Special Magistrate
Wednesday, April 22, 2026 at 2:00 PM

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

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.A Special Magistrate Minutes March 25, 2026

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

4. OLD BUSINESS

4.A CCSM-0504-2025 - 1720 Magnolia St.; Owner: Tara Rando and/or entity; Officer: Barbara Bobelak

4.B CCSM-0566-2025 - 108 S. MYRTLE AVE.; OWNER: JUSTIN WALKER and/or entity; OFFICER: BEVERLY ABRAHAMSON

5. NEW BUSINESS

5.A CCSM-0663-2025 - 3405 S. Atlantic Ave.; Owner: Ocean Trillium South COA; Officer: Barbara Bobelak

6. REPEAT BUSINESS

7. LIEN AMNESTY APPLICATION

7.A LA-0001-2026 - 436 N. Myrtle Ave Owner: EZ Flooring & Custom Trim LLC; Officer Barbara Bobelak

7.B LA-0002-2026 - 2415 Mooneyham Dr. Owner: Kevin & Tori Rickler and/or entity ; Officer Barbara Bobelak

8. STAFF REPORT

9. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

SPECIAL MAGISTRATE MINUTES MARCH 25, 2026

April 22, 2026

Background:

Special Magistrate Minutes March 25, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Special Magistrate Minutes - March 25, 2026.pdf

Special Magistrate Wednesday,
March 25, 2026, at 2:00 p.m.

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

1. CALL TO ORDER

Having been duly advertised as required by law, the Special Magistrate of the City of New Smyrna Beach, Florida, was held on Wednesday, March 25, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

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

2. APPROVAL OF MINUTES

The Special Magistrate approved the minutes of the February 25, 2026, meeting. She continued to explain the process for the meeting, advised of the appeal process and asked if there were any questions. There were none.

3. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

Board Clerk Evann Lorenzen administered the oath to the following City Staff and property representatives/owners: Barbra Bobelak, Beverly Abrahamson, John Parks, Jason Yates, Roberto Zerbino, Jen Cornelius, Clint Cornelius.

4. OLD BUSINESS

4.A CCSM-0504-2025 – 1720 Magnolia St.; Owner: Tara L. Rando; Officer: Barbara Bobelak

The owner's spouse Roberto Zerbino was present for comment.

Violations Cited:

LDR 504.02. (R-2) - Zoning District Regulations R-2

Sec. 801.06. Home based business

Sec. 74-146. - Local business tax imposed

Sec. 26-171. (a) -Permits Required

LDR 604.051. - Tree Preservation

On March 25, 2026, this case was heard before the Special Magistrate. At the hearing on February 25, 2026, the Special Magistrate found Tara Rando and/or entity in violation of Land Development Regulations Sec. 504.02. – R2 Zoning District Regulations, 604.051. Tree Preservation, 801.06. Home Based Business and Sec 74-146. Local Business Tax Imposed and gave until 1 p.m. on March 18, 2026, to bring the property into compliance.

Board order was mailed certified mail and accepted by Tara Rando on February 28, 2026. The Board Order was hand delivered to Tara Rando on February 26, 2026, by Herman Trautwein, Code Compliance Officer.

It is staff's recommendation the Special Magistrate give Tara Rando and/or entity until April 8, 2026, to complete the outstanding violations, remove the ads for the two businesses, plant the required replacement tree and pass the inspection for the business license tax receipt, in the event the property is not found in compliance after April 8, 2026, it is my recommendation to impose a fine of $100.00 per day, per violation commencing on March 18, 2026, the compliance date given in the February 25, 2026 order for LDR Sec. 604.051. Tree Preservation, LDR Sec. 504.02 – R2 Zoning District Regulations and Sec. 801.06 Home based business until the property is brought into full compliance and a one-time fine of $250 for Sec. 74-146. at a subsequent hearing. Maximum fine not to exceed $10,000.

Based on testimony and evidence presented Special Magistrate Gow moved to order Tara Rando and/or entity to come into compliance by 1:00 p.m. on April 8, 2026, and to bring this case back to the April 22, 2026, hearing.

4.B CCSM-0556-2025 – 905 Canal Street Parcel: 741808310070); Owner: Wolf Home Buyers LLC, Jon Gegaj; Officer: Beverly Abrahamson

The owner was not present.

Violations cited:

LDR 604.12 G (9) b. – Nonexempt additional signs commercial properties with permit.

On March 25, 2026, this case was heard before the Special Magistrate. And due to a clerical error, this case was presented before the Special Magistrate but previously had come into compliance prior to the hearing. The Affidavit of Compliance was delivered to the property owner on March 20, 2026, via email.

4.C CCSM-0566-2025 – 108 S. Myrtle Ave.; Owner: Justin Walker; Officer: Beverly Abrahamson

The owner was not present for comment.

Violations cited:

LDR 604.12.D – Signs. – Permits

On March 25, 2026, this case was heard before the Special Magistrate. And due to a clerical error, Special Magistrate Gow moved to order this case to be heard on April 22, 2026, Special Magistrate hearing. The order was mailed certified mail on March 26, 2026, and posted on the property March 27, 2026.

5. **New Business**

CCSM-0118-2025 – 666 Dora St; Owner: NSB Boat & RV Storage LLC; Officer: John Parks

Violations Cited:
Sec. 74-146. – Local Business Tax Imposed
LDR 802.07.B. – Trailer Storage
Sec. 26-171. (a) – Permits Required

The Owner's Clint and Jen Cornelius were present to comment.

On March 25, 2026, this case was heard before the Special Magistrate. This property was first inspected by a code compliance on March 26, 2025, and it was found to be in violation of city code Sec. Sec. 26-171. (a) – Permits Required, Sec. 74-146. – Local Business Tax Imposed, and LDR 802.07. B. – Trailer Storage. The notice of violation was given on March 26, 2026, with a compliance date of April 15, 2025. The code compliance officer reinspected the property on March 12, 2026, and it was determined that the violations were not corrected.

It is staff's recommendation that the Special Magistrate find NSB Boat & RV Storage LLC and/or entity in violation of Sec. 26-171. (a) – Permits Required and give until April 30, 2026, to bring the property into full compliance. Or a fine may be imposed at a subsequent hearing.

Based on testimony and evidence presented Special Magistrate Gow moved to order NSB Boat & RV Storage LLC and/or entity to bring the property into full compliance by 1:00 p.m. April 30, 2026, if the Special Magistrate finds the violation were not corrected by the date set forth above, a fine of $100.00 per day for each section of code that remains in violation may be imposed.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0504-2025 - 1720 MAGNOLIA ST.; OWNER: TARA RANDO AND/OR ENTITY; OFFICER: BARBARA BOBELAK

April 22, 2026

Background:

Violation of city code: LDR 504.02. (R-2) - Zoning District Regulations R-2, Sec. 801.06. Home based business, Sec. 74-146. - Local business tax imposed, Sec. 26-171. (a) - Permits Required, LDR 604.051. - Tree Preservation. Compliance date: March 18, 2026, Method of service: Hand Delivered February 26, 2026, Certified mail sent on February 26, 2026 and accepted on February 28, 2026

Findings:

On March 25, 2026 this case was heard before the Special Magistrate. The Special Magistrate found Tara Rando and/or entity in violation of Sec. 801.06. Home Based Business, LDR 604.051. - Tree Preservation, LDR Sec. 504.02 - R2 Zoning District Regulations, Sec. 74-146 - Local Business Tax Receipt Imposed and gave until 1 P.M. April 8, 2026, to bring the property into full compliance. The Board order was mailed certified mail on March 27, 2026, and accepted and signed for on March 30, 2026. On April 2, 2026 the Board Order was hand delivered to Tara Rando.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCSM-0504-2025- 1720 Magnolia St.pdf

From: noreply@civicplus.com
To: Bobelak, Barbara
Subject: Online Form Submittal: E-mail the Code Compliance Supervisor
Date: Monday, September 8, 2025 11:21:17 AM

CAUTION: EXTERNAL EMAIL

E-mail the Code Compliance Supervisor

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

Name	Catherine McLaughlin
E-mail	cathymac@cfl.rr.com
Phone	3866892828
File Upload	*Field not completed.*
Address	112 10th St
Questions & Comments	I am writing to formally express my concern regarding the recent opening of a commercial business at 1720 Magnolia Street, within our residentially zoned neighborhood. This development not only disrupts the quiet character of our community but also raises serious concerns about increased traffic, noise, and safety for residents—especially children and seniors. Allowing commercial activity in a residential zone sets a troubling precedent and undermines the integrity of zoning regulations intended to protect the quality of life for all residents. Additionally, the extremely bright neon green "Open" sign is lit 24/7, which further contributes to the disruption.

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: 3887026 **Parcel ID: 744905000060**
RANDO TARA L **1720 MAGNOLIA ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3887026
Parcel ID:	744905000060
Township-Range-Section:	17 - 34 - 49
Subdivision-Block-Lot:	05 - 00 - 0060
Owner(s):	RANDO TARA L - FS - Fee Simple - 100%
Mailing Address On File:	1720 MAGNOLIA ST NEW SMYRNA BEACH FL 32168 7751
Physical Address:	1720 MAGNOLIA ST, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4628
Subdivision Name:	SNIDER BLK 6 PICKETT GRANT
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$386,829	$386,829	$0	$386,829	1.5000	$580.24
0012	DISCRETIONARY	$386,829	$386,829	$0	$386,829	0.7480	$289.35
0011	REQ LOCAL EFFORT	$386,829	$386,829	$0	$386,829	3.0310	$1,172.48
0050	GENERAL FUND	$386,829	$386,829	$0	$386,829	3.2007	$1,238.12
0053	LAW ENFORCEMENT FUND	$386,829	$386,829	$0	$386,829	1.5994	$618.69
0055	LIBRARY	$386,829	$386,829	$0	$386,829	0.3697	$143.01
0520	MOSQUITO CONTROL	$386,829	$386,829	$0	$386,829	0.1573	$60.85
0530	PONCE INLET PORT AUTHORITY	$386,829	$386,829	$0	$386,829	0.0660	$25.53
0058	VOLUSIA ECHO	$386,829	$386,829	$0	$386,829	0.2000	$77.37
0057	VOLUSIA FOREVER	$386,829	$386,829	$0	$386,829	0.2000	$77.37
0065	FLORIDA INLAND NAVIGATION DISTRICT	$386,829	$386,829	$0	$386,829	0.0288	$11.14
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$386,829	$386,829	$0	$386,829	0.3101	$119.96
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$386,829	$386,829	$0	$386,829	0.1793	$69.36
0272	NEW SMYRNA BCH I&S 2018	$386,829	$386,829	$0	$386,829	0.1115	$43.13
0270	NEW SMYRNA BEACH	$386,829	$386,829	$0	$386,829	4.6370	$1,793.73
						16.3388	$6,320.32

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$6,320.32
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$6,445.32**
Estimated Tax Amount without SOH:	$6,445.32

Previous Years Certified Tax Roll Values

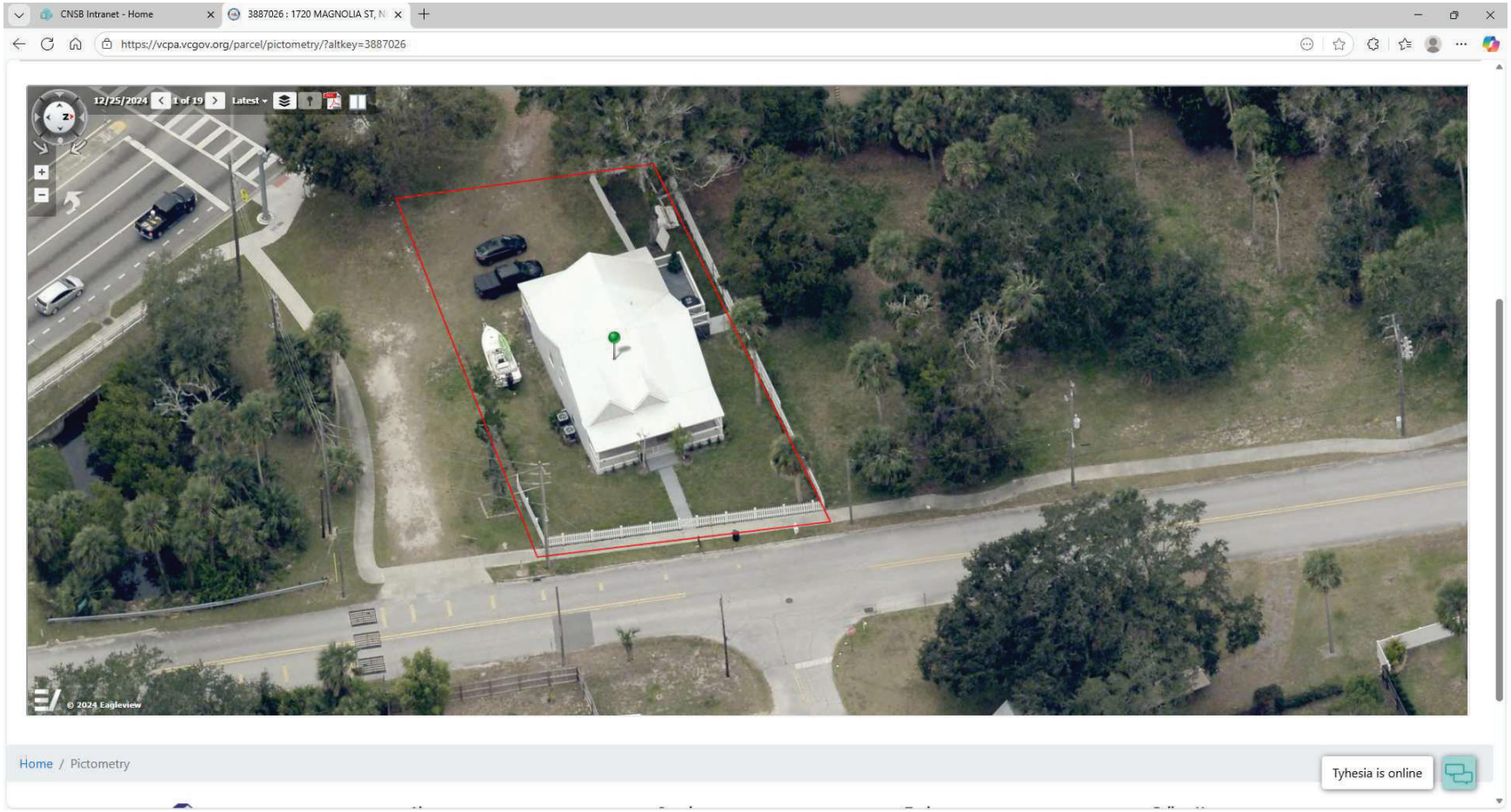
Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$92,400	$441,171	$533,571	$267,503	$0	$267,503	$0
2023	$163,722	$57,989	$221,711	$197,354	$0	$197,354	$0
2022	$163,722	$52,735	$216,457	$179,413	$0	$179,413	$0
2021	$113,045	$50,058	$163,103	$163,103	$0	$163,103	$0
2020	$88,358	$64,474	$152,832	$80,459	$50,500	$29,959	$72,373
2019	$72,765	$131,443	$204,208	$78,650	$50,500	$28,150	$125,558
2018	$72,765	$116,586	$189,351	$77,184	$50,500	$26,684	$112,167
2017	$83,160	$97,478	$180,638	$75,596	$50,500	$25,096	$105,042
2016	$82,467	$91,157	$173,624	$74,041	$49,541	$24,500	$99,583

Property Description

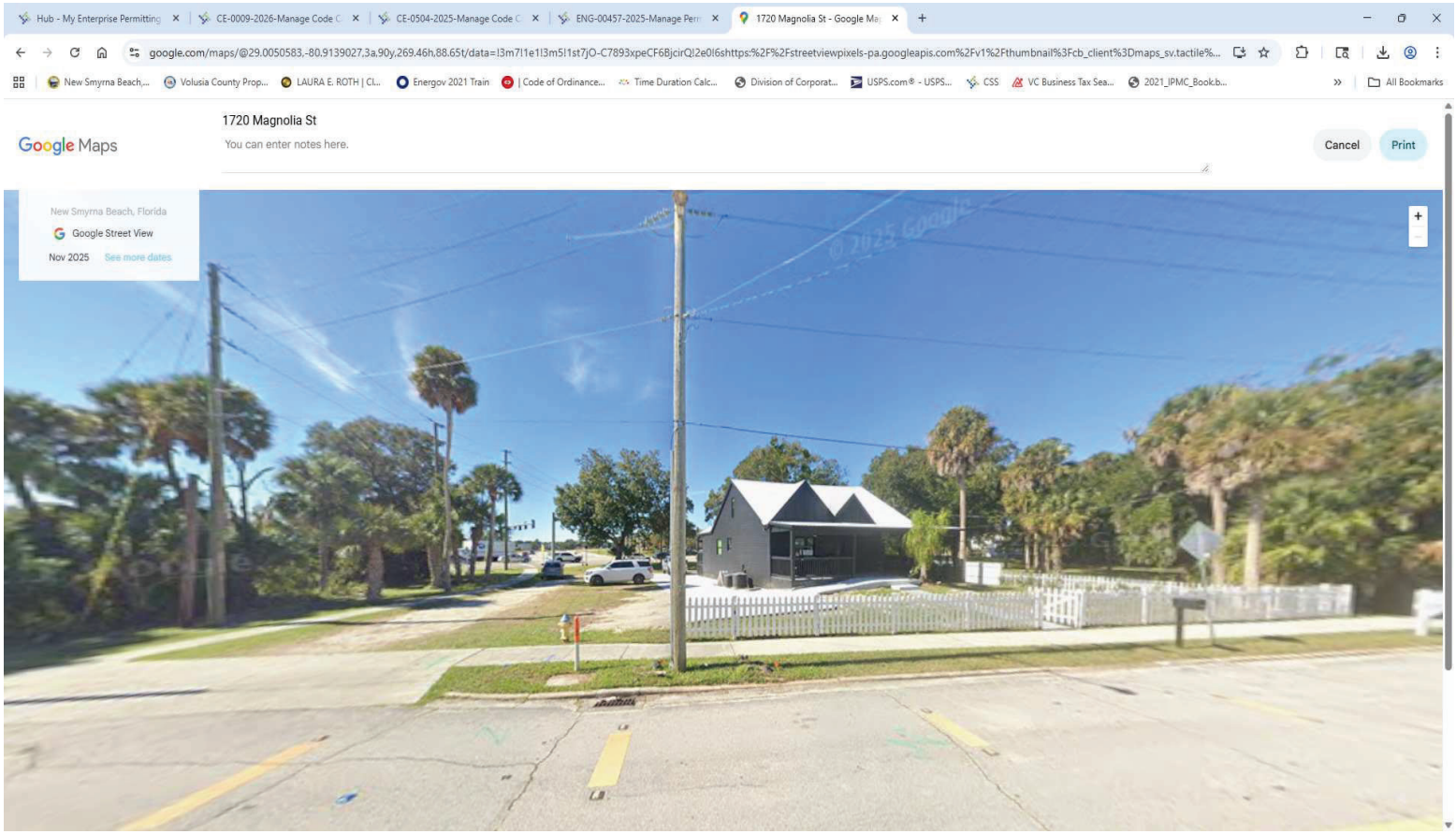
NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the 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 6 SNIDER SUB BLK 6 PICKETT GRANT NEW SMYRNA MB 6 PG 230 PER OR 3321 PG 0127 PER OR 7819 PG 4439 PER OR 7819 PG 4443 PER OR 8597 PG 4351

1720 Magnolia St – The Craft Salon (before and after pictometry)



1720 Magnolia St – The Craft Salon (before and after pictometry)





Detail by Entity Name

Florida Limited Liability Company
CRAFT SALON LLC

Filing Information

Document Number	L20000051966
FEI/EIN Number	APPLIED FOR
Date Filed	02/14/2020
Effective Date	02/13/2020
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	08/07/2025
Event Effective Date	NONE

Principal Address

1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168

Mailing Address

1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168

Registered Agent Name & Address

RANDO, TARA L
1720 Magnolia St
NEW SMYRNA BEACH, FL 32168

Address Changed: 07/29/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

RANDO, TARA L
1720 Magnolia St
NEW SMYRNA BEACH, FL 32168

Annual Reports

Report Year	Filed Date
2023	03/31/2023

2024	04/30/2024
2025	07/29/2025

Document Images

08/07/2025 -- LC Amendment and Name Change	View image in PDF format
07/29/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
03/31/2023 -- ANNUAL REPORT	View image in PDF format
03/14/2022 -- ANNUAL REPORT	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

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

Case Number: **CE-0504-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/17/2025**
Compliance Deadline: **1/23/2026**

Violation Notice

Owner: TARA RANDO

Mailing Address

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	**Parcel**
1720 MAGNOLIA ST NEW SMYRNA BEACH, FL 32168	**744905000060**

Violation: LDR 504.02. (R-2) - Zoning District Regulations R-2, Single-Family Residential District operating a home-base business that gives the appearance as a commercial business that does not meet the approved requirements for the home-based business operation.

