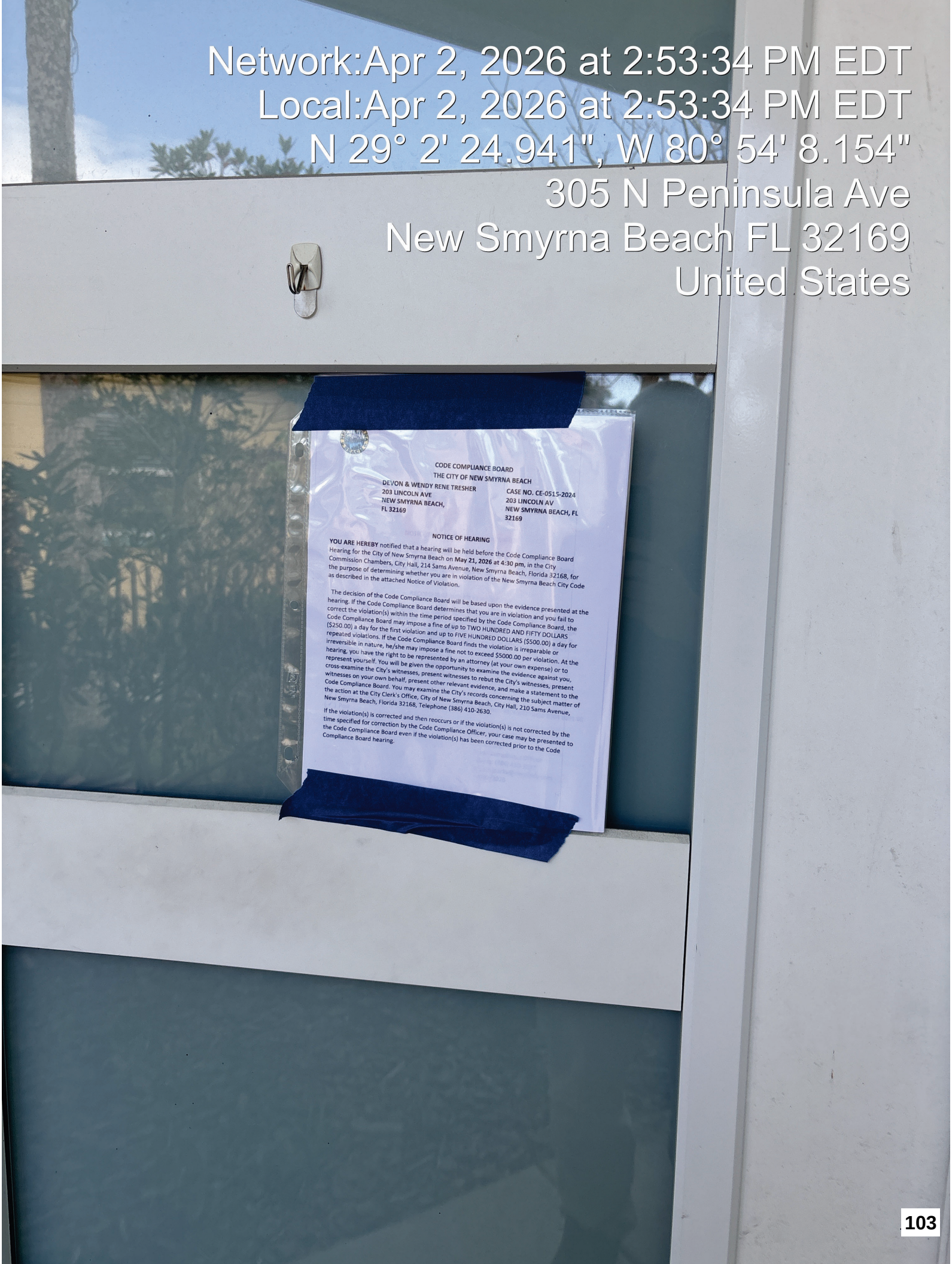
(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8337 8036 59
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10/14/25

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N 29° 2' 24.941", W 80° 54' 8.154"
305 N Peninsula Ave
New Smyrna Beach FL 32169
United States



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NEW SMYRNA BEACH,
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UNITED STATES POSTAL SERVICE

RETURN TO SENDER

Date Produced: 05/12/2026

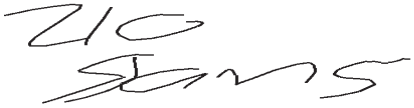
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 8891 90. Our records indicate that this item was delivered on 05/11/2026 at 02:43 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :
(Authorized Agent)



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:

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

Customer Reference Number: C6711330.41045743

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:

