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

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

1. CALL TO ORDER

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Code Compliance Board Minutes September 18, 2025

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

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

5.B CCB-0355-2025 - 2617 Nordman Ave.; Owner: Jamie Lee Omalley; Officer: Amber Bage

6. NEW BUSINESS

A. Staff Report

6.A CCB-0559-2025 - 613 Downing St; Owner: Wayne Gonzalez TR, Sunshine Suites Land Trust 8-12-25; Officer: Herman Trautwein

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

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

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

7. REPEAT BUSINESS

8. DISCUSSION

9. STAFF REPORTS

10. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CODE COMPLIANCE BOARD MINUTES SEPTEMBER 18, 2025

November 20, 2025

Background:
Code Compliance Board Minutes September 18, 2025

Fiscal Analysis:
None

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

September 18, 2025 - Code Compliance Board Minutes.pdf

Code Compliance Board Minutes
Thursday, September 18, 2025, at 4:30

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

1. CALL TO ORDER- 4:30 PM

Having been duly advertised as required by law, the regular meeting of the Code Compliance Board of the City of New Smyrna Beach, Florida, was held on Thursday, September 18, 2025 at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

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

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

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Member Keith McWilliams moved to adopt August 21, 2025, Code Compliance Board Meeting Minutes. Clifford Wharin second the motion, and the motion carried unanimously.

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

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

5. OLD BUSINESS-

5.A CCB-0262-2025 – S. 406 Pine St.; Gary Tuthill and/or entity; OFFICER: JOHN PARKS

The owner was not present to comment.

Violations cited: Sec. 26-171. (a) Permits Required

On 08/21/25, the board found Gary L Tuthill Dec Trust and/or entity in violation of Sec. 26-171(a) and gave until 09/12/25 to bring the property into full compliance. If the owner does not come into compliance, it is staff's recommendation to impose a fine of $50.00 per day until the property is brought into full compliance.

On September 9, 2025 the property owner spoke with Officer Parks regarding his property and stated that he had submitted an application that is in the resubmittal required status involving a survey.

It is Staff recommendation to the board to continue the case to a later hearing date to allow time for the survey.

Member Ruth Harris accepted the motion recommended by staff, Member Kathleen Brown second the motion and the motion carried unanimously.

6. NEW BUSINESS-

6.A CCB-0359-2025 1828 TURNBULL LAKES DR.; OWNER: JUSTIN MICHAEL PIKE; OFFICER: JOHN PARKS

The owner was not present to comment.

Violations cited: 74-146 Local business tax imposed

On June 18, 2025, Officer Parks observed a sign indicating the property being listed for rent. Officer Parks found that there were no business tax receipts applied or issued for the property to be used as a rental. A compliance date of August 29, 2025, was given on the posted notice of violation at the property and certified mail.

On September 9, 2025, Officer Parks re-inspected and found the property to still be in violation of operating with no business tax receipt issued or applied for.

It is Officer Parks recommendation to the board to find Justin Michael Pike and/or entity in violation of 74-146 Local business tax imposed and gave until October 31, 2025, to bring the property into full compliance. If the owner does not come into compliance, it is staff's recommendation per Florida statute 205.053, a one time fine of $250.00 be imposed for operating without a business tax receipt.

The board moved to give the respondent until October 10, 2025, by 1:00 pm to bring the property into full compliance and notify officer Parks for reinspection or face a one-time fine of $250.00.

Member Albert Schmanski accepted the motion recommended by staff, Member Clifford Wharin second the motion and the motion carried unanimously.

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

The owner was not present to comment.

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

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

On May 5, 2025, the property was inspected by a code compliance officer and found the property to be in violation of code violations LDR 504.1 General zoning regulations – LDR Sec. 504.02 (PUD) Zoning district regulations

On August 8, 2025, a notice of violation was served with a compliance date of August 27, 2025, the property was reinspected on September 12, 2025, by a code compliance officer and determined that the violations were not corrected.

The board moved to give the respondent until October 2, 2025, by 1:00 pm to bring the property into full compliance and notify code compliance for reinspection or face a fine of $125.00 per day per violation until the property is brought into full compliance. Fines not to exceed $15,000.000

Member Kathleen Brown accepted the motion recommended by staff, Member Albert Schmanski second the motion and the motion carried unanimously.

REPEAT BUSINESS - None

6. DISCUSSION

7. STAFF REPORTS

8. ADJOURNMENT- 5:07 PM

As there was no further business to discuss, Chair Dan Copfer declared the meeting adjourned at 5:07 PM

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0250-2025 - 614 AEOLIAN DR. OWNER; BG REAL ESTATE FL LLC; OFFICER: BARBARA BOBELAK

November 20, 2025

Background:

Violation of city code: LDR 504.01. - General Zoning Regulations, LDR 504.02. (PUD) - Zoning District Regulations PUD, Planned Unit Development District

Compliance date: August 27, 2025

Method of delivery: Posted on the property August 8, 2025 Certified mail accepted on August 11, 2025 and August 12, 2025.

Findings:

On September 18, 2025 - Property was found in violation of city code: LDR 504.01. - General Zoning Regulations, LDR 504.02. (PUD) - Zoning District Regulations PUD, Planned Unit Development District

Compliance date: October 2, 2025

Method of delivery: Posted on the property September 22, 2025; Certified mail; accepted September 22, 2025
New notice of hearing sent on October 1, 2025; posted October 9 and October 31, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

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

Attachments:

CCB-0250-2025-614 Aeolian Dr.pdf

CODE CASE DETAILED REPORT CE-0250-2025
FOR CITY OF NEW SMYRNA BEACH

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

Project:
District: New Smyrna Beach
Description: Weekly room rental, and tenants have confirmed to neighbors it is a PADSplit property for short term room rentals

Opened Date: 04/29/2025
Closed Date: NOT CLOSED

Parcel: 731505000390 Main

Address: 614 Aeolian Dr Main
New Smyrna Beach, FL 32168

Zone: PUD (PLANNED UNIT DEVELOPMENT)

Manager
Bg Real Estate Fl Llc
Selena Gomez
7901 N 4Th St, SUITE 300
St Petersburg, FL 33702
Business: (857) 869-4747

Complainant
Claudia Vanderhorst
562 Aeolian Dr
New Smyrna Beach, FL 32168
Business: 4193454220

Owner
Bg Real Estate Fl Llc
7901 N 4Th St, STE 300
Saint Petersburg, FL 33702

Note	Created By	Date and Time Created
1. I spoke to Claudia Vanderhorst regarding the previous case and the outcome. Explained to her that the owners were cited and a fine imposed for a rental property without a Business License Tax Receipt. Informed her that a new case would be open for the room/short-term rentals in the wrong zoning district. Informed her that this could take sometime to investigate due to proving the time it could take to prove the length of time tenants are at this location. My goal is to get this on the July Special Magistrate Agenda providing there's enough evidence to show the short-term/room rentals.	Barbara Bobelak	4/29/2025 12:15 pm
2. Received additional information regarding short-term (room rentals) at this location. I will add this information to the case file.	Barbara Bobelak	6/16/2025 7:29 am
3. 7/7/25 & 7/9/25 - Received emails stating tenants have changed again.	Barbara Bobelak	7/21/2025 1:58 pm
4. Conducted a site visit today, there's one vehicle in the driveway. Picture taken. I also noticed that the house number is not visible from the street due to an overgrown plant covering the number. I knocked on the door and no one answered.	Barbara Bobelak	8/6/2025 10:53 am
5. Received another email from Claudia Vnderhorst regarding the short term rental with photos attached of another vehicle.	Barbara Bobelak	8/19/2025 8:06 am
6. Code Compliance Officers working Saturdays conduct inspections to see if there appears to be a change of vehicles. If they do not see vehicles in the driveway they do not note that in the system.	Barbara Bobelak	8/20/2025 1:15 pm

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-003795-2025	Complaint	Barbara Bobelak	04/29/2025

CODE CASE DETAILED REPORT (CE-0250-2025)

Violation Code: LDR 504.01.
Violation Status: In Violation
Citation Issue Date: 04/29/2025
Compliance Date: 08/27/2025
Resolved Date:
Code Description: General Zoning Regulations
Corrective Action: Cease and desist short-term rental in a zoning district where short-term rentals are not permitted.

Violation Code: LDR 504.02. (PUD)
Violation Status: In Violation
Citation Issue Date: 08/06/2025
Compliance Date: 08/27/2025
Resolved Date:
Code Description: Zoning District Regulations PUD, Planned Unit Development District
Corrective Action: Short-term rentals are not permitted in your zoning district. Cease and desist short-term rentals. All rentals require a Business License Tax Receipt prior to offering a property for rent. Please complete the Business License Tax receipt process.

Violation Code: IPMC 304.3
Violation Status: In Violation
Citation Issue Date: 08/06/2025
Compliance Date: 08/27/2025
Resolved Date:
Code Description: Premises Identification
Corrective Action: Address numbers must be visible from the street or road fronting the property. Trim the plants covering the house number to make the number visible from the street.

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

AltKey: 6767718 **Parcel ID: 731505000390**
BG REAL ESTATE FL LLC **614 AEOLIAN DR, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	6767718
Parcel ID:	731505000390
Township-Range-Section:	17 - 33 - 15
Subdivision-Block-Lot:	05 - 00 - 0390
Owner(s):	BG REAL ESTATE FL LLC - FS - Fee Simple - 100%
Mailing Address On File:	7901 4TH ST N STE 300 SAINT PETERSBURG FL 33702 4399
Physical Address:	614 AEOLIAN DR, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4099
Subdivision Name:	ISLES OF SUGAR MILL
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$302,334	$302,334	$0	$302,334	1.5000	$453.50
0012	DISCRETIONARY	$302,334	$302,334	$0	$302,334	0.7480	$226.15
0011	REQ LOCAL EFFORT	$302,334	$302,334	$0	$302,334	3.0370	$918.19
0050	GENERAL FUND	$302,334	$302,334	$0	$302,334	3.2007	$967.68
0053	LAW ENFORCEMENT FUND	$302,334	$302,334	$0	$302,334	1.5994	$483.55
0055	LIBRARY	$302,334	$302,334	$0	$302,334	0.3891	$117.64
0520	MOSQUITO CONTROL	$302,334	$302,334	$0	$302,334	0.1647	$49.79
0530	PONCE INLET PORT AUTHORITY	$302,334	$302,334	$0	$302,334	0.0692	$20.92
0058	VOLUSIA ECHO	$302,334	$302,334	$0	$302,334	0.2000	$60.47
0057	VOLUSIA FOREVER	$302,334	$302,334	$0	$302,334	0.2000	$60.47
0065	FLORIDA INLAND NAVIGATION DISTRICT	$302,334	$302,334	$0	$302,334	0.0288	$8.71
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$302,334	$302,334	$0	$302,334	0.7506	$226.93
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$302,334	$302,334	$0	$302,334	0.1793	$54.21
0272	NEW SMYRNA BCH I&S 2018	$302,334	$302,334	$0	$302,334	0.0895	$27.06
0270	NEW SMYRNA BEACH	$302,334	$302,334	$0	$302,334	4.6370	$1,401.92
						16.7933	$5,077.19

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$5,077.19
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$5,202.19**
Estimated Tax Amount without SOH:	$5,202.19

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$33,750	$285,442	$319,192	$319,192	$0	$319,192	$0
2023	$33,750	$292,767	$326,517	$326,517	$0	$326,517	$0
2022	$21,500	$262,475	$283,975	$252,297	$0	$252,297	$0
2021	$16,250	$213,111	$229,361	$229,361	$0	$229,361	$0
2020	$11,000	$198,004	$209,004	$209,004	$0	$209,004	$0
2019	$20,000	$195,277	$215,277	$161,300	$50,000	$111,300	$53,977
2018	$12,500	$179,191	$191,691	$158,292	$50,000	$108,292	$33,399
2017	$12,500	$176,162	$188,662	$155,036	$50,000	$105,036	$33,626
2016	$6,250	$185,142	$191,392	$151,847	$50,000	$101,847	$39,545

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 39 ISLES OF SUGAR MILL MB 54 PGS 55-60 INC PER OR 6417 PGS 3596-3597 PER OR 7732 PG 1657 PER OR 7758 PG 3297 PER 8139 PG 1729 PER OR 8198 PG 2350 PER OR 8649 PG 3715



Detail by Entity Name

Florida Limited Liability Company
BG REAL ESTATE FL LLC

Filing Information

Document Number	L24000482522
FEI/EIN Number	APPLIED FOR
Date Filed	11/14/2024
State	FL
Status	ACTIVE