Corrective action: The current operation of business gives the appearance as a commercial business in a residential neighborhood (R-2 Single-Family Residential District). The home-based business operations shall not change the characteristics of the residential neighborhood. Operate the home-based business as approved. To operate as a commercial business contact the Planning Department at 386-410-2835 to inquire about rezoning your property to B3 Highway Business.
Compliance Date: 01/23/2026

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

Case Number: **CE-0504-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/17/2025**
Compliance Deadline: **1/23/2026**

Violation Notice

Violation: Sec. 801.06. *Home based businesses.* Operating a business in a residential district on a scale of a commercial business.
A. A home based business shall be permitted as an accessory use in all residential districts, provided that:
The activities of the home-based business must be secondary to the property's use as a residential dwelling;

(2) The business employees who work at the residential dwelling must also reside in the residential dwelling, except that up to two employees or independent contractors who do not reside at the residential dwelling may work at the business;

Corrective action: The home-based business approval was for three (3) chairs for a hair salon with two (2) employees. Conduct only hair related services as approved at the pre-application meeting and the Business License Tax Receipt.
Compliance Date: 01/23/2026

(4) Parking related to the business activities of the home-based business must comply with local zoning requirements. The business may not generate a need for parking greater in volume than a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Heavy equipment or vehicles greater than one ton, may not be parked or stored on the property unless it is completely screened from view from the street or neighboring property;

Corrective action: Vehicles parked in relation to the business should not be parked on adjacent right-of-way, vacant land, blocking sidewalks, blocking fire hydrants or pulling over raised curbs for parking purposes. Vehicles parked at this location should park in the area designated for parking during the pre-application meeting.
Compliance Date: 01/23/2026

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

Case Number: **CE-0504-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/17/2025**
Compliance Deadline: **1/23/2026**

Violation Notice

(8) A home-based business shall be required to have a city business tax receipt;

Corrective action: Operate the home-based business as approved in the preapplication meeting for three chairs for beauty shop, hair salon as indicated on the business license tax receipt.
Compliance Date: 1/23/2026

(9) One sign not to exceed three square feet attached only in a window or on a door is permitted per parcel.

Corrective action: Remove the sandwich board sign, sandwich board signs are only allowed in mixed use districts. One sign not exceeding three square feet attached to a door or displayed in a window is allowed for a home-based business. Reduce the number of signs to one three square foot sign.
Compliance Date: 1/23/2026

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: Contact Kathleen Adle, Business License Tax Specialist, to see if additional categories may need to be added to the business license tax receipt or if you would be required to get approval from Planning before changing the business license tax receipt.
Compliance Date: 1/23/2026

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

Case Number: **CE-0504-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/17/2025**
Compliance Deadline: **1/23/2026**

Violation Notice

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 a permit for plumbing, electrical, and any alterations to the structure. Additional fees may be applied for after the fact permits.**
Compliance Date: 1/23/2026

Violation: LDR 604.051. - Tree Preservation
Removed tree(s) without obtaining the required permit.

Corrective Action: **Tree permits are required for tree removal of trees that are six inches or greater in diameter measuring four feet above ground level. Contact the City to obtain an after-the-fact permit for tree removal. Tree replacements may be required for removing tree(s) prior to obtaining the required permit.**
Remove the tree debris generated from the tree removal from the canal and arrange to have the debris hauled away for disposal.
Compliance Date: 1/23/2026

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-0504-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/17/2025**
Compliance Deadline: **1/23/2026**

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 8351 1060 88

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871

Email: bbobelak@cityofnsb.com

Date: 1/12/2026

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0504-2025
1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

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

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

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

NOTICE TO PERSONS WITH DISABILITIES

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

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH,
FL 32168

CASE NO. CE-0504-2025
1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL
32168

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(√) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8351 1060 88

(√) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
1/12/2026

SPECIAL MAGISTRATE
IN AND FOR THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: **CCSM-0504-2025**

VS

Tara L. Rando and/or entity,
Respondents/Owners.

ORDER CONTINUING HEARING

This case was heard on **January 28, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did _x_ did not attend the hearing.

The Code Compliance Special Magistrate hereby continues the hearing on the above captioned case until **February 25, 2026,** at the City Chambers, 214 Sams Ave, New Smyrna Beach, FL 32168 at 2:00 PM.

Address: 1720 Magnolia St. New Smyrna Beach, FL 32168
Parcel: 744905000060
Legal description: 49-17-34 LOT 6 SNIDERS SUB OF THE WEST PART OF BLK 6 BARRS SUB OF SEYMOUR GRANT MB 6 PG 230 MB 18 PG 135 PER OR 3321 PG 0127 PER OR 7819 PG 4439 PER OR 7819 PG 4443 PER OR 8597 PG 4351

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

DONE AND ORDERED this **28** of **January 28, 2026.**

Jessica Gow
Special Magistrate

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 1720 Magnolia St. New Smyrna Beach, FL 32168 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #: 9214 8901 9403 8355 2349 85
(_√_) Post
(___) Hand Delivery

Signature: Evann Lorenzen
Title: Code Compliance
Date: 1/28/26

Bobelak, Barbara

From: Trautwein, Herman
Sent: Wednesday, February 4, 2026 10:04 AM
To: Bobelak, Barbara
Subject: 1720 Magnolia St

1720 Magnolia St
Handed NOH to manager The Craft Salon @10am 2/4/26

Herman Trautwein
Code Compliance Officer

Get Outlook for iOS

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

USPS CERTIFIED MAIL



9214 8901 9403 8351 1060 88

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH FL 32168-7751

CE-0504-2025

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0504-2025

VS.

Tara Rando and/or entity,
Respondents/Owners

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **February 25, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did _X_did not attend the hearing. The Special Magistrate, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 1720 Magnolia St, NEW SMYRNA BEACH, FL 32168
Parcel: 74490500060
Legal description: 49-17-34 LOT 6 SNIDERS SUB OF THE WEST PART OF BLK 6 BARRS SUB OF SEYMOUR GRANT MB 6 PG 230 MB 18 PG 135 PER OR 3321 PG 0127 PER OR 7819 PG 4439 PER OR 7819 PG 4443 PER OR 8597 PG 4351

2. The property was first inspected by a Code Compliance Officer on **November 5, 2025**, At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **January 12, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **January 22, 2026.** The Code Compliance Officer reinspected the property on **January 22, 2026,** and determined that the violation(s) was/were not corrected.

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

LDR 504.02. (R-2) – Zoning District Regulations
Sec. 801.06. – Home Based Business
Sec. 74-146. – Local Business Tax Imposed
LDR 604.051. – Tree Preservation

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the provisions cited above by 1 p.m. **March 18, 2026,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Special Magistrate finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$100.00 per day per violation, and a one-time fine of $ 250.00 for Sec.74-146 may be imposed.**

B. **NEXT HEARING DATE: This** case shall be reviewed by the Special Magistrate at a public hearing on **March 25, 2026,** at **2:00 p.m.**, in the City Chambers, 214 Sams Ave., New Smyrna Beach, FL. The Special Magistrate will consider setting a fine and lien on the above case at this Public Hearing.

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

DONE AND ORDERED ON February 25, 2026

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

Jessica Gow
Special Magistrate

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 1720 Magnolia St. New Smyrna Beach, FL 32168 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8358 9588 33

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen, Code Compliance Clerk
Date: 2/25/26

Bobelak, Barbara

From: Trautwein, Herman
Sent: Thursday, February 26, 2026 10:31 AM
To: Bobelak, Barbara
Subject: 1720 Magnolia St- posted

I handed the order to the owner Tara.
I advised her to speak with Barbara Bobelak for any questions.

Herman Trautwein
Code Compliance Officer

Get Outlook for iOS

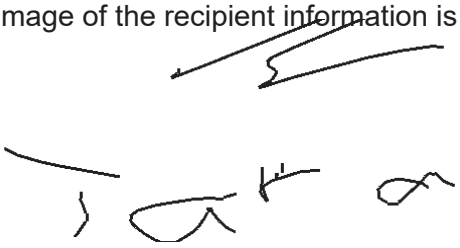
UNITED STATES POSTAL SERVICE

Date Produced: 03/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8358 9588 33. Our records indicate that this item was delivered on 02/28/2026 at 02:25 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 1720 MAGNOLIA ST, NEW SMYRNA BEACH, FL 32168

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:

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH FL 32168-7751

Customer Reference Number: C6608909.40437038

2

UNITED STATES POSTAL SERVICE®

Return address:

CITY OF NEW SMYRNA BEACH
210 SAMS AVENUE
NEW SMYRNA BEACH FLORIDA 32168

Recipient address:

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH FL 32168-7751

MAILING DATE: 02/26/2026
DELIVERY DATE: 02/28/2026

USPS CERTIFIED MAIL



9214 8901 9403 8358 9588 33

USPS Tracking Label Number: 9214 8901 9403 8358 9588 33

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/26/2026 10:21
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	02/27/2026 18:08
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/27/2026 19:23
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/27/2026 21:07
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	02/28/2026 00:18
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32168	02/28/2026 14:25

CASE #:

SPECIAL MAGISTRATE
IN AND FOR THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: **CCSM-0504-2025**

VS
Tara Rando and/or entity,
Respondents/Owners.

ORDER CONTINUING HEARING

This case was heard on **March 25, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative _X_ did ___did not attend the hearing.

The Code Compliance Special Magistrate hereby continues the hearing on the above captioned case until **April 22, 2026,** at the City Chambers, 214 Sams Ave, New Smyrna Beach, FL 32168 at 2:00 PM.

Address: 1720 Magnolia St, NEW SMYRNA BEACH, FL 32168
Parcel: 74490500060
Legal description: 49-17-34 LOT 6 SNIDERS SUB OF THE WEST PART OF BLK 6 BARRS SUB OF SEYMOUR GRANT MB 6 PG 230 MB 18 PG 135 PER OR 3321 PG 0127 PER OR 7819 PG 4439 PER OR 7819 PG 4443 PER OR 8597 PG 4351

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

DONE AND ORDERED this **25** of **March 2026**.

Jessica Gow
Special Magistrate

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 1720 Magnolia St, NEW SMYRNA BEACH, FL 32168 by:

(_v_) Certified Mail, Return Receipt Requested, Receipt #: 9214 8901 9403 8363 9651 09
(_v_) Post
(___) Hand Delivery

Signature: Evann Lorenzen
Title: Code Compliance
Date: 3/25/26

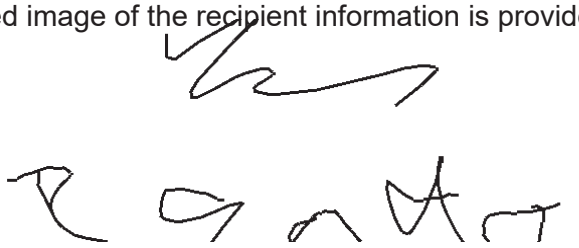
UNITED STATES POSTAL SERVICE

Date Produced: 03/31/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8363 9651 09. Our records indicate that this item was delivered on 03/30/2026 at 03:09 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 1720 MAGNOLIA ST, NEW SMYRNA BEACH, FL 32168

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:

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH FL 32168-7751

Customer Reference Number: C6694815.40944415

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:

TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH FL 32168-7751

MAILING DATE: 03/27/2026
DELIVERY DATE: 03/30/2026

USPS CERTIFIED MAIL



9214 8901 9403 8363 9651 09

USPS Tracking Label Number: 9214 8901 9403 8363 9651 09

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/27/2026 12:05
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
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/28/2026 17:25
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/28/2026 21:56
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/29/2026 17:41
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32168	03/30/2026 15:09

CASE #:


Network:Jan 12, 2026 at 1:07:38 PM EST
Local:Jan 12, 2026 at 1:07:38 PM EST
Visit-it-e Notice
The Craft Salon
I PUT A
Spell
ON YOU


Network:Jan 12, 2026 at 9:48:11 AM EST
Local:Jan 12, 2026 at 9:48:11 AM EST
1720
Magnolia St.
STOP


Network:Jan 12, 2026 at 9:49:07 AM EST
Local:Jan 12, 2026 at 9:49:07 AM EST
THE CRAFT SALON
Massage • Skin Care
Facials • Waxing
Wellness • Hair Services
OPEN


Network:Jan 12, 2026 at 9:48:32 AM EST
Local:Jan 12, 2026 at 9:48:32 AM EST
The Craft Salon
WALK-INS WELCOME
386-410-3910
1720


Network:Jan 12, 2026 at 9:49:34 AM EST
Local:Jan 12, 2026 at 9:49:34 AM EST
The Craft
Salon & Spa
By Tara Lauren
NOT AN ENTRANCE
PLEASE ENTER THROUGH FRONT DOOR
The Craft Salon
WALK-INS WELCOME
386-410-3910
1720 Magnolia St. New Smyrna Beach
HAIR • SKIN • NAILS • WAXING • LASHES • SPRAY TAN
PERMANENT MAKEUP & MORE!
736 BUX


Network:Jan 12, 2026 at 1:07:33 PM EST
Local:Jan 12, 2026 at 1:07:33 PM EST
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL 32168
386-410-2870
Case Number: CE-0504-2025
Case Type: Code Enforcement
Date Case Established: 09/17/2025
Compliance Deadline: 1/23/2026
Violation Notice
Owner: TARA RANDO
Mailing Address
TARA RANDO
1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168
Notice of Violation for the following location:
Address
1720 MAGNOLIA ST
NEW SMYRNA BEACH, FL 32168
Parcel
744905000060
Violation: LDR 504.02. (R-2) - Zoning District Regulations R-2, Single-Family Residential District operating a home-base business that gives the appearance as a commercial business that does not meet the approved requirements for the home-based business operation.
Corrective action: The current operation of business gives the appearance as a commercial business in a residential neighborhood (R-2 Single-Family Residential District). The home-based business operations shall not change the characteristics of the residential neighborhood. Operate the home-based business as approved. To operate as a commercial business contact the Planning Department at 386-410-2835 to inquire about rezoning your property to B3 Highway Business.
Compliance Date: 01/23/2026


Network:Jan 12, 2026 at 1:07:48 PM EST
Local:Jan 12, 2026 at 1:07:48 PM EST
The Craft Salon
WALK-INS WELCOME
386-410-3910
1720
ENTRANCE


Network:Jan 12, 2026 at 1:08:54 PM EST
Local:Jan 12, 2026 at 1:08:54 PM EST


Network:Jan 12, 2026 at 1:09:03 PM EST
Local:Jan 12, 2026 at 1:09:03 PM EST

The Craft Salon & Spa by Tara Lauren

386-410-3910

"Its not just a job, Its A Craft"

BOOK ONLINE

We moved!