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

MAILING DATE: 04/02/2026
DELIVERY DATE: 05/12/2026

USPS CERTIFIED MAIL

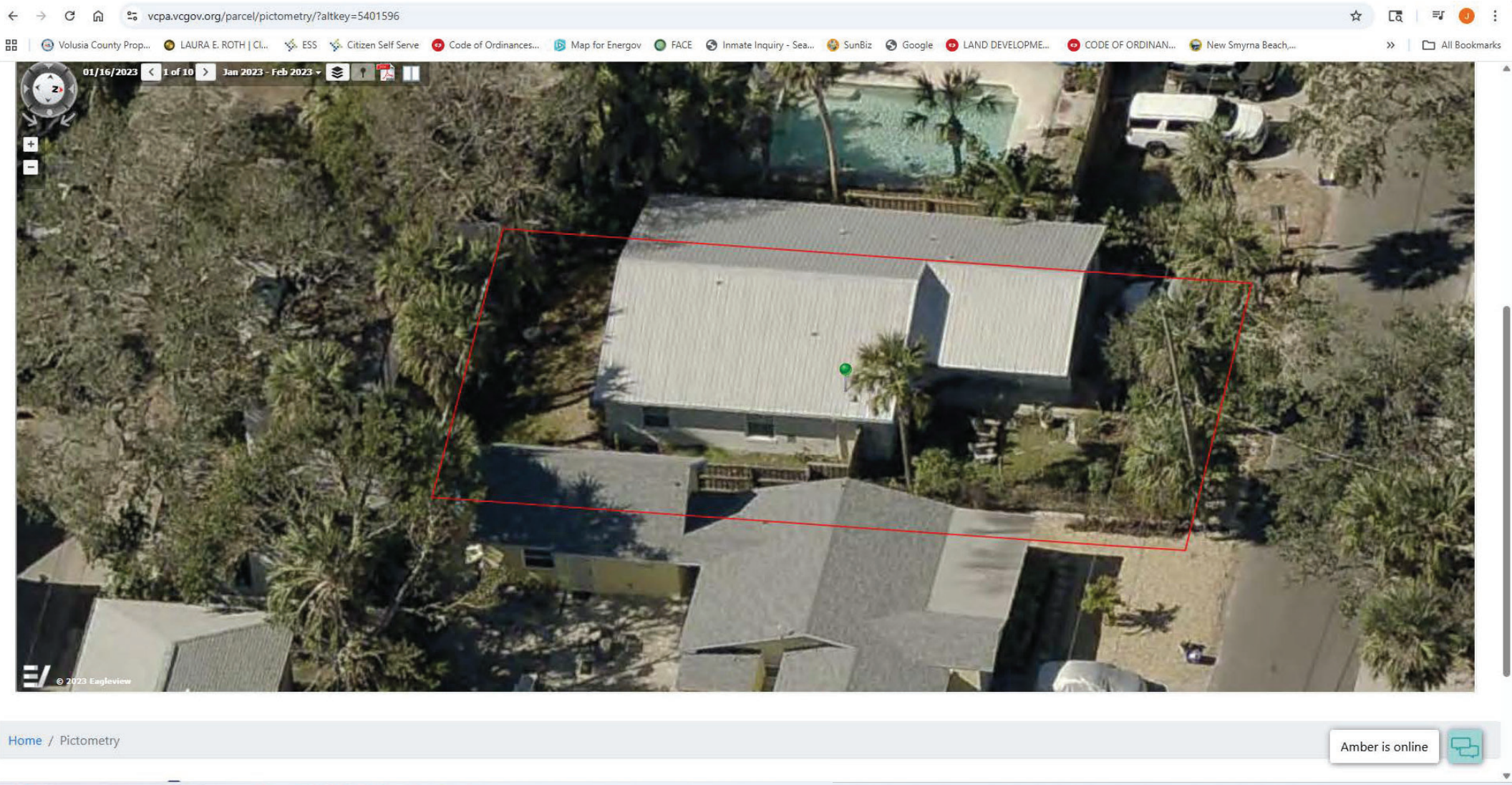


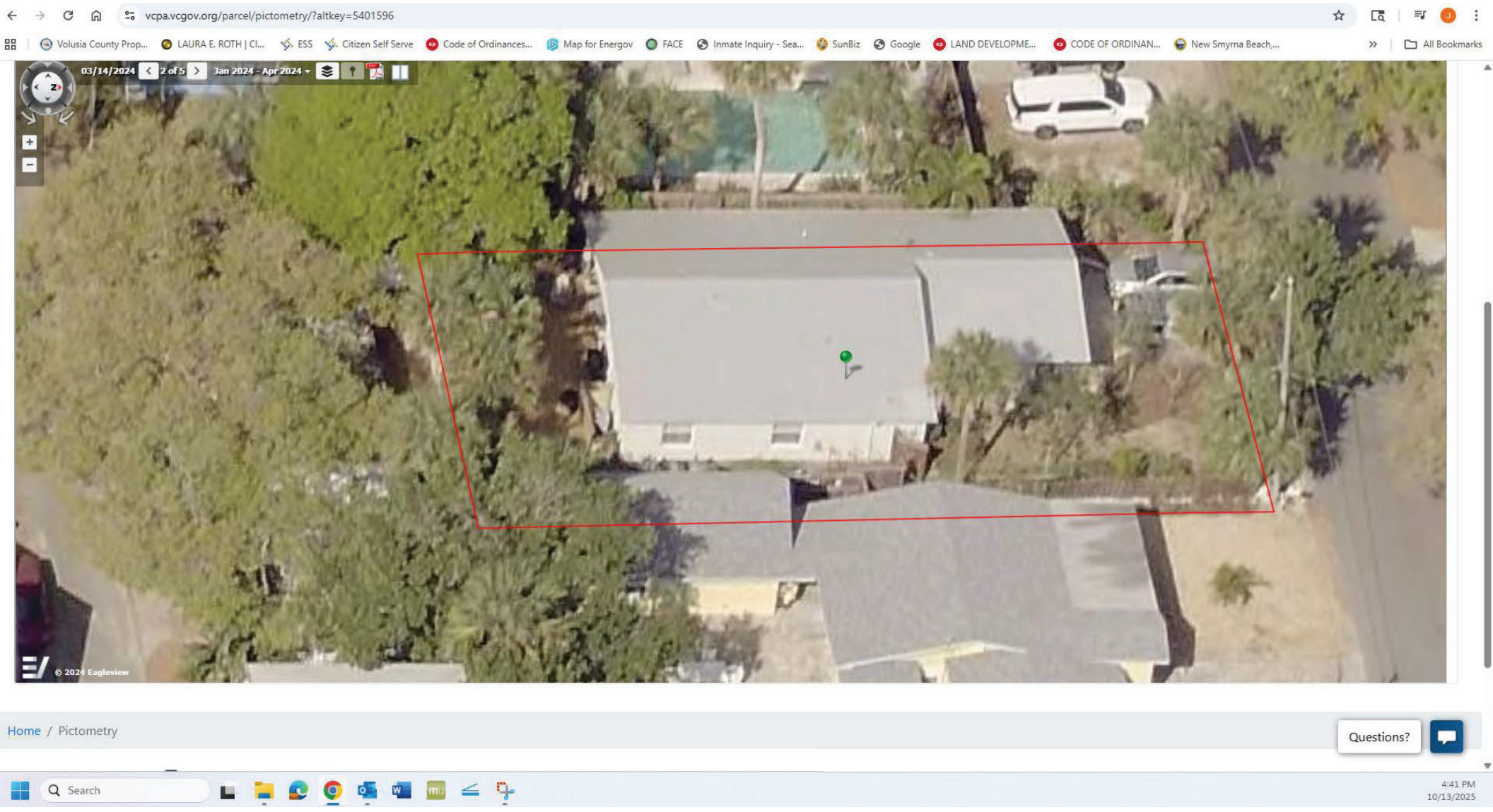
9214 8901 9403 8364 8891 90

USPS Tracking Label Number: 9214 8901 9403 8364 8891 90

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	04/02/2026 13:31
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	04/06/2026 15:31
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/06/2026 16:46
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	04/06/2026 21:08
NO AUTHORIZED RECIPIENT AVAILABLE	NEW SMYRNA BEACH,FL 32169	04/11/2026 11:52
REMINDER TO SCHEDULE REDELIVERY	NEW SMYRNA BEACH,FL 32169	04/16/2026 03:11
PACKAGE RETURN NOTICE GENERATED	NEW SMYRNA BEACH,FL 32169	04/26/2026 03:38
RETURN TO SENDER TO AGENT FRONT DESK/MAIL ROOM	NEW SMYRNA BEACH,FL 32168	05/11/2026 14:43
RETURN TO SENDER (SYSTEM ADDED)		05/12/2026 08:15

CASE #: 0515-2024


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
01/16/2023
1 of 10
Jan 2023 - Feb 2023
© 2023 Eagleview
Home / Pictometry
Amber is online
Search
4:40 PM
10/13/2025


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
03/14/2024
2 of 5
Jan 2024 - Apr 2024
© 2024 Eagleview
Home / Pictometry
Questions?
Search
4:41 PM
10/13/2025

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

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



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	Parcel
203 LINCOLN AV NEW SMYRNA BEACH, FL 32169	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


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
110

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0108-2026 - 4301 S. ATLANTIC AVE., UNIT: 102 OWNER: LINDA S WHEELER TRUST & BEVERLY J CAMPBELL TRUST; OFFICER JOHN PARKS

July 16, 2026

Background:

Violation of city code: IPMC 404.4 - Bedroom and living room requirements, Sec.74-146. - Local business tax imposed, Compliance date: June 19, 2026, Method of service: Property posted and certified mail sent on May 11, 2026, accepted on May 18, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0108-2026 - 4301 S Atlantic Ave Unit 102.pdf

CODE CASE DETAILED REPORT CE-0108-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: John Parks
Project:
District: New Smyrna Beach
Description: Closet converted to (bunky room) as living space.
Opened Date: 03/24/2026
Closed Date: NOT CLOSED

Parcel: 742604011020 Main
Address: 102-4301 S Atlantic Av, 102 Main
New Smyrna Beach, FL 32169
Zone: R-6 (MULTI-FAMILY RESIDENTIAL)

Owner

Wheeler Campbell Rev Trust 5-22-2024
Linda S Wheeler & Beverly J Campbell
1411 S Grant St
Longwood, FL 32750
Business: (407) 417-2096
Mobile: (407) 417-2096

Complainant

Brian L Hearn & Ashley E Metz
14224 Southern Red Maple Dr
Orlando, FL 32828
Home: (321) 332-4499
Business: (321) 332-4499
Mobile: (321) 332-4499

Note	Created By	Date and Time Created
1. Received a complaint regarding the property possibly having a storage closet turned into living space. While investigating other units at the complex for the same violation, I was able to locate internet listings that supported the suspected violation.	John Parks	3/24/2026 8:00 am
2. On 05/11/26, a check of the BTR system found that an e-mail was sent by the BTR office on 03/05/25, advising of the need for an inspection. There has been no communication from the owners regarding the BTR or code violation.	John Parks	5/11/2026 7:39 am
3. On 06/15/26, I checked with Kathleen who advised that she has had no responce to her e-mails. I have had no communications with the owners.	John Parks	6/15/2026 1:38 pm

Violation Code: Sec. 74-146.
Violation Status: In Violation
Citation Issue Date: 05/11/2026
Compliance Date: 06/19/2026
Resolved Date:
Code Description: Local Business Tax Imposed
Corrective Action: Obtain a BTR (Business Tax Receipt) from the City of New Smyrna Beach for rental property. Discontinue rental of your property until a BTR is issued. BTRs can be applied for on-line at https://www.cityofnsb.com/
For all questions regarding BTR please contact the BTR Specialist at : 386-410-2865

Violation Code: IPMC 404.4
Violation Status: In Violation
Citation Issue Date: 05/11/2026
Compliance Date: 06/19/2026
Resolved Date:
Code Description: Bedroom and living room requirements
Corrective Action: Closet cannot be used as living area. Immediately, cease using converted closet as bedroom/ living space, including sitting room, office, bunky room, etc..

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

AltKey: 3829743 **Parcel ID: 742604011020**
WHEELER LINDA S TR **1020-4301 S ATLANTIC AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3829743
Parcel ID:	742604011020
Township-Range-Section:	17 - 34 - 26
Subdivision-Block-Lot:	04 - 01 - 1020
Owner(s):	WHEELER LINDA S TR - TR - Trust - 100% WHEELER CAMPBELL REV TRUST 5-22-2024 - TR - Trust - 100% WHEELER CAMPBELL REV TRUST 5-22-2024 - TR - Trust - 100% CAMPBELL BEVERLY J TR - TR - Trust - 100%
Mailing Address On File:	1411 S GRANT ST LONGWOOD FL 32750 6535
Physical Address:	1020-4301 S ATLANTIC AVE, NEW SMYRNA BEACH 32169
Property Use:	0400 - CONDOMINIUM
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	0343
Subdivision Name:	HACIENDA DEL SOL CONDO NO 2
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$265,965	$265,965	$0	$265,965	1.5000	$398.95
0012	DISCRETIONARY	$265,965	$265,965	$0	$265,965	0.7480	$198.94
0011	REQ LOCAL EFFORT	$265,965	$265,965	$0	$265,965	3.0310	$806.14
0050	GENERAL FUND	$265,965	$265,965	$0	$265,965	3.2007	$851.27
0053	LAW ENFORCEMENT FUND	$265,965	$265,965	$0	$265,965	1.5994	$425.38
0055	LIBRARY	$265,965	$265,965	$0	$265,965	0.3697	$98.33
0520	MOSQUITO CONTROL	$265,965	$265,965	$0	$265,965	0.1573	$41.84
0530	PONCE INLET PORT AUTHORITY	$265,965	$265,965	$0	$265,965	0.0660	$17.55
0058	VOLUSIA ECHO	$265,965	$265,965	$0	$265,965	0.2000	$53.19
0057	VOLUSIA FOREVER	$265,965	$265,965	$0	$265,965	0.2000	$53.19
0065	FLORIDA INLAND NAVIGATION DISTRICT	$265,965	$265,965	$0	$265,965	0.0270	$7.18
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$265,965	$265,965	$0	$265,965	0.3101	$82.48
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$265,965	$265,965	$0	$265,965	0.1793	$47.69
0272	NEW SMYRNA BCH I&S 2018	$265,965	$265,965	$0	$265,965	0.1115	$29.66
0270	NEW SMYRNA BEACH	$265,965	$265,965	$0	$265,965	4.6370	$1,233.28
						16.3370	$4,345.07

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$4,345.07
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$4,470.07**
Estimated Tax Amount without SOH:	$4,470.07

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$0	$265,965	$265,965	$243,631	$0	$243,631	$0
2024	$0	$265,965	$265,965	$221,483	$0	$221,483	$0
2023	$0	$201,348	$201,348	$201,348	$0	$201,348	$0
2022	$0	$226,100	$226,100	$207,965	$0	$207,965	$0
2021	$0	$196,945	$196,945	$189,059	$0	$189,059	$0
2020	$0	$209,202	$209,202	$171,872	$0	$171,872	$0
2019	$0	$156,247	$156,247	$156,247	$0	$156,247	$0
2018	$1	$170,051	$170,052	$162,447	$0	$162,447	$0
2017	$1	$110,759	$147,679	$147,679	$0	$147,679	$0

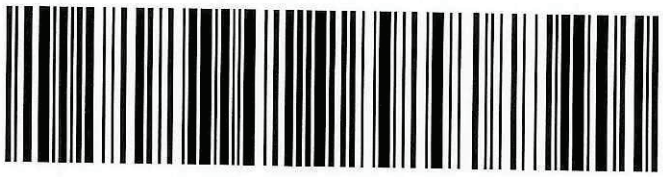
Property Description

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 102 HACIENDA DEL SOL NO 2 MB 32 PGS 181 TO 186 INC PER OR 3372 PG 1171 PER OR 4732 PG 3578 PER OR 8570 PG 1702

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

USPS CERTIFIED MAIL



9214 8901 9403 8374 0435 99

LINDA S WHEELER & BEVERLY J CAMPBELL
1411 S GRANT ST
LONGWOOD, FL 32750

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0108-2026**
Case Type: **Code Enforcement**
Date Case Established: **03/24/2026**
Compliance Deadline: **06/19/2026**

Owner: LINDA S WHEELER TRUST & BEVERLY J CAMPBELL TRUST

Mailing Address

LINDA S WHEELER & BEVERLY J CAMPBELL
1411 S GRANT ST
LONGWOOD, FL 32750

Notice of Violation for the following location:

Address	Parcel
102-4301 S ATLANTIC AV 102 NEW SMYRNA BEACH, FL 32169	**742604011020**

Violation: IPMC 404.4 - Bedroom and living room requirements
Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.
Corrective Action: Closet cannot be used as living area. Immediately, cease using converted closet as bedroom/ living space, including sitting room, office, bunky room, etc..
Compliance Date: 06/19/2026

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 a BTR (Business Tax Receipt) from the City of New Smyrna Beach for rental property. Discontinue rental of your property until a BTR is issued. BTRs can be applied for on-line at https://www.cityofnsb.com/
For all questions regarding BTR please contact the BTR Specialist at : 386-410-2865
Compliance Date: 06/19/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0108-2026**

Case Type: **Code Enforcement**

Date Case Established: **03/24/2026**

Compliance Deadline: **06/19/2026**

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 8374 0435 99
(✓) Post
( )Hand Delivery

Sincerely,

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

5/11/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

LINDA S WHEELER TRUST &
BEVERLY J CAMPBELL TRUST
1411 S GRANT ST
LONGWOOD, FL 32750

CASE NO. CE-0108-2026
102-4301 S ATLANTIC AV
102
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 **July 16, 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

LINDA S WHEELER TRUST &
BEVERLY J CAMPBELL TRUST
1411 S GRANT ST
LONGWOOD, FL 32750

CASE NO. CE-0108-2026
102-4301 S ATLANTIC AV 102
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 8374 0435 99

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
5/11/2026

Network: May 11, 2026 at 3:07:54 PM EDT
Local: May 11, 2026 at 3:07:54 PM EDT
N 28° 59' 55.357" W 80° 52' 19.650"
4303 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

Violation Notice

Case Number: **CE-0108-2026**
Case Type: **Code Enforcement**
Date Case Established: **03/24/2026**
Compliance Deadline: **06/19/2026**

Owner: LINDA S WHEELER TRUST & BEVERLY J CAMPBELL TRUST

Mailing Address

LINDA S WHEELER & BEVERLY J CAMPBELL
1411 S GRANT ST
LONGWOOD, FL 32750

Notice of Violation for the following location:

Address

102-4301 S ATLANTIC AV 102
NEW SMYRNA BEACH, FL 32169

Parcel

742604011020

Violation: IPMC 404.4 - Bedroom and living room requirements
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Corrective Action: Closet cannot be used as living area. Immediately, cease using converted closet as bedroom/ living space, including sitting room, office, bunky room, etc..
Compliance Date: 06/19/2026

Violation: Sec. 74-146. - Local Business Tax Imposed
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For all questions regarding BTR please contact the BTR Specialist at : 386-410-2865
Compliance Date: 06/19/2026

...reserved for commercial purposes, including fund raising events, merchandise parties, or business events other than those sponsored or sanctioned by the Hacienda del Sol II Board.