Principal Address

7901 4TH STREET N SUITE 300
ST PETERSBURG, FL 33702

Mailing Address

7901 4TH STREET N SUITE 300
ST PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4TH STREET NORTH SUITE 300
ST PETERSBERG, FL 33702

Authorized Person(s) Detail

Name & Address

Title AMBR

BG INVESTMENT GROUP HOLDINGS LLC
30 N GOULD ST STE R
SHERIDAN, WY 82801

Annual Reports

Report Year	Filed Date
2025	04/22/2025

Document Images

04/22/2025 -- ANNUAL REPORT	View image in PDF format
11/14/2024 -- 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-0250-2025
Case Type: Code Enforcement
Date Case Established: 04/29/2025
Compliance Deadline: 08/27/2025

Violation Notice

Owner: BG REAL ESTATE FL LLC

Mailing Address

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

BG INVESTMENT GROUP HOLDINGS, LLC
30 N. GOULD ST., STE 4
SHERIDAN, WY 82801

Notice of Violation for the following location:

Address

614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

Parcel

731505000390

Violation: IPMC 304.3 - Premises Identification
Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (1207 mm).
Corrective Action: Address numbers must be visible from the street or road fronting the property. Trim the plants covering the house number to make the number visible from the street.
Compliance Date: 08/27/2025

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

Corrective Action: Cease and desist short-term rental in a zoning district where short-term rentals are not permitted.
Compliance Date: 08/27/2025

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

Case Number: CE-0250-2025
Case Type: Code Enforcement
Date Case Established: 04/29/2025
Compliance Deadline: 08/27/2025

Violation Notice

Violation: LDR 504.02. (PUD) - Zoning District Regulations PUD, Planned Unit Development District

Purpose and intent. The purpose of the PUD zoning classification is to provide for the flexible development of integrated retail, office, and/or residential developments that provide high-quality development for the city and that would otherwise not be permitted by this Code. Notwithstanding the specific criteria identified herein, proposals should accomplish the following purposes to the greatest extent possible:

(1) Provide a variety of housing types with a broad range of housing costs allowing for the integration of differing age groups and socioeconomic classes;

(2) Promote innovative site and building design, including traditional neighborhood developments;

(3) Provide efficient location and utilization of infrastructure through orderly and economical development, including a fully integrated network of streets and pedestrian/bicycle facilities;

(4) Establish open areas set aside for the preservation of natural resources, significant natural features and vistas, and listed species habitats;

(5) Create usable and suitably located civic spaces, recreational facilities, open spaces and scenic areas;

(6) Provide for a coherent and visually attractive physical environment through the creation of focal points and vistas, as well as coordination and consistency of architectural styles, landscaping designs and other elements of the built environment;

(7) Provide for other limitations, restrictions and requirements as deemed necessary by the city to ensure compatibility with adjacent neighborhoods and effectively reduce potential adverse impacts;

(8) Provide for mixed use residential, commercial, office and/or industrial development such as commercial nodes, town centers, office parks, and industrial parks; and

(9) Promote innovative site and building design.

Permitted principal uses and structures. The following land uses and their customary accessory uses and structures shall be allowed in the PUD zoning districts except in the Corridor Overlay Zone.

Art, dance, modeling, music, etiquette, or any other personal enrichment schools or studios having scheduling or costs associated which are not typically found in a public or private elementary or high school curriculum

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

Case Number: CE-0250-2025
Case Type: Code Enforcement
Date Case Established: 04/29/2025
Compliance Deadline: 08/27/2025

Violation Notice

Auction parlors, indoor
Automobile service station, type A, B, or C
Bars and liquor stores
Beauty shops, barbershops
Bowling alleys
Cafeterias
Child care centers
Employment agencies
Entertainment and recreational uses and structures
Essential utility services
Excavations only for lakes or stormwater retention ponds
Exercise and health spas
Financial institutions

Game rooms or arcades for pool, billiards, pinball machines, juke boxes or other coin-operated amusements
General offices
Home occupations
Hospitals
Houses of worship and cemeteries
Laundry and dry cleaning establishments
Medical and dental clinics
Multiple-family and single-family standard or manufactured dwellings
Nightclubs
Nursing homes, assisted living facilities, and adult congregate living facilities approved and licensed by the appropriate state agency
Pharmacies
Printing and publishing establishments
Professional or trade schools related to permitted uses
Public uses
Public utility uses and structures
Recovery homes

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

Case Number: CE-0250-2025
Case Type: Code Enforcement
Date Case Established: 04/29/2025
Compliance Deadline: 08/27/2025

Violation Notice

Restaurants, type A, B, C, and D
Retail sales and services
Retail specialty shops
Schools, parochial and private
Tailor shops
Taxicab stands
Theaters
Transient lodging:
• Maximum size 1,200 square feet of interior living space.
Travel agencies
Other uses approved by the city commission
Permitted principal uses and structures in the corridor overlay zone. The following land uses and their customary accessory uses and structures shall be allowed in the PUD Corridor Overlay Zone zoning district.
[The following are permitted uses.]
Art, dance, modeling, and music schools
Beauty shops, barber shops

Child care facilities
Essential utility services
Exercise and health spas
Financial institutions
Funeral homes
General offices
Hospitals, nursing homes, adult congregate living facilities, assisted living facilities
Houses of worship
Laundry and dry cleaning establishments (no coin operation)
Medical and dental clinics
Multiple-family standard dwellings, provided the following requirements are met:
(1) Sixty percent of the commercial development must be completed prior to the start of residential construction, unless an alternate phasing plan is approved; and
(2) The maximum permitted density will be 18 units per acre.

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

Case Number: CE-0250-2025
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Compliance Deadline: 08/27/2025

Violation Notice

Pharmacies
Public uses
Restaurants (class "A")
Retail printing shops
Retail specialty shops
Schools, parochial and private
Single-family residences
Tailor shops
Taxicab stands
Theaters (no drive-ins)
Transient lodging:
• Maximum size 1,200 square feet of interior living space.
Travel agencies
Two-family residences
Other uses and structures of a nature similar to those listed, after determination by the city commission at the time of overall development plan approval that such uses and structures are compatible with the PUD development and the surrounding area.

Corrective Action: Short-term rentals are not permitted in your zoning district. Cease and desist short-term rentals. All rentals require a Business License Tax Receipt prior to offering a property for rent. Please complete the Business License Tax receipt process.

Compliance Date: 08/27/2025

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

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

Case Number: CE-0250-2025
Case Type: Code Enforcement
Date Case Established: 04/29/2025
Compliance Deadline: 08/27/2025

Violation Notice

CERTIFICATE OF SERVICE

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

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

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

Receipt Number: 9214 8901 9403 8327 0912 33

BG INVESTMENT GROUP HOLDINGS, LLC
30 N. GOULD ST., STE 4
SHERIDAN, WY 82801

Receipt Number: 9214 8901 9403 8327 0923 15

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

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

8/08/2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0250-2025
614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **September 18, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0250-2025
614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0250-2025
614 AEOLIAN DR
NEW SMYRNA BEACH, FL 32168

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:

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

Receipt Number: 9214 8901 9403 8327 0912 33

BG INVESTMENT GROUP HOLDINGS, LLC
30 N. GOULD ST., STE 4
SHERIDAN, WY 82801

Receipt Number: 9214 8901 9403 8327 0923 15

(✓) Post

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
8/08/2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0250-2025
614 AEOLIAN DRIVE
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

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

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CERTIFICATE OF SERVICE

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

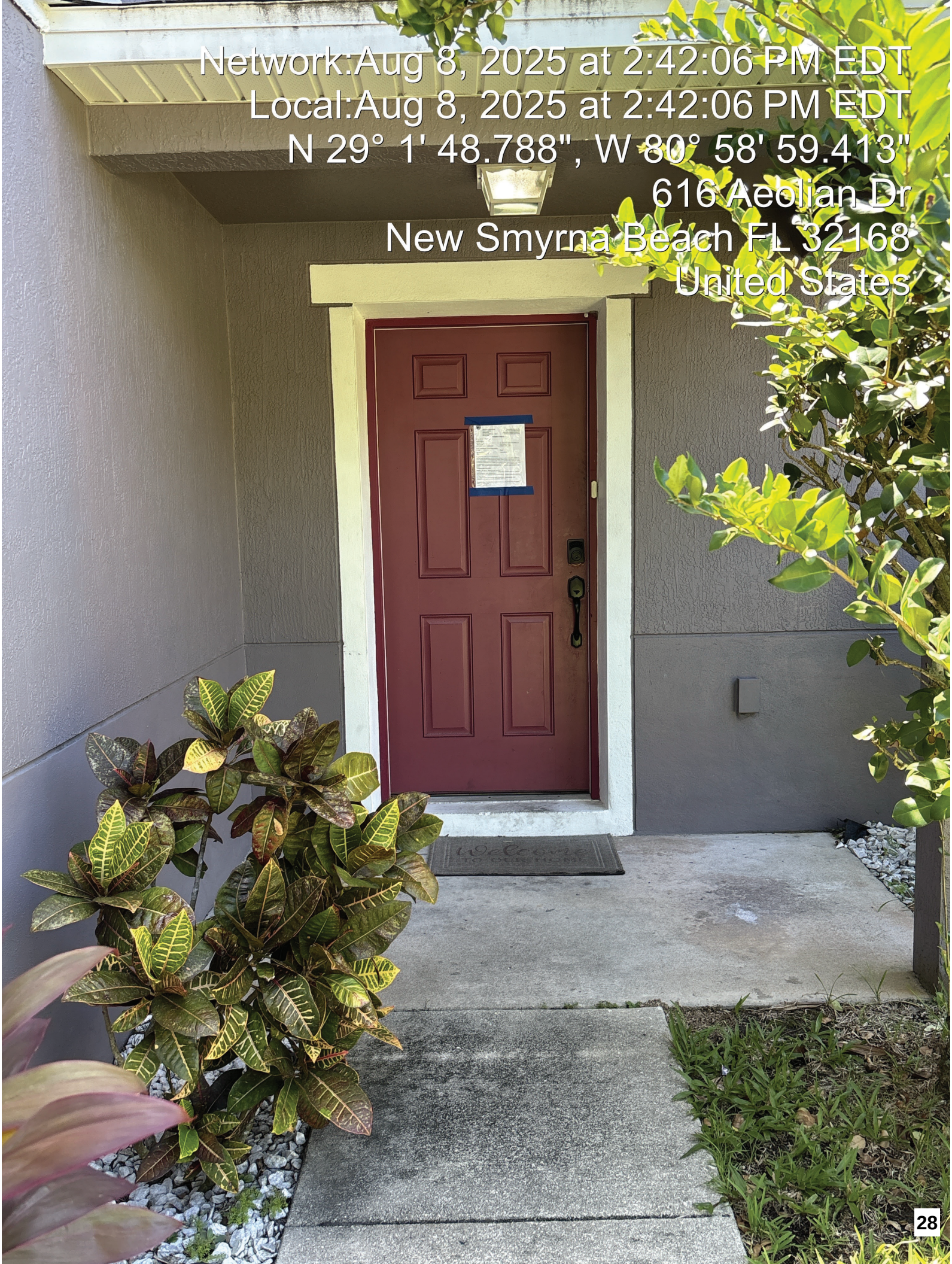
(✓) Certified Mail, Return Receipt Requested; Receipt Number: 9214 8901 9403 8340 4613 34
BG REAL ESTATE FL LLC, 7901 N 4TH ST STE 300,SAINT PETERSBURG, FL 33702-4399

BG INVESTMENT GROUP HOLDINGS, LLC, 30 N. GOULD ST., STE 4, SHERIDAN, WY 82801

(✓) Post

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

Date: October 1, 2025


Network:Aug 8, 2025 at 2:42:06 PM EDT
Local:Aug 8, 2025 at 2:42:06 PM EDT
N 29° 1' 48.788", W 80° 58' 59.413"
616 Aeolian Dr
New Smyrna Beach FL 32168
United States

Network:Sep 22, 2025 at 12:23:37 PM EDT
Local:Sep 22, 2025 at 12:23:37 PM EDT
N 29° 1' 48.593", W 80° 58' 59.293"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

VS.