We moved! Please remember we have moved to our new forever home at 1720 Magnolia St. New Smyrna Beach, FL 32168. We are the big black house across the street from McDonald's and next-

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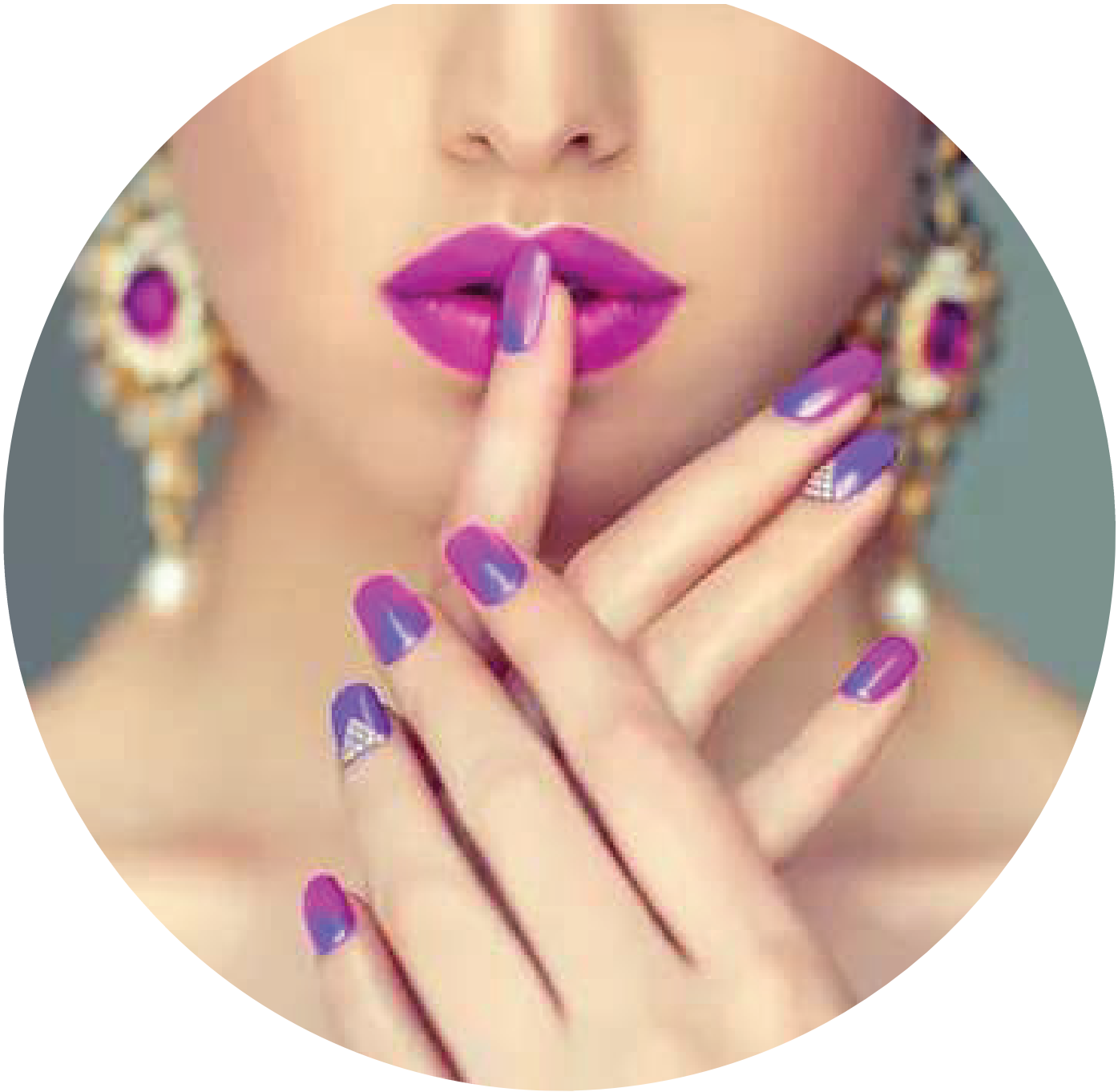
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Spa

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ACCEPT

The Craft Salon & Spa by Tara Lauren

1720 Magnolia St, New Smyrna Beach, FL 32168

386-410-3910

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JESSICA'S SKIN BAR

Book Now

THE SIXTY (CUSTOMIZED FACIAL)

Book

A completely customized 60 minute experience catered to your skins needs every time. Includes but is not limited to a double cleanse, exfoliation, pore plunging, and finishing products *Please note if you are a first time facial client please arrive a few minutes early for a skin consultation

$80 | 60 min

LYMPHATIC DRAINAGE FACIAL

Book

A fully customized deeply detoxifying and sculpting facial that uses lymphatic drainage to contour the face, drain excess fluid, and boost skin vitality

$100 | 75 min

MINI LYMPHATIC DRAINAGE FACIAL

Book

A 30 min glow-up facial featuring lymphatic drainage to reduce puffiness, boost circulation, and leave skin refreshed and sculpted

$40 | 30 min

GLOW & GO EXPRESS DERMAPLANE FACIAL

Book

This 40 min treatment includes a quick double cleanse, light exfoliation, dermaplane, and finishing products. For my ladies who are on the glow! ✨

$75 | 40 min

View All Services

Love receiving facials from Jessica. She knows her stuff and my skin looks and feels great.

SHELLEY

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0566-2025 - 108 S. MYRTLE AVE.; OWNER: JUSTIN WALKER AND/OR ENTITY; OFFICER: BEVERLY ABRAHAMSON

April 22, 2026

Background:

Violation of city code: LDR 604.12.D. - Signs. - Permits Compliance date: March 12, 2026, Method of service: Property Posted February 26, 2026, certified mail sent on February 26, 2026, and was returned March 12, 2026

Findings:

This case was heard on March 25, 2026, before the Special Magistrate.And due to a clerical error, Special Magistrate Gow moved to order this case to be heard on April 22, 2026, Special Magistrate hearing. The order was mailed certified mail on March 26, 2026, and posted on the property March 27, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCSM - 0566-2025 - 108 S Myrtle Ave II.pdf

108 S MYRTLE AVE CE-0566-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	10/18/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Beverly Abrahamson	**Description:**	Sign - permit required		

Parcel: 741809000050 Main	**Address:** 108 S Myrtle Av Main New Smyrna Beach, FL 32168	**Zone:** R-5 (MULTI-FAMILY RESIDENTIAL)

Owner
Justin Walker
77 Haystacker Dr X3839
Eagle, CO 81631
Business: 9186881803
Mobile: 9186881803

Owner
Justin Walker
1005 Canal St
New Smyrna Beach, FL 32168
Business: 9186881803
Mobile: 9186881803

Owner
Justin Walker
1005 Canal St
New Smyrna Beach, FL 32168
Business: 9186881803
Mobile: 9186881803

Owner
Justin Walker
108 S Myrtle Ave
New Smyrna Beach, FL 32168
Business: 9186881803
Mobile: 9186881803

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

AltKey: 3809211 **Parcel ID: 741809000050**
WALKER JUSTIN **108 S MYRTLE AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3809211
Parcel ID:	741809000050
Township-Range-Section:	17 - 34 - 18
Subdivision-Block-Lot:	09 - 00 - 0050
Owner(s):	WALKER JUSTIN - FS - Fee Simple - 100%
Mailing Address On File:	PO BOX 3839 EAGLE CO 81631 3839
Physical Address:	108 S MYRTLE AVE, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4066
Subdivision Name:	GRIMSLEY & HEALY IN LEWIS HOMESTEAD
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$433,623	$433,623	$0	$433,623	1.5000	$650.43
0012	DISCRETIONARY	$433,623	$433,623	$0	$433,623	0.7480	$324.35
0011	REQ LOCAL EFFORT	$433,623	$433,623	$0	$433,623	3.0310	$1,314.31
0050	GENERAL FUND	$433,623	$433,623	$0	$433,623	3.2007	$1,387.90
0053	LAW ENFORCEMENT FUND	$433,623	$433,623	$0	$433,623	1.5994	$693.54
0055	LIBRARY	$433,623	$433,623	$0	$433,623	0.3697	$160.31
0520	MOSQUITO CONTROL	$433,623	$433,623	$0	$433,623	0.1573	$68.21
0530	PONCE INLET PORT AUTHORITY	$433,623	$433,623	$0	$433,623	0.0660	$28.62
0058	VOLUSIA ECHO	$433,623	$433,623	$0	$433,623	0.2000	$86.72
0057	VOLUSIA FOREVER	$433,623	$433,623	$0	$433,623	0.2000	$86.72
0065	FLORIDA INLAND NAVIGATION DISTRICT	$433,623	$433,623	$0	$433,623	0.0270	$11.71
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$433,623	$433,623	$0	$433,623	0.3101	$134.47
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$433,623	$433,623	$0	$433,623	0.1793	$77.75
0272	NEW SMYRNA BCH I&S 2018	$433,623	$433,623	$0	$433,623	0.1115	$48.35
0270	NEW SMYRNA BEACH	$433,623	$433,623	$0	$433,623	4.6370	$2,010.71
						16.3370	$7,084.10

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$7,084.10
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$7,209.10**
Estimated Tax Amount without SOH:	$7,209.10

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$43,775	$279,688	$323,463	$323,463	$0	$323,463	$0
2023	$41,200	$293,010	$334,210	$334,210	$0	$334,210	$0
2022	$43,775	$287,101	$330,876	$240,235	$0	$240,235	$0
2021	$43,775	$194,327	$238,102	$218,395	$0	$218,395	$0
2020	$43,775	$166,807	$210,582	$198,541	$0	$198,541	$0
2019	$46,350	$168,624	$214,974	$180,492	$0	$180,492	$0
2018	$31,415	$174,623	$206,038	$164,084	$0	$164,084	$0
2017	$29,870	$154,686	$184,469	$149,167	$0	$149,167	$0
2016	$27,729	$137,289	$165,018	$135,606	$0	$135,606	$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.

LOTS 5 & 6 GRIMSLEY & HEALEY SUB LEWIS HOMESTEAD MB 5 PG 70 PER OR 3957 PG 1422 PER OR 6095 PG 1862 PER OR 6210 PG 3235 PER OR 6574 PG 3981 PER OR 7363 PG 4475 PER OR 8331 PG 2262 PER OR 8535 PG 4425

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0566-2025**
Case Type: **Code Enforcement**
Date Case Established: **10/18/2025**
Compliance Deadline: **01/29/2026**

Owner: JUSTIN WALKER

Mailing Address

JUSTIN WALKER
77 Haystacker Dr X3839
Eagle, CO 81631

Notice of Violation for the following location:

Address

108 S MYRTLE AV
NEW SMYRNA BEACH, FL 32168

Parcel

741809000050

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 tobe 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-0566-2025
Case Type: Code Enforcement
Date Case Established: 10/18/2025
Compliance Deadline: 01/29/2026

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: Real Estate sign requires a permit
Compliance Date: 01/29/2026

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 8351 4310 98
(✓) Post
( ) Hand Delivery

Beverly Abrahamson

Sincerely,
Beverly Abrahamson
Code Compliance Officer
Phone: (386)410-2876
Email: BAbrahamson@cityofnsb.com
1/14/2026

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

JUSTIN WALKER
77 HAYSTACKER DR X3839
EAGLE, CO 81631

CASE NO. CE-0566-2025
108 S MYRTLE AV
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate for the City of New Smyrna Beach on February 25, 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 Special Magistrate will be based upon the evidence presented at the hearing. If the Special Magistrate determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Special Magistrate, the Special Magistrate may impose a fine of up to TWO HUNDRED AND FIFTY DOLLARS ($250.00) a day for the first violation and up to FIVE HUNDRED DOLLARS ($500.00) a day for repeated violations. If the Special Magistrate finds the violation is irreparable or irreversible in nature, he/she may impose a fine not to exceed $5000.00 per violation. At the hearing, you have the right to be represented by an attorney (at your own expense) or to represent yourself. You will be given the opportunity to examine the evidence against you, cross-examine the City's witnesses, present witnesses to rebut the City's witnesses, present witnesses on your own behalf, present other relevant evidence, and make a statement to the Special Magistrate. You may examine the City's records concerning the subject matter of the action at the City Clerk's Office, City of New Smyrna Beach, City Hall, 210 Sams Avenue, New Smyrna Beach, Florida 32168, Telephone (386) 410-2630.

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

JUSTIN WALKER
77 HAYSTACKER DR X3839
EAGLE, CO 81631

CASE NO. CE-0566-2025
108 S MYRTLE 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 Special Magistrate with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that 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 8351 4310 98

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386)478-3350
Email: BAbrahamson@cityofnsb.com
1/14/2026

UNITED STATES POSTAL SERVICE

February 5, 2026

Dear Beverly A Code Compliance Officer:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8351 4310 98**.

Item Details

Status:	Delivered, To Original Sender
Status Date / Time:	February 2, 2026, 2:02 pm
Location:	NEW SMYRNA BEACH, FL 32168
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	JUSTIN WALKER

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

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0566-2025

VS.

Justin Walker and/or entity,
Respondents/Owners

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **February 25, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did ✓did not attend the hearing. The Special Magistrate, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 108 S. Myrtle Ave. New Smyrna Beach, FL 32168
Parcel: 741809000050
Legal description: LOTS 5 & 6 GRIMSLEY & HEALEY SUB LEWIS HOMESTEAD MB 5 PG 70 PER OR 3957 PG 1422 PER OR 6095 PG 1862 PER OR 6210 PG 3235 PER OR 6574 PG 3981 PER OR 7363 PG 4475 PER OR 8331 PG 2262 PER OR 8535 PG 4425

2. The property was first inspected by a Code Compliance Officer on **October 13, 2025**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **January 14, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **January 29, 2026**. The Code Compliance Officer reinspected the property on **January 30, 2026,** and determined that the violation(s) was/were not corrected.

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

LDR 604.12. D. – Signs. - Permits Required

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the provisions cited above by 1 p.m. **March 12, 2026,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Special Magistrate finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$50.00 per day for each section of code that remains in violation** may be imposed.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Special Magistrate at a public hearing on **March 25, 2026,** at **2:00 p.m.**, in the City Chambers, 214 Sams Ave., New Smyrna Beach, FL. The Special Magistrate will consider setting a fine and lien on the above case at this Public Hearing.

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

DONE AND ORDERED ON February 25, 2026

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

Jessica Gow
Special Magistrate

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 77 Haystacker Dr X3839 Eagle, CO 816631 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8358 9807 11

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen, Code Compliance Clerk
Date: 2/25/26

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/03/2026

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8358 9807 11

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

ARRIVAL AT UNIT EAGLE,CO 81631 03/02/2026 18:07

ORIGINAL INTENDED RECIPIENT:

JUSTIN WALKER
77 HAYSTACKER DR
EAGLE CO 81631

108 S. Myrtle Ave

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

SPECIAL MAGISTRATE
IN AND FOR THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: **CCSM-0566-2025**

VS

Justin Walker and/or entity,
Respondents/Owners.

ORDER CONTINUING HEARING

This case was heard on **March 25, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did X did not attend the hearing.

The Code Compliance Special Magistrate hereby continues the hearing on the above captioned case until **April 22, 2026,** at the City Chambers, 214 Sams Ave, New Smyrna Beach, FL 32168 at 2:00 PM.

Address: 108 S. Myrtle Ave. New Smyrna Beach, FL
Parcel: 741809000050
Legal description: LOTS 5 & 6 GRIMSLEY & HEALEY SUB LEWIS HOMESTEAD MB 5 PG 70 PER OR 3957 PG 1422 PER OR 6095 PG 1862 PER OR 6210 PG 3235 PER OR 6574 PG 3981 PER OR 7363 PG 4475 PER OR 8331 PG 2262 PER OR 8535 PG 4425

DONE AND ORDERED this **25** of **March 2026**.

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

Jessica Gow
Special Magistrate

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE

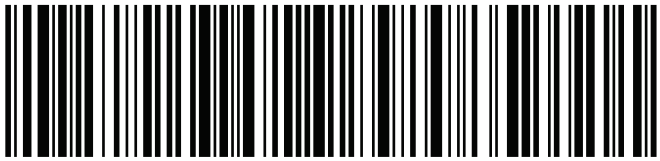
CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at PO BOX 3839 EAGLE CO 81631 3839 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #: 9214 8901 9403 8363 9711 62
(_√_) Post
(___) Hand Delivery

Signature: Evann Lorenzen
Title: Code Compliance
Date: 3/25/26

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 9358 50

JUSTIN WALKER
PO BOX 3839
EAGLE CO 81631-3839


Network:Mar 27, 2026 at 10:58:05 AM EDT
Local:Mar 27, 2026 at 10:58:05 AM EDT
N 29° 1' 17.878", W 80° 55' 48.194"
306 Ocean Ave
New Smyrna Beach FL 32169
United States
Ignacio Barsottelli
Realtor®
Collado Real Estate
(386) 401-8008

Network:Feb 26, 2026 at 3:19:47 PM EST
Local:Feb 26, 2026 at 3:19:47 PM EST
N 29° 1' 17.811", W 80° 55' 48.524"
106 S Myrtle Ave
New Smyrna Beach FL 32168
United States

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0566-2025

VS.

Justin Walker and/or entity,
Respondents/Owners

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **February 25, 2026,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did ✓did not attend the hearing. The Special Magistrate, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

   Address: 108 S. Myrtle Ave. New Smyrna Beach, FL 32168
   Parcel: 741809000050
   Legal description: LOTS 5 & 6 GRIMSLEY & HEALEY SUB LEWIS HOMESTEAD MB 5 PG 70 PER OR 3957 PG 1422 PER OR 6095 PG 1862 PER OR 6210 PG 3235 PER OR 6574 PG 3981 PER OR 7363 PG 4475 PER OR 8331 PG 2262 PER OR 8535 PG 4425

2. The property was first inspected by a Code Compliance Officer on **October 13, 2025**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **January 14, 2026,** identifying the specific violation(s). The violation(s) was/were to be corrected by **January 29, 2026**. The Code Compliance Officer reinspected the property on **January 30, 2026,** and determined that the violation(s) was/were not corrected.

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

   LDR 604.12. D. – Signs. - Permits Required


Network:Jan 14, 2026 at 1:48:48 PM EST
Local:Jan 14, 2026 at 1:48:48 PM EST
N 29° 1' 17.705", W 80° 55' 48.072"
738 Canal St
New Smyrna Beach FL 32168
United States
Ignacio Barsottelli
Realtor®
Collado Real Estate
(386) 401-8008


Network:Oct 13, 2025 at 9:59:34 AM EDT
Local:Oct 13, 2025 at 9:59:34 AM EDT
N 29° 1' 17.367", W 80° 55' 47.702"
109 S Myrtle Ave
New Smyrna Beach FL 32168
United States
Ignacio Barsottelli
Realtor
Collado Real Estate
(386) 401-8008


Network:Oct 13, 2025 at 9:59:49 AM EDT
Local:Oct 13, 2025 at 9:59:49 AM EDT
N 29° 1' 17.967", W 80° 55' 47.987"
101–175 S Myrtle Ave
New Smyrna Beach FL 32168
United States
Ignacio Barsottelli
Realtor
Collado
386 - 401 - 8008

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCSM-0663-2025 - 3405 S. ATLANTIC AVE.; OWNER: OCEAN TRILLIUM SOUTH COA; OFFICER: BARBARA BOBELAK

April 22, 2026

Background:

Violation of City Code: Sec. 42-13. - Violations; Code enforcement; Hazard abatement.

Compliance Date: January 21, 2026

Method Of Service: Property Posted January 6, 2026, Certified mail accepted and signed on January 30, 2026.
A new notice of hearing was sent certified mail on April 7, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCSM-0663-2025- Ocean Trillium.pdf

CODE CASE DETAILED REPORT CE-0663-2025
FOR CITY OF NEW SMYRNA BEACH

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

Project:
District: New Smyrna Beach
Description: Ocean Trillium Condo at 3405 S Atlantic Ave. installed a new fire pump prior to me being Fire Marshal (old one was damaged by one of the hurricanes). I am unable to find any fire permits for the work or any final inspection documents. The fire pump has been red tagged since 6-16-25 by their Fire Protection System Contractor for not functioning correctly.