Release and Indemnification: Host assumes all responsibilities, risks, liabilities and hazards incidental to any use of the HDS. Cabana. User releases and forever discharges the Association, its officers, directors, employees, agents, and members from any and all liability.

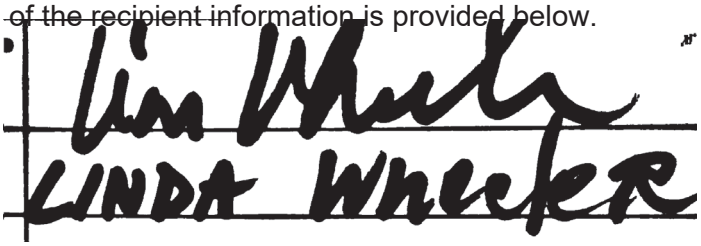
UNITED STATES POSTAL SERVICE

Date Produced: 05/19/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8374 0435 99. Our records indicate that this item was delivered on 05/18/2026 at 01:04 p.m. in LONGWOOD, FL 32750. 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:

LINDA S WHEELER & BEVERLY J CAMPBELL
1411 S GRANT ST
LONGWOOD, FL 32750

Customer Reference Number: C6817679.41746293

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:

LINDA S WHEELER & BEVERLY J CAMPBELL
1411 S GRANT ST
LONGWOOD, FL 32750

MAILING DATE: 05/11/2026
DELIVERY DATE: 05/18/2026

USPS CERTIFIED MAIL

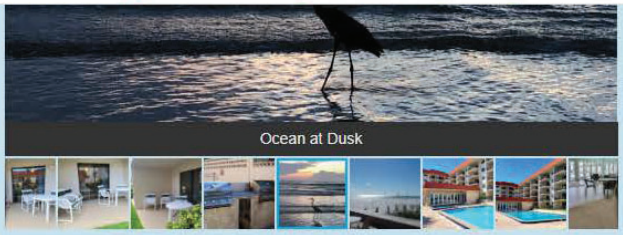


9214 8901 9403 8374 0435 99

USPS Tracking Label Number: 9214 8901 9403 8374 0435 99

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	05/11/2026 09:57
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	05/16/2026 19:16
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/16/2026 20:31
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	05/16/2026 21:41
DELIVERED LEFT WITH INDIVIDUAL	LONGWOOD,FL 32750	05/18/2026 13:04

CASE #: 0108-2026



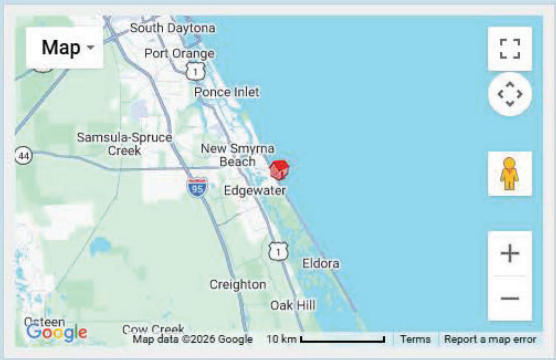
= Stay Dates = Booked = Check Out

Check In Date: Check in: mm/dd/yyyy

Check Out Date:

Please select a Check In Date by using the above calendars.

Book Now! Calculate Price



Add To My Favorites View My Favorites Email My Favorites

Address: 4301 South Atlantic Ave

Property Type: Courtyard View 1 Bedroom

Sleeps: 4

Bedrooms: 1

Baths: 1

Beds: 1K, QSS

Pets Allowed: No

Parking Spots: 1

Security Deposit: $300.00

Description

Hacienda del Sol II welcome you to unit 102!

Welcome to the Mermaid. This unit is one bedroom, one bath with a side twin bed in the bonus room and sleeper sofa in living room this unit sleeps 5. The kitchen is open to the dining area and the 2 TV's are huge. Steps to the beach or pool this first floor location is convenient and affordable.

Unit Supplies: There will be a starter supply of toilet paper and hand soap when you arrive but you may need to purchase paper and cleaning products (paper towels, laundry detergent, toilet paper, etc.) as needed.

Amenities

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0503-2025 - 837 E 7TH AVE. OWNER: MTN RESOURCES LLC; OFFICER BEVERLY ABRAHAMSON

July 16, 2026

Background:

Violation of city code: LDR 604.12.D - Signs. - Permits, Compliance date: May 27, 2026, Method of service: property posted May 14, 2026, certified mail sent on May 13, 2026, and delivered and accepted on May 22, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0503-2026 - 837 E 7th Ave.pdf

837 E 7th AVENUE CE-0503-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	09/17/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Beverly Abrahamson	**Description:**	Sign without a permit		

Parcel: 741504390010 Main	**Address:** 837 E 7Th Ave New Smyrna Beach 32169 Main	**Zone:** B-4(4) (OCEAN COMMERCIAL)

Owner

MTN Resources, LLC
Marla Nance

308 N Orange St
New Smyrna Beach, FL 32168

Business: 386-402-8586

Owner

MTN Resources LLC

308 N Orange St
New Smyrna Beach, FL 32168

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

AltKey: 3791886 **Parcel ID: 741504390010**
MTN RESOURCES LLC **837 E 7TH AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3791886
Parcel ID:	741504390010
Township-Range-Section:	17 - 34 - 15
Subdivision-Block-Lot:	04 - 39 - 0010
Owner(s):	MTN RESOURCES LLC - FS - Fee Simple - 100%
Mailing Address On File:	308 N ORANGE ST NEW SMYRNA BEACH FL 32168 6734
Physical Address:	837 E 7TH AVE, NEW SMYRNA BEACH 32169
Property Use:	1000 - VACANT COMM
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	7460
Subdivision Name:	CORONADO BEACH
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$172,500	$172,500	$0	$172,500	1.5000	$258.75
0012	DISCRETIONARY	$172,500	$172,500	$0	$172,500	0.7480	$129.03
0011	REQ LOCAL EFFORT	$172,500	$172,500	$0	$172,500	3.0310	$522.85
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0053	LAW ENFORCEMENT FUND	$172,500	$172,500	$0	$172,500	1.5994	$275.90
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0520	MOSQUITO CONTROL	$172,500	$172,500	$0	$172,500	0.1573	$27.13
0530	PONCE INLET PORT AUTHORITY	$172,500	$172,500	$0	$172,500	0.0660	$11.39
0058	VOLUSIA ECHO	$172,500	$172,500	$0	$172,500	0.2000	$34.50
0057	VOLUSIA FOREVER	$172,500	$172,500	$0	$172,500	0.2000	$34.50
0065	FLORIDA INLAND NAVIGATION DISTRICT	$172,500	$172,500	$0	$172,500	0.0288	$4.97
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$172,500	$172,500	$0	$172,500	0.3101	$53.49
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$172,500	$172,500	$0	$172,500	0.1793	$30.93
0272	NEW SMYRNA BCH I&S 2018	$172,500	$172,500	$0	$172,500	0.1115	$19.23
0270	NEW SMYRNA BEACH	$172,500	$172,500	$0	$172,500	4.6370	$799.88
						16.3388	$2,818.44

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

Estimated Ad Valorem Tax:	$2,818.44
Estimated Non-Ad Valorem Tax:	$0.00
Estimated Taxes:	**$2,818.44**
Estimated Tax Amount without SOH:	$2,818.44

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$345,000	$0	$345,000	$345,000	$0	$345,000	$0
2023	$270,000	$0	$270,000	$270,000	$0	$270,000	$0
2022	$225,000	$0	$225,000	$210,375	$0	$210,375	$0
2021	$191,250	$0	$191,250	$191,250	$0	$191,250	$0
2020	$191,250	$0	$191,250	$191,250	$0	$191,250	$0
2019	$183,750	$0	$183,750	$183,750	$0	$183,750	$0
2018	$180,000	$0	$180,000	$180,000	$0	$180,000	$0
2017	$180,000	$0	$180,000	$165,000	$0	$165,000	$0
2016	$150,000	$0	$150,000	$150,000	$0	$150,000	$0

Property Description

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

15-17-34 PER OR 8713 PG 327 W 1/2 OF LOTS 1 & 2 BLK G CORONADO BEACH MB 5 PG 83 MB 12 PGS 129-131 FURTHER DESCRIBED AS COMMENCE AT THE NE COR OF SAID LOT 1 THENCE RUN W ALONG THE N BOUNDARY OF LOT 1 A DISTANCE OF 75 FT TO THE POINT OF BEGINNING THENCE RUN S A DISTANCE OF 100 FT TO A POINT ON THE S LOT LINE OF SAID LOT 2 THENCE RUN W ALONG THE S LOT LINE OF LOT 2 A DISTANCE OF 75 FT THENCE RUN N ALONG THE W BOUNDARY LINE OF LOTS 1 AND 2 A DISTANCE OF 100 FT THENCE RUN E ALONG THE N BOUNDARY LINE OF LOT 1 A DISTANCE OF 75 FT TO THE POINT OF BEGINNING PER OR 2350 PG 1994 PER OR 7800 PG 2511 PER OR 8198 PG 1637 PER OR 8481 PG 1886 PER OR 8706 PG 2088 PER OR 8713 PG 327



Detail by Entity Name

Florida Limited Liability Company
MTN RESOURCES, LLC

Filing Information

Document Number	L05000075814
FEI/EIN Number	20-4558252
Date Filed	08/02/2005
Effective Date	08/03/2005
State	FL
Status	ACTIVE

Principal Address

308 N ORANGE STREET
NEW SMYRNA BEACH, FL 32168

Changed: 01/28/2019

Mailing Address

308 N ORANGE STREET
NEW SMYRNA BEACH, FL 32168

Changed: 01/28/2019

Registered Agent Name & Address

NANCE, MARLA T
129 Via Benevento
New Smyrna Beach, FL 32169

Address Changed: 03/18/2019

Authorized Person(s) Detail

Name & Address

Title MGR

NANCE, MARLA T
129 Via Benevento
NEW SMYRNA BEACH, FL 32169

Annual Reports

Report Year	Filed Date

2024	01/28/2024
2025	02/04/2025
2026	01/25/2026

Document Images

01/25/2026 -- ANNUAL REPORT	View image in PDF format
02/04/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2024 -- ANNUAL REPORT	View image in PDF format
02/06/2023 -- ANNUAL REPORT	View image in PDF format
03/02/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
02/13/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
03/26/2016 -- ANNUAL REPORT	View image in PDF format
02/21/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
02/12/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
01/15/2011 -- ANNUAL REPORT	View image in PDF format
01/30/2010 -- ANNUAL REPORT	View image in PDF format
01/18/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/08/2007 -- ANNUAL REPORT	View image in PDF format
01/03/2006 -- ANNUAL REPORT	View image in PDF format
08/02/2005 -- 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-0503-2025**