BG Real Estate FL LLC and/ or entity
Respondent,

CASE NO.: CCB-0250-2025

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **September 18, 2025,** before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative __did ✓did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 614 Aeolian Dr New Smyrna Beach, FL 32168
Parcel: 731505000390
Legal description: LOT 39 ISLES OF SUGAR MILL MB 54 PGS 55-60 INC PER OR 6417 P GS 3596-3597 PER OR 7732 PG 1657 PER OR 7758 PG 3297 PER 813 9 PG 1729 PER OR 8198 PG 2350 PER OR 8649 PG 3715

2. The property was first inspected by a Code Compliance Officer on **May 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 **August 8, 2025,** identifying the specific violation(s). The violation(s) was/were to be corrected by **August 27, 2025,** The Code Compliance Officer reinspected the property on **September 12, 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:

LDR 504.1 General Zoning Regulations – LDR Sec. 504.02 (PUD) Zoning District Regulations

Network:Oct 31, 2025 at 11:24:17 AM EDT
Local:Oct 31, 2025 at 11:24:17 AM EDT
N 29° 1' 48.636", W 80° 58' 59.489"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702-4399

CASE NO. CE-0250-2025
614 AEOLIAN DRIVE
NEW SMYRNA BEACH, FL 32168

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Network:Oct 31, 2025 at 11:24:28 AM EDT
Local:Oct 31, 2025 at 11:24:28 AM EDT
N 29° 1' 48.539", W 80° 58' 59.434"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States


Network:Oct 31, 2025 at 11:24:28 AM EDT
Local:Oct 31, 2025 at 11:24:28 AM EDT
N 29° 1' 48.539", W 80° 58' 59.434"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States

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

USPS CERTIFIED MAIL



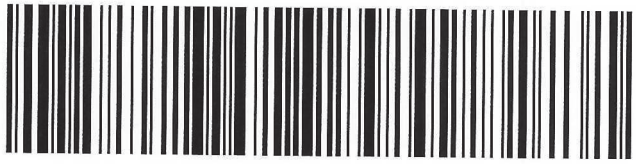
9214 8901 9403 8327 0923 15

BG INVESTMENT GROUP HOLDINGS, LLC
30 N. GOULD ST., STE 4
SHERIDAN, WY 82801-6317

CE-0250-2025 614 Aeolian

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

USPS CERTIFIED MAIL



9214 8901 9403 8327 0912 33

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702 4399

CE-0250-2025 614 Aeolian Dr

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:

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702 4399

MAILING DATE: 08/08/2025
DELIVERY DATE: 08/11/2025

USPS CERTIFIED MAIL



9214 8901 9403 8327 0912 33

USPS Tracking Label Number: 9214 8901 9403 8327 0912 33

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	08/08/2025 11:22
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	08/10/2025 11:29
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	08/10/2025 12:44
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	SAINT PETERSBURG,FL 33702	08/11/2025 12:20

CASE #: CE-0250-2025 614 AEOLIAN DR

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:

BG INVESTMENT GROUP HOLDINGS, LLC
30 N. GOULD ST., STE 4
SHERIDAN, WY 82801-6317

MAILING DATE: 08/08/2025
DELIVERY DATE: 08/12/2025

USPS CERTIFIED MAIL



9214 8901 9403 8327 0923 15

USPS Tracking Label Number: 9214 8901 9403 8327 0923 15

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	08/08/2025 11:22
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	08/09/2025 22:00
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	08/09/2025 23:15
PROCESSED THROUGH USPS FACILITY	CASPER WY DISTRIBUTION CENTER 82609	08/11/2025 13:16
DEPARTED USPS REGIONAL FACILITY	CASPER WY DISTRIBUTION CENTER 82609	08/12/2025 09:01
DELIVERED LEFT WITH INDIVIDUAL	SHERIDAN,WY 82801	08/12/2025 09:45

CASE #: CE-0250-2025 614 AEOLIAN DR

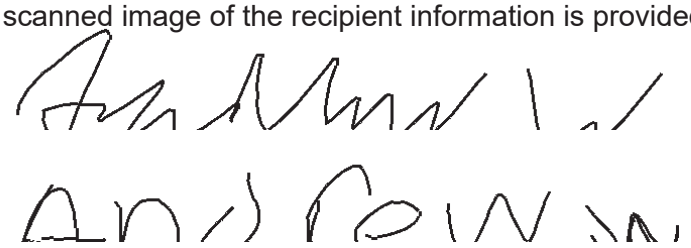
UNITED STATES POSTAL SERVICE

Date Produced: 08/12/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8327 0912 33. Our records indicate that this item was delivered on 08/11/2025 at 12:20 p.m. in SAINT PETERSBURG, FL 33702. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

BG REAL ESTATE FL LLC
7901 N 4TH ST STE 300
SAINT PETERSBURG, FL 33702 4399

Customer Reference Number: C6111543.37159866

2

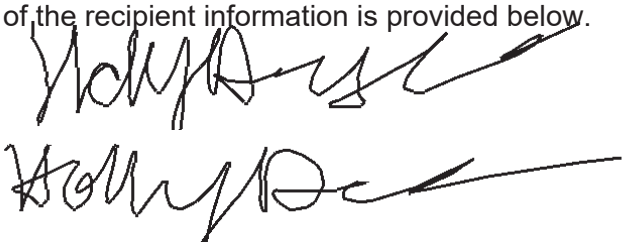
UNITED STATES POSTAL SERVICE

Date Produced: 08/13/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8327 0923 15. Our records indicate that this item was delivered on 08/12/2025 at 09:45 a.m. in SHERIDAN, WY 82801. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

BG INVESTMENT GROUP HOLDINGS, LLC
30 N. GOULD ST., STE 4
SHERIDAN, WY 82801-6317

Customer Reference Number: C6111543.37159867

2

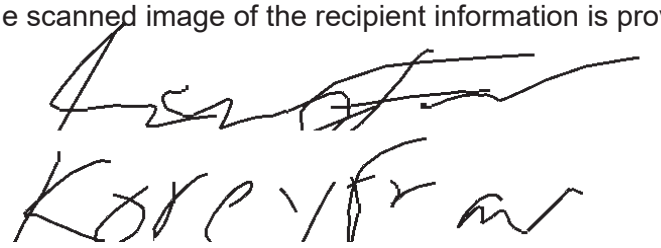
UNITED STATES POSTAL SERVICE

Date Produced: 09/23/2025

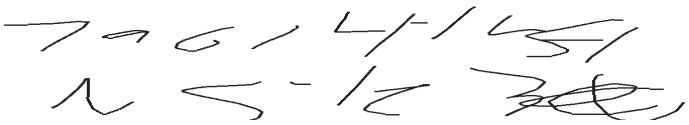
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 0651 28. Our records indicate that this item was delivered on 09/22/2025 at 11:45 a.m. in SAINT PETERSBURG, FL 33702. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

BG REAL ESTATE FL LLC
7901 4TH ST N
STE 300
SAINT PETERSBURG FL 33702-4399

Customer Reference Number: C6216943.37849691

Return Reference Number 614 AEOLIAN DR

2

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

BG REAL ESTATE FL LLC
7901 4TH ST N
STE 300
SAINT PETERSBURG FL 33702-4399

MAILING DATE: 09/19/2025
DELIVERY DATE: 09/22/2025

USPS CERTIFIED MAIL



9214 8901 9403 8334 0651 28

USPS Tracking Label Number: 9214 8901 9403 8334 0651 28

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	09/19/2025 10:42
DELIVERED LEFT WITH INDIVIDUAL	SAINT PETERSBURG,FL 33702	09/22/2025 11:45

CASE #: CE 0250 2025

From: Claudia Vanderhorst
To: Bobelak, Barbara
Subject: New PadSplit Renter at 614 Aeolian Dr. - See Photo of Vehicle/License Plate
Date: Thursday, July 17, 2025 6:58:35 PM

CAUTION: EXTERNAL EMAIL

Hello Barbara,

Please see the attached photo of another new tenant at this weekly rental property; neighbors witnessed him use the code panel on the front door to gain access today.

Please advise what the next steps are for this City of NSB short term code violation matter. This is the 4th new vehicle and tenant since June 20, 2025. And at least the 10th since January 2025.

Thank you,

From: Claudia Vanderhorst
To: Bobelak, Barbara
Subject: 614 Aeolian Dr. Change in Tenants
Date: Tuesday, July 8, 2025 9:26:03 AM

CAUTION: EXTERNAL EMAIL

Good Morning Barbara,

The attached photo is of the new tenant that arrived yesterday, replacing the tenant with the white car with Georgia plates I sent you a photo of, on July 1st.

Please advise when the next hearing is?



Claudia Vanderhorst

From: Claudia Vanderhorst
To: Bobelak, Barbara
Subject: Re: 614 Aeolian Dr. Change in Tenants
Date: Wednesday, July 9, 2025 11:04:13 AM

CAUTION: EXTERNAL EMAIL

Ok, thank you for that info. It would seem operating without a tax license is a separate violation and fine from the short term rental code violation that has also existed since Jan. 2025. Did a hearing take place to levy the tax license fine?

How is the short term rental violation being addressed and allowed to continue since Jan. 2025?

Thank you,
Claudia Vanderhorst

On Wed, Jul 9, 2025 at 6:36 AM Bobelak, Barbara <bbobelak@cityofnsb.com> wrote:

> This property has a fine for operating without a business license tax receipt that will be filed as a lien on the property. Currently the property is not scheduled for another hearing due to the fine.
>
> I will investigate this to see if where we go from here.

From: Claudia Vanderhorst <claudiavand16@gmail.com>
Sent: Tuesday, July 8, 2025 9:26 AM
To: Bobelak, Barbara <bbobelak@cityofnsb.com>
Subject: 614 Aeolian Dr. Change in Tenants

CAUTION: EXTERNAL EMAIL

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Claudia Vanderhorst

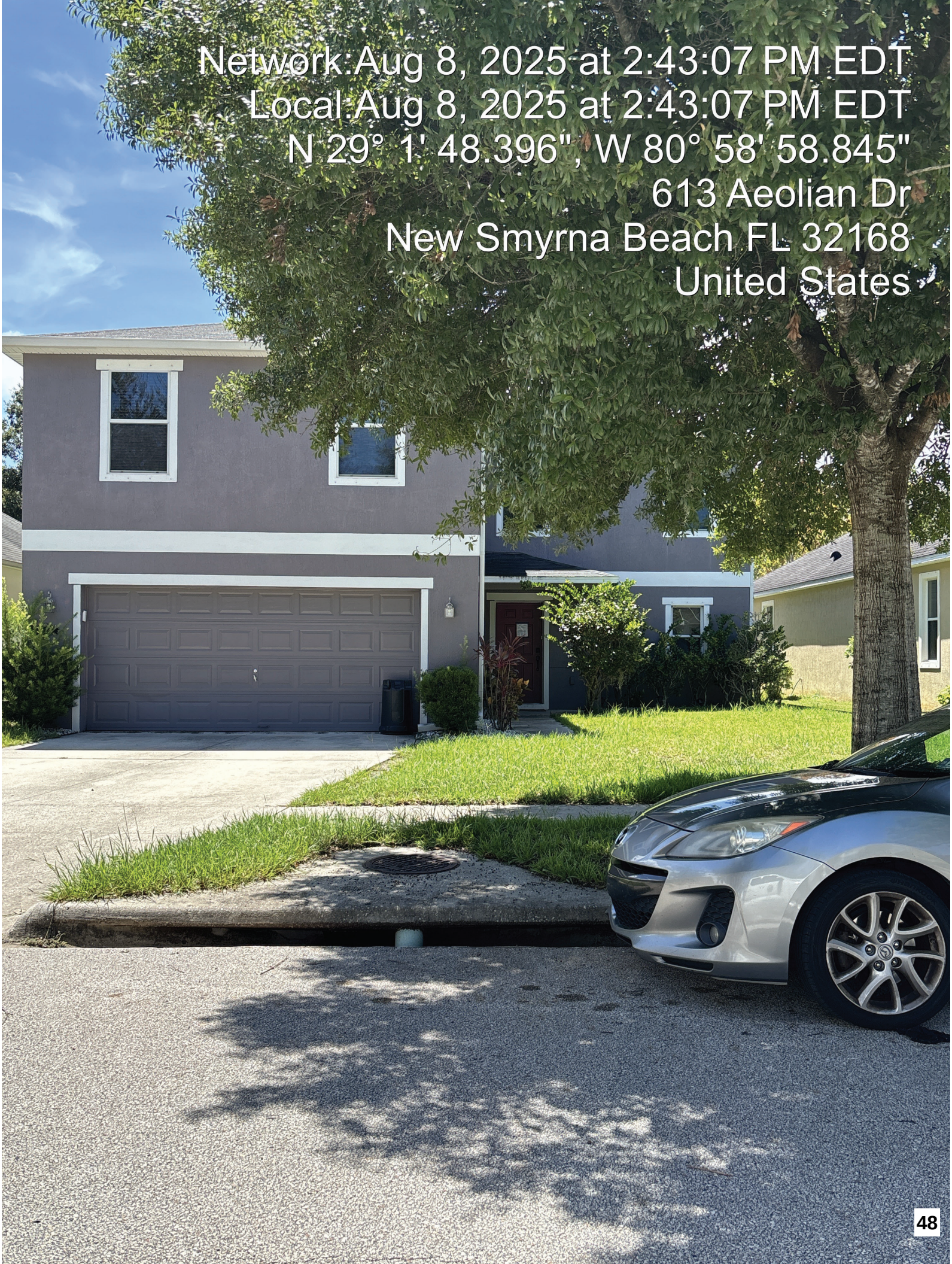
PLEASE NOTE: Florida has a very broad public records law. E-mail communications to or from City of New Smyrna Beach officials and employees are public records and are available upon request. If you have received this message in error, please notify us immediately by replying to this message and delete it from your computer. Transmission of sensitive information such as but not limited to social security numbers, credit card information, medical records and criminal justice information (outlined in the FBI_CJIS_Policy) via email is prohibited.