Opened Date: 12/31/2025
Closed Date: NOT CLOSED

Parcel:	**Address:**	**Zone:**
742212000001 Main	3405 S Atlantic Av Main New Smyrna Beach, FL 32169	B-4(8) (OCEAN COMMERCIAL)

Complainant

City Of New Smyrna Beach
Don Wiech
1400 State Road 44
New Smyrna Beach, FL 32168

Owner

Ocean Trillium South Coa
3405 S Atlantic Ave
New Smyrna Beach, FL 32169
Business: 4076037022

Note	Created By	Date and Time Created
1. Received an email from Don Wiech, Fire Marshal, requesting a notice of violation/hearing to be sent to Ocean Trillium due to work being done on the fire suppression system with out permits. The work also included electrical work for the fire suppression system.	Barbara Bobelak	1/5/2026 9:41 am
2. Emailed Don Wiech a copy of the notice of violation/hearing and informed him that all of the reports that he shared with me were mailed with the notice.	Barbara Bobelak	1/5/2026 3:20 pm
3. 1/6/2026 - NOV-NOH posted by Herman Trautwein. Photo saved to agenda case file.	Barbara Bobelak	1/7/2026 8:21 am
4. Don Weich, Fire Marshal, received a copy of the contract for the work to be done on the fire system. Per conversation with Don this case will be moved to the March 25, 2026 hearing, to allow time for the contractor to obtain the permits.	Barbara Bobelak	1/23/2026 10:53 am
5. Don Weich, Fire Marshal, called stating the permit has been submitted and needs resubmittal. Moving to April Hearing.	Barbara Bobelak	3/9/2026 9:47 am

Activity Type	Activity Number	Activity Name	User	Created On
Notice of Violation Letter Sent	NOV-004210-2026	Certified Mail sent	Barbara Bobelak	01/07/2026
Notice of Violation Letter Sent	NOV-004205-2026	Certified Mail sent	Barbara Bobelak	01/05/2026

Violation Code: Sec. 42-13.
Violation Status: In Violation
Citation Issue Date: 12/31/2025
Compliance Date: 01/21/2026
Resolved Date:

Code Description: Violations; code enforcement; hazard abatement.

Corrective Action: Obtain the required permits for the repairs/alterations of the fire pump, fire sprinkler/standpipe systems and schedule all required fire inspections to bring the property into compliance with the fire codes. The permit must include all electrical and plumbing work for the repair/installation of the fire pump and fire sprinkler/standpipe systems.

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

AltKey: 6038155 **Parcel ID: 742212000001**
OCEAN TRILLIUM SOUTH COA **3405 S ATLANTIC AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	6038155
Parcel ID:	742212000001
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	12 - 00 - 0001
Owner(s):	OCEAN TRILLIUM SOUTH COA - FS - Fee Simple - 100%
Mailing Address On File:	3405 S ATLANTIC AVE NEW SMYRNA BEACH FL 32169
Physical Address:	3405 S ATLANTIC AVE, NEW SMYRNA BEACH 32169
Property Use:	0900 - RES COMMON ELEMENTS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	0393
Subdivision Name:	OCEAN TRILLIUM SOUTH
Homestead Property:	No

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$0	$0	$0	$0	$0	$0	$0
2024	$0	$0	$0	$0	$0	$0	$0
2023	$0	$0	$0	$0	$0	$0	$0
2022	$0	$0	$0	$0	$0	$0	$0
2021	$1	$0	$1	$1	$0	$1	$0
2020	$1	$0	$1	$1	$0	$1	$0
2019	$1	$0	$1	$1	$0	$1	$0
2018	$1	$0	$1	$1	$0	$1	$0
2017	$1	$0	$1	$1	$0	$1	$0

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$0	$0	$0	$0	1.5000	$0.00
0012	DISCRETIONARY	$0	$0	$0	$0	0.7480	$0.00
0011	REQ LOCAL EFFORT	$0	$0	$0	$0	3.0310	$0.00
0050	GENERAL FUND	$0	$0	$0	$0	3.2007	$0.00
0053	LAW ENFORCEMENT FUND	$0	$0	$0	$0	1.5994	$0.00
0055	LIBRARY	$0	$0	$0	$0	0.3697	$0.00
0520	MOSQUITO CONTROL	$0	$0	$0	$0	0.1573	$0.00
0530	PONCE INLET PORT AUTHORITY	$0	$0	$0	$0	0.0660	$0.00
0058	VOLUSIA ECHO	$0	$0	$0	$0	0.2000	$0.00
0057	VOLUSIA FOREVER	$0	$0	$0	$0	0.2000	$0.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	$0	$0	$0	$0	0.0270	$0.00
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$0	$0	$0	$0	0.3101	$0.00
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$0	$0	$0	$0	0.1793	$0.00
0272	NEW SMYRNA BCH I&S 2018	$0	$0	$0	$0	0.1115	$0.00
0270	NEW SMYRNA BEACH	$0	$0	$0	$0	4.6370	$0.00
						16.3370	$0.00

Non-Ad Valorem Assessments

Project	Units	Rate	Total
			$0.00

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

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.

COMMON AREA OCEAN TRILLIUM SOUTH PER OR 3370 PG 280 & PER AMENDED OR 4169/1686 & 6461/2399

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

Case Number: CE-0663-2025
Case Type: Code Enforcement
Date Case Established: 12/31/2025
Compliance Deadline: 01/21/2026

Violation Notice

Owner: OCEAN TRILLIUM SOUTH COA

Mailing Address

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

Notice of Violation for the following location:

Address

3405 S ATLANTIC AV
NEW SMYRNA BEACH, FL 32169

Parcel

742212000001

Violation: Sec. 42-13. - Violations; code enforcement; hazard abatement.
(a) Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of this Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code.
(b) Whenever violations of this Code are found or identified, a written notice shall be issued to confirm such findings. The notice issued shall conform to the requirements of the Florida Fire Prevention Code.

Corrective Action: Obtain the required permits for the repairs/alterations of the fire pump, fire sprinkler/standpipe systems and schedule all required fire inspections to bring the property into compliance with the fire codes. The permit must include all electrical and plumbing work for the repair/installation of the fire pump and fire sprinkler/standpipe systems. See the attached inspection reports from the New Smyrna Beach Fire Department. If you have any questions please contact the New Smyrna Beach Fire Department at (386) 402-7631.

Compliance Date: 01/21/2026

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

Case Number: CE-0663-2025
Case Type: Code Enforcement
Date Case Established: 12/31/2025
Compliance Deadline: 01/21/2026

Violation Notice

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 8349 7402 70
(✓) Post
( ) Hand Delivery

Sincerely,

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

1/5/26

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

CASE NO. CE-0663-2025
3405 S ATLANTIC AV
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

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

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

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

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

CASE NO. CE-0663-2025
3405 S ATLANTIC AV
NEW SMYRNA BEACH, FL 32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(√) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8349 7402 70

(√) Post

( ) Hand Delivery

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
1/5/2026

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7402 70

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3627

CE-0663-2025

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

CASE NO. CE-0663-2025
3405 S ATLANTIC AV
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **April 22, 2026 at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

CASE NO. CE-0663-2025
3405 S ATLANTIC 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 Special Magistrate with respect to any matter considered at the hearing, you will need a record of the proceedings, and, for such purpose, you may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. $268.0105, Fla. Stat.

CERTIFICATE OF SERVICE

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

(√) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8365 6015 31

(√) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
4/7/2026

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

Case Number: CE-0663-2025
Case Type: Code Enforcement
Date Case Established: 12/31/2025
Compliance Deadline: 01/21/2026

Violation Notice

Owner: OCEAN TRILLIUM SOUTH COA

Mailing Address

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
New Smyrna Beach, FL 32169

Notice of Violation for the following location:

Address	**Parcel**
3405 S ATLANTIC AV NEW SMYRNA BEACH, FL 32169	**742212000001**

Violation: Sec. 42-13. - Violations; code enforcement; hazard abatement.
(a) Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of this Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code.
(b) Whenever violations of this Code are found or identified, a written notice shall be issued to confirm such findings. The notice issued shall conform to the requirements of the Florida Fire Prevention Code.

Corrective Action: Obtain the required permits for the repairs/alterations of the fire pump, fire sprinkler/standpipe systems and schedule all required fire inspections to bring the property into compliance with the fire codes. The permit must include all electrical and plumbing work for the repair/installation of the fire pump and fire sprinkler/standpipe systems. See the attached inspection reports from the New Smyrna Beach Fire Department. If you have any questions please contact the New Smyrna Beach Fire Department at (386) 402-7631.

Compliance Date: 01/21/2026

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

Case Number: CE-0663-2025
Case Type: Code Enforcement
Date Case Established: 12/31/2025
Compliance Deadline: 01/21/2026

Violation Notice

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 8349 7402 70
(✓) Post
( ) Hand Delivery

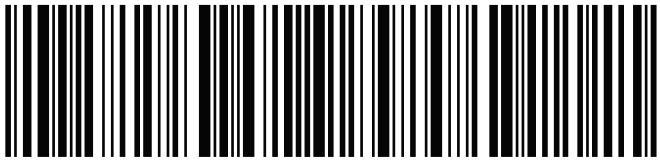
Sincerely,

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

1/5/26

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

USPS CERTIFIED MAIL



9214 8901 9403 8365 6015 31

OCEAN TRILLIUM SOUTH COA
3405 S ATLANTIC AVE
NEW SMYRNA BEACH FL 32169-3627


Network:Jan 6, 2026 at 11:38:34 AM EST
Local:Jan 6, 2026 at 11:38:34 AM EST
N 29° 0' 40.538", W 80° 52' 47.620"
3405 S Atlantic Ave
New Smyrna Beach FL 32169
United States
Violation Notice
EXIT
Ocean Trillium South
Condominium

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	6/16/2025
Address:	3405 South Atlantic Avenue	**InspectionType:**	Fire Pump
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	Contractor System Inspections Fire Pump	FP.10 - Impairment

Code Text:
One or more deficiencies that cause the system to be impaired were found.

Inspector Comments: The electrical alarm panel and the fire pump are not communicating. The vendor who installed the panel will be back to complete the project. Management/maintenance will keep the fire prevention bureau updated. Will re-inspect in two days.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **6/19/2025.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

Inspector:

Fred Godawa
12965
6/16/2025 3:01:16 PM
Signature valid only in mobile-eyes documents

Fred Godawa
6/16/2025

Ref: 12965

DYNAFIRE
109-B Concord Drive
Casselberry, FL 32707
407.830.6500
DynaFire.com

DYNANET | Wireless Alarm Monitoring

NFPA-25 INSPECTION, TESTING AND MAINTENANCE OF FIRE PUMPS

Information on this form covers the minimum requirements of NFPA 25-2020 and/or NFPA 72-2011 for Joint Commission for centrifugal pumps. Separate forms are available to inspect, test, and maintain the remainder of the fire protection systems. More frequent inspection, testing and maintenance may be necessary depending on the conditions of the occupancy and the water supply.

Owner: Ocean Trillium Suites WO#: 37935925 Riser#/Location: _____

Owner's Address: 3405 South Atlantic Avenue New Smyrna Beach FL 32169 Owner's Phone Number: _____

Property Being Evaluated: Ocean Trillium South Condominium

Property Address: 3405 South Atlantic Avenue Time Of Inspection: _____

Date of Work: 6/16/25 **All responses refer to the current work (inspection, testing and maintenance) performed on this date.**

This work is (check one): ○ Weekly ○ Monthly ○ Quarterly ○ Annual

Part I – Owners Section

A. Is the fire pump in service? ☐ Yes ☑ No

B. Has the pump remained in service since the last inspection? ☐ Yes ☑ No

C. Was the system (of which the pump is a part) free of actuation of devices or alarms since the last inspection? ☑ Yes ☐ No

D. *Note to owner: periodic tests of transfer switches and emergency generators may be necessary in accordance with NFPA 110 but are not a part of this form.*

Joni Donnarumma _____ _____

Owner or Representative (Print) Signature. Date.

Color Of Tag Placed On System:

Red ☑ Yellow ☐ Green ☐

Part II – Inspector's Section

☑ Owner or Rep. not on site.

A. Weekly Inspection Items.

1. Pump house/room proper temperature (at least 70°F for diesels without engine heaters or 40°F Electric?) ☑ Yes ☐ No ☐ N/A
2. Ventilating louvers free to operate? ☐ Yes ☐ No ☑ N/A
3. Suction, discharge and bypass valves open? ☑ Yes ☐ No ☐ N/A
4. Piping appears to be free from leaks? ☑ Yes ☐ No ☐ N/A
5. Suction and system pressure gauges normal? ☑ Yes ☐ No ☐ N/A
6. Suction reservoir, if provided, full? ☐ Yes ☐ No ☑ N/A
7. Electric Motor Driven Pumps
   a. Controller indicating power on, transfer switch indicating normal situation and isolation switch closed? ☐ Yes ☑ No ☐ N/A
   b. Reverse phase alarm indicator off or normal phase rotation indicator on? ☐ Yes ☑ No ☐ N/A
   c. Oil level in vertical motor sight normal? ☐ Yes ☐ No ☑ N/A
8. Diesel Engine driven Pumps
   a. Fuel tank at least two thirds full? ☐ Yes ☐ No ☑ N/A
   b. Controller selector switch in auto position? ☐ Yes ☐ No ☑ N/A
   c. Battery voltage and charger readings normal? ☐ Yes ☐ No ☑ N/A
   d. Battery indicators on or failure indicators off? ☐ Yes ☐ No ☑ N/A
   e. All alarm indicators off? ☐ Yes ☐ No ☑ N/A
   f. Record engine running time meter reading: N/A Is this appropriately higher than previous reading? ☐ Yes ☐ No ☑ N/A
   g. Oil level in right angel gear drive normal? ☐ Yes ☐ No ☑ N/A
   h. Crankcase oil level normal? ☐ Yes ☐ No ☑ N/A
   i. Cooling water level normal? ☐ Yes ☐ No ☑ N/A
   j. Electrolyte level in batteries normal? ☐ Yes ☐ No ☑ N/A
   k. Battery terminals free from corrosion? ☐ Yes ☐ No ☑ N/A
   l. Water-jacket heater operating? ☐ Yes ☐ No ☑ N/A
   m. Circulation relief valve flowing water while pump churns? ☐ Yes ☐ No ☑ N/A
   n. Pressure relief valves operating with proper pressure downstream while pump is operational? ☐ Yes ☐ No ☑ N/A

B. Tests

1. Monthly Test Items

A. Diesel Engine-Driven Pumps
1. Pump started automatically? ☐ Yes ☐ No ☑ N/A
   Record starting pressure: N/
2. Pump run for at least 30 minutes? ☐ Yes ☐ No ☑ N/A
   Record suction N/A and discharge pressure N/A while running.
   Adjust if necessary.
3. Pump packing gland showing slight discharge? ☐ Yes ☐ No ☑ N/A
4. Free from unusual noises or vibrations? ☐ Yes ☐ No ☑ N/A
5. Packing boxes, bearings and pump casing free from overheating? ☐ Yes ☐ No ☑ N/A
6. Record time for engine to crank: N/A
7. Record time for engine to reach running speed: N/A
8. Engine oil pressure gauge, speed indicator, water and oil temperature indicators all reading normal? ☐ Yes ☐ No ☑ N/A
9. Cooling water flowing from heat exchanger? ☐ Yes ☐ No ☑ N/A
10. All times and pressures in Part B acceptable? ☐ Yes ☐ No ☑ N/A

B. Electric Motor-Driven Pumps
1. Pump started automatically? ☐ Yes ☐ No ☐ N/A
   Record starting pressure: _____ psi.
2. Pump ran for at least 10 minutes? ☐ Yes ☐ No ☐ N/A
   Record suction _____ and discharge pressure _____ while running.
3. Pump packing gland showing slight discharge? ☐ Yes ☐ No ☐ N/A
   Adjust if necessary.
4. Free from unusual noises or vibrations? ☐ Yes ☐ No ☐ N/A
5. Packing boxes, bearings and pump casing free from overheating? ☐ Yes ☐ No ☐ N/A
6. Record time for motor to accelerate to full speed: _____
7. For reduced voltage or reduced current starting, record time controller on first step. _____
8. For automatic stop controllers, record time pump runs after starting: _____
9. All times and pressures in Part A acceptable? ☐ Yes ☐ No ☐ N/A

Owner: _____

Property Address: _____

Date of Work: _____ **All responses refer to the current work (inspection, testing and maintenance) performed on this date.**

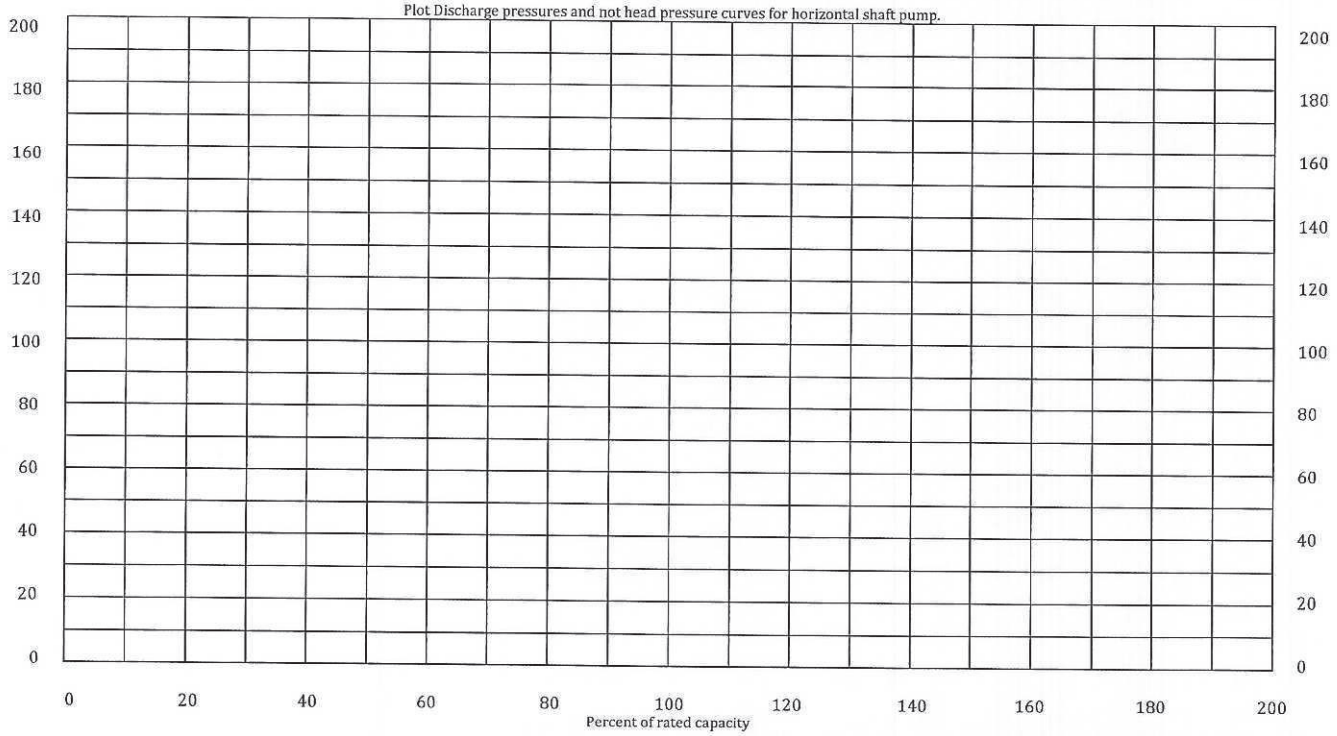
PUMP	Shaft: ◉ Horizontal ○ Vertical	Manufacturer: Allis Chalmers	Approved: ◉ Yes ○ No	Shop or Serial Number: 844-93119-01-01	Model or Type: centrifugal fire pump			
	Rated GPM: 750	Rated Head-ft/PSI: 149	Rated RPM: 3555	Imp. Diameter: 8.75	Stages: 1	Suction From: Private	Tank Size: N/A	Tank Height: N/A
If Vertical Type	Vertical Distance Between Discharge Gauge and Water Level:	Static ft. / Pumping ft.	Right Angle Gear Drive	Manufacturer	Performance: ○ Smooth ○ Rough		Approved: ○ YES ○ NO	
				Shop or Serial Number	Model or Type			
Driver	Manufacturer: WEG	Approved: ◉ Yes ○ No	Shop or Serial Number: 14155Z37E7	Model or Type: 364/5TS	Rated H.P.	Rated RPM.: 3550	Service Factor	
	Diesel Engine ○	Electric Motor ◉	Rated Volts: 230/460	Operating Volts	Rated Amps: 140/85	Amps at 150%	Phase: 3Ph	Cycles / Service Factor
Controller	Manufacturer: Tornatech	Approved: ◉ Yes ○ No	Start_____ PSI. ☐ Pres. Drop ☐ Flow ☐ Auto ☐ Manual	Stop_____ PSI. ○ Auto ○ Manual	Jockey Pump: Yes On 145 PSI. / No Off 160 PSI.			
	Shop or Serial Number: WZ1077106	Model or Type: GPY+GPU-230/40/3/60						

FLOW TEST

RPM	Disch. Pressure PSI.	Suction Pressure PSI.	Net Head Pressure	Percent of Rated Capacity	Volts	Amps	Testing Device: Pitotless Nozzle			Steam Pressure	
							Number	Size	Pressure	Throttle	Chest
							---	---	---		
							1	1.75in	11psi(375gpm)		
							2	1.75in	11psi(750gpm)		
							3	1.75in	11psi(1125pgm)		

Readings marked (+) in suction column are heads above atmosphere; those marked (-) are lifts. For vertical pumps omit suction pressure and net head readings.