Case Type: **Code Enforcement**

Date Case Established: **09/17/2025**

Compliance Deadline: **05/27/2026**

Owner: MTN RESOURCES LLC

Mailing Address

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH, FL 32168-6734

Notice of Violation for the following location:

Address	Parcel
837 E 7TH AVE NEW SMYRNA BEACH, 32169	**741504390010**

Violation: LDR 604.12.D - Signs. - Permits.
No person shall erect, alter, repair, or relocate any non-exempt sign without first obtaining a permit for such work from the Building Official of the City of New Smyrna Beach. No permit shall be issued until the planning manager and chief building official, or designees, have determined that such work is in accordance with this LDR and all other LDR's and ordinances of the City of New Smyrna Beach and a certificate of zoning has been issued.
(1) Application for a sign permit shall be on forms provided for that purpose by the chief building official and shall contain the following information:
a. The name, address, and telephone number of the applicant, the owner of the sign, and the owner of the property on which the sign is to be located;
b. The address, if any, and legal description of the premises on which the sign is to be located;
c. A drawing to scale, in duplicate, showing the size, height, structural details, and dimensions of the sign and sign structure;
d. A drawing to scale, in duplicate, showing the position of the sign, and any other existing advertising structures, in relation to the buildings or structures on the premises and to the boundaries of the property;
e. The signatures of the applicant and the owner of the property; or in the event the owner is not available, written evidence of the owner's permission for the erection of the sign;
f. Any electrical and/or plumbing permit required for the sign;

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0503-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/17/2025**
Compliance Deadline: **05/27/2026**

g. For any sign which the chief building official determines may reasonably be subject to dead load, wind, or other physical threat, engineering drawings showing display area, support structure above and below ground, wind pressure specifications, and method of installation, signed and sealed by a registered engineer or architect licensed by the State of Florida in that profession;
h. Signs in the visibility triangle shall have a maximum height of 3.0 feet to allow for proper visibility.

Corrective Action: FOR SALE signs must be permitted
Compliance Date: 05/27/2026

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 8374 8360 47

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

Sincerely,
Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email:BAbrahamson@cityofnsb.com
5/13/2026

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0503-2025
837 E 7TH AVE
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 **July 16, 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

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0503-2025
837 E 7TH AVE
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 8374 8360 47

(✓) Post

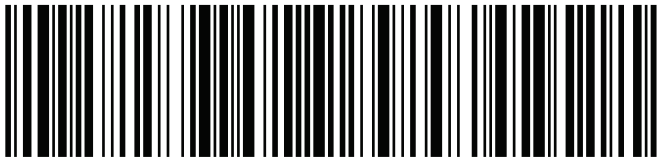
( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
5/13/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8374 8360 47

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH FL 32168-6734

CCB-0503-2025
837 E 7th

UNITED STATES POSTAL SERVICE

June 18, 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 8374 8360 47**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	May 22, 2026, 3:48 pm
Location:	NEW SMYRNA BEACH, FL 32168
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	MTN RESOURCES LLC

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient:



308 N ORANGE ST

Address of Recipient:

NEW SMYRNA BEACH, FL 32168-6734

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


FOR SALE
OCEAN VIEW - READY TO BUILD
7500 SQ FT - OVERSIZED LOTS
SINGLE FAMILY HOME
NSB SHORT TERM RENTAL ZONE
EACH LOT SIZE
75' X 100'
ZONED B4
Atlantic Ave.
829 7th Street
837 7th Street
7th Street
ROGER KIN
386-846-

Network:Sep 19, 2025 at 12:36:25 PM EDT
Local:Sep 19, 2025 at 12:36:25 PM EDT
N 29° 1' 33.065", W 80° 53' 24.330"
870–898 E Seventh Ave
New Smyrna Beach FL 32169
United States



THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0508-2025 - 839 7TH AVE OWNER: MTN RESOURCES LLC; OFFICER: BEVERLY ABRAHAMSON

July 16, 2026

Background:

Violation of city code: LDR 604.12.D - Signs. - Permits. Compliance date: May 27, 2026, Method of service: property posted May 14, 2026, certified mail sent on May 13, 2026, and delivered and accepted on May 22, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0508-2026 - 839 E 7th Ave.pdf

839 E 7th AVE CE-0508-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Project:
Opened Date: 09/19/2025
Status: In Progress
District: New Smyrna Beach
Closed Date: NOT CLOSED
Assigned To: Beverly Abrahamson
Description: "FOR SALE" sign erected w/o a permit

Parcel: 741504390011 Main
Address: 839 E 7Th Ave Main
New Smyrna Beach 32169
Zone: B-4(4) (OCEAN COMMERCIAL)

Owner

Mtn Resources, LLC
Marla Nance

308 N Orange St
New Smyrna Beach, FL 32168

Business: 386-402-8586

Complainant

Lisa Martin

618 S Pine St
New Smyrna Beach, FL 32169

Note	Created By	Date and Time Created
1. 9/19/2025 During my initial site visit today, I found a large FOR SALE sign on this vacant lot and found no permit in the system. I took a photo and will add it to the case file. When I returned to the office, I called the phone number on the sign and left a voice message for Mr. Kincaid (Realtor). I also sent an email to the property owner. BJA	Beverly Abrahamson	9/19/2025 12:37 pm
2. 10/2/2025 I checked EnerGov and found that an application for a permit (SIGN-00074-2025) was submitted on 9/29/2025 for "installation of Real Estate sign". There is a sign location map attached with the application that was submitted that shows the (1) sign will be located on the property line between the two parcels. I called and spoke with Marla Nance of MTN Resources LLC to verify that there would only be one sign. She explained to me that she wants two signs and she will make contact with Rober Kincaid to let him know that. BJA	Beverly Abrahamson	10/2/2025 8:58 am

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-004040-2025		Beverly Abrahamson	09/19/2025
Notice of Violation Letter Sent	NOV-004341-2026	Generated NOV/NOH	Beverly Abrahamson	05/13/2026

Violation Code: LDR 604.12.D.
Violation Status: In Violation
Citation Issue Date: 10/02/2025
Compliance Date: 05/27/2026
Resolved Date:
Code Description: Signs. - Permits.
Corrective Action: "Issued" permit required for "FOR SALE OR LEASE" sign

Inspection Number	Inspection Type	Inspection Status	Inspection Date
CEINSP-009017-2026	Code Enforcement	Scheduled	05/28/2026 8:00 am

Inspector: Beverly Abrahamson
Checklist Comments:

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

AltKey: 8030121 **Parcel ID: 741504390011**
MTN RESOURCES LLC **839 E 7TH AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	8030121
Parcel ID:	741504390011
Township-Range-Section:	17 - 34 - 15
Subdivision-Block-Lot:	04 - 39 - 0011
Owner(s):	MTN RESOURCES LLC - FS - Fee Simple - 100%
Mailing Address On File:	308 N ORANGE ST NEW SMYRNA BEACH FL 32168 6734
Physical Address:	839 E 7TH AVE, NEW SMYRNA BEACH 32169
Property Use:	1000 - VACANT COMM
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	7460
Subdivision Name:	CORONADO BEACH
Homestead Property:	No

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	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
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Non-Ad Valorem Assessments

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Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings

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Detail by Entity Name

Florida Limited Liability Company
MTN RESOURCES, LLC

Filing Information

Document Number	L05000075814
FEI/EIN Number	20-4558252
Date Filed	08/02/2005
Effective Date	08/03/2005
State	FL
Status	ACTIVE

Principal Address

308 N ORANGE STREET
NEW SMYRNA BEACH, FL 32168

Changed: 01/28/2019

Mailing Address

308 N ORANGE STREET
NEW SMYRNA BEACH, FL 32168

Changed: 01/28/2019

Registered Agent Name & Address

NANCE, MARLA T
129 Via Benevento
New Smyrna Beach, FL 32169

Address Changed: 03/18/2019

Authorized Person(s) Detail

Name & Address

Title MGR

NANCE, MARLA T
129 Via Benevento
NEW SMYRNA BEACH, FL 32169

Annual Reports

Report Year	Filed Date

2024	01/28/2024
2025	02/04/2025
2026	01/25/2026

Document Images

01/25/2026 -- ANNUAL REPORT	View image in PDF format
02/04/2025 -- ANNUAL REPORT	View image in PDF format
01/28/2024 -- ANNUAL REPORT	View image in PDF format
02/06/2023 -- ANNUAL REPORT	View image in PDF format
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01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
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02/21/2015 -- ANNUAL REPORT	View image in PDF format
03/19/2014 -- ANNUAL REPORT	View image in PDF format
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01/15/2011 -- ANNUAL REPORT	View image in PDF format
01/30/2010 -- ANNUAL REPORT	View image in PDF format
01/18/2009 -- ANNUAL REPORT	View image in PDF format
01/05/2008 -- ANNUAL REPORT	View image in PDF format
01/08/2007 -- ANNUAL REPORT	View image in PDF format
01/03/2006 -- ANNUAL REPORT	View image in PDF format
08/02/2005 -- 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-0508-2025**

Case Type: **Code Enforcement**

Date Case Established: **09/19/2025**

Compliance Deadline: **05/27/2026**

Owner: MTN RESOURCES LLC

Mailing Address

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH, FL 32168-6734

Notice of Violation for the following location:

Address	Parcel
839 E 7TH AVE NEW SMYRNA BEACH, 32169	**741504390011**

Violation: LDR 604.12.D - Signs. - Permits.
No person shall erect, alter, repair, or relocate any non-exempt sign without first obtaining a permit for such work from the Building Official of the City of New Smyrna Beach. No permit shall be issued until the planning manager and chief building official, or designees, have determined that such work is in accordance with this LDR and all other LDR's and ordinances of the City of New Smyrna Beach and a certificate of zoning has been issued.
(1) Application for a sign permit shall be on forms provided for that purpose by the chief building official and shall contain the following information:
a. The name, address, and telephone number of the applicant, the owner of the sign, and the owner of the property on which the sign is to be located;
b. The address, if any, and legal description of the premises on which the sign is to be located;
c. A drawing to scale, in duplicate, showing the size, height, structural details, and dimensions of the sign and sign structure;
d. A drawing to scale, in duplicate, showing the position of the sign, and any other existing advertising structures, in relation to the buildings or structures on the premises and to the boundaries of the property;
e. The signatures of the applicant and the owner of the property; or in the event the owner is not available, written evidence of the owner's permission for the erection of the sign;
f. Any electrical and/or plumbing permit required for the sign;

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0508-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/19/2025**
Compliance Deadline: **05/27/2026**

g. For any sign which the chief building official determines may reasonably be subject to dead load, wind, or other physical threat, engineering drawings showing display area, support structure above and below ground, wind pressure specifications, and method of installation, signed and sealed by a registered engineer or architect licensed by the State of Florida in that profession;
h. Signs in the visibility triangle shall have a maximum height of 3.0 feet to allow for proper visibility.