** Please consider the negative environmental impacts associated with printing email **



Claudia Vanderhorst
419-345-4220


Network:Aug 6, 2025 at 9:40:06 AM EDT
Local:Aug 6, 2025 at 9:40:06 AM EDT
N 29° 1' 49.057", W 80° 58' 58.432"


Network:Aug 8, 2025 at 2:43:07 PM EDT
Local:Aug 8, 2025 at 2:43:07 PM EDT
N 29° 1' 48.396", W 80° 58' 58.845"
613 Aeolian Dr
New Smyrna Beach FL 32168
United States


Network time is not synchronized
Local:Sep 13, 2025 at 12:22:25 PM EDT
N 29° 1' 46.101", W 80° 58' 59.232"
614
612
ADT


Network time is not synchronized
Local:Sep 13, 2025 at 12:22:29 PM EDT
N 29° 1' 46.101", W 80° 58' 59.232"
21E BZN


Network: Aug 29, 2025 at 12:42:39 PM EDT
Local: Aug 29, 2025 at 12:42:39 PM EDT
N 29° 1' 48.538", W 80° 58' 58.780"
615 Aeolian Dr
New Smyrna Beach FL 32168
United States
614
51


Network:Aug 6, 2025 at 9:38:25 AM EDT
Local:Aug 6, 2025 at 9:38:25 AM EDT
N 29° 1' 48.533", W 80° 58' 59.303"
14


Network:Sep 22, 2025 at 12:24:15 PM EDT
Local:Sep 22, 2025 at 12:24:15 PM EDT
N 29° 1' 48.399", W 80° 58' 59.117"
614 Aeolian Dr
New Smyrna Beach FL 32168
United States
TRD SPORT
53


Network:Sep 18, 2025 at 1:50:26 PM EDT
Local:Sep 18, 2025 at 1:50:26 PM EDT
N 29° 1' 48.482", W 80° 58' 59.089"
614
mazda3
2.5
MYFLORIDA.COM
21E BZN
SUNSHINE STATE


Network time is not synchronized
Local:Oct 31, 2025 at 11:22:11 AM EDT
N 29° 1' 48.398", W 80° 58' 59.189"
609 Aeolian Dr
New Smyrna Beach FL 32168
United States
614
612
ADT

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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Petitioner,

CASE NO.: CCB-0250-2025

VS.

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Respondent,

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Parcel: 731505000390
Legal description: LOT 39 ISLES OF SUGAR MILL MB 54 PGS 55-60 INC PER OR 6417 P GS 3596-3597 PER OR 7732 PG 1657 PER OR 7758 PG 3297 PER 813 9 PG 1729 PER OR 8198 PG 2350 PER OR 8649 PG 3715

2. The property was first inspected by a Code Compliance Officer on **May 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 **August 8, 2025,** identifying the specific violation(s). The violation(s) was/were to be corrected by **August 27, 2025,** The Code Compliance Officer reinspected the property on **September 12, 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:

LDR 504.1 General Zoning Regulations – LDR Sec. 504.02 (PUD) Zoning District Regulations

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **October 2, 2025,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$125.00 per day** per violation until the property is brought into full compliance. Fine not to exceed $15,000.00

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **October 16, 2025,** at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

DONE AND ORDERED on **September 18, 2025**

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

Dan Copfer, Chairman
Code Compliance Board

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 7901 N. 4th St. suite 300 Saint Petersburg, FL 33702-4399 by: Cert Mail Number

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8334 0651 28

(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: 09/19/25

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0355-2025 - 2617 NORDMAN AVE.; OWNER: JAMIE LEE OMALLEY; OFFICER: AMBER BAGE

November 20, 2025

Background:

Violation of City Code:

IPMC 303.1 - Swimming pools.
Sec. 26-914. (6) - Accessory Improvements
Sec. 26-914. (9) - Trash & Debris

Compliance Date: August 13, 2025

Method of Service: Property Posted September 10, 2025 Certified Mail Sent
New Notice of hearing sent on October 1, 2025;

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0355-2025 2617 Nordman Ave.pdf

CE-0355-2025 (2617 Nordman Ave)
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	06/16/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Amber Bage	**Description:**	Planks missing off of fence, fence portion falling inward, old fencing material lying in backyard and side front.		

Parcel: 633601009620 Main	**Address:** 2617 Nordman Av Main New Smyrna Beach, FL 32168	**Zone:** R-2 (SINGLE FAMILY RESIDENTIAL)

Owner

Jamie Lee Omalley

2617 Nordman Av
New Smyrna Beach, FL 32168

Mobile: 3866890364

Complainant

Dalton Cole

2619 Nordman Av
New Smyrna Beach, FL 32168

Home: 3864276852

Note	Created By	Date and Time Created
1. I was contacted by the city attorney Carrie Avallone regarding the complainant Mr. Cole contacting her about their neighbor's fence. She stated that Mrs. Cole was in her backyard placing sandbags when she sustained an injury from old nails in the neighbor's fence. I went out to the complainant's house and took pictures of the fence and found it was missing multiple planks. There were also nails protruding from an old portion of the fence in the south/east corner, along with 2 screws from the area that had been fixed. There is also a section of fencing on the north/west side that is leaning into O'Malley's yard that is nor secured or standing erect. In the areas of fencing that is missing planks, I could see that the old fence panels that were replaced were laying in the back yard, which could be harboring vermin. There are planks also being stored at the front portion of the fence on the ground. Pictures have been attached.	Amber Bage	6/16/2025 3:04 pm

Violation Code: Sec. 26-914.(6)
Violation Status: In Violation
Citation Issue Date: 06/16/2025
Compliance Date: 06/24/2025
Resolved Date:
Code Description: Accessory Improvements
Corrective Action: Replace planks in fencing that are missing, erect any/all leaning areas of fence to standing/good repair condition, ensure no nails/screws are projecting into neighboring yards which can cause injury or damage.

Violation Code: Sec. 26-914.(9)
Violation Status: In Violation
Citation Issue Date: 06/16/2025
Compliance Date: 08/14/2025
Resolved Date:
Code Description: Trash & Debris
Corrective Action: Remove old fencing laying in yard from property and discard of it at the curb for pick-up.

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

AltKey: 3676475 **Parcel ID: 633601009620**
OMALLEY JAMIE LEE **2617 NORDMAN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3676475
Parcel ID:	633601009620
Township-Range-Section:	16 - 33 - 36
Subdivision-Block-Lot:	01 - 00 - 9620
Owner(s):	OMALLEY JAMIE LEE - FS - Fee Simple - 100%
Mailing Address On File:	2617 NORDMAN AVE NEW SMYRNA BEACH FL 32168
Physical Address:	2617 NORDMAN AVE, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4604
Subdivision Name:	TURNBULL SHORES LOTS 1-99
Homestead Property:	Yes

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$319,305	$229,648	$25,000	$204,648	1.5000	$306.97
0012	DISCRETIONARY	$319,305	$229,648	$25,000	$204,648	0.7480	$153.08
0011	REQ LOCAL EFFORT	$319,305	$229,648	$25,000	$204,648	3.0370	$621.52
0050	GENERAL FUND	$319,305	$229,648	$50,722	$178,926	3.2007	$572.69
0053	LAW ENFORCEMENT FUND	$319,305	$229,648	$50,722	$178,926	1.5994	$286.17
0055	LIBRARY	$319,305	$229,648	$50,722	$178,926	0.3891	$69.62
0520	MOSQUITO CONTROL	$319,305	$229,648	$50,722	$178,926	0.1647	$29.47
0530	PONCE INLET PORT AUTHORITY	$319,305	$229,648	$50,722	$178,926	0.0692	$12.38
0058	VOLUSIA ECHO	$319,305	$229,648	$50,722	$178,926	0.2000	$35.79
0057	VOLUSIA FOREVER	$319,305	$229,648	$50,722	$178,926	0.2000	$35.79
0065	FLORIDA INLAND NAVIGATION DISTRICT	$319,305	$229,648	$50,722	$178,926	0.0288	$5.15
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$319,305	$229,648	$50,722	$178,926	0.7506	$134.30
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$319,305	$229,648	$50,722	$178,926	0.1793	$32.08
0272	NEW SMYRNA BCH I&S 2018	$319,305	$229,648	$50,722	$178,926	0.0895	$16.01
0270	NEW SMYRNA BEACH	$319,305	$229,648	$50,722	$178,926	4.6370	$829.68
						16.7933	$3,140.70

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,140.70
Estimated Non-Ad Valorem Tax:	$104.00
Estimated Taxes:	**$3,244.70**
Estimated Tax Amount without SOH:	$5,466.18

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$62,700	$259,135	$321,835	$223,176	$50,000	$173,176	$98,659
2023	$58,781	$250,714	$309,495	$216,676	$50,000	$166,676	$92,819
2022	$40,969	$244,575	$285,544	$210,365	$50,000	$160,365	$75,179
2021	$32,775	$171,463	$204,238	$204,238	$50,000	$154,238	$0
2020	$25,650	$148,114	$173,764	$173,764	$0	$173,764	$0
2019	$32,063	$142,532	$174,595	$174,595	$0	$174,595	$0
2018	$26,719	$142,950	$169,669	$169,669	$50,000	$119,669	$0
2017	$19,950	$106,636	$126,516	$109,244	$50,000	$59,244	$17,272
2016	$18,460	$88,537	$106,997	$106,997	$50,000	$56,997	$0

Property Description

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

LOT 962 & S 1/2 OF LOT 963 TURNBULL SHORES MB 10 PGS 199-200 INC PER OR 4694 PG 1136 PER OR 5924 PGS 1462-1463 INC PER OR 7091 PG 2976 PER OR 7345 PG 1964 PER OR 7634 PGS 2808-2811 INC

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

Jamie Lee Omalley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL
32168

CASE NO. CE-0355-2025
2617 NORDMAN AV
NEW SMYRNA BEACH, FL
32168

NOTICE OF HEARING

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

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

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

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8332 0368 47

(✓) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor

Amber Bage
Code Compliance Officer
(386) 410-2875
abage@cityofnsb.com
08/18/2025

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

Case Number: **CE-0355-2025**
Case Type: **Code Enforcement**
Date Case Established: **06/16/2025**
Compliance Deadline: **08/13/2025**

Owner: Jamie Lee Omalley

Mailing Address

Jamie Lee Omalley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
2617 NORDMAN AV NEW SMYRNA BEACH, FL 32168	**633601009620**

Violation: IPMC 303.1 - Swimming pools.
Swimming pools shall be main-tained in a clean and sanitary condition, and in good repair.

Corrective Action: Clean/Shock pool water to make sanitary/clear water.

Compliance Date: 08/13/2025

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

Corrective Action: Replace planks in fencing that are missing, erect any/all leaning areas of fence to standing/good repair condition, ensure no nails/screws are projecting into neighboring yards which can cause injury or damage.

Compliance Date: 08/13/2025

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

Corrective Action: Remove old fencing laying in yard from property and discard of it at the curb for pick-up.