Plot Discharge pressures and not head pressure curves for horizontal shaft pump.



New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	6/23/2025 (Initial Insp. Date: 6/16/2025)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #1 (Fire Pump)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	Contractor System Inspections Fire Pump	FP.10 - Impairment

Code Text:
One or more deficiencies that cause the system to be impaired were found.

Inspector Comments: As per the instructions of the fire marshal, the fire pump must be in operational condition prior to August 1, 2025. In the event that the fire pump is not in proper working condition, a fire watch will be implemented until the fire pump is functioning.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **8/1/2025.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

Inspector:

Fred Godawa
13046
6/23/2025 02:13 PM
Signature valid only in mobile-eyes documents

Fred Godawa
6/23/2025

Ref: 12965-13046

Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 6/16/2025; Inspection Type(s): Fire Pump (Ref: 12965-15069)

#	Location	Code Set	Code
	Floor 1	Contractor System Inspections	FP.10 - Impairment

Inspector Comments: After several attempts to repair the fire pump it has been determined that the system isn't going to function properly. Bids are being collected for a new system. Work should begin within two months, if not the fire marshal/AHJ and code enforcement may have to get involved to speed up the project for fire safety.

Violations Cited on 8/4/2025; Inspection Type(s): Enforcement Inspection (Ref: 13381-14519)

#	Location	Code Set	Code
	Floor 1	FL NFPA 01 2021	13.1.8 - Fire Protection System Operable and Maintained
	Floor 1	FL NFPA 01 2021	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	8/4/2025
Address:	3405 South Atlantic Avenue	**InspectionType:**	Enforcement Inspection
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Mike Sanford msanford@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.8 - Fire Protection System Operable and Maintained

Code Text:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Inspector Comments:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner

Code Text:

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Inspector Comments:

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **9/4/2025.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	8/14/2025 (Initial Insp. Date: 6/16/2025)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #2 (Fire Pump)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	Contractor System Inspections Fire Pump	FP.10 - Impairment

Code Text:
One or more deficiencies that cause the system to be impaired were found.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **9/14/2025.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

Inspector:

Fred Godawa
13465
8/14/2025 10:28:48 AM
Signature valid only in mobile-eyes documents

Fred Godawa
8/14/2025

Ref: 12965-13465

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	8/14/2025 (Initial Insp. Date: 8/4/2025)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #1 (Enforcement Inspection)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.8 - Fire Protection System Operable and Maintained (see photo 1.1, 1.2)

Code Text:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Inspector Comments: Spoke with Mark (president) he stated that Chad(resident) are working to correct issue with the fire pump. Having trouble with the vendor returning to complete work. Will re-inspect in 30 days.

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Insp. Result	Location	Code Set	Code
Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner

Code Text:

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **9/14/2025.**

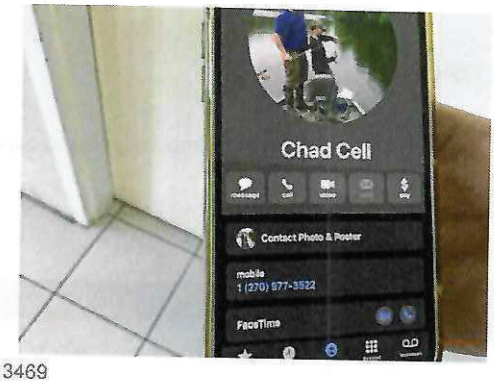
A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

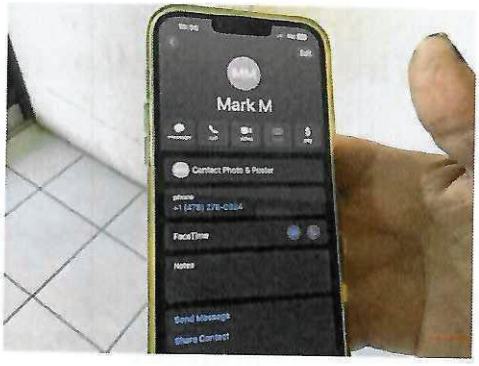
Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

1.1 -
13.1.8.



Ref: 13381-13469

1.2 -
13.1.8.



New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	10/6/2025 (Initial Insp. Date: 6/16/2025)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #3 (Fire Pump)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	Contractor System Inspections Fire Pump	FP.10 - Impairment

Code Text:
One or more deficiencies that cause the system to be impaired were found.

Inspector Comments: I spoke with Scott (maintenance), who has now assumed responsibility for the fire pump project. He has advised that Barber Vickery is the vendor selected for the fire pump and fire panel project. The scheduled repair date is October 8, 2025. I will follow up on October 9.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **10/9/2025.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Fire and life safety are very important in our community. Working together in a collaborative manner ensures the safety and well-being of our residents and visitors. If you have any questions, please do not hesitate to contact our office at 386-402-7631.

Inspector:

Fred Godawa
14273
10/6/2025 9:[illegible]:24 AM
Signature valid only in mobile-eyes documents

Fred Godawa
10/6/2025

Ref: 12965-14273

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	10/17/2025 (Initial Insp. Date: 8/4/2025)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #2 (Enforcement Inspection)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.8 - Fire Protection System Operable and Maintained

Code Text:

All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Violation	Floor 1	FL NFPA 01 2021 Chapter 13 Fire Protection Systems	13.1.9 - Water-based Fire Protection System Deficiencies Corrected in Timely Manner

Code Text:

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Inspector Comments: The vendor scheduled for repairs arrived on-site and informed maintenance that they would not perform any work on the alarm or pump, as the work had been completed by a third party. Maintenance is now seeking a replacement vendor for repairs. If repairs cannot be completed within two weeks, discussions will commence regarding the installation of a complete new system.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **11/3/2026.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 6/16/2025; Inspection Type(s): Fire Pump (Ref: 12965-15069)

#	Location	Code Set	Code
	Floor 1	Contractor System Inspections	FP.10 - Impairment

Inspector Comments: After several attempts to repair the fire pump it has been determined that the system isn't going to function properly. Bids are being collected for a new system. Work should begin within two months, if not the fire marshal/AHJ and code enforcement may have to get involved to speed up the project for fire safety.

Violations Cited on 12/18/2025; Inspection Type(s): Enforcement Inspection, Stop Work Order (Ref: 15605)

#	Location	Code Set	Code
	Floor 1 Office	FL NFPA 01 2021	1.7.15 - Stop Work Order.

Inspector Comments:
HAZARD: see #2. fire sprinkler/ standpipe system alterations being done due to front office remodel without a permit
CORRECTION: stop work until proper permits are issued. Contact NSB Building and Fire Marshal office for permitting.

The AHJ shall have the authority to order an operation, construction, or use stopped when any of the following conditions exists:

(1)
Work is being done contrary to provision of this *Code*.
(2)
Work is occurring without a permit required by Section 1.12.
(3)
An imminent danger has been created.

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	11/17/2025 (Initial Insp. Date: 6/16/2025)
Address:	3405 South Atlantic Avenue	**InspectionType:**	Reinspection #4 (Fire Pump)
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Fred Godawa fgodawa@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1	Contractor System Inspections Fire Pump	FP.10 - Impairment

Code Text:
One or more deficiencies that cause the system to be impaired were found.

Inspector Comments: After several attempts to repair the fire pump it has been determined that the system isn't going to function properly. Bids are being collected for a new system. Work should begin within two months, if not the fire marshal/AHJ and code enforcement may have to get involved to speed up the project for fire safety.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **1/17/2026.**

A Fire Safety Inspection has been conducted at the above address and the noted deficiencies require immediate attention and or repair. A follow-up inspection will be performed to verify corrections.

Any person or persons having control of or owning property within the City of New Smyrna Beach which is in violation or noncompliance with the Fire Protection and Prevention Code, Florida Fire Prevention Code, and/or any nationally recognized Codes and Standards herein adopted, shall be subject to punishment as for a violation of the City Code of Ordinances pursuant to section 1-14, City Code, and chapter 26, part XVI, City Code. *(Sec. 42-13 (a))*.

- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

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Inspector:

Fred Godawa
11/17/2025

Ref: 12965-15069

New Smyrna Beach Fire Department

1400 State Route 44
New Smyrna Beach, FL. 32168
(386) 402-7631
www.cityofnsb.com

Occupant Name:	Ocean Trillium South Condo Assoc Inc	**Inspection Date:**	12/18/2025
Address:	3405 South Atlantic Avenue	**InspectionType:**	Enforcement Inspection, Stop Work Order
City:	New Smyrna Beach	**Occupant Number:**	0843
Suite:		**Inspected By:**	Don Wiech dwiech@cityofnsb.com
Parcel/Tax ID #:	742212000000		

Insp. Result	Location	Code Set	Code
Violation	Floor 1 Office	FL NFPA 01 2021 Chapter 1 Administration	1.7.15 - Stop Work Order. (see photo 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10)

Code Text:

The AHJ shall have the authority to order an operation, construction, or use stopped when any of the following conditions exists:

(1) Work is being done contrary to provision of this *Code*.
(2) Work is occurring without a permit required by Section 1.12.
(3) An imminent danger has been created.

Inspector Comments:
HAZARD: see #2. fire sprinkler/ standpipe system alterations being done due to front office remodel without a permit
CORRECTION: stop work until proper permits are issued. Contact NSB Building and Fire Marshal office for permitting.

The AHJ shall have the authority to order an operation, construction, or use stopped when any of the following conditions exists:

(1)
Work is being done contrary to provision of this *Code*.
(2)
Work is occurring without a permit required by Section 1.12.
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- Referenced Codes: *Florida Fire Prevention Code*, Eighth Edition

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Unabated Fire Code Violations from Previous Inspections

In addition to the violations cited during this inspection, the below violations remain unabated from previous inspection activities at this Occupancy. Your prompt attention in addressing the below violations is anticipated.

Violations Cited on 6/16/2025; Inspection Type(s): Fire Pump (Ref: 12965-15069)

#	Location	Code Set	Code
	Floor 1	Contractor System Inspections	FP.10 - Impairment

Inspector Comments: After several attempts to repair the fire pump it has been determined that the system isn't going to function properly. Bids are being collected for a new system. Work should begin within two months, if not the fire marshal/AHJ and code enforcement may have to get involved to speed up the project for fire safety.

Violations Cited on 12/18/2025; Inspection Type(s): Enforcement Inspection, Stop Work Order (Ref: 15605)

#	Location	Code Set	Code
	Floor 1 Office	FL NFPA 01 2021	1.7.15 - Stop Work Order.

Inspector Comments:
HAZARD: see #2. fire sprinkler/ standpipe system alterations being done due to front office remodel without a permit
CORRECTION: stop work until proper permits are issued. Contact NSB Building and Fire Marshal office for permitting.

The AHJ shall have the authority to order an operation, construction, or use stopped when any of the following conditions exists:

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(3)
An imminent danger has been created.

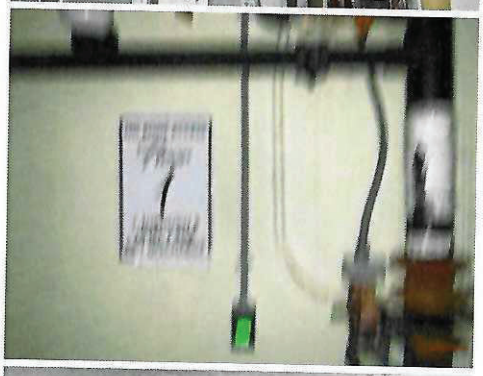
1.1 - 1.7.15.



1.2 - 1.7.15.



1.3 - 1.7.15.



1.4 - 1.7.15.



1.5 - 1.7.15.



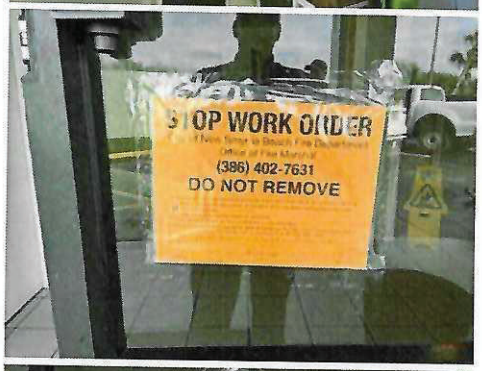
1.6 - 1.7.15.



1.7 - 1.7.15.



1.8 - 1.7.15.



1.9 - 1.7.15.



1.10 - 1.7.15.



THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

LA-0001-2026 - 436 N. MYRTLE AVE OWNER: EZ FLOORING & CUSTOM TRIM LLC; OFFICER BARBARA BOBELAK

April 22, 2026

Background:

On November 24, 2025, EZ Flooring & Custom Trim LLC and/or entity was found in violation of city code Sec. 26-171. (a) - Permits Required, and Sec. 74-146. - Local Business tax imposed. The Special Magistrate imposed a fine of $50.00 per day per violation for Sec. 26-171. (a), commencing on November 14, 2025. And a one-time fine of $250.00 for violation Sec. 74-146.

EZ Flooring & Custom Trim LLC, Property Owner, submitted a lien amnesty request for the Special Magistrate to consider leniency for the liens filed by the City against the property located at 436 N. Myrtle Ave. New Smyrna Beach, FL. The property was found in compliance on March 18, 2026. The unpaid City Lien total is $5,900.00 for non-compliance a total of 113 days (November 14, 2025 - March 18, 2026).

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

LA-00001-2026 - 436 N. Myrtle Ave.pdf

CITY OF NEW SMYRNA BEACH
CODE COMPLIANCE DIVISION
210 SAMS AVENUE
NEW SMYRNA BEACH, FL 32168
TELEPHONE: 386-410-2870

CONTACT INFORMATION

Owner's Name Yander Perez Contact Phone (407) 807-2362

Representative Name (if applicable) _____ Contact phone _____

Owner's Mailing Address 2615 Rogan Rd City Orlando

State FL Zip 32812

E-mail Pyander51@gmail.com

Lien Information:

Property Subject to Code Compliance Case where lien is attached:

436 N. Myrtle Ave, New Smyrna Beach, FL 32168 (Property Address) 7418070100 10 (Parcel Identification Number)

Code Compliance Case No (if known). 0057-2025, recorded in Official Records Book _____, Page _____, in the Public Records of Volusia County, Florida.

If more than one Case No., list separately and attach to this application.

Are all code violations on the subject property corrected and all properties in compliance with the City of New Smyrna Beach codes and ordinances? ✓ Yes _____ No

Is the property in foreclosure? _____ Yes ✓ No

I understand and agree that if this application is accepted and approved by the City that I will pay the total sum of the approved lien reduction amount. I understand and agree that payment in full shall be received or postmarked by the 15th day from the date of approval by the City.

Should I fail to make payment in full by the 15th day, I understand that the approved lien reduction will be null and void and that I will be liable for the full amount due and owing for the lien(s) as if no reduction had ever been approved. Any monies I may have paid toward the lien reduction will be applied to the original lien amount due and owing.

Signature _____ Date 4/8/2026

Printed Name Yander Perez

The Code Compliance/Building Department will notify you in writing if you have been approved for the lien reduction and the terms of payment.

New Smyrna Beach, FL
FINANCE
210 Sams Ave
New Smyrna Beach, FL 32168
(386) 410-2650

04/09/2026 02:07PM Christine
005067-0001

MISCELLANEOUS

LIEN REDUCTION APPLICATION FEE (LRAPP)	
2026 LRAPP	
1 @ $100.00	$100.00
	$100.00
Subtotal	**$100.00**
TP Fee	$3.50
Total	**$103.50**
FINANCE CREDIT CARD	$103.50
Visa ***********8846	
Ref=54192fe1-c98f-4ae4-80fd-5c2422f25a5a	
Auth=01252D	
Change due	**$0.00**

Paid by: YANDER PEREZ

Comments: 436 N MYRTLE AVE -LIEN AMNESTY APP

Thank you for your payment

CUSTOMER COPY

Thank you for your payment!