Corrective Action: "Issued" permit required for "FOR SALE OR LEASE" sign
Compliance Date: 05/27/2026

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 8374 8195 76

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

Sincerely,
Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
5/13/2026

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0508-2025
839 E 7TH AVE
NEW SMYRNA BEACH, 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 **July 16, 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

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0508-2025
839 E 7TH AVE
NEW SMYRNA BEACH, 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 8374 8195 76

(✓) Post

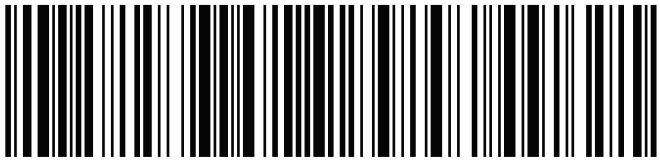
( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
5/13/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8374 8195 76

MTN RESOURCES LLC
308 N ORANGE ST
NEW SMYRNA BEACH FL 32168-6734

CCB-0508-2025

UNITED STATES POSTAL SERVICE

June 19, 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 8374 8195 76**.

Item Details

Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	May 22, 2026, 3:48 pm
Location:	NEW SMYRNA BEACH, FL 32168
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	MTN RESOURCES LLC

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient:



308 N ORANGE ST

Address of Recipient:

NEW SMYRNA BEACH, FL 32168-6734

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


FOR SALE
OCEAN VIEW - READY TO BUILD
7500 SQ FT - OVERSIZED LOTS
SINGLE FAMILY HOME
NSB SHORT TERM RENTAL ZONE
75'
75'
ZONED B4
EACH LOT SIZE
75' X 100'
100'
Atlantic Ave.
839 7th Street
837 7th Street
7th Street
KINCAID REALTY
ROGER KIN D
386-846-0 49

Network:Sep 19, 2025 at 12:37:10 PM EDT
Local:Sep 19, 2025 at 12:37:10 PM EDT
N 29° 1' 33.237", W 80° 53' 23.121"
839 E Seventh Ave
New Smyrna Beach FL 32169
United States



THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0630-2025 - 804 EVERGREEN ST. OWNER: THOMAS HANSEN; OFFICER: BEVERLY ABRAHAMSON

July 16, 2026

Background:

Violation of city code: LDR 604.12.D - Signs. - Permits Compliance date: May 27, 2026, Method of service: property posted May 14, 2026, Certified mail sent on May 14, 2026, and delivered and accepted on May 18, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0630-2025 - 804 Evergreen St.pdf

804 EVERGREEN ST CE-0630-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Project:
Opened Date: 12/05/2025
Status: In Progress
District: New Smyrna Beach
Closed Date: NOT CLOSED
Assigned To: Beverly Abrahamson
Description: Hickson Construction sign without a permit.

Parcel: 741605160160 Main	**Address:** 804 Evergreen St Main New Smyrna Beach, FL 32169	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Owner

Thomas Hansen

831 Evergreen St
New Smyrna Beach, FL 32169

Home: 2185905746

Business: 4077216001

Mobile: 8103607176

Note	Created By	Date and Time Created
1. Hickson Construction sign without a permit	Beverly Abrahamson	12/5/2025 3:17 pm

Activity Type	Activity Number	Activity Name	User	Created On
Compliance Officer Initiated	INT-004180-2025	Case Created	Beverly Abrahamson	12/05/2025

Violation Code: LDR 604.12.D.
Violation Status: In Violation
Citation Issue Date: 12/05/2025
Compliance Date: 12/16/2025
Code Description: Signs. - Permits.
Resolved Date:
Corrective Action: Permit required for sign on residential property over 3' ft

Inspection Number	Inspection Type	Inspection Status	Inspection Date
CEINSP-026029-2025	Code Enforcement	Passed	12/05/2025 3:12 pm

Inspector: Beverly Abrahamson
Checklist Comments: Hickson Construction sign 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: 4795243 **Parcel ID: 741605160160**
HANSEN THOMAS C **804 EVERGREEN ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	4795243
Parcel ID:	741605160160
Township-Range-Section:	17 - 34 - 16
Subdivision-Block-Lot:	05 - 16 - 0160
Owner(s):	HANSEN THOMAS C - FS - Fee Simple - 100%
Mailing Address On File:	804 EVERGREEN ST NEW SMYRNA BEACH FL 32169
Physical Address:	804 EVERGREEN ST, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4838
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	$594,533	$594,533	$0	$594,533	1.5000	$891.80
0012	DISCRETIONARY	$594,533	$594,533	$0	$594,533	0.7480	$444.71
0011	REQ LOCAL EFFORT	$594,533	$594,533	$0	$594,533	3.0310	$1,802.03
0050	GENERAL FUND	$594,533	$594,533	$0	$594,533	3.2007	$1,902.92
0053	LAW ENFORCEMENT FUND	$594,533	$594,533	$0	$594,533	1.5994	$950.90
0055	LIBRARY	$594,533	$594,533	$0	$594,533	0.3697	$219.80
0520	MOSQUITO CONTROL	$594,533	$594,533	$0	$594,533	0.1573	$93.52
0530	PONCE INLET PORT AUTHORITY	$594,533	$594,533	$0	$594,533	0.0660	$39.24
0058	VOLUSIA ECHO	$594,533	$594,533	$0	$594,533	0.2000	$118.91
0057	VOLUSIA FOREVER	$594,533	$594,533	$0	$594,533	0.2000	$118.91
0065	FLORIDA INLAND NAVIGATION DISTRICT	$594,533	$594,533	$0	$594,533	0.0270	$16.05
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$594,533	$594,533	$0	$594,533	0.3101	$184.36
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$594,533	$594,533	$0	$594,533	0.1793	$106.60
0272	NEW SMYRNA BCH I&S 2018	$594,533	$594,533	$0	$594,533	0.1115	$66.29
0270	NEW SMYRNA BEACH	$594,533	$594,533	$0	$594,533	4.6370	$2,756.85
						16.3370	$9,712.89

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$9,712.89
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$9,837.89**
Estimated Tax Amount without SOH:	$9,837.89

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$393,225	$201,308	$594,533	$594,533	$0	$594,533	$0
2024	$425,565	$241,762	$667,327	$160,534	$105,000	$55,534	$506,793
2023	$360,150	$232,858	$593,008	$155,859	$105,000	$50,859	$437,149
2022	$275,625	$207,428	$483,053	$151,319	$100,500	$50,819	$331,734
2021	$223,808	$178,135	$401,943	$146,912	$100,500	$46,412	$255,031
2020	$223,808	$154,550	$378,358	$144,884	$100,500	$44,384	$233,474
2019	$218,663	$122,113	$340,776	$141,627	$100,500	$41,127	$199,149
2018	$218,663	$111,553	$330,216	$138,986	$100,500	$38,486	$191,230
2017	$147,000	$157,203	$304,896	$136,127	$50,500	$85,627	$168,769

Property Description

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

16-17-34 S 75 FT OF N 730 FT S OF OCEAN AVE OF W 125 FT W OF EVERGREEN ST OF UNPLATTED BLK 16 1ST ADD TO J Y DETWILERSUB MB 7 PG 85 PER OR 3820 PG 2318 PER OR 7791 PGS 4297-4298 PER OR 8654 PGS 1176-1188

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0630-2025**

Case Type: **Code Enforcement**

Date Case Established: **12/05/2025**

Compliance Deadline: **05/27/2026**

Owner: THOMAS HANSEN

Mailing Address

THOMAS HANSEN
804 EVERGREEN ST
NEW SMYRNA BEACH, FL 32169

Notice of Violation for the following location:

Address	Parcel
804 EVERGREEN ST NEW SMYRNA BEACH, FL 32169	**741605160160**

Violation: LDR 604.12.D- Signs. - Permits.
No person shall erect, alter, repair, or relocate any non-exempt sign without first obtaining a permit for such work from the Building Official of the City of New Smyrna Beach. No permit shall be issued until the planning manager and chief building official, or designees, have determined that such work is in accordance with this LDR and all other LDR's and ordinances of the City of New Smyrna Beach and a certificate of zoning has been issued.
(1) Application for a sign permit shall be on forms provided for that purpose by the chief building official and shall contain the following information:
a. The name, address, and telephone number of the applicant, the owner of the sign, and the owner of the property on which the sign is to be located;
b. The address, if any, and legal description of the premises on which the sign is to be located;
c. A drawing to scale, in duplicate, showing the size, height, structural details, and dimensions of the sign and sign structure;
d. A drawing to scale, in duplicate, showing the position of the sign, and any other existing advertising structures, in relation to the buildings or structures on the premises and to the boundaries of the property;
e. The signatures of the applicant and the owner of the property; or in the event the owner is not available, written evidence of the owner's permission for the erection of the sign;
f. Any electrical and/or plumbing permit required for the sign;

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0630-2025**
Case Type: **Code Enforcement**
Date Case Established: **12/05/2025**
Compliance Deadline: **05/27/2026**

g. For any sign which the chief building official determines may reasonably be subject to dead load, wind, or other physical threat, engineering drawings showing display area, support structure above and below ground, wind pressure specifications, and method of installation, signed and sealed by a registered engineer or architect licensed by the State of Florida in that profession;
h. Signs in the visibility triangle shall have a maximum height of 3.0 feet to allow for proper visibility.

Corrective Action: Permit required for a sign on residential property over 3' ft
Compliance Date: 05/27/2026

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 8374 7796 41
(✓) Post
( ) Hand Delivery

Beverly Abrahamson

Sincerely,
Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
5/13/2026

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

THOMAS HANSEN
804 EVERGREEN ST
NEW SMYRNA BEACH, FL 32169

CASE NO. CE-0630-2025
804 EVERGREEN ST
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 **July 16, 2026 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

THOMAS HANSEN
804 EVERGREEN ST
NEW SMYRNA BEACH, FL 32169

CASE NO. CE-0630-2025
804 EVERGREEN ST
NEW SMYRNA BEACH, FL 32169

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RECORD IS REQUIRED TO APPEAL

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

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(✓) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8374 7796 41

(✓) Post

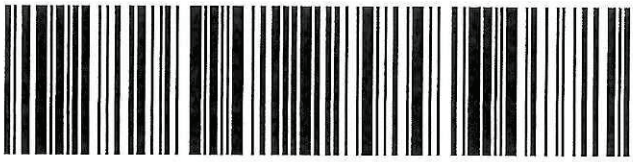
( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
5/13/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8374 7796 41

THOMAS C HANSEN
804 EVERGREEN ST
NEW SMYRNA BEACH FL 32169-2904

CCB-0630-2025

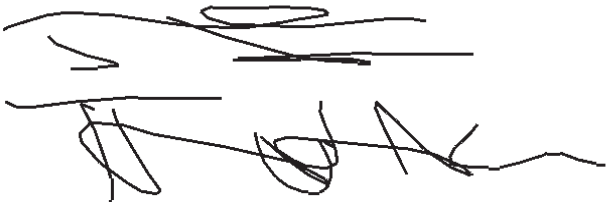
UNITED STATES POSTAL SERVICE

Date Produced: 05/19/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8374 7796 41. Our records indicate that this item was delivered on 05/18/2026 at 04:10 p.m. in NEW SMYRNA BEACH, FL 32169. 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:

THOMAS C HANSEN
804 EVERGREEN ST
NEW SMYRNA BEACH FL 32169-2904

Customer Reference Number: C6825489.41825285

UNITED STATES POSTAL SERVICE®

Return address:

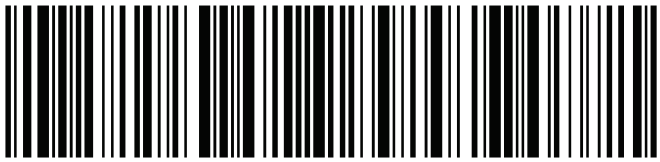
CODE DEPARTMENT
CITY OF NEW SMYRNA BEACH
210 SAMS AVE FL 1
NEW SMRYNA BEACH FL 32168

Recipient address:

THOMAS C HANSEN
804 EVERGREEN ST
NEW SMYRNA BEACH FL 32169-2904

MAILING DATE: 05/13/2026
DELIVERY DATE: 05/18/2026

USPS CERTIFIED MAIL



9214 8901 9403 8374 7796 41

USPS Tracking Label Number: 9214 8901 9403 8374 7796 41

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	05/13/2026 08:50
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32169	05/18/2026 16:10

CASE #: CCB-0630-2025


Network:May 14, 2026 at 11:26:34 AM EDT
Local:May 14, 2026 at 11:26:34 AM EDT
N 29° 1' 56.220", W 80° 53' 51.729"
804 Evergreen St
New Smyrna Beach FL 32169
United States
HICKSON
Construction Company, Inc.
HICKSON
CONSTRUCTION COMPANY, INC.
Since 1979
GENERAL CON
CGC 041621 & CC
386-428
www.HicksonCons
www.EnjoyFlorid
PRIVATE
PROPERTY
NO TRESPASSING


Network:Aug 13, 2025 at 10:29:47 AM EDT
Local:Aug 13, 2025 at 10:29:47 AM EDT
N 29° 1' 56.131", W 80° 53' 51.695"
805 Evergreen St
New Smyrna Beach FL 32169
United States
HICKSON
Construction Company, Inc.
GENERAL CONTRACTORS
CGC 041621 & CCC 1326071
386-428-7401
www.HicksonConstruction.com
www.EnjoyFloridaDays.com
HICKSON CONSTRUCTION COMPANY, INC.
Since 1979


Network:Nov 10, 2025 at 12:18:40 PM EST
Local:Nov 10, 2025 at 12:18:40 PM EST
N 29° 1' 54.513", W 80° 53' 51.703"
804 Evergreen St
New Smyrna Beach FL 32169
United States
HICKSON
Construction Company, Inc.
GENERAL CONTRACTORS
386-428-7401

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0266-2026 - 154 SWEET BAY AVE. OWNER: ROBERT & KELLY FRESHWATERS; OFFICER: BARBARA BOBELAK

July 16, 2026

Background:

Violation of city code: IPMC 304.3 - Premises Identification, LDR 802.07. B. - Trailer Storage, Sec. 26-914. (11) - Swimming Pools, Sec. 26-914. (8) - Landscaping. Compliance date: July 10, 2026 & July 13, 2026, Method of service: property posted June 22, 2026, certified mail sent on June 19,2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0266-2026 - 154 Sweet Bay Ave.pdf

CE-0266-2026 – 154 SWEET BAY AVENUE
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Barbara Bobelak
Project:
District: New Smyrna Beach
Description: Trailer parked in front yard, ambulance type vehicle has not moved in weeks, swimming pool cover has partially fallen into the swimming pool.
Opened Date: 06/19/2026
Closed Date: NOT CLOSED

Parcel: 734201000140 Main
Address: 154 Sweet Bay Av Main
New Smyrna Beach, FL 32168
Zone: R-1 (SINGLE FAMILY RESIDENTIAL)

Owner
Robert Freshwaters
154 Sweet Bay Ave
New Smyrna Beach, FL 32168

Complainant
Eric Feldman
183 Sweet Bay Ave
New Smyrna Beach, FL 32168
Mobile: 3864504487

Note	Created By	Date and Time Created
1. 6/18/2026 - conducted site visit from neighboring property to view the swimming pool , the owner made an attempt to cover with swimming pool with what appears to be a tarp. The cover has fallen partially into the swimming pool. There's also now a trailer parked in the front yard that should be in a side or back yard or on the driveway. I am closing this case due to most of the violations have been resolved and new violations are occurring. A new NOV-NOH with be issued based on this site visit.	Barbara Bobelak	6/19/2026 8:56 am
2. Previous code case CE-0598-2025. Case did not move forward to the CEB, most of the previous violations corrected as stated in case notes.	Barbara Bobelak	6/19/2026 8:58 am

Violation Code: Sec. 26-914.(8)
Violation Status: In Violation
Citation Issue Date: 06/19/2026
Compliance Date: 07/13/2026
Resolved Date:
Code Description: Landscaping
Corrective Action: Mow, trim and edge around all fencing, driveway area, sidewalks, trailers and recreational equipment.

Violation Code: IPMC 304.3
Violation Status: In Violation
Citation Issue Date: 06/19/2026
Compliance Date: 07/13/2026
Resolved Date:
Code Description: Premises Identification
Corrective Action: No address numbers displayed on the home. Display house numbers on the home that are in a contrasting color that are legible and visible from the street fronting the property.

Violation Code: Sec. 26-914.(11)
Violation Status: In Violation
Citation Issue Date: 06/19/2026
Compliance Date: 07/10/2026
Resolved Date:
Code Description: Swimming Pools
Corrective Action: Swimming pool cover is not being maintained to prevent stagnant water from lying in the swimming pool. Secure the swimming pool cover in a manner to prevent the cover from falling in the swimming pool during heavy rain and storms.

Violation Code: LDR 802.07.B.
Violation Status: In Violation
Citation Issue Date: 06/19/2026
Compliance Date: 07/10/2026
Resolved Date:
Code Description: Trailer Storage
Corrective Action: Open trailer stored on the front lawn. Store the open trailer on an approved driveway or in the side or back yard. Maintain the grass around and under the open trailer.

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

AltKey: 3723236 **Parcel ID: 734201000140**
FRESHWATERS ROBERT **154 SWEET BAY AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3723236
Parcel ID:	734201000140
Township-Range-Section:	17 - 33 - 42
Subdivision-Block-Lot:	01 - 00 - 0140
Owner(s):	FRESHWATERS ROBERT - TE - Tenancy in the Entirety - 100% FRESHWATERS KALEY - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	154 SWEET BAY AVE NEW SMYRNA BEACH FL 32168
Physical Address:	154 SWEET BAY AVE, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4141
Subdivision Name:	SUGAR MILL COUNTRY CLUB & ESTS UNIT I
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$446,266	$251,834	$25,000	$226,834	1.5000	$340.25
0012	DISCRETIONARY	$446,266	$251,834	$25,000	$226,834	0.7480	$169.67
0011	REQ LOCAL EFFORT	$446,266	$251,834	$25,000	$226,834	3.0310	$687.53
0050	GENERAL FUND	$446,266	$251,834	$51,411	$200,423	3.2007	$641.49
0053	LAW ENFORCEMENT FUND	$446,266	$251,834	$51,411	$200,423	1.5994	$320.56
0055	LIBRARY	$446,266	$251,834	$51,411	$200,423	0.3697	$74.10
0520	MOSQUITO CONTROL	$446,266	$251,834	$51,411	$200,423	0.1573	$31.53
0530	PONCE INLET PORT AUTHORITY	$446,266	$251,834	$51,411	$200,423	0.0660	$13.23
0058	VOLUSIA ECHO	$446,266	$251,834	$51,411	$200,423	0.2000	$40.08
0057	VOLUSIA FOREVER	$446,266	$251,834	$51,411	$200,423	0.2000	$40.08
0065	FLORIDA INLAND NAVIGATION DISTRICT	$446,266	$251,834	$51,411	$200,423	0.0270	$5.41
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$446,266	$251,834	$51,411	$200,423	0.3101	$62.15
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$446,266	$251,834	$51,411	$200,423	0.1793	$35.94
0272	NEW SMYRNA BCH I&S 2018	$446,266	$251,834	$51,411	$200,423	0.1115	$22.35
0270	NEW SMYRNA BEACH	$446,266	$251,834	$51,411	$200,423	4.6370	$929.36
						16.3370	$3,413.73

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,413.73
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$3,538.73**
Estimated Tax Amount without SOH:	$7,415.65

AltKey: 3723236 **Parcel ID: 734201000140**

FRESHWATERS ROBERT **154 SWEET BAY AVE, NEW SMYRNA BEACH, FL**

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$126,100	$287,125	$413,225	$245,214	$50,722	$194,492	$168,011
2024	$84,875	$261,821	$346,696	$238,304	$50,000	$188,304	$108,392
2023	$87,300	$261,546	$348,846	$231,364	$50,000	$181,364	$117,482
2022	$116,400	$254,972	$371,372	$224,625	$50,000	$174,625	$146,747
2021	$72,750	$206,062	$278,812	$218,083	$50,000	$168,083	$60,729
2020	$72,750	$180,836	$253,586	$215,072	$50,000	$165,072	$38,514
2019	$72,750	$169,781	$242,531	$210,237	$50,000	$160,237	$32,294
2018	$63,050	$159,131	$222,181	$206,317	$50,000	$156,317	$15,864
2017	$41,225	$171,422	$212,694	$212,694	$0	$212,694	$0

AltKey: 3723236 **Parcel ID: 734201000140**

FRESHWATERS ROBERT **154 SWEET BAY AVE, NEW SMYRNA BEACH, FL**

Property Description

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

LOT 14 SUGAR MILL COUNTRY CLUB & ESTATES UNIT 1 MB 29 PG 129 PER OR 4333 PG 2856 PER OR 6584 PG 1256 PER OR 7046 PG 4252 PER OR 7418 PG 3599 PER OR 7467 PGS 0166-0168 INC PER OR 7467 PG 0169

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

Case Number: CE-0266-2026
Case Type: Code Enforcement
Date Case Established: 06/19/2026
Compliance Deadline: 07/10/2026

Violation Notice

Date: June 19, 2026

Owner: Robert & Kaley Freshwaters

Mailing Address

Robert & Kaley Freshwaters
154 Sweet Bay Avenue
New Smyrna Beach, FL 32168

Notice of Violation for the following location:

Address	Parcel
154 SWEET BAY AVENUE NEW SMYRNA BEACH, FL 32168	**734201000140**

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).
Corrective Action: No address numbers displayed on the home. Display house numbers on the home that are in contrasting colors that are legible and visible from the street fronting the property.
Compliance Date: 07/13/2026

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.

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

Case Number: CE-0266-2026
Case Type: Code Enforcement
Date Case Established: 06/19/2026
Compliance Deadline: 07/10/2026

Violation Notice

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: Open trailer stored on the front lawn. Store the open trailer on an approved driveway or in the side or back yard. Maintain the grass around and under the trailer.
Compliance Date: 07/10/2026

Violation: Sec. 26-914. (11) - Swimming Pools
Any swimming pool or spa shall be properly maintained and kept in working order so the water remains clear, free of pollutants and debris, and does not become a breeding place for mosquitoes and other insects. Any pool or spa not maintained in this manner shall be drained and kept dry. Properties with pools or spas shall comply with the minimum security fencing requirements of the city.