Compliance Date: 08/13/2025

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

Case Number: CE-0355-2025
Case Type: Code Enforcement
Date Case Established: 06/16/2025
Compliance Deadline: 08/13/2025

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 8321 6859 33
(✓) Post
( ) Hand Delivery

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor

Contact:
Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com

7/2/25

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

Case Number: CE-0355-2025

Violation Notice

Case Type: Code Enforcement
Date Case Established: 06/16/2025
Compliance Deadline: 08/13/2025

Owner: Jamie Lee Omalley

Mailing Address

Jamie Lee Omalley
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NEW SMYRNA BEACH, FL 32168

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

Case Number: CE-0355-2025

Violation Notice

Case Type: Code Enforcement
Date Case Established: 06/16/2025
Compliance Deadline: 08/13/2025

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Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor

Contact:
Amber Bage
Code Compliance Officer
Phone: (386) 410-2875
Email: abage@cityofnsb.com

7/2/25

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

Jamie Lee O'Malley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL
32168

CASE NO. CE-0355-2025
2617 NORDMAN AV
NEW SMYRNA BEACH, FL
32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **August 21, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

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(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8321 6859 33

(✓) Post

( ) Hand Delivery

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
7/02/2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

Jamie Lee Omalley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL 32168

CASE NO. CE-0355-2025
2617 NORDMAN AV
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

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

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

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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:

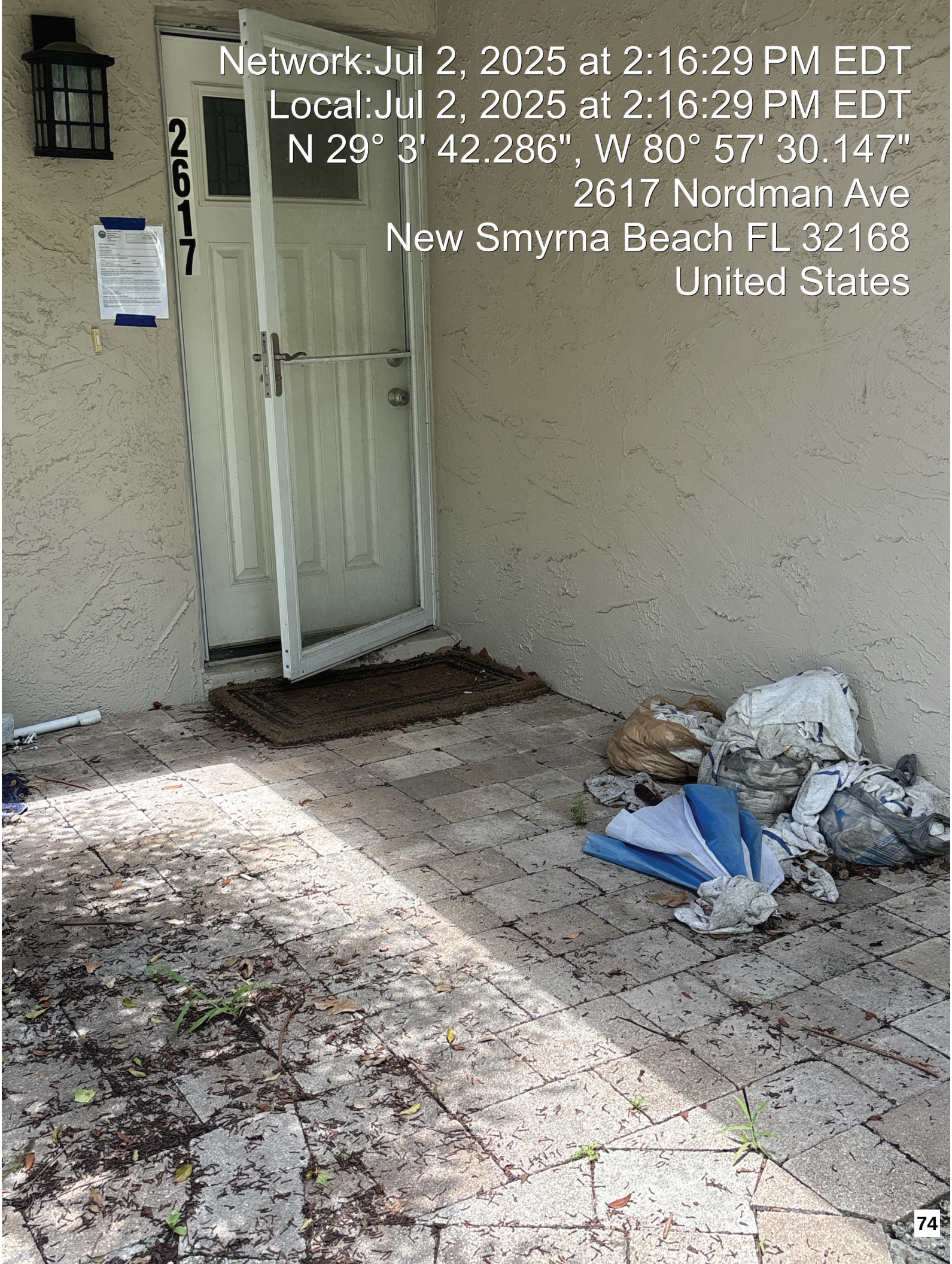
(✓) Post

( ) Hand Delivery

Evann Lorenzen

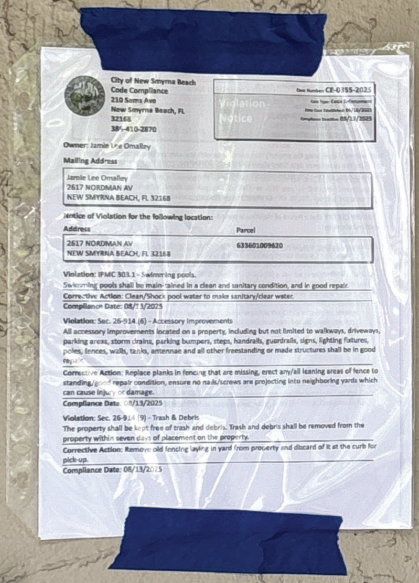
Evann Lorenzen
Code Compliance Board Clerk
Phone: (386) 410-2870
Email: elorenzen@cityofnsb.com

Date: October 1, 2025


Network:Jul 2, 2025 at 2:16:29 PM EDT
Local:Jul 2, 2025 at 2:16:29 PM EDT
N 29° 3' 42.286", W 80° 57' 30.147"
2617 Nordman Ave
New Smyrna Beach FL 32168
United States
2617

Network:Jul 2, 2025 at 2:16:17 PM EDT
Local:Jul 2, 2025 at 2:16:17 PM EDT
N 29° 3' 42.286", W 80° 57' 30.147"
2617 Nordman Ave
New Smyrna Beach FL 32168
United States

2617


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

Violation Notice

Owner: Jamie Lee Omalley

Mailing Address:

Jamie Lee Omalley
2617 NORDMAN AV
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address	Parcel
2617 NORDMAN AV NEW SMYRNA BEACH, FL 32168	6336010009620

Violation: IPMC 303.1 - Swimming pools.
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
Corrective Action: Clean/Shock pool water to make sanitary/clear water.
Compliance Date: 08/1/2025

Violation: Sec. 26-914 (6) - Accessory Improvements
All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
Corrective Action: Replace planks in fencing that are missing, erect any/all leaning areas of fence to standing, good repair condition, ensure no nails/screws are projecting into neighboring yards which can cause injury or damage.
Compliance Date: 08/13/2025

Violation: Sec. 26-914 (9) - Trash & Debris
The property shall be kept free of trash and debris. Trash and debris shall be removed from the property within seven days of placement on the property.
Corrective Action: Remove old fencing laying in yard from property and discard of it at the curb for pick-up.
Compliance Date: 08/13/2025

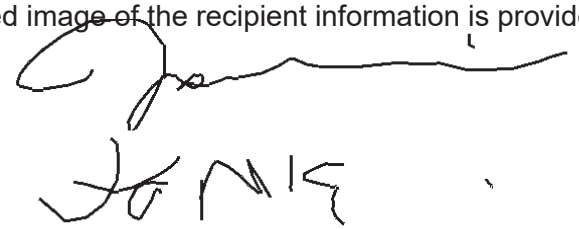
UNITED STATES POSTAL SERVICE

Date Produced: 03/03/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8302 1146 98. Our records indicate that this item was delivered on 02/28/2025 at 02:16 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

JAMIE LEE O'MALLEY
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

Customer Reference Number: C5690921.34518067

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:

JAMIE LEE O'MALLEY
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

MAILING DATE: 02/26/2025
DELIVERY DATE: 02/28/2025

USPS CERTIFIED MAIL



9214 8901 9403 8302 1146 98

USPS Tracking Label Number: 9214 8901 9403 8302 1146 98

USPS Tracking History	Location	Date / Time
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	02/25/2025 22:51
ACCEPTED AT USPS FACILITY 10	ORLANDO FL DISTRIBUTION CENTER 32862	02/25/2025 23:06
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	02/26/2025 00:06
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/26/2025 15:27
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	02/27/2025 00:06
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32168	02/28/2025 14:16

CASE #: CC-0717-2024 2617 NORDMAN AVE

UNITED STATES POSTAL SERVICE

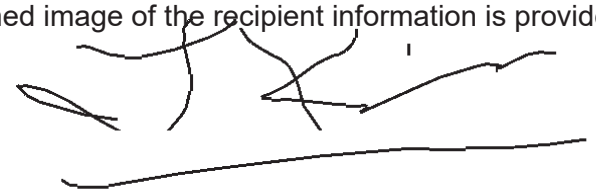
RETURN TO SENDER

Date Produced: 07/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8321 6859 33. Our records indicate that this item was delivered on 07/30/2025 at 01:29 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

JAMIE LEE O'MALLEY
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

Customer Reference Number: C6028840.36660257

Return Reference Number 2617 NORDMAN AVENUE

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:

JAMIE LEE O'MALLEY
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

MAILING DATE: 07/08/2025
DELIVERY DATE: 07/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8321 6859 33

USPS Tracking Label Number: 9214 8901 9403 8321 6859 33

USPS Tracking History	Location	Date / Time
ACCEPTED AT USPS FACILITY 10	ORLANDO FL DISTRIBUTION CENTER 32862	07/03/2025 16:56
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/03/2025 17:56
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	07/03/2025 20:44
NO AUTHORIZED RECIPIENT AVAILABLE	NEW SMYRNA BEACH,FL 32168	07/05/2025 16:42
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	07/08/2025 13:26
REMINDER TO SCHEDULE REDELIVERY	NEW SMYRNA BEACH,FL 32168	07/10/2025 03:13
PACKAGE RETURN NOTICE GENERATED	NEW SMYRNA BEACH,FL 32168	07/20/2025 03:36
UNCLAIMED/BEING RETURNED TO SENDER	NEW SMYRNA BEACH,FL 32168	07/26/2025 13:26
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	07/28/2025 15:32
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	07/29/2025 07:45
RETURN TO SENDER LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32168	07/30/2025 13:29