INVOICE

City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

Invoice Date	Invoice No.
04/06/2026	18807
Customer Number	
62153	
Invoice Total Due	
$5,900.00	
Amount Paid	

Due upon receipt

EZ FLOORING & CUSTOM TRIM LLC
2615 ROGAN RD
SUITE 210
ORLANDO, FL 32812

For Billing Inquiries Please Call (386) 410-2650
PLEASE RETURN TOP PORTION WITH PAYMENT

City of New Smyrna Beach, New Smyrna Beach, FL 32168 Invoice Date 04/06/2026 Customer Number 62153

Description	Quantity	Price	UOM	Original Bill	Adjustment	Paid	Amount Due
CODE ENFORCEMENT BOARD FINES SITE ADDRESS: 436 N MYRTLE AVE 7418-07-01-0010 FINE IMPOSED 11/14/25 AT $50/DAY OR UNTIL LIMIT OF $15,000 WAS REACHED PLUS AN ADDITIONAL $250 FEE FOR VIOLATION. COMPLIANCE MET MARCH 18, 2026. 113 X $50 = $5,650 PLUS $250 = $5,900.	1.00	$5,900.00	EACH	$5,900.00	$0.00	$0.00	$5,900.00

Please put Customer Number on your check.
Make Checks Payable to: City of New Smyrna Beach

Invoice Total: **$5,900.00**

PLEASE RETURN UPPER PORTION OF INVOICE WITH PAYMENT.

CITY OF NEW SMYRNA BEACH

INVOICE ENTRY PROOF LIST

Clerk: 2862sduffy Batch: 52032

Year / Period	Invoice	Customer	Name	Department	Cash Account		Invoice Date	Error
2026 / 7	18807	62153	EZ FLOORING & CUSTOM TRIM LLC		000	101001	04/06/2026	U

Charge Code	Description	UOM	Quantity	Price	Discount Amount	Original Amount
CEBF	CODE ENFORCEMENT BOARD FINES	EACH	1.00	5,900.000000	.00	5,900.00

Account			Description	Amount
A/R	001	115002	A/R GENERAL BILLING	5,900.00
REV	00130000	354201	CODE ENFORCEMENT BOARD FINES	-5,900.00

Invoice Total 5,900.00

CITY OF NEW SMYRNA BEACH

INVOICE ENTRY PROOF LIST

Clerk: 2862sduffy Batch: 52032

Batch Total	**5,900.00**	

CITY OF NEW SMYRNA BEACH

INVOICE ENTRY PROOF LIST

Clerk: 2862sduffy Batch: 52032

Journal Summary

Year	Period	Journal	Journal Desc	Ref 2	Ref 3
2026	07	70098	52032	62153	18807

Src	Eff Date	Account / Project String	Ref 1	Account Description / Line Description	T	OB	Debit	Credit
GBI	04/06/2026	001-115002-		A/R GENERAL BILLING GB INVOICE ENTRY			5,900.00	
GBI	04/06/2026	00130000-354201-		CODE ENFORCEMENT BOARD FINES CODE ENFORCEMENT BOARD FINES S				5,900.00
						Totals	**5,900.00**	**5,900.00**
GBI	04/06/2026	001-172000-		REVENUE CONTROL				5,900.00

Fund Summary

Year	Period	Journal	Eff Date
2026	07	70098	04/06/2026

Fund	Fund Description	Account	Account Description	Debit	Credit
001	GENERAL FUND	001-115002-	A/R GENERAL BILLING	5,900.00	
001	GENERAL FUND	001-172000-	REVENUE CONTROL		5,900.00
			Fund Totals	**5,900.00**	**5,900.00**

Due To/Due From Summary

Fund	Fund Description	DUE TO	DUE FROM
000	POOLED CASH FUND	0.00	0.00
001	GENERAL FUND	0.00	0.00
	Totals	**0.00**	**0.00**

Invoice Request

RE: CCSM-0057-2025

From: Evann Lorenzen, CODE ENFORCEMENT ADMINISTRATIVE SPECIALIST II

Site Address: 436 N. Myrtle Ave. New Smyrna Beach, FL 32168

Date: 04/06/2026

Billing Info: 2615 Rogan Rd. Suite 210

Orlando, FL

32812

Invoice Amount: $5,900.00

DESCRIPTION:

Original Order Filed January 21, 2026, Instrument: 2026011567 Book 8805 Page 1767
The Special Magistrate Imposed a fine to be paid by the respondent in the amount of: $50.00 per day for each section of code that remains in violation commencing on November 14, 2025, until compliance is achieved or until the limit of $15,000 is reached. And a one- time fine of $250.00 for violation Sec. 26-171. (a)
Permit Issued: March 18, 2026
113 Days X $50.00= $5,650.00
+250.00
=$5900.00

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

AltKey: 3806484 **Parcel ID: 741807010010**
EZ FLOORING & CUSTOM TRIM LLC **436 N MYRTLE AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3806484
Parcel ID:	741807010010
Township-Range-Section:	17 - 34 - 18
Subdivision-Block-Lot:	07 - 01 - 0010
Owner(s):	EZ FLOORING & CUSTOM TRIM LLC - FS - Fee Simple - 100%
Mailing Address On File:	2615 ROGAN RD ORLANDO FL 32812 5826
Physical Address:	436 N MYRTLE AVE, NEW SMYRNA BEACH 32168
Property Use:	0800 - MFR <10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4062
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	$188,453	$188,453	$0	$188,453	1.5000	$282.68
0012	DISCRETIONARY	$188,453	$188,453	$0	$188,453	0.7480	$140.96
0011	REQ LOCAL EFFORT	$188,453	$188,453	$0	$188,453	3.0370	$572.33
0050	GENERAL FUND	$188,453	$188,453	$0	$188,453	3.2007	$603.18
0053	LAW ENFORCEMENT FUND	$188,453	$188,453	$0	$188,453	1.5994	$301.41
0055	LIBRARY	$188,453	$188,453	$0	$188,453	0.3891	$73.33
0520	MOSQUITO CONTROL	$188,453	$188,453	$0	$188,453	0.1647	$31.04
0530	PONCE INLET PORT AUTHORITY	$188,453	$188,453	$0	$188,453	0.0692	$13.04
0058	VOLUSIA ECHO	$188,453	$188,453	$0	$188,453	0.2000	$37.69
0057	VOLUSIA FOREVER	$188,453	$188,453	$0	$188,453	0.2000	$37.69
0065	FLORIDA INLAND NAVIGATION DISTRICT	$188,453	$188,453	$0	$188,453	0.0288	$5.43
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$188,453	$188,453	$0	$188,453	0.7506	$141.45
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$188,453	$188,453	$0	$188,453	0.1793	$33.79
0271	NEW SMYRNA BCH I&S 2005	$188,453	$188,453	$0	$188,453	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$188,453	$188,453	$0	$188,453	0.0895	$16.87
0270	NEW SMYRNA BEACH	$188,453	$188,453	$0	$188,453	4.6370	$873.86
						16.7933	$3,164.75

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,164.75
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$3,268.75**
Estimated Tax Amount without SOH:	$3,268.75

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$19,440	$172,032	$191,472	$94,353	$0	$94,353	$0
2023	$19,440	$161,164	$180,604	$85,775	$0	$85,775	$0
2022	$4,860	$110,369	$115,229	$77,977	$0	$77,977	$0
2021	$4,860	$66,028	$70,888	$70,888	$0	$70,888	$0
2020	$4,860	$66,935	$71,795	$71,795	$0	$71,795	$0
2019	$3,078	$66,401	$69,479	$67,722	$0	$67,722	$0
2018	$3,078	$60,183	$63,261	$61,565	$0	$61,565	$0
2017	$3,078	$56,788	$59,866	$55,968	$0	$55,968	$0
2016	$3,078	$61,178	$64,256	$50,880	$0	$50,880	$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.

N 36 FT OF LOT 1 BLK 1 SAMS SUB IN LEWIS HOMESTEAD MB 4 PG 127 PER OR 3355 PG 1915 PER OR 6264 PG 3533 PER OR 7465 PG 2225 PER OR 7473 PG 0407 PER OR 7489 PG 2567 PER OR 8371 PGS 4409-4410 PER OR 8635 PG 1086 PER OR 8635 PG 3056 PER OR 8636 PG 2581



Detail by Entity Name

Florida Limited Liability Company
EZ FLOORING & CUSTOM TRIM LLC

Filing Information

Document Number	L20000093091
FEI/EIN Number	85-0577504
Date Filed	03/30/2020
Effective Date	03/30/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/20/2022

Principal Address

2615 rogan rd
orlando, FL 32812

Changed: 01/20/2024

Mailing Address

2615 rogan rd
orlando, FL 32812

Changed: 01/20/2024

Registered Agent Name & Address

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
Suite 210
orlando, FL 32812

Name Changed: 01/20/2024

Address Changed: 01/20/2024

Authorized Person(s) Detail

Name & Address

Title MGR

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
orlando, FL 32812

Title OWNER

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
orlando, FL 32812

Title MANAGER

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
orlando, FL 32812

Title OWNER

PEREZ, YANDER, OWNER
2615 rogan rd
orlando, FL 32812

Annual Reports

Report Year	Filed Date
2022	01/20/2022
2023	01/23/2023
2024	01/20/2024

Document Images

01/20/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- REINSTATEMENT	View image in PDF format
03/30/2020 -- Florida Limited Liability	View image in PDF format

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0057-2025

VS.

EZ Flooring & Custom Trim LLC and/or entity,
Respondent(s)

ORDER FINDING VIOLATION AND IMPOSING A FINE

This case was heard on **November 24, 2025** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did X did not attend the hearing.

The City of New Smyrna Beach Special Magistrate hereby finds that Respondent(s) was/were duly served with notice of the Order dated **October 22, 2025**, and has/have failed to comply with the Order and the Respondent remains in non-compliance at the time of this hearing.

The Respondent(s) are/is found in violation of:

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

The case, having come before the Special Magistrate for final hearing on **November 24, 2025** and having considered the testimony and evidence presented, hereby finds as follows:

The Special Magistrate hereby imposes a fine to be paid by Respondent(s) in the amount of:

$50.00 per/day for violation Sec. 26-171. (a) commencing on **November 14, 2025**, until compliance is achieved or until the limit of $15,000.00 is reached per RES 31-22 dated June 28, 2022, And a onetime Fine of **$250.00 for Violation Sec. 74-146. IT IS RESPONDENT'S BURDEN TO REQUEST A RE-INSPECTION TO DETERMINE WHETHER COMPLIANCE IS ACHIEVED AFTER THE DATE OF THIS ORDER.**

A certified copy of this Order may be recorded in the Public Records of Volusia County, Florida. Upon recording, the fine shall accrue and constitute a lien against the following property:

Address of property: 436 N Myrtle Ave, New Smyrna Beach, FL 32168
Parcel Number: 741807010010
Legal description of property: N 36 FT OF LOT 1 BLK 1 SAMS SUB IN LEWIS HOMESTEAD MB 4 PG 127 PER OR 3355 PG 1915 PER OR 6264 PG 3533 PER OR 7465 PG 2225 PER OR 7473 PG 0407 PER OR 7489 PG 2567 PER OR 8371 PGS 4409-4410 PER OR 8635 PG 1086 PER OR 8635 PG 3056 PER OR 8636 PG 2581

and any other real or personal property owned by Respondent(s) pursuant to Section 162.06 and 162.09, Florida Statutes.

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

DONE AND ORDERED on **November 24, 2025**

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

ATTEST:

Jessica Gow
Special Magistrate

Evann Lorenzen
Code Compliance Clerk

Witness Signature

Witness Typed/Printed Name

Witness Signature

Witness Typed/Printed Name

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 2615 Rogan Rd. Suite 210 Orlando, FL 32812 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #: 9214 8901 9403 8344 3273 60
(_√_) Post
(___) Hand Delivery

By: Evann Lorenzen, Code Compliance Clerk
Date: **November 24, 2025**

CE-0057-2025 436 N Myrtle Ave
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	01/23/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Stairs without permit and No BTR		

Parcel: 741807010010 Main	**Address:** 436 N Myrtle Av Main New Smyrna Beach, FL 32168	**Zone:** R-3 (SINGLE FAMILY RESIDENTIAL)

Owner

Ez Flooring & Custom Trim Llc

2615 Rogan Rd
Orlando, FL 32812

Note	Created By	Date and Time Created
1. On 01/23/25, I observed that new stairs had been installed on the rear of the property going to the second floor apartment. A check of the permit system found no permit on file. While checking for the permit a check of the BTR system found no BTR for the owners of the property. A check with the BTR specialists found that the previous owner had closed out the rental BTR as the property was sold. A check of the BTR system found no BTR application for the new owner and was verified that no application for a BTR was submitted. Photos were taken and placed in the file.	John Parks	1/23/2025 2:06 pm

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

AltKey: 3806484 **Parcel ID: 741807010010**
EZ FLOORING & CUSTOM TRIM LLC **436 N MYRTLE AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3806484
Parcel ID:	741807010010
Township-Range-Section:	17 - 34 - 18
Subdivision-Block-Lot:	07 - 01 - 0010
Owner(s):	EZ FLOORING & CUSTOM TRIM LLC - FS - Fee Simple - 100%
Mailing Address On File:	2615 ROGAN RD ORLANDO FL 32812 5826
Physical Address:	436 N MYRTLE AVE, NEW SMYRNA BEACH 32168
Property Use:	0800 - MFR <10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4062
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	$188,453	$188,453	$0	$188,453	1.5000	$282.68
0012	DISCRETIONARY	$188,453	$188,453	$0	$188,453	0.7480	$140.96
0011	REQ LOCAL EFFORT	$188,453	$188,453	$0	$188,453	3.0370	$572.33
0050	GENERAL FUND	$188,453	$188,453	$0	$188,453	3.2007	$603.18
0053	LAW ENFORCEMENT FUND	$188,453	$188,453	$0	$188,453	1.5994	$301.41
0055	LIBRARY	$188,453	$188,453	$0	$188,453	0.3891	$73.33
0520	MOSQUITO CONTROL	$188,453	$188,453	$0	$188,453	0.1647	$31.04
0530	PONCE INLET PORT AUTHORITY	$188,453	$188,453	$0	$188,453	0.0692	$13.04
0058	VOLUSIA ECHO	$188,453	$188,453	$0	$188,453	0.2000	$37.69
0057	VOLUSIA FOREVER	$188,453	$188,453	$0	$188,453	0.2000	$37.69
0065	FLORIDA INLAND NAVIGATION DISTRICT	$188,453	$188,453	$0	$188,453	0.0288	$5.43
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$188,453	$188,453	$0	$188,453	0.7506	$141.45
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$188,453	$188,453	$0	$188,453	0.1793	$33.79
0271	NEW SMYRNA BCH I&S 2005	$188,453	$188,453	$0	$188,453	0.0000	$0.00
0272	NEW SMYRNA BCH I&S 2018	$188,453	$188,453	$0	$188,453	0.0895	$16.87
0270	NEW SMYRNA BEACH	$188,453	$188,453	$0	$188,453	4.6370	$873.86
						16.7933	$3,164.75

Non-Ad Valorem Assessments

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			$104.00

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Detail by Entity Name

Florida Limited Liability Company
EZ FLOORING & CUSTOM TRIM LLC

Filing Information

Document Number	L20000093091
FEI/EIN Number	85-0577504
Date Filed	03/30/2020
Effective Date	03/30/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/20/2022

Principal Address

2615 rogan rd
orlando, FL 32812

Changed: 01/20/2024

Mailing Address

2615 rogan rd
orlando, FL 32812

Changed: 01/20/2024

Registered Agent Name & Address

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
Suite 210
orlando, FL 32812

Name Changed: 01/20/2024

Address Changed: 01/20/2024

Authorized Person(s) Detail

Name & Address

Title MGR

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
orlando, FL 32812

Title OWNER

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
orlando, FL 32812

Title MANAGER

EZ FLOORING AND CUSTOM TRIM LLC
2615 rogan rd
orlando, FL 32812

Title OWNER

PEREZ, YANDER, OWNER
2615 rogan rd
orlando, FL 32812

Annual Reports

Report Year	Filed Date
2022	01/20/2022
2023	01/23/2023
2024	01/20/2024

Document Images

01/20/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- REINSTATEMENT	View image in PDF format
03/30/2020 -- 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

Case Number: CE-0057-2025

Violation Notice

Case Type: Code Enforcement

Date Case Established: 01/23/2025

Compliance Deadline: 03/06/2025

Owner: EZ FLOORING & CUSTOM TRIM LLC

Mailing Address

EZ FLOORING & CUSTOM TRIM LLC
2615 Rogan Rd. Suite 210
Orlando, FL 32812

Notice of Violation for the following location:

Address	Parcel
436 N MYRTLE AV NEW SMYRNA BEACH, FL 32168	**741807010010**

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 stairs and all other improvements that require a permit. Contact the Building Department for questions regarding permit issues.

Compliance Date: 03/06/2025

Violation: Sec. 74-146. - Local Business Tax Imposed

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

Corrective Action: Obtain BTR for rental property.