Corrective Action: Swimming pool cover is not being maintained to prevent stagnant water from lying in the swimming pool. Secure the swimming pool cover in a manner to hold the cpver prevent the cover from falling in the swimming pool during heavy rain and storms.
Compliance Date: 07/10/2026

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: Mow, trim and edge around all fencing, driveway area, sidewalks, trailers and recreational equipment.
Compliance Date: 07/13/2026

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

Case Number: CE-0266-2026
Case Type: Code Enforcement
Date Case Established: 06/19/2026
Compliance Deadline: 07/10/2026

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 8329 8616 36
(✓) Post
( ) Hand Delivery

Sincerely,

Barbara Bobelak

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

Robert & Kaley Freshwaters
154 Sweet Bay AVE
New Smyrna Beach, FL 32168

CASE NO. CE-0266-2026
154 SWEET BAY AV
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **July 16, 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

Robert & Kaley Freshwaters
154 Sweet Bay AVE
New Smyrna Beach, FL 32168

CASE NO. CE-0266-2026
154 SWEET BAY AV
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 8329 8616 36

(✓) Post

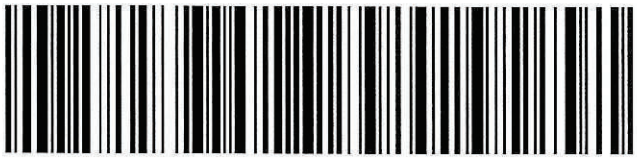
( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
6/19/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8329 8616 36

ROBERT & KALEY FRESHWATERS
154 SWEET BAY AVE
NEW SMYRNA BEACH FL 32168-7934

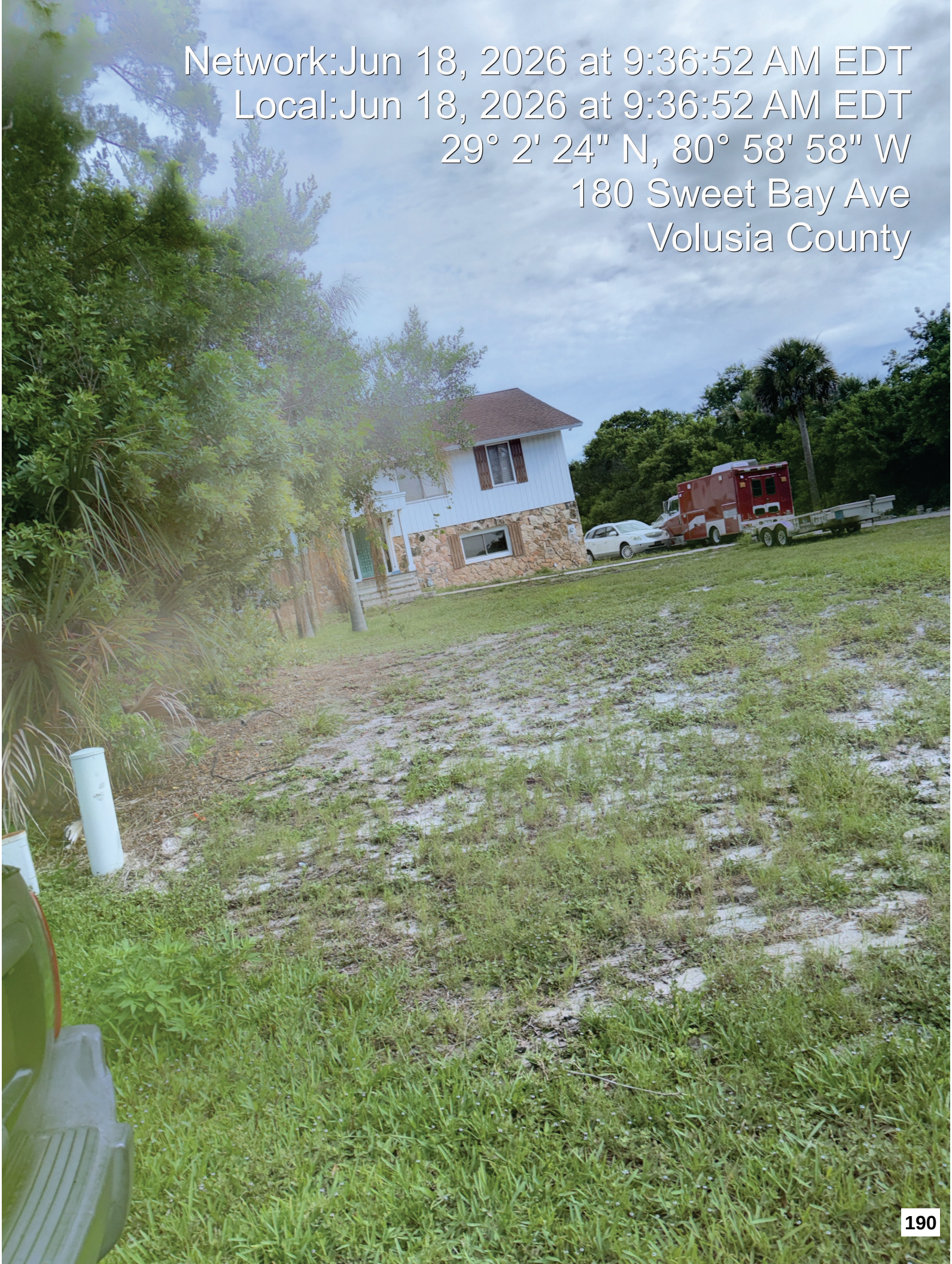
CE-0266-2026


154
Network:Jun 22, 2026 at 10:09:24 AM EDT
Local:Jun 22, 2026 at 10:09:24 AM EDT
N 29° 2' 24.373", W 80° 58' 57.081"
155 Sweet Bay Ave
New Smyrna Beach FL 32168
United States


Network:Jun 18, 2026 at 9:33:47 AM EDT
Local:Jun 18, 2026 at 9:33:47 AM EDT
29° 2' 25" N, 80° 58' 59" W
154 Sweet Bay Ave
Volusia County


Network:Jun 18, 2026 at 9:33:52 AM EDT
Local:Jun 18, 2026 at 9:33:52 AM EDT
29° 2' 26" N, 80° 58' 59" W
154 Sweet Bay Ave
Volusia County


Network:Jun 18, 2026 at 9:34:24 AM EDT
Local:Jun 18, 2026 at 9:34:24 AM EDT
29° 2' 26" N, 80° 58' 59" W
154 Sweet Bay Ave
Volusia County


Network:Jun 18, 2026 at 9:36:52 AM EDT
Local:Jun 18, 2026 at 9:36:52 AM EDT
29° 2' 24" N, 80° 58' 58" W
180 Sweet Bay Ave
Volusia County

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0148-2026 - 1313 MAGNOLIA ST. OWNER: SILVER CIRCLE MAGNOLIA LLC; OFFICER: BARBARA BOBELAK

July 16, 2026

Background:

Violation of city code: Sec. 26-914. (13) - Outdoor Storage, Sec. 26-914. (8) - Landscaping, Sec. 74-146. - Local Business Tax Imposed, Compliance date: May 12, 2026, Certified mail sent on April 29, 2026, delivered and accepted on May 4, 2026. Property posted April 29, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0148-2026 - 1313 Magnolia St.pdf

CODE CASE DETAILED REPORT CE-0148-2026
FOR CITY OF NEW SMYRNA BEACH

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

Project:
District: New Smyrna Beach
Description: Sidewalks are atrocious and the property looks like crap.

Opened Date: 04/20/2026
Closed Date: NOT CLOSED

Parcel: 744403030030 Main

Address: 1313 Magnolia St Main
New Smyrna Beach, FL 32168

Zone: R-2 (SINGLE FAMILY RESIDENTIAL)

Owner
Silver Circle Magnolia Llc
1620 S Friendswood Dr, STE 147
Friendswood, TX 77546

Complainant
Shawn Salvi
1208 Magnolia St
New Smyrna Beach, FL 32168
Mobile: (239) 223-8818

Note	Created By	Date and Time Created
1. Email received from the City Manager regarding the condition of this property and the neighboring property. Inspected the properties on 4/20/2026 noted the violations and took pictures.	Barbara Bobelak	4/21/2026 12:20 pm
2. Posted property, photo taken and added to case file.	Barbara Bobelak	4/29/2026 1:35 pm

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-004315-2026	Complaint	Barbara Bobelak	04/21/2026
Notice of Violation Letter Sent	NOV-004316-2026		Barbara Bobelak	04/21/2026

Violation Code: Sec. 74-146.
Code Description: Local Business Tax Imposed
Violation Status: In Violation
Citation Issue Date: 04/21/2026
Compliance Date: 05/12/2026
Resolved Date:
Corrective Action: Obtain the required business license tax receipt for rental property. Apply online at www.cityofnsb.com, if you have questions regarding the application please contact Kathleen Adle at (386) 410-2865 or kadle@cityofnsb.com.

Violation Code: Sec. 26-914.(13)
Code Description: Outdoor Storage
Violation Status: In Violation
Citation Issue Date: 04/20/2026
Compliance Date: 05/15/2026
Resolved Date:
Corrective Action: Items of value stored against the fence on the south side of the front yard need to be stored at least three feet from the property line.

Violation Code: Sec. 26-914.(8)
Code Description: Landscaping
Violation Status: In Violation
Citation Issue Date: 04/20/2026
Compliance Date: 05/15/2026
Resolved Date:
Corrective Action: Mow the yard, trim landscaping, and along the sidewalks and fences.

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

AltKey: 3884078 **Parcel ID: 744403030030**
SILVER CIRCLE MAGNOLIA LLC **1313 MAGNOLIA ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3884078
Parcel ID:	744403030030
Township-Range-Section:	17 - 34 - 44
Subdivision-Block-Lot:	03 - 03 - 0030
Owner(s):	SILVER CIRCLE MAGNOLIA LLC - FS - Fee Simple - 100%
Mailing Address On File:	1620 S FRIENDSWOOD DR STE 147 FRIENDSWOOD TX 77546 5408
Physical Address:	1313 MAGNOLIA ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4628
Subdivision Name:	LOVEJOY F E ADD NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$343,289	$343,289	$0	$343,289	1.5000	$514.93
0012	DISCRETIONARY	$343,289	$343,289	$0	$343,289	0.7480	$256.78
0011	REQ LOCAL EFFORT	$343,289	$343,289	$0	$343,289	3.0310	$1,040.51
0050	GENERAL FUND	$343,289	$343,289	$0	$343,289	3.2007	$1,098.77
0053	LAW ENFORCEMENT FUND	$343,289	$343,289	$0	$343,289	1.5994	$549.06
0055	LIBRARY	$343,289	$343,289	$0	$343,289	0.3697	$126.91
0520	MOSQUITO CONTROL	$343,289	$343,289	$0	$343,289	0.1573	$54.00
0530	PONCE INLET PORT AUTHORITY	$343,289	$343,289	$0	$343,289	0.0660	$22.66
0058	VOLUSIA ECHO	$343,289	$343,289	$0	$343,289	0.2000	$68.66
0057	VOLUSIA FOREVER	$343,289	$343,289	$0	$343,289	0.2000	$68.66
0065	FLORIDA INLAND NAVIGATION DISTRICT	$343,289	$343,289	$0	$343,289	0.0270	$9.27
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$343,289	$343,289	$0	$343,289	0.3101	$106.45
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$343,289	$343,289	$0	$343,289	0.1793	$61.55
0272	NEW SMYRNA BCH I&S 2018	$343,289	$343,289	$0	$343,289	0.1115	$38.28
0270	NEW SMYRNA BEACH	$343,289	$343,289	$0	$343,289	4.6370	$1,591.83
						16.3370	$5,608.31