CASE #: CE-0355-2025

CERTIFIED MAIL

ORLANDO FL 328

M 2 L

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

USPS CERTIFIED MAIL

9214 8901 9403 8332 0368 47

quadient
FIRST-CLASS MAIL
IMI
$008.86 0
09/10/2025 ZIP 32168
043M31259290

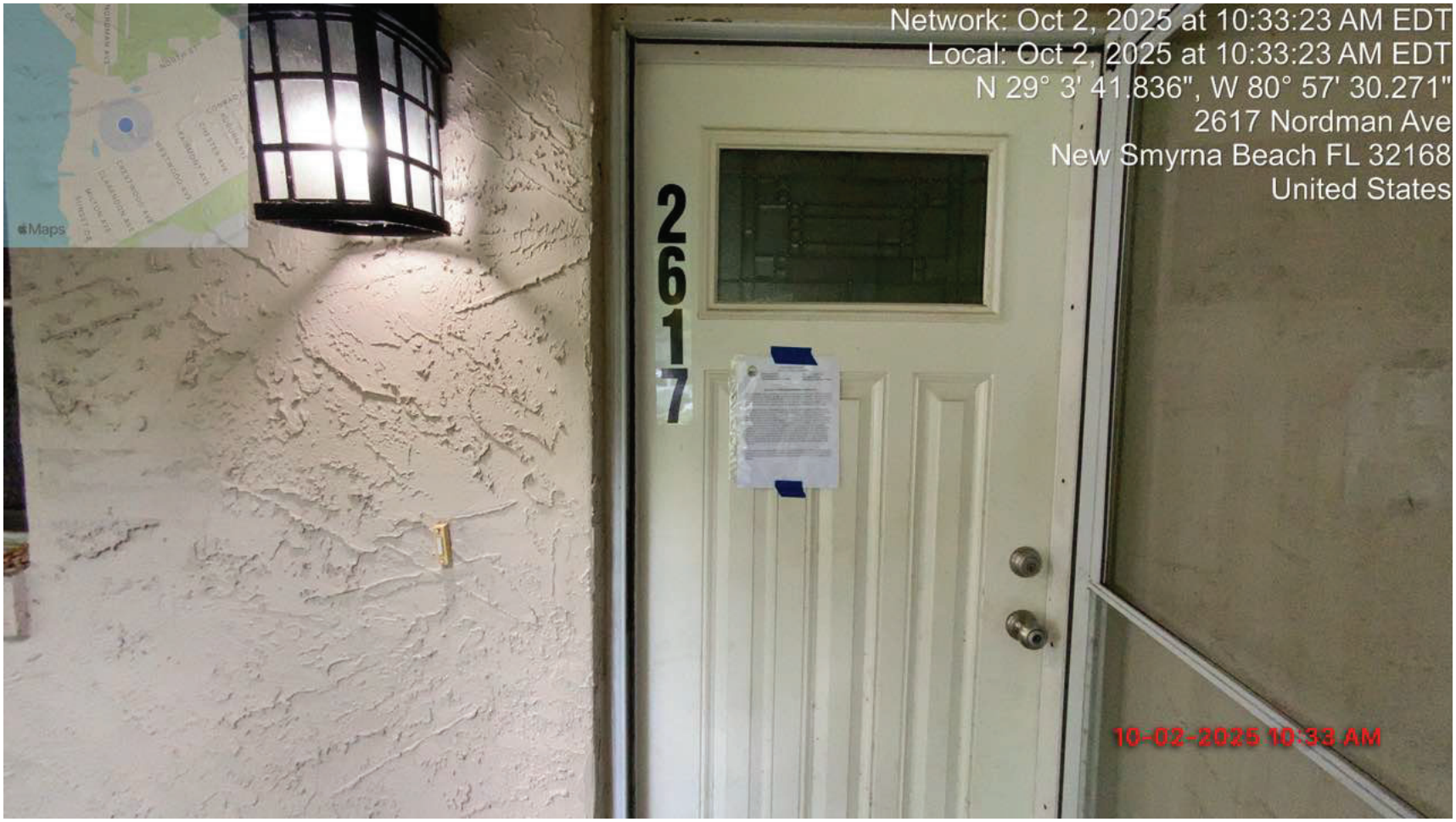
US POSTAGE

UNCLAIMED

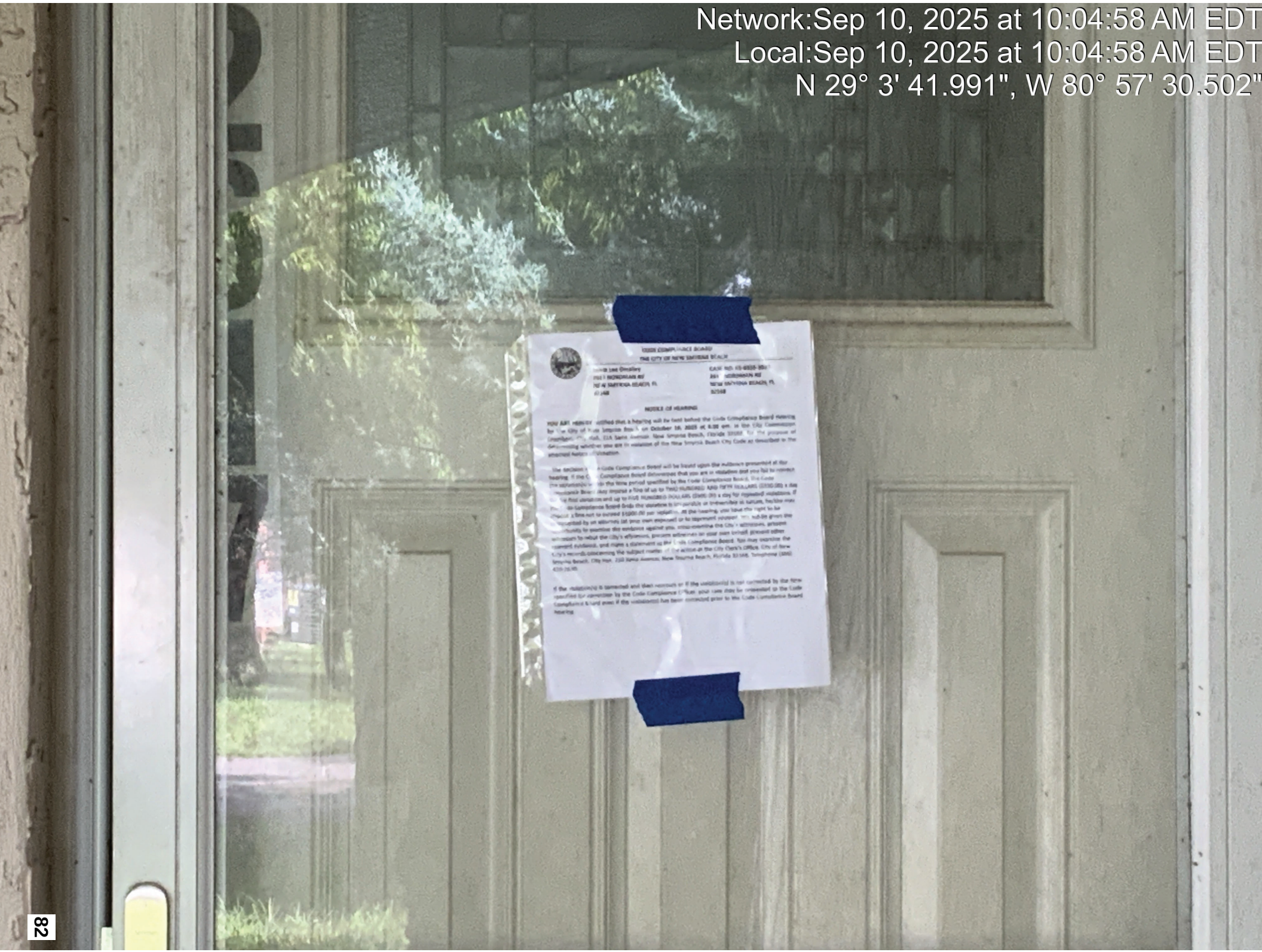
2617 NORDMAN AVE
NEW SMYRNA FL 32168-5605

UNC

NIXIE 339 DE 1 0010/29/25
RETURN TO SENDE
UNCLAIMED
UNABLE TO FORWARD
BC: 32168704010 *0474-02786-11-39

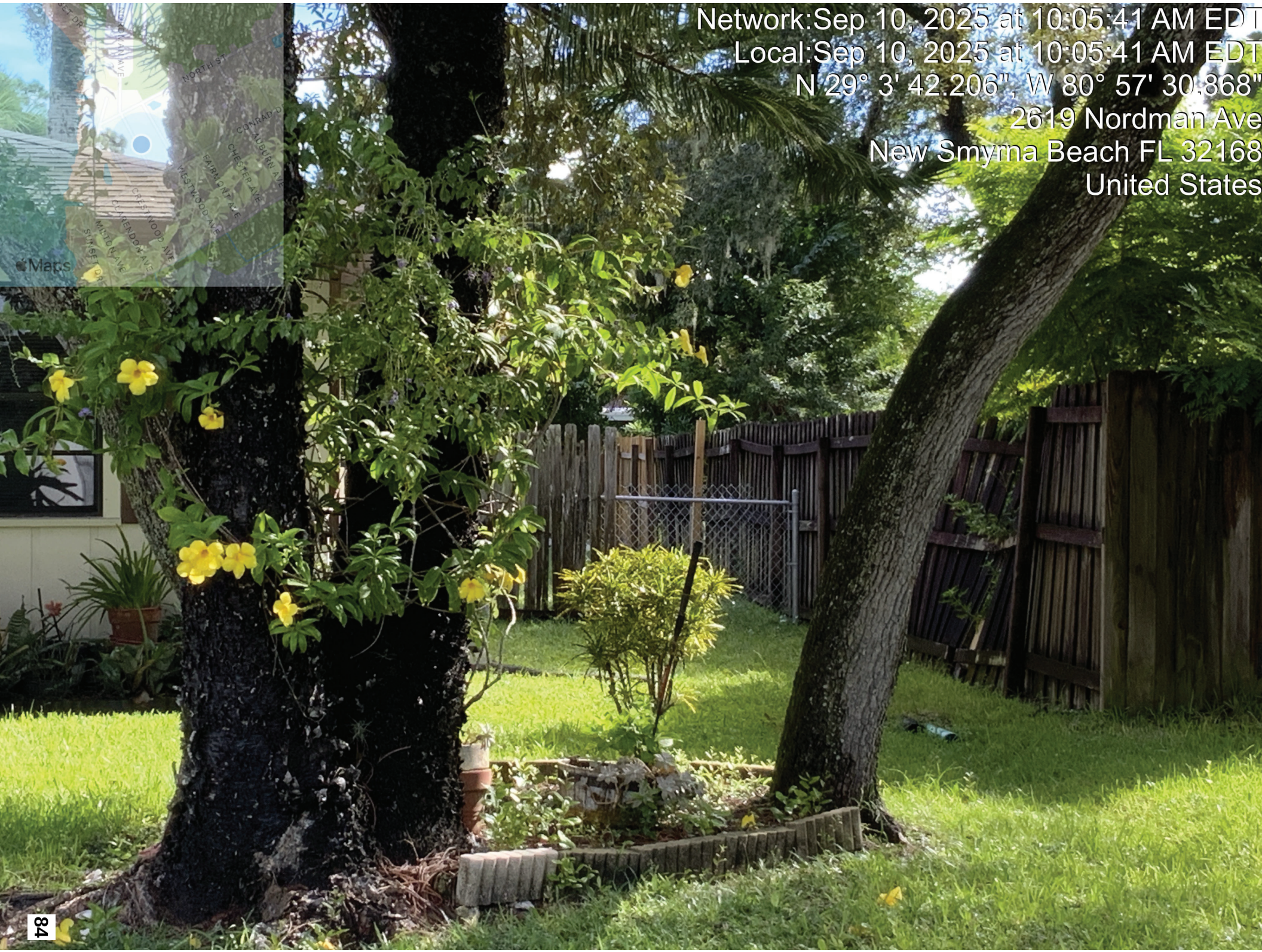

Network: Oct 2, 2025 at 10:33:23 AM EDT
Local: Oct 2, 2025 at 10:33:23 AM EDT
N 29° 3' 41.836", W 80° 57' 30.271"
2617 Nordman Ave
New Smyrna Beach FL 32168
United States
2617
10-02-2025 10:33 AM

Network:Sep 10, 2025 at 10:04:58 AM EDT
Local:Sep 10, 2025 at 10:04:58 AM EDT
N 29° 3' 41.991", W 80° 57' 30.502"