Compliance Date: 03/06/2025

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

Case Number: **CE-0057-2025**

Violation Notice

Case Type: **Code Enforcement**
Date Case Established: **01/23/2025**
Compliance Deadline: **03/06/2025**

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8398 0525 84

(✓) Post

( ) Hand Delivery

Sincerely,

Teresa Merck

Teresa Merck
Administrative Specialist

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

1/27/25

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

EZ FLOORING & CUSTOM TRIM LLC
2615 Rogan Rd Suite 210
Orlando, FL 32812

CASE NO. CE-0057-2025
436 N MYRTLE AV
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **May 28, 2025, at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

NOTICE TO PERSONS WITH DISABILITIES

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

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

EZ FLOORING & CUSTOM TRIM LLC
2615 Rogan Rd Suite 210
Orlando, FL 32812

CASE NO. CE-0057-2025
436 N MYRTLE AV
NEW SMYRNA BEACH, FL 32168

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8398 0525 84

(✓) Post

( ) Hand Delivery

Teresa Merck
Administrative Specialist

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

1/27/2025


Network:Jan 29, 2025 at 11:48:14 AM EST
Local:Jan 29, 2025 at 11:48:14 AM EST
N 29° 1' 39.160", W 80° 55' 59.194"
437 N Myrtle Ave
New Smyrna Beach FL 32168
United States
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-1870
Owner: EZ FLOORING & CUSTOM TRIM LLC
Mailing Address
EZ FLOORING & CUSTOM TRIM LLC
2815 Kuger Rd. Suite 210
Orlando, FL 32812
Notice of Violation for the following location:
Address
Parcel
437 N MYRTLE AV
NEW SMYRNA BEACH, FL 32168
7418076100 10
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 stairs and all other improvements that require a permit.
Contact the Building Department for questions regarding permit issues.
Compliance Date: 03/06/2025
Violation: Sec. 74-146. - Local Business Tax imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain BTR for rental property
Compliance Date: 03/06/2025
MAIL
139


Network:Jan 23, 2025 at 1:39:09 PM EST
Local:Jan 23, 2025 at 1:39:09 PM EST
N 29° 1' 39.457", W 80° 56' 0.055"
701–799 Enterprise Ave
New Smyrna Beach FL 32168
United States
140



Detail by Entity Name

Florida Limited Liability Company
EZ FLOORING & CUSTOM TRIM LLC

Filing Information

Document Number	L20000093091
FEI/EIN Number	85-0577504
Date Filed	03/30/2020
Effective Date	03/30/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/20/2022

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Changed: 01/20/2024

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Changed: 01/20/2024

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Name & Address

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2615 rogan rd
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2615 rogan rd
orlando, FL 32812

Title MANAGER

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2615 rogan rd
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PEREZ, YANDER, OWNER
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03/30/2020 -- 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-0057-2025**
Case Type: **Code Enforcement**
Date Case Established: **01/23/2025**
Compliance Deadline: **03/06/2025**

Owner: EZ FLOORING & CUSTOM TRIM LLC

Mailing Address

EZ FLOORING & CUSTOM TRIM LLC
2615 Rogan Rd. Suite 210
Orlando, FL 32812

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( ) Hand Delivery

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Administrative Specialist

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

1/27/25

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

EZ FLOORING & CUSTOM TRIM LLC
2615 Rogan Rd Suite 210
Orlando, FL 32812

CASE NO. CE-0057-2025
436 N MYRTLE AV
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Special Magistrate Hearing for the City of New Smyrna Beach on **May 28, 2025, at 2:00 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

NOTICE TO PERSONS WITH DISABILITIES

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

SPECIAL MAGISTRATE

THE CITY OF NEW SMYRNA BEACH

EZ FLOORING & CUSTOM TRIM LLC
2615 Rogan Rd Suite 210
Orlando, FL 32812

CASE NO. CE-0057-2025
436 N MYRTLE AV
NEW SMYRNA BEACH, FL 32168

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number:9214 8901 9403 8398 0525 84

(✓) Post

( ) Hand Delivery

Teresa Merck
Administrative Specialist

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

1/27/2025


Network: Sep 17, 2025 at 10:44:14 AM EDT
Local: Sep 17, 2025 at 10:44:14 AM EDT
N 29° 1' 38.981", W 80° 55' 59.152"
436 N Myrtle Ave
New Smyrna Beach FL 32168
United States
436B

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0057-2025

VS.

EZ Flooring & Custom Trim LLC and/or entity,
Respondents/Owners

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **October 22, 2025,** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did X did not attend the hearing. The Special Magistrate, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 436 N Myrtle Ave New Smyrna Beach, FL 32168
Parcel: 741807010010
Legal description: N 36 FT OF LOT 1 BLK 1 SAMS SUB IN LEWIS HOMESTEAD MB 4 PG 1 27 PER OR 3355 PG 1915 PER OR 6264 PG 3533 PER OR 7465 PG 22 25 PER OR 7473 PG 0407 PER OR 7489 PG 2567 PER OR 8371 PGS 4

2. The property was first inspected by a Code Compliance Officer on **January 23, 2025.** At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

3. The Respondent(s) was/were served a Notice of Violation on **January 23, 2025,** identifying the specific violation(s). The violation(s) was/were to be corrected by **March 6, 2025**. The Code Compliance Officer reinspected the property on **October 13, 2025,** and determined that the violation(s) was/were not corrected.

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

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

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the provisions cited above by 1 p.m. **November 14, 2025,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Special Magistrate finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$50.00 per day for each section of code that remains in violation** may be imposed, and onetime fine of **$250.00** per year may be imposed for violation of city code 74-146 Local Business Tax.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Special Magistrate at a public hearing on **November 24, 2025,** at **2:00 p.m.**, in the City Chambers, 214 Sams Ave., New Smyrna Beach, FL. The Special Magistrate will consider setting a fine and lien on the above case at this Public Hearing.

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

DONE AND ORDERED on **October 22, 2025**

Jessica Gow
Special Magistrate

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 2615 Rogan Rd. Suite 210 Orlando, FL 32812 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8339 5684 88

(_√_) Post

(___) Hand Delivery

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

By: Evann Lorenzen, Code Compliance Clerk
Date: 10/22/25

SPECIAL MAGISTRATE
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCSM-0057-2025

VS.

EZ Flooring & Custom Trim LLC and/or entity,
Respondent(s)

ORDER FINDING VIOLATION AND IMPOSING A FINE

This case was heard on **November 24, 2025** before the Special Magistrate at a public hearing, after due notice to Respondent(s). The Respondent/Representative ____did X did not attend the hearing.

The City of New Smyrna Beach Special Magistrate hereby finds that Respondent(s) was/were duly served with notice of the Order dated **October 22, 2025**, and has/have failed to comply with the Order and the Respondent remains in non-compliance at the time of this hearing.

The Respondent(s) are/is found in violation of:

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

The case, having come before the Special Magistrate for final hearing on **November 24, 2025** and having considered the testimony and evidence presented, hereby finds as follows:

The Special Magistrate hereby imposes a fine to be paid by Respondent(s) in the amount of:

$50.00 per/day for violation Sec. 26-171. (a) commencing on **November 14, 2025**, until compliance is achieved or until the limit of $15,000.00 is reached per RES 31-22 dated June 28, 2022, And a onetime Fine of **$250.00 for Violation Sec. 74-146. IT IS RESPONDENT'S BURDEN TO REQUEST A RE-INSPECTION TO DETERMINE WHETHER COMPLIANCE IS ACHIEVED AFTER THE DATE OF THIS ORDER.**

A certified copy of this Order may be recorded in the Public Records of Volusia County, Florida. Upon recording, the fine shall accrue and constitute a lien against the following property:

Address of property: 436 N Myrtle Ave, New Smyrna Beach, FL 32168
Parcel Number: 741807010010
Legal description of property: N 36 FT OF LOT 1 BLK 1 SAMS SUB IN LEWIS HOMESTEAD MB 4 PG 127 PER OR 3355 PG 1915 PER OR 6264 PG 3533 PER OR 7465 PG 2225 PER OR 7473 PG 0407 PER OR 7489 PG 2567 PER OR 8371 PGS 4409-4410 PER OR 8635 PG 1086 PER OR 8635 PG 3056 PER OR 8636 PG 2581

and any other real or personal property owned by Respondent(s) pursuant to Section 162.06 and 162.09, Florida Statutes.

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

DONE AND ORDERED on **November 24, 2025**

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

ATTEST:

Jessica Gow
Special Magistrate

Evann Lorenzen
Code Compliance Clerk

Witness Signature

Witness Typed/Printed Name

Witness Signature

Witness Typed/Printed Name

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 2615 Rogan Rd. Suite 210 Orlando, FL 32812 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt #: 9214 8901 9403 8344 3273 60
(_√_) Post
(___) Hand Delivery

By: Evann Lorenzen, Code Compliance Clerk
Date: **November 24, 2025**

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

LA-0002-2026 - 2415 MOONEYHAM DR. OWNER: KEVIN & TORI RICKLER AND/OR ENTITY ; OFFICER BARBARA BOBELAK

April 22, 2026

Background:

Notice of Determination dated October 11, 2023 was issued to the property owner pursuant to City Code Section 26-800 – Structure or property presenting condition of imminent danger due to fire damage causing structurally unsound conditions of structures on the property. Property owner did not respond within 5-days from the receipt of the Notice of Determination.

Kevin Ricker, Property Owner, submitted a lien amnesty request for the Special Magistrate to consider leniency for the liens filed by the City against the property located at 2415 Mooneyham Dr. New Smyrna Beach, FL. The unpaid City Lien total is $28,084.11

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

LA-00002-2026 - 2415 Mooneyham Dr Agenda.pdf

LRAPP

CITY OF NEW SMYRNA BEACH
CODE COMPLIANCE DIVISION
210 SAMS AVENUE
NEW SMYRNA BEACH, FL 32168
TELEPHONE: 386-410-2870

CONTACT INFORMATION

Owner's Name Kevin Ricker Contact Phone 386-588-0227

Representative Name (if applicable) _____ Contact phone _____

Owner's Mailing Address 2415 Mooneyham Dr City NSB

State Florida Zip 32168

E-mail Ricker.Kevin@yhhoo.com

Lien Information:

Property Subject to Code Compliance Case where lien is attached:

2415 Mooneyham Dr NSB, Fl 32168 — Property Address

7340020020210 — Parcel Identification Number

Code Compliance Case No (if known)._____, recorded in Official Records Book_____, Page_____, in the Public Records of Volusia County, Florida.

If more than one Case No., list separately and attach to this application.

Are all code violations on the subject property corrected and all properties in compliance with the City of New Smyrna Beach codes and ordinances? (Yes) / No

Is the property in foreclosure? Yes / (No)

I understand and agree that if this application is accepted and approved by the City that I will pay the total sum of the approved lien reduction amount. I understand and agree that payment in full shall be received or postmarked by the 15th day from the date of approval by the City.

Should I fail to make payment in full by the 15th day, I understand that the approved lien reduction will be null and void and that I will be liable for the full amount due and owing for the lien(s) as if no reduction had ever been approved. Any monies I may have paid toward the lien reduction will be applied to the original lien amount due and owing.

Signature Kevin Ricker Date 4/8/2026

Printed Name Kevin Ricker

The Code Compliance/Building Department will notify you in writing if you have been approved for the lien reduction and the terms of payment.

New Smyrna Beach, FL
FINANCE
210 Sams Ave
New Smyrna Beach, FL 32168
(386) 410-2650

04/13/2026 10:10AM Debbie P.
005072-0001

MISCELLANEOUS

LIEN REDUCTION APPLICATION FEE (LRAPP)	
2026 LRAPP	
1 @ $100.00	$100.00
	$100.00
Subtotal	**$100.00**
TP Fee	$3.50
Total	**$103.50**
FINANCE CREDIT CARD	$103.50
Visa ***********4033	
Ref=27726f33-8b1a-4ae7-bc0e-c56696dbdda9	
Auth=032785	
Change due	**$0.00**

Paid by: KEVIN RICKER

Comments: 2415 MOONEYHAM DR

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

Thank you for your payment!

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

AltKey: 3722795 **Parcel ID: 734002020210**
RICKER KEVIN **2415 MOONEYHAM DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3722795
Parcel ID:	734002020210
Township-Range-Section:	17 - 33 - 40
Subdivision-Block-Lot:	02 - 02 - 0210
Owner(s):	RICKER KEVIN - JT - Joint Tenancy with Right of Survivorship - 100% RICKER TORI - JT - Joint Tenancy with Right of Survivorship - 100%
Mailing Address On File:	2415 MOONEYHAM DR NEW SMYRNA BEACH FL 32168 7890
Physical Address:	2415 MOONEYHAM DR, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	600-UNINCORPORATED - SOUTHEAST
2024 Final Millage Rate:	16.9077
Neighborhood:	4020
Subdivision Name:	TODD GRANT W 1/2 OF 40 17 33
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$427,886	$328,151	$25,000	$303,151	1.5000	$454.73
0012	DISCRETIONARY	$427,886	$328,151	$25,000	$303,151	0.7480	$226.76
0011	REQ LOCAL EFFORT	$427,886	$328,151	$25,000	$303,151	3.0310	$918.85
0510	FIRE DISTRICT	$427,886	$328,151	$51,411	$276,740	3.6236	$1,002.80
0050	GENERAL FUND	$427,886	$328,151	$51,411	$276,740	3.2007	$885.76
0053	LAW ENFORCEMENT FUND	$427,886	$328,151	$51,411	$276,740	1.5994	$442.62
0055	LIBRARY	$427,886	$328,151	$51,411	$276,740	0.3697	$102.31
0520	MOSQUITO CONTROL	$427,886	$328,151	$51,411	$276,740	0.1573	$43.53
0530	PONCE INLET PORT AUTHORITY	$427,886	$328,151	$51,411	$276,740	0.0660	$18.26
0310	VOLUSIA COUNTY MSD	$427,886	$328,151	$51,411	$276,740	1.6956	$469.24
0058	VOLUSIA ECHO	$427,886	$328,151	$51,411	$276,740	0.2000	$55.35
0057	VOLUSIA FOREVER	$427,886	$328,151	$51,411	$276,740	0.2000	$55.35
0065	FLORIDA INLAND NAVIGATION DISTRICT	$427,886	$328,151	$51,411	$276,740	0.0270	$7.47
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$427,886	$328,151	$51,411	$276,740	0.3101	$85.82
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$427,886	$328,151	$51,411	$276,740	0.1793	$49.62
						16.9077	$4,818.46

Non-Ad Valorem Assessments

Project	Units	Rate	Total
5030-VOLUSIA COUNTY STORMWATER	1	$96.00	$96.00
			$96.00

Estimated Ad Valorem Tax:	$4,818.46
Estimated Non-Ad Valorem Tax:	$96.00
Estimated Taxes:	**$4,914.46**
Estimated Tax Amount without SOH:	$7,330.57

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$161,391	$267,158	$428,549	$319,524	$50,722	$268,802	$109,025
2024	$124,648	$268,513	$393,161	$255,471	$50,000	$205,471	$85,635
2023	$124,648	$262,873	$387,521	$239,101	$50,000	$189,101	$86,046
2022	$88,620	$229,968	$318,588	$224,020	$50,000	$174,020	$54,717
2021	$88,620	$137,654	$226,274	$189,786	$50,000	$139,786	$22,105
2020	$40,918	$138,633	$179,551	$179,551	$50,000	$129,551	$0
2019	$100,100	$132,481	$232,581	$232,581	$50,000	$182,581	$0
2018	$96,800	$135,131	$231,931	$210,509	$0	$210,509	$0
2017	$90,200	$129,614	$219,814	$191,372	$0	$191,372	$0

Land Data

#	Land Use	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0106-IMP PVD 1 - 1.99 AC	A-ACRE		1.4297				115000	$164,416
2	9600-WASTE LAND	A-ACRE		1.1003				500	$550

Total Land Value: $164,966

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	Depreciated Value
1	URU-STORAGE, UNFINISHED RESIDENTIAL UTILITY	2016	660	1	$14,840
2	USW-STORAGE BUILDING WOOD	2018	160	1	$1,928
3	RSH-STORAGE, SHED RESIDENTIAL	2018	264	1	$3,935
4	PBN-BARN, POLE	2019	240	1	$1,184

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.

40-17-33 E 1/2 OF LOT 21 BLK 2 DOUGHERTY SUB OF W 1/2 OF TODD GRANT DB O PG 25 MB 12 PG 113 PER OR 3216 PG 1271 PER OR 3318 PG 1320 PER OR 4896 PG 1129 PER OR 8313 PG 0032 PER OR 8814 PGS 2278-2279

CITY OF NEW SMYRNA BEACH

COMPLAINTS/VIOLATIONS PROFILE

GENERAL COMPLAINTS/VIOLATIONS

Reference	10669
Case reference	
Parcel	734002020210
Location	2415 MOONEYHAM DRIVE
Between	
Location desc	2415 MOONEYHAM DR
Municipality	VOLUSIA COUNTY
Area	MAINLAND
Use	RESIDENTIAL
Zone	
Subdivision	
Property Owner	RICKER KEVIN M & CHRISTI L
Address	2415 MOONEYHAM DR NEW SMYRNA BEACH, FL 321687890
Phone	
Originating Dept	52401 BUILDING AND INSPECTION
Responsible Dept	52401 BUILDING AND INSPECTION
Inspector Name	MIKE KNOTEK
Init Inspection	
Source	APP
Application ref	201304177
Complaint source	I INSPECTOR DISCOVERED
Comment	HOUSE BURNT
Date reported	09/30/2013
Severity	1
Status	COMPLIED
Created	09/30/2013 by 2862dpogany
Comply by	
Complied	08/10/2015 by BARBARA BOBELAK

NEEDS TO BE TAKEN TO THE BUILDING TRADES BD TO CONDEMN AND DEMOLISH.

From: Shaw, Mary
Sent: Saturday, August 08, 2015 9:24 AM
To: Bobelak, Barbara
Subject: Munis link: Compl/Viol Ref: 10669

Permit for New SFR has been applied for.

COMPLAINTS/VIOLATIONS

Ordinance CITY ORDINANCE SEC. 26-914.

Complaint/Violation	Comply By	Days	Complied Dt	Severity
DILAPIDATED STRUCTURE	10/10/2013	10		1

Area:
BASED ON 9/30/13 INSPECTION, THE STRUCTURE WAS DAMAGED BY FIRE AND HAS BEEN LEFT

COMPLAINTS/VIOLATIONS PROFILE

Reference: 10669 (continued)

VACANT. PROPERTY HAS NOT BEEN MAINTAINED AND OTHER STRUCTURES ON THE PROPERTY ARE BECOMING UNSAFE. MR. KNOTEK IS TAKING TO BUILDING TRADES BD NOVEMBER 2013 MEEING.

CONTACTS

Name/Address	Notice	Resp	Role	Phone
RICKER KEVIN M & CHRISTI L 2415 MOONEYHAM DR NEW SMYRNA BEACH, FL 321687890	Y	Y	OWNER	

** END OF REPORT - Generated by Dorlisa Pogany **

CITY OF NEW SMYRNA BEACH
210 SAMS AVENUE
NEW SMYRNA BEACH, FLORIDA 32168
386.424.2141 phone 386.424.2143 fax

DEMOLITION PERMIT

Residential [X] Commercial [ ] Interior Demolition [ ]

PROPERTY INFORMATION
Site Address: 2415 Mooneyham Dr. (Street) New Smyrna Beach (City) FL 32168
Owner's Name: Ricker (Last) Kevin a. Christi (First)
Owner's Address: 2415 Mooneyham Dr (Street) New Smyrna Beach (City) FL 32168 Telephone Number:

CONTRACTOR'S INFORMATION (APPLICANT)
Qualifier Name: Bell (Last) Wid T (First) EX-25 (License #)
Company Name: DBI Demolition
ADDRESS: 2809 S Harbor City Blvd (Street) Melbourne (City) FL 32901
Phone #: 321 725 4239 Fax #: 3212531535 E-Mail: demmanager@rr.com
No. of Floors: 1 No. of Units: 1 Footage: SF: 2040 Job Value: 14,986.66
Work to be performed: Removal of structure, Patio, pool, Shed, Garage, Fence, Slabs, Debris, Trees, Shrubs, Septic

NOTE I understand I must provide separate notification, fee, and proof that an asbestos inspection has been performed to the EPC for all regulated renovation and demolition projects.

NOTICE OF COMMENCEMENT INFORMATION:
If the cost of the proposed work has a value of $2,500 or more ($7,500 for HVAC) a Notice of Commencement must be recorded with the Volusia County Clerk of Courts. A copy of the recorded Notice of Commencement must be submitted to the City of New Smyrna Beach Building Department and the recorded Notice of Commencement must be posted on the job site prior to receiving an inspection.