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$5,608.31
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$5,733.31**
Estimated Tax Amount without SOH:	$5,733.31

AltKey: 3884078 **Parcel ID: 744403030030**

SILVER CIRCLE MAGNOLIA LLC **1313 MAGNOLIA ST, NEW SMYRNA BEACH, FL**

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$162,657	$180,919	$343,576	$306,694	$0	$306,694	$0
2024	$122,760	$187,872	$310,632	$278,813	$0	$278,813	$0
2023	$193,347	$143,036	$336,383	$253,466	$0	$253,466	$0
2022	$193,347	$128,979	$322,326	$230,424	$0	$230,424	$0
2021	$133,502	$94,763	$228,265	$209,476	$0	$209,476	$0
2020	$104,346	$121,486	$225,832	$190,433	$0	$190,433	$0
2019	$64,449	$122,665	$187,114	$173,121	$0	$173,121	$0
2018	$64,449	$108,526	$172,975	$157,383	$0	$157,383	$0
2017	$73,656	$88,164	$162,084	$143,075	$0	$143,075	$0

AltKey: 3884078 **Parcel ID: 744403030030**

SILVER CIRCLE MAGNOLIA LLC **1313 MAGNOLIA ST, NEW SMYRNA BEACH, FL**

Property Description

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

47-17-34 LOT 3 BLK C F E LOVEJOY NEW SMYRNA MB 7 PG 43 MB 21 PG 66 PER OR 4818 PG 0400 PER OR 6199 PG 0847 PER OR 6574 PG 3985 PER OR 7363 PG 4472 PER OR 8763 PG 1106



Detail by Entity Name

Florida Limited Liability Company
SILVER CIRCLE MAGNOLIA, L.L.C.

Filing Information

Document Number	L25000269610
FEI/EIN Number	NONE
Date Filed	06/09/2025
Effective Date	06/06/2025
State	FL
Status	ACTIVE

Principal Address

327 SO. PALMETTO AVE
DAYTONA BEACH, FL 32114

Mailing Address

1620 SO. FRIENDSWOOD DR.
SUITE 147

FRIENDSWOOD, TX 77546

Registered Agent Name & Address

OSTERNDORF, MARYELLEN P
327 SO. PALMETTO AVE.
SUITE A
DAYTONA BEACH, FL 32114

Authorized Person(s) Detail

Name & Address

Title MGR

MCHENRY, GARTH M, TRUSTEE
1620 SO. FRIENDSWOOD DRIVE SUITE 147
FRIENDSWOOD, TX 77546

Annual Reports

No Annual Reports Filed

Document Images

06/09/2025 -- 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-0148-2026**

Case Type: **Code Enforcement**

Date Case Established: **04/20/2026**

Compliance Deadline: **05/12/2026**

Owner: SILVER CIRCLE MAGNOLIA LLC

Mailing Address

SILVER CIRCLE MAGNOLIA LLC
ATTN: GARTH M. MCHENRY, TRUSTEE
1620 S FRIENDSWOOD DR STE 147
FRIENDSWOOD, TX 77546-5408

MARYELLEN P. OSTERNDORF
327 S. PALMETTO AVE., STE A
DAYTONA BEACH, FL 32114

Notice of Violation for the following location:

Address

1313 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168

Parcel

744403030030

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: Items of value stored against the fence on the south side of the front yard need to be stored at least three feet from the property line.
Compliance Date: 05/15/2026

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: Mow the yard, trim landscaping, and along the sidewalks and fences.
Compliance Date: 05/15/2026

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0148-2026**
Case Type: **Code Enforcement**
Date Case Established: **04/20/2026**
Compliance Deadline: **05/12/2026**

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 the required business license tax receipt for rental property. Apply online at www.cityofnsb.com, if you have questions regarding the application please contact Kathleen Adle at (386) 410-2865 or kadle@cityofnsb.com.
Compliance Date: 05/12/2026

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-0148-2026**
Case Type: **Code Enforcement**
Date Case Established: **04/20/2026**
Compliance Deadline: **05/12/2026**

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:

1620 S FRIENDSWOOD DR STE 147
FRIENDSWOOD, TX 77546-5408 — 9214 8901 9403 8370 7414 13

327 S. PALMETTO AVE., STE A
DAYTONA BEACH, FL 32114 — 9214 8901 9403 8370 7419 25

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

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

4/29/26

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

SILVER CIRCLE MAGNOLIA LLC
1620 S FRIENDSWOOD DR STE 147
FRIENDSWOOD, TX 77546-5408

CASE NO. CE-0148-2026
1313 MAGNOLIA 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 **May 21, 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:

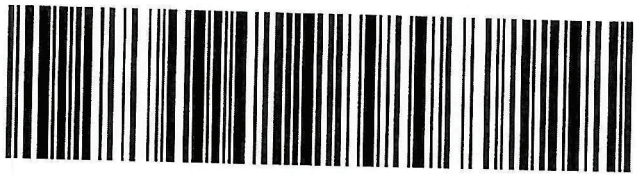
(✓)	Certified Mail, Return Receipt Requested 1620 S FRIENDSWOOD DR STE 147 FRIENDSWOOD, TX 77546-5408	Receipt Number: 9214 8901 9403 8370 7414 13
	327 S. PALMETTO AVE., STE A DAYTONA BEACH, FL 32114	9214 8901 9403 8370 7419 25
(✓)	Post	
( )	Hand Delivery	

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
4/29/2026

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

USPS CERTIFIED MAIL



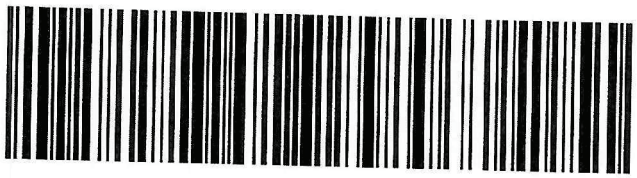
9214 8901 9403 8370 7414 13

SILVER CIRCLE MAGNOLIA LLC
ATTN: GARTH M MCHENRY TRUSTEE
1620 S FRIENDSWOOD DR
STE 147
FRIENDSWOOD TX 77546-5408

1313 Magnolia St
CE-0148-2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8370 7419 25

MARYELLEN P OSTERNDORF
327 S PALMETTO AVE
STE A
DAYTONA BEACH FL 32114-4940

1313 Magnolia St
CE-0148-2026

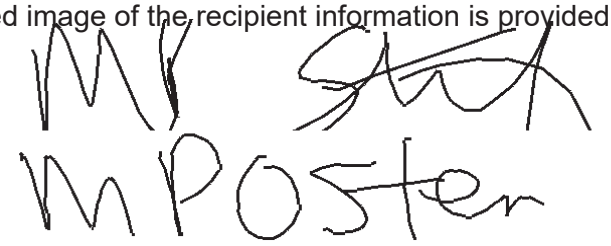
UNITED STATES POSTAL SERVICE

Date Produced: 05/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 7419 25. Our records indicate that this item was delivered on 05/04/2026 at 10:59 a.m. in DAYTONA BEACH, FL 32114. 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:

MARYELLEN P OSTERNDORF
327 S PALMETTO AVE
STE A
DAYTONA BEACH FL 32114-4940

Customer Reference Number: C6786922.41517898

Return Reference Number 1313 MAGNOLIA ST

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:

MARYELLEN P OSTERNDORF
327 S PALMETTO AVE
STE A
DAYTONA BEACH FL 32114-4940

MAILING DATE: 04/29/2026
DELIVERY DATE: 05/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 7419 25

USPS Tracking Label Number: 9214 8901 9403 8370 7419 25

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	04/29/2026 09:36
RESCHEDULED TO NEXT DELIVERY DAY	DAYTONA BEACH,FL 32114	05/02/2026 09:51
DELIVERED LEFT WITH INDIVIDUAL	DAYTONA BEACH,FL 32114	05/04/2026 10:59

CASE #: CE-0148-2026

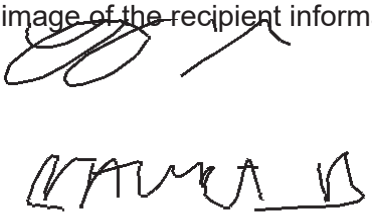
UNITED STATES POSTAL SERVICE

Date Produced: 05/05/2026

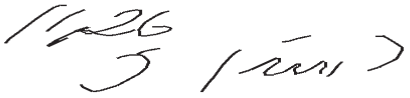
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8370 7414 13. Our records indicate that this item was delivered on 05/04/2026 at 11:33 a.m. in FRIENDSWOOD, TX 77546. 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:

SILVER CIRCLE MAGNOLIA LLC
ATTN: GARTH M MCHENRY TRUSTEE
1620 S FRIENDSWOOD DR
STE 147
FRIENDSWOOD TX 77546-5408

Customer Reference Number: C6786922.41517897

Return Reference Number 1313 MAGNOLIA ST

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:

SILVER CIRCLE MAGNOLIA LLC
ATTN: GARTH M MCHENRY TRUSTEE
1620 S FRIENDSWOOD DR
STE 147
FRIENDSWOOD TX 77546-5408

MAILING DATE: 04/29/2026
DELIVERY DATE: 05/04/2026

USPS CERTIFIED MAIL



9214 8901 9403 8370 7414 13

USPS Tracking Label Number: 9214 8901 9403 8370 7414 13

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	04/29/2026 09:36
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	FRIENDSWOOD,TX 77546	05/04/2026 11:33

CASE #: CE-0148-2026


Network:Apr 29, 2026 at 12:05:49 PM EDT
Local:Apr 29, 2026 at 12:05:49 PM EDT
N 29° 0' 42.636", W 80° 54' 58.092"
1313
210


Network:Apr 20, 2026 at 10:28:37 AM EDT
Local:Apr 20, 2026 at 10:28:37 AM EDT
N 29° 0' 42.673", W 80° 54' 58.466"
1311 Magnolia St


Network:Apr 20, 2026 at 10:28:58 AM EDT
Local:Apr 20, 2026 at 10:28:58 AM EDT
N 29° 0' 42.510", W 80° 54' 58.443"
1311 Magnolia St


Network:Apr 20, 2026 at 10:28:45 AM EDT
Local:Apr 20, 2026 at 10:28:45 AM EDT
N 29° 0' 42.620", W 80° 54' 58.523"
1311 Magnolia St


Network:Apr 20, 2026 at 10:29:08 AM EDT
Local:Apr 20, 2026 at 10:29:08 AM EDT
N 29° 0' 42.296", W 80° 54' 58.443"
1311 Magnolia St


Network:Apr 29, 2026 at 12:06:00 PM EDT
Local:Apr 29, 2026 at 12:06:00 PM EDT
N 29° 0' 42.768", W 80° 54' 58.211"
215


Network:Apr 29, 2026 at 12:06:24 PM EDT
Local:Apr 29, 2026 at 12:06:24 PM EDT
N 29° 0' 42.349", W 80° 54' 58.406"


Network: Apr 29, 2026 at 12:06:32 PM EDT
Local: Apr 29, 2026 at 12:06:32 PM EDT
N 29° 0' 42.317", W 80° 54' 58.453"