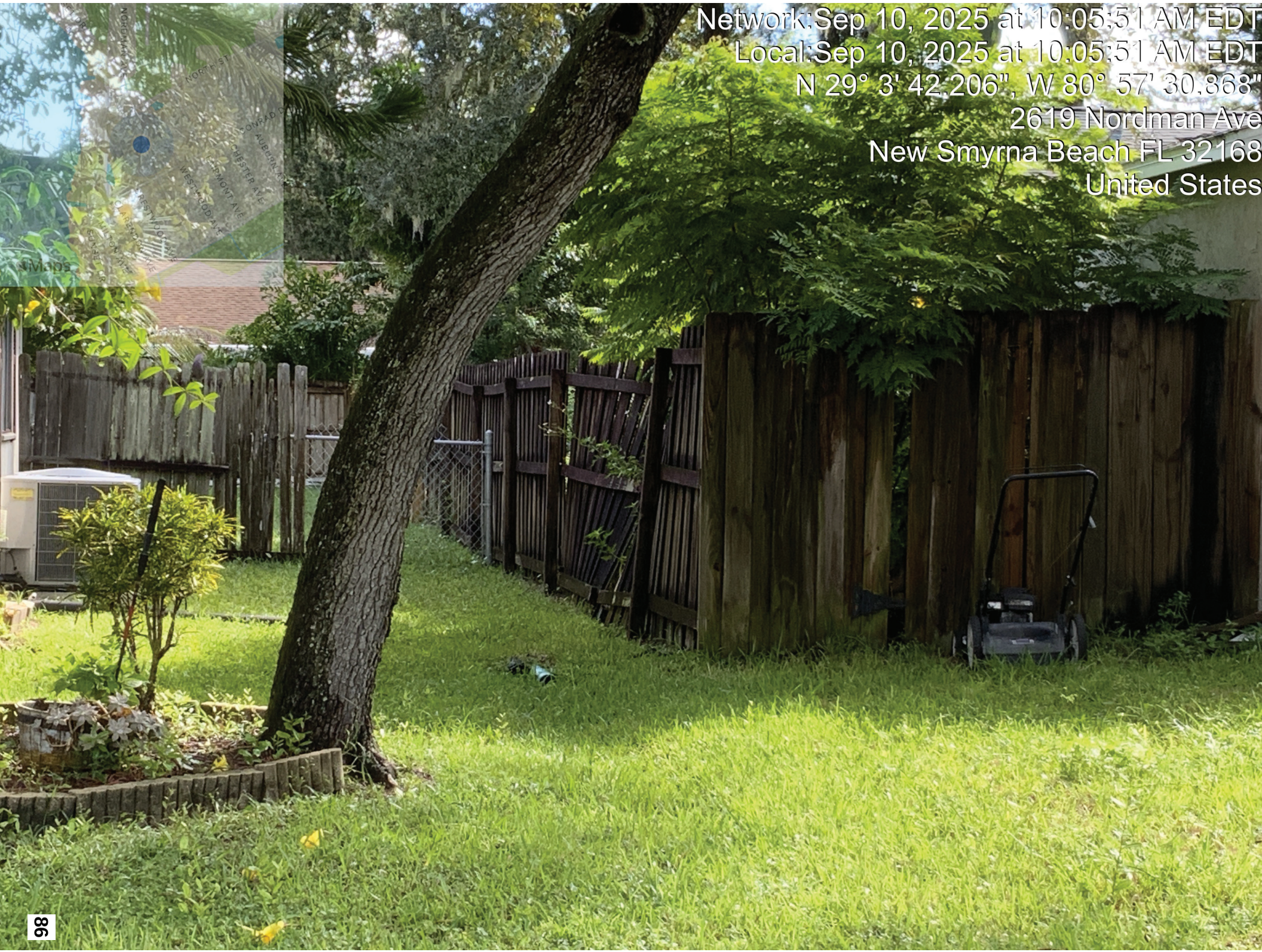


NOTICE OF HEARING


Network:Sep 10, 2025 at 10:05:01 AM EDT
Local:Sep 10, 2025 at 10:05:01 AM EDT
N 29° 3' 41.991", W 80° 57' 30.502"
83


Network:Sep 10, 2025 at 10:05:41 AM EDT
Local:Sep 10, 2025 at 10:05:41 AM EDT
N 29° 3' 42.206", W 80° 57' 30.868"
2619 Nordman Ave
New Smyrna Beach FL 32168
United States
Maps
NORTH ST
CONRAD DR
AUBURN AVE
CHESTER AVE
FAIRMONT AVE
WESTWOOD AVE
CRESTWOOD AVE
CURRENDON AVE
MILTON AVE
SUNSET DR
84


Network:Sep 10, 2025 at 10:05:44 AM EDT
Local:Sep 10, 2025 at 10:05:44 AM EDT
N 29° 3' 42.206", W 80° 57' 30.868"
2619 Nordman Ave
New Smyrna Beach FL 32168
United States
Maps
NORDMAN AVE
NORA ST
CONRAD AVE
AUBURN AVE
CHESTER AVE
FAIRMONT AVE
WESTWOOD AVE
CREST WOOD AVE
CLARENDON AVE
MILTON AVE
SUNSET DR
85


Network:Sep 10, 2025 at 10:05:51 AM EDT
Local:Sep 10, 2025 at 10:05:51 AM EDT
N 29° 3' 42.206", W 80° 57' 30.868"
2619 Nordman Ave
New Smyrna Beach FL 32168
United States
Maps
86


Network:Jun 16, 2025 at 2:27:28 PM EDT
Local:Jun 16, 2025 at 2:27:28 PM EDT
N 29° 3' 42.877", W 80° 57' 29.910"
2619 Nordman Ave
New Smyrna Beach FL 32168
United States
87


Network:Jun 16, 2025 at 1:55:35 PM EDT
Local:Jun 16, 2025 at 1:55:35 PM EDT
N 29° 3' 42.733", W 80° 57' 29.789"
2619 Nordman Ave
New Smyrna Beach FL 32168
United States
88


Network:Jun 16, 2025 at 1:54:50 PM EDT
Local:Jun 16, 2025 at 1:54:50 PM EDT
N 29° 3' 42.965", W 80° 57' 29.449"
2624 Westwood Ave
New Smyrna Beach FL 32168
United States
89

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0559-2025 - 613 DOWNING ST; OWNER: WAYNE GONZALEZ TR, SUNSHINE SUITES LAND TRUST 8-12-25; OFFICER: HERMAN TRAUTWEIN

November 20, 2025

Background:

Violation of City Code:

Sec. 26 - 914. (2) - Exterior Surfaces
Sec. 26 - 914. (3) - Protection of Exterior Surfaces
Sec. 26 - 914. (4) - Exterior Windows & Doors
Sec. 26 - 914. (5) - Exterior attachments
Sec. 26 - 914. (6) - Accessory improvements
Sec. 26 - 914. (8) - Landscaping

Compliance Date: November 11, 2025

Method of Service: Property Posted October 21, 2025; certified mail accepted October 24, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0559-2025 613 Downing St.pdf

CE-0559-2025 – 613 DOWNING STREET
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**	**Code Compliance Board**	**Opened Date:**	10/15/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Herman Trautwein	**Description:**	Overgrown property		

Parcel: 744119010120 Main	**Address:** 613 Downing St Main New Smyrna Beach, FL 32168	**Zone:** R-5 (MULTI-FAMILY RESIDENTIAL)

Complainant

Lachelle Rich

612 Downing St
New Smyrna Beach, FL 32168

Business: 386-423-5007

Mobile: 3866900868

Owner

Sunshine Suites Land Trust
Wayne Gonzalez Tr

1417 Deirdre Dr
Ruskin, FL 33570

Note	Created By	Date and Time Created
1. Assigned to: Herman Trautwein	Barbara Bobelak	10/15/2025 1:47 pm

Activity Type	Activity Number	Activity Name	User	Created On
Email	ACT-004083-2025	Online Complaint	Barbara Bobelak	10/15/2025

Bobelak, Barbara

From: noreply@civicplus.com
Sent: Tuesday, October 14, 2025 2:55 PM
To: Kendrick, Travis; Bobelak, Barbara; psnyder@cityofnsb.com
Subject: Online Form Submittal: Request For Service

CAUTION: EXTERNAL EMAIL

If you are having problems viewing this HTML email, click to view a Text version.

Request For Service

The City of New Smyrna Beach **Request For Service Form** will help us identify a problem in your area and take the necessary steps to correct the situation. Should a problem require urgent attention, please feel free to contact us immediately at (386) 424-2100.
As always, for a police, fire or medical emergency, dial 911.

If you are having issues with electric, water, sewer or streetlights, please contact the Utilities Commission.

Electric (386) 427-1366
Water/Sewer (386) 427-1368
Streetlights (386) 427-1361

Help us to help you, by using this
"Request for Service Form"
Fill it in and submit it and we will do the rest.
Thank you for your assistance!

Contact Information:

Your Name:*	Lachelle Kroll
Your Address:*	612 Downing Street
Phone Number:*	3866900868
Email Address:*	lachelle_rich@yahoo.com

Please indicate the type of request you are making. If none of the categories apply, explain your request in the area provided and we will make every effort to address the situation in a timely manner. *

[ ] Abandoned Vehicle
[ ] Animal Complaint
[ ] Area Traffic Concern
[ ] Blocked Drainage
[ ] Chemical Discharge
[ ] City Park Maintenance
[ ] Damaged Curbs
[ ] Damaged Sidewalk
[ ] Hazardous Parking
[ ] Loose/Protruding Manhole Cover
[X] Overgrown Property
[ ] Overhanging Trees/Shrubs
[ ] Pothole
[ ] Public Record Request
[ ] Road Flooding
[ ] Road Grading
[ ] Road Striping
[ ] Road/Traffic Sign
[ ] Street Light Request
[ ] Street Sign/Stop Sign
[ ] Storm Sewer Leaking/Blockage
[ ] Trash Not Picked Up

Brief Description (or other problem not listed)
613 Downing Street sold about 6 months ago and hasn't been mowed since.

Location of Problem

(please indicate the address, or if you don't know the address,
other information to help us determine the correct location)*
613 Downing Street

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.cityofnsb.com/Admin/FormHistory.aspx?SID=16595

The following form was submitted via your website: Request For Service

Your Name:: Lachelle Kroll

Your Address:: 612 Downing Street

Phone Number:: 3866900868

Email Address:: lachelle_rich@yahoo.com

: Overgrown Property

Brief Description (or other problem not listed): 613 Downing Street sold about 6 months ago and hasn't been mowed since.

Location of Problem
(please indicate the address, or if you don't know the address,
other information to help us determine the correct location): 613 Downing Street

Additional Information:
Form submitted on: 10/14/2025 2:54:48 PM
Submitted from IP Address: 23.47.59.108
Referrer Page: https://www.google.com/
Form Address: http://www.cityofnsb.com/Forms.aspx?FID=60



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

AltKey: 3875117 **Parcel ID: 744119010120**
GONZALEZ WAYNE TR **613 DOWNING ST, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3875117
Parcel ID:	744119010120
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	19 - 01 - 0120
Owner(s):	GONZALEZ WAYNE TR - TR - Trust - 100% SUNSHINE SUITES LAND TRUST 8-12-25 - TR - Trust - 100%
Mailing Address On File:	1417 DEIRDRE DR RUSKIN FL 33570 4102
Physical Address:	613 DOWNING ST, 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:	
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$225,893	$210,622	$0	$225,893	1.5000	$338.84
0012	DISCRETIONARY	$225,893	$210,622	$0	$225,893	0.7480	$168.97
0011	REQ LOCAL EFFORT	$225,893	$210,622	$0	$225,893	3.0310	$684.68
0050	GENERAL FUND	$225,893	$210,622	$15,271	$210,622	3.2007	$674.14
0053	LAW ENFORCEMENT FUND	$225,893	$210,622	$15,271	$210,622	1.5994	$336.87
0055	LIBRARY	$225,893	$210,622	$15,271	$210,622	0.3697	$77.87
0520	MOSQUITO CONTROL	$225,893	$210,622	$15,271	$210,622	0.1573	$33.13
0530	PONCE INLET PORT AUTHORITY	$225,893	$210,622	$15,271	$210,622	0.0660	$13.90
0058	VOLUSIA ECHO	$225,893	$210,622	$15,271	$210,622	0.2000	$42.12
0057	VOLUSIA FOREVER	$225,893	$210,622	$15,271	$210,622	0.2000	$42.12
0065	FLORIDA INLAND NAVIGATION DISTRICT	$225,893	$210,622	$15,271	$210,622	0.0288	$6.07
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$225,893	$210,622	$15,271	$210,622	0.3101	$65.31
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$225,893	$210,622	$15,271	$210,622	0.1793	$37.76
0272	NEW SMYRNA BCH I&S 2018	$225,893	$210,622	$15,271	$210,622	0.1115	$23.48
0270	NEW SMYRNA BEACH	$225,893	$210,622	$15,271	$210,622	4.6370	$976.65
						16.3388	$3,521.93

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,521.93
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$3,646.93**
Estimated Tax Amount without SOH:	$3,815.82

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$19,125	$189,049	$208,174	$191,475	$0	$191,475	$0
2023	$18,000	$196,451	$214,451	$174,068	$0	$174,068	$0
2022	$19,125	$193,026	$212,151	$158,244	$0	$158,244	$0
2021	$19,125	$128,082	$147,207	$143,858	$0	$143,858	$0
2020	$19,125	$111,655	$130,780	$130,780	$0	$130,780	$0
2019	$20,250	$68,366	$88,616	$84,666	$0	$84,666	$0
2018	$13,725	$71,603	$85,328	$76,969	$0	$76,969	$0
2017	$13,050	$65,515	$78,565	$69,972	$0	$69,972	$0
2016	$12,150	$59,286	$71,436	$63,611	$0	$63,611	$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.