WARNING TO OWNER: *YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT*

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county or that may be required from other governmental entities such as water management district, state agencies or federal agencies

APPLICANT"S AFFIDAVITT

Application is hereby made to obtain a permit to do the work and installations as indicated. I acknowledge and accept responsibility for compliance with all applicable codes, regulations and ordinances as well as the payment of all legally constituted fees regarding this development application, including but not limited to ALL REVIEW FEES, PERMIT FEES AND IMPACT FEES.

Signature: Contractor

Date: October 11, 2013
Subscribed and sworn to before me this 11 day of October, 2013, personally appeared Wid T Bell who is personally known to me or produced _____ as identification, and who did/did not take an oath.

Notary Public Signature

JAMES J. DIGEORGIO
MY COMMISSION # DD 004530
EXPIRES: April 24, 2014
Bonded Thru Budget Notary Services

Signature: Owner

Date:
Subscribed and sworn to before me this ___ day of _____, _____, personally appeared _____ who is personally known to me or produced _____ as identification, and who did/did not take an oath

Notary Public Signature

BY EXECUTING YOUR SIGNATURE BELOW YOU ATTEST THAT THE UTILITIES HAVE BEEN DISCONNECTED FROM THE REFERENCED STRUCTURE

UTILITIES COMMISSION	
	SEWER DIVISION DATE
	WATER DIVISION DATE
GAS COMPANY	ELECTRIC DIVISION DATE
CITY OF NEW SMYRNA BEACH	COMPANY DATE
	PLANNING & ZONING DATE
	FIRE MARSHAL DATE
	CHIEF BUILDING OFFICIAL DATE

FINAL INSPECTION IS REQUIRED FAILURE TO OBTAIN A FINAL INSPECTION MAY RESULT IN A PENALTY



2415 Mooneyham Drive.

Wells Fargo

City of New Smyrna Beach
Code Enforcement
(386) 424-2131

Notice to Property Owner / Resident

A violation of the City's Code exists at the following:

Address: 2415 Mooneyham Dr

Date: 9/30/13 Time: _____

Reason for Visit:

[ ] Waste Material
[ ] Lot Mowing
[ ] Home Repairs
[ ] Street Numbers
[ ] Vehicle(s)
[ ] Water Restrictions
[ ] Recreational Equipment
[ ] Building Permit
[ ] Occupational License
[ ] Tree Removal
[ ] Commercial Vehicle(s)
[ ] Sign(s)
[X] Other

Comments: Burnt House

You will have _____ days from the date of this notice to correct the violation(s).

Inspection is a continuous process used by your City to help maintain your community in an acceptable standard. By maintaining your property in good repair and a clean and sanitary condition, you will be doing your part to protect your property and neighborhood.

_____
Inspector

Case Number: C2013-10669

Joe Garek 478-3237
2485 Mooneyham

Building Department
210 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 424-2141
Fax: (386) 424-2143
www.cityofnsb.com

Notice of Determination

UNSAFE OR DILAPIDATED STRUCTURE(S)

Kevin M & Christi L Ricker
2415 Mooneyham Drive
New Smyrna Beach, Florida 32168

Pursuant to Article X, Section 26-800 of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

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

STREET ADDRESS:	**2415 Mooneyham Drive, New Smyrna Beach**
PARCEL NUMBER:	**7340- 02- 02 - 0210**
LEGAL DESCRIPTION:	**Lot 21 Blk 2 Sub W ½ of Todd Grant DB O PG 25 per OR 3216 PG 1271 & per OR 3318 PG 1320 per OR 4896 PG 1129**

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

- X The conditions are of such character that repairs or alterations are not feasible or not reasonably expected to remedy the condition and the building must be demolished.
- □ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

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

ITEMS IN VIOLATION

- X The structure's exterior or interior walls or other structural members list, lean, or buckle or the support for the structure has become damaged or deteriorated to such an extent that there is a reasonable likelihood that the walls or other structural members may fall or give way.
- X The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.
- X The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.
- X The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.
- X The structure has parts which are so attached that there is a reasonable likelihood they

may fall and injure members of the public or property in general.

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

That within five (5) days from mailing date of this notice, a complete application for the demolition must be submitted and commenced. If the unsafe conditions have not been corrected or removed within five days after the receipt of notice by the owner and occupant or the posting of the property, the city may correct the unsafe conditions by demolition and removal of structures, and removal of building debris, and/or any other action determined appropriate to protect the public.

MKNOTEK

Michael Knotek
Chief Building Official
386.424.2139
mknotek@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the October 11, 2013, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2008).

Please check form of service.

X Post the Property: _____ Date:_____Time:_____
Name of person who posted property

□ Hand delivery Upon: _____
Name of person who received service

□ Certified Mail, Return Receipt Requested
Receipt Number:

MKNOTEK

Michael Knotek
386.424.2139
mknotek@cityofnsb.com

Sec 26-800
STRUCTURE OR PROPERTY PRESENTING CONDITION OF IMMINENT DANGER

Volusia County Appraisers Office

The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section within the property record card below.

Notice of Proposed Property Tax

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Last Updated: 10-08-2013 Today's Date: 10-11-2013	Volusia County Property Appraiser's Office Property Record Card (PRC) Morgan B. Gilreath Jr., M.A., A.S.A., C.F.A. Property Appraiser		Volusia County FLORIDA
Full Parcel ID Short Parcel ID	40-17-33-02-02-0210 7340-02-02-0210	Mill Group	600 Unincorportated - Southeast
Alternate Key	3722795	2013 Final Millage Rate	24.10310
Parcel Status	Active Parcel	PC Code	01
Date Created	01 JAN 1982		
Owner Name	RICKER KEVIN M & CHRISTI L		GO TO ADD'L OWNERS
Owner Name/Address 1			ESTIMATE TAXES
Owner Address 2	2415 MOONEYHAM DR		
Owner Address 3	NEW SMYRNA BEACH FL		
Owner Zip Code	321687890		
Location Address	2415 MOONEYHAM DR NEW SMYRNA BEACH 32168		

LEGAL DESCRIPTION

LOT 21 BLK 2 SUB W 1/2 OF TODD GRANT DB O PG 25 PER OR 3216
PG 1271 & PER OR 3318 PG 1320 PER OR 4896 PG 1129

SALES HISTORY

GO TO ADD'L SALES

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	IMPROVED?	SALE PRICE
1	4896	1129	7/2002	Warranty Deed	Unqualified Sale	Yes	148,000
2	3318	1320	6/1989	Warranty Deed	Affiliated Parties	Yes	100
3	3216	1271	10/1988	Warranty Deed	Affiliated Parties	Yes	100

HISTORY OF VALUES

GO TO ADD'L HISTORY

YEAR	LAND	BLDG (S)	MISC	JUST	ASD	SCH ASD	NS ASD	EXEMPT	TXBL	SCH TXBL	ADD'L EX	NS TXBL
2012	89,650	67,842	9,306	166,798	166,798	166,798	166,798	0	166,798	166,798	0	166,798
2011	89,650	67,841	9,380	166,871	161,762	161,762	161,762	25,000	136,762	136,762	25,000	111,762

LAND DATA

CODE	TYPE OF LAND USE	FRONTAGE	DEPTH	# OF UNITS	UNIT TYPE	RATE	DPH	LOC	SHP	PHY	JUST VAL
0117	IMP UNPVD 5 - 9.99 AC	No Data	No Data	5.50	ACREAGE	16300.00	100	100	100	100	89,650

NEIGHBORHOOD CODE	6216	BAY/WP/TB/PT

TOTAL LAND CLASSIFIED	0
TOTAL LAND JUST	89,650

BUILDING CHARACTERISTICS

BUILDING 1 OF 1

GO TO BLDG SKETCH

Physical Depreciation %	25	Next Review	2018	Obsolescence	Functional	0%
		Year Built	1987		Locational	0%
Quality Grade	300	Architecture			Base Perimeter	172

Improvement Type	Single Family				
Roof Type	GABLE	Bedrooms	3	7FixBath	0
Roof Cover	Asphalt / Composition Shingle	Air Conditioned	Yes	6FixBath	0
Wall Type	Drywall	Fireplaces	0	5FixBath	0
Floor Type	Carpet	XFixture	0	4FixBath	0
Foundation	Concrete Slab	Heat Method 1	Forced Ducted	3FixBath	2
Heat Source 1	Electric	Heat Method 2		2FixBath	0
Heat Source 2		Year Remodeled			

SECTION #	AREA TYPE	EXTERIOR WALL TYPE	NUMBER OF STORIES	YEAR BUILT	ATTIC FINISH	% BSMT AREA	% BSMT FINISH	FLOOR AREA
1	Heated Living Area (BAS)	CONCRETE BLOCK STUCCO	1.0	1987	N	0.00	0.00	1464 Sq. Feet
2	Finished Open Porch (FOP)	Non-Applicable	1.0	1987	N	0.00	0.00	112 Sq. Feet
3	Finished Garage (FGR)	Non-Applicable	1.0	1987	N	0.00	0.00	440 Sq. Feet
4	Finished Open Porch (FOP)	Non-Applicable	1.0	1987	N	0.00	0.00	232 Sq. Feet

MISCELLANEOUS IMPROVEMENTS

TYPE	NUMBER UNITS	UNIT TYPE	LIFE	YEAR IN	GRADE	LENGTH	WIDTH	DEPR. VALUE
SCN PORCH UNF	324	SF	30	1978	2	18	18	796
BARN	1152	SF	30	1978	1	32	36	1,629
SCREEN ENC RES	760	SF	99	1957	3	38	20	1,281
RES SWIM POOL	336	SF	30	1994	3	28	12	4,810
PATIO/CONCSLAB	424	UT	30	1994	3	0	0	450
POLE BARN	720	SF	15	1988	2	20	36	288

PLANNING AND BUILDING

PERMIT NUMBER	PERMIT AMOUNT	DATE ISSUED	DATE COMPLETED	DESCRIPTION	OCCUPANCY NBR	OCCUPANCY BLDG
28986D	11,520.00	1-1-1987	1-1-1989	POLE BARN CCW/		0

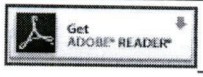
The values shown in the Total Values section at the end of the Property Record Card are "Working Tax Roll" values, as our valuations proceed during the year. These

TOTAL VALUES	Working Values are subject to change until the Notice of Proposed Taxes (TRIM) are mailed in mid-August. For Official Tax Roll Values, see the History of Values section above.

The Volusia County Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Land Value	89,650		New Construction Value	0
Building Value	82,446		City Econ Dev/Historic Taxable	0
Miscellaneous	9,254			
Total Just Value	181,350		Previous Total Just Value	166,798
School Assessed Value	181,350		Previous School Assessed	166,798
Non-School Assessed Value	181,350		Previous Non-School Assessed	166,798
Exemption Value	0		Previous Exemption Value	0
Additional Exemption Value	0		Previous Add'l Exempt Value	0
School Taxable Value	181,350		Previous School Taxable	166,798
Non-School Taxable Value	181,350		Previous Non-School Taxable	166,798

Notice of Proposed Property Tax



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MapIT | PALMS | Map Kiosk

Parcel Notes

MapIT: Your basic parcel record search including sales.

PALMS: Basic parcel record searches with enhanced features.

Map Kiosk: More advanced tools for custom searches on several layers including parcels.



11/24/2014 10:00 AM
Instrument# 2014-211067 # 1
Book: 7056
Page: 3115

This instrument prepared by and returned to:
Gregory J. McDole
Assistant City Attorney
City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168
Telephone: 386-424-2115

CONDEMNATION LIEN

THE CITY OF NEW SMYRNA BEACH, FLORIDA, Lienor, hereby imposes its lien pursuant to Section 26-800, City Code of Ordinances, and the Notice of Determination dated October 11, 2013, upon the property located at 2415 Mooneyham Drive, New Smyrna Beach, Florida, more particularly described as follows:

Lot 21 Blk 2 Sub W ½ of Todd Grant DB O PG 25 per OR 3216 PG 1271 & per OR 3318 PG 1320 per OR 4896 PG 1129

PARCEL NO: **7340-02-02-0210 (2415 Mooneyham Drive)**
OWNERS NAME: **Kevin M Ricker & Christi L Ricker**

for a single family structure and accessory structures in the amount of $14,686.66. The lien shall accrue interest at the rate of eight percent per annum until paid in full.

Dated this 7 day of November, 2014.

By: Althea Philord
Althea Philord, Finance Director
City of New Smyrna Beach
210 Sams Avenue, New Smyrna Beach, FL 32168

Instrument# 2014-211067 # 2
Book: 7056
Page: 3116

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

The foregoing instrument was acknowledged before me this 7th day of November, 2014, by Althea Philord who is personally known to me.

(Official Stamp or Seal) Dorlisa A. Pogany
Notary Public

DORLISA A. POGANY
MY COMMISSION # FF 147379
EXPIRES: September 14, 2018
Bonded Thru Notary Public Underwriters

Building Department
210 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 424-2141
Fax: (386) 424-2143
www.cityofnsb.com

Notice of Determination

UNSAFE OR DILAPIDATED STRUCTURE(S)

Instrument# 2014-211067 # 3
Book: 7056
Page: 3117

Kevin M & Christi L Ricker
2415 Mooneyham Drive
New Smyrna Beach, Florida 32168

Pursuant to Article X, Section 26-800 of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

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

STREET ADDRESS:	**2415 Mooneyham Drive, New Smyrna Beach**
PARCEL NUMBER:	**7340- 02- 02 - 0210**
LEGAL DESCRIPTION:	**Lot 21 Blk 2 Sub W ½ of Todd Grant DB O PG 25 per OR 3216 PG 1271 & per OR 3318 PG 1320 per OR 4896 PG 1129**

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

- X The conditions are of such character that repairs or alterations are not feasible or not reasonably expected to remedy the condition and the building must be demolished.
- □ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

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

ITEMS IN VIOLATION

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

Instrument# 2014-211067 # 4
Book: 7056
Page: 3118
Diane M. Matousek
Volusia County, Clerk of Court

may fall and injure members of the public or property in general.

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

That within five (5) days from mailing date of this notice, a complete application for the demolition must be submitted and commenced. If the unsafe conditions have not been corrected or removed within five days after the receipt of notice by the owner and occupant or the posting of the property, the city may correct the unsafe conditions by demolition and removal of structures, and removal of building debris, and/or any other action determined appropriate to protect the public.

MKNOTEK

Michael Knotek
Chief Building Official
386.424.2139
mknotek@cityofnsb.com

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the October 11, 2013, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2008).

Please check form of service.

X Post the Property: _____ Date:_____Time:_____
Name of person who posted property

□ Hand delivery Upon: _____
Name of person who received service

□ Certified Mail, Return Receipt Requested
Receipt Number:

MKNOTEK

Michael Knotek
386.424.2139
mknotek@cityofnsb.com

11/24/2014 10:00 AM
Instrument# 2014-211067 # 1
Book: 7056
Page: 3115

This instrument prepared by and returned to:
Gregory J. McDole
Assistant City Attorney
City of New Smyrna Beach
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New Smyrna Beach, FL 32168
Telephone: 386-424-2115

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By: Althea Philord
Althea Philord, Finance Director
City of New Smyrna Beach
210 Sams Avenue, New Smyrna Beach, FL 32168

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

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(Official Stamp or Seal) Dorlisa A. Pogany
Notary Public

DORLISA A. POGANY
MY COMMISSION # FF 147379
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Notice of Determination

UNSAFE OR DILAPIDATED STRUCTURE(S)

Instrument# 2014-211067 # 3
Book: 7056
Page: 3117

Kevin M & Christi L Ricker
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New Smyrna Beach, Florida 32168

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Chief Building Official
386.424.2139
mknotek@cityofnsb.com

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Please check form of service.

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Name of person who posted property

□ Hand delivery Upon: _____
Name of person who received service

□ Certified Mail, Return Receipt Requested
Receipt Number:

Michael Knotek
386.424.2139
mknotek@cityofnsb.com



City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

INVOICE

Invoice Date	Invoice No.
11/12/2013	6511
Customer Number	
45815	
Invoice Total Due	
$14,436.66	
Amount Paid	

Due upon receipt

ALTISOURCE
ATTN: SHEILLA MARIE NEQUINTO
PO BOX 105460
ATLANTA, GA 30348-5460

For Billing Inquiries Please Call (386) 410-2656
PLEASE RETURN TOP PORTION WITH PAYMENT

City of New Smyrna Beach, New Smyrna Beach, FL 32168 Invoice Date 11/12/2013 Customer Number 45815

Description	Quantity	Price	UOM	Original Bill	Adjustment	Paid	Amount Due
DEMOLITION 2415 MOONEYHAM DR	1.00	$14,436.66	EACH	$14,436.66	$0.00	$0.00	$14,436.66

Please put Customer Number on your check.
Make Checks Payable to: City of New Smyrna Beach

Invoice Total: **$14,436.66**

PLEASE RETURN UPPER PORTION OF INVOICE WITH PAYMENT.



City of New Smyrna Beach
210 Sams Avenue
New Smyrna Beach, FL 32168

INVOICE

Invoice Date	Invoice No.
11/06/2014	6802
Customer Number	
45815	
Invoice Total Due	
$250.00	
Amount Paid	

Due upon receipt

ALTISOURCE
ATTN: SHEILLA MARIE NEQUINTO
PO BOX 105460
ATLANTA, GA 30348-5460

For Billing Inquiries Please Call (386) 410-2656
PLEASE RETURN TOP PORTION WITH PAYMENT

City of New Smyrna Beach, New Smyrna Beach, FL 32168 Invoice Date 11/06/2014 Customer Number 45815

Description	Quantity	Price	UOM	Original Bill	Adjustment	Paid	Amount Due
ADMIN FEE	1.00	$250.00	EACH	$250.00	$0.00	$0.00	$250.00

Please put Customer Number on your check.
Make Checks Payable to: City of New Smyrna Beach

Invoice Total: **$250.00**

PLEASE RETURN UPPER PORTION OF INVOICE WITH PAYMENT.

2415 Mooneyham Drive

Rate Period ..... : Annual

Nominal Annual Rate .... : 8.000 %

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	11/24/2014	14,686.66	1		
2	Payment	04/20/2026	28,084.11	1		

AMORTIZATION SCHEDULE - U.S. Rule (no compounding)

	Date	Payment	Interest	Principal	Balance
Loan	11/24/2014				14,686.66
2014 Totals		0.00	0.00	0.00	
1	04/20/2026	28,084.11	13,397.45	14,686.66	0.00
2026 Totals		28,084.11	13,397.45	14,686.66	
Grand Totals		28,084.11	13,397.45	14,686.66	