41-17-34 LOT 12 BLK 1 BILLVILLE ADD NEW SMYRNA BEACH MB 2 PG 173 PER OR 2295 PG 0026 PER OR 7750 PG 0550 PER OR 7867 PG 3361 PER OR 8742 PG 3843

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

WAYNE GONZALEZ TR
1417 DEIRDRE DR
RUSKIN, FL 33570-4102

CASE NO. CE-0559-2025
613 DOWNING ST
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **November 20, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

WAYNE GONZALEZ TR
1417 DEIRDRE DR
RUSKIN, FL 33570-4102

CASE NO. CE-0559-2025
613 DOWNING ST
NEW SMYRNA BEACH, FL 32168

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested ,Receipt Number: 9214 8901 9403 8338 8619 31

(✓) Post

( ) Hand Delivery

Herman Trautwein
Code Compliance Officer
Phone: (386) 410-2872
Email: htrautwein@cityofnsb.com
10/21/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0559-2025**
Case Type: **Code Enforcement**
Date Case Established: **10/15/2025**
Compliance Deadline: **11/11/2025**

Owner: WAYNE GONZALEZ TR

Mailing Address

WAYNE GONZALEZ TR
1417 DEIRDRE DR
RUSKIN, FL 33570-4102

Notice of Violation for the following location:

Address	Parcel
613 DOWNING ST NEW SMYRNA BEACH, FL 32168	**744119010120**

Violation: Sec. 26-914.(2) - Exterior Surfaces
All exterior finish surfaces shall be weather tight and in good repair and shall not have any holes, cracks or deterioration that allows water or vermin to reach any basic structural element or to enter the interior of any building.
Corrective Action: Repair :-rotting missing soffit & siding, hole in skirting for crawl space, rotting porch, porch roof that is in disrepair
Compliance Date: 11/11/2025

Violation: Sec. 26-914.(3) - Protection of Exterior Surfaces
All exterior surfaces of a building or structure that may deteriorate from exposure to weather shall be protected from the weather by a properly applied weather-resistant paint, stain or other waterproof finish. Primers shall be properly covered with a water-resistant finish coating.
Corrective Action: Repair : peeling pain/ rotted wood
Compliance Date: 11/11/2025

Violation: Sec. 26-914.(4) - Exterior Windows & Doors
All exterior windows and doors shall be weather tight and in good repair, intact and functioning as originally intended and designed, or shall be secured against weather by boarding which is painted a color matching that of the adjacent exterior siding. Boarding shall be done in a manner and with materials as specified in this Code. All exterior openings suitable for human or animal

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: CE-0559-2025
Case Type: Code Enforcement
Date Case Established: 10/15/2025
Compliance Deadline: 11/11/2025

entry shall be secured by use of exterior grade plywood, of at least three-eighths-inch thickness, cut to the size of the opening and secured by use of Phillips-headed, minimum two inches long screws on all first story or ground accessible points of entry. The use of 16d common nails is

permitted on entry points being secured above the first story or where not accessible from ground level. Boards shall be placed over all points of entry.

Corrective Action: Repair : rotted wood on doors and windows including frames / repair broken & missing windows
Compliance Date: 11/11/2025

Violation: Sec. 26-914.(5) - Exterior Attachments
Exterior attachments to basic structural elements, including but not limited to gutters, down spouts, screening, vents, antennae, tanks, awnings, canopies, marquees, signs, lighting fixtures, handrails, guardrails and utility connections shall be in good repair.
Corrective Action: Repair: awning/ porch roof in disrepair
Compliance Date: 11/11/2025

Violation: Sec. 26-914.(6) - Accessory Improvements
All accessory improvements located on a property, including but not limited to walkways, driveways, parking areas, storm drains, parking bumpers, steps, handrails, guardrails, signs, lighting fixtures, poles, fences, walls, tanks, antennae and all other freestanding or made structures shall be in good repair.
Corrective Action: Repair : steps on side of house in that are in complete disrepair and any other steps that are rotted
Compliance Date: 11/11/2025

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0559-2025**
Case Type: **Code Enforcement**
Date Case Established: **10/15/2025**
Compliance Deadline: **11/11/2025**

Violation: Sec. 26-914.(8) - Landscaping
Maintain all yards and landscaping by watering, cutting, pruning, and mowing all lawns and vegetation. Yards and lawns shall be kept free of weeds.
Corrective Action: Yard overgrown, trim/cut all vegetation
Compliance Date: 11/11/2025

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 8338 8619 31
(✓) Post
( ) Hand Delivery

Sincerely,

Herman Trautwein
Code Compliance Officer
Phone: (386) 410-2872
Email: htrautwein@cityofnsb.com
10/21/25

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/23/2025

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8338 8619 31

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

ORIGIN ACCEPTANCE NEW SMYRNA BEACH,FL 32168 10/23/2025 07:26

ORIGINAL INTENDED RECIPIENT:

WAYNE GONZALEZ TR
1417 DEIRDRE DR
RUSKIN FL 33570-4102

613 DOWNING ST
Case #: CE 0559 2025

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

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

USPS CERTIFIED MAIL



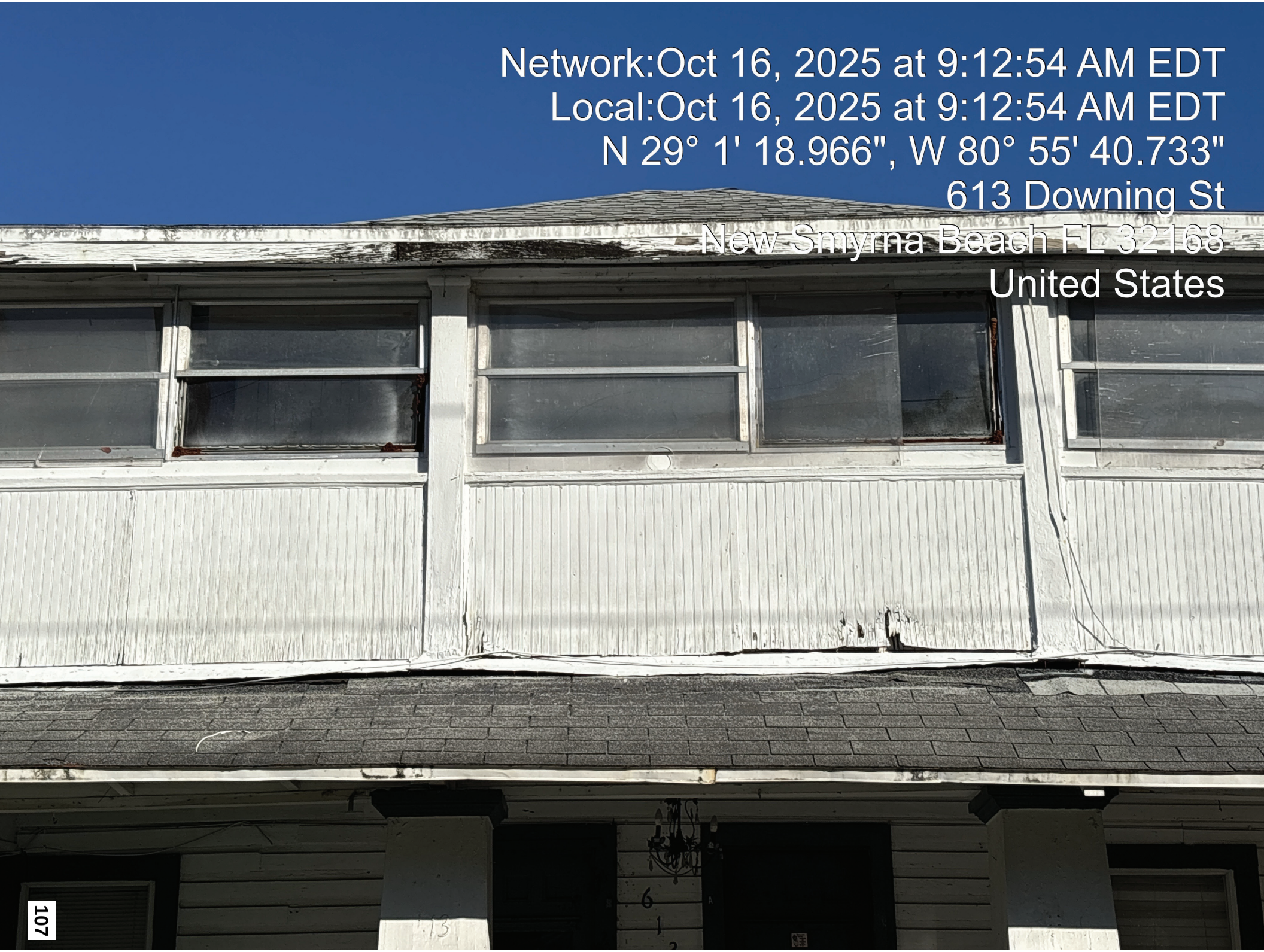
9214 8901 9403 8338 8619 31

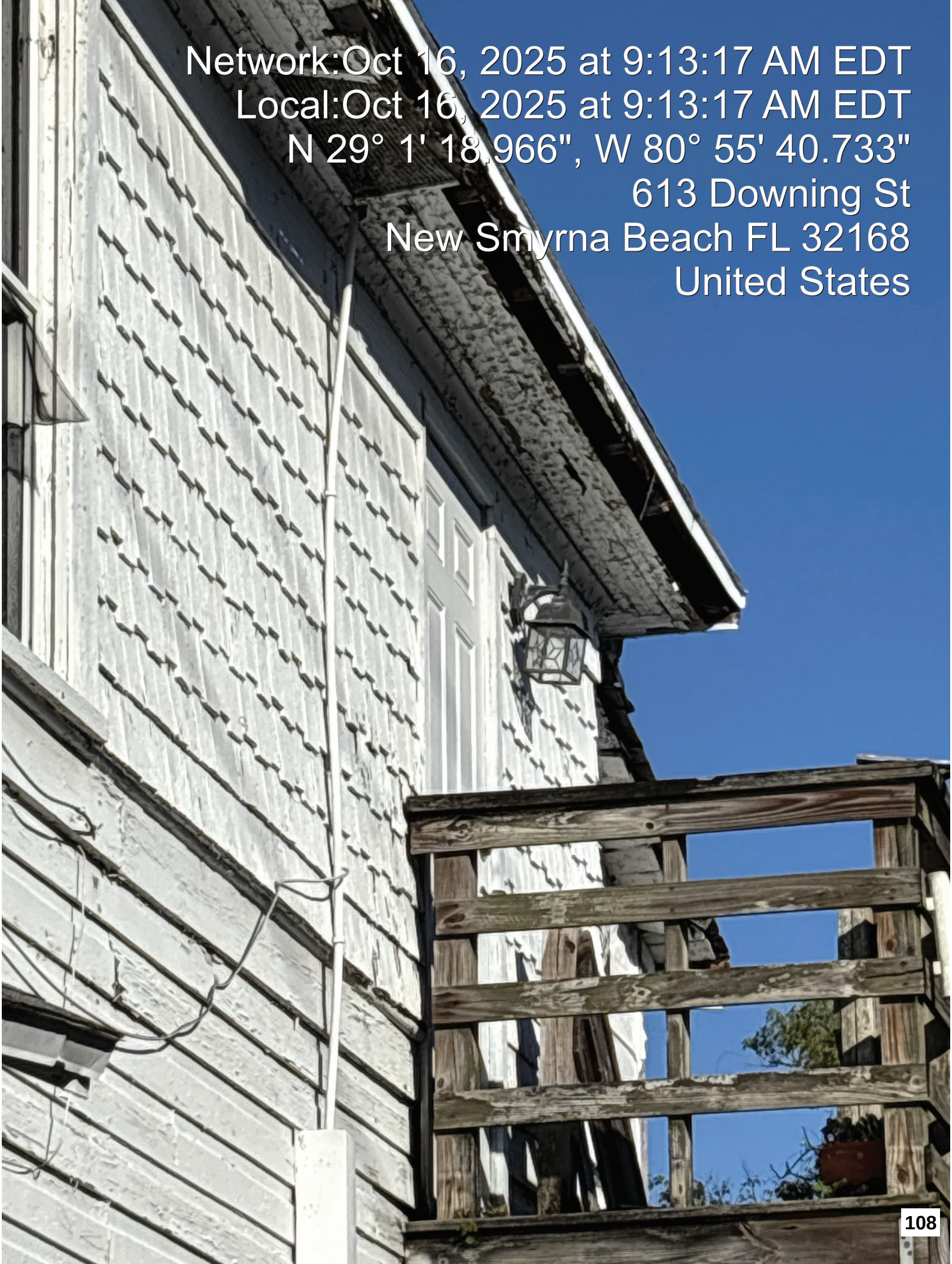
WAYNE GONZALEZ TR
1417 DEIRDRE DR
RUSKIN FL 33570-4102

613 Downing St. - CE-0559-2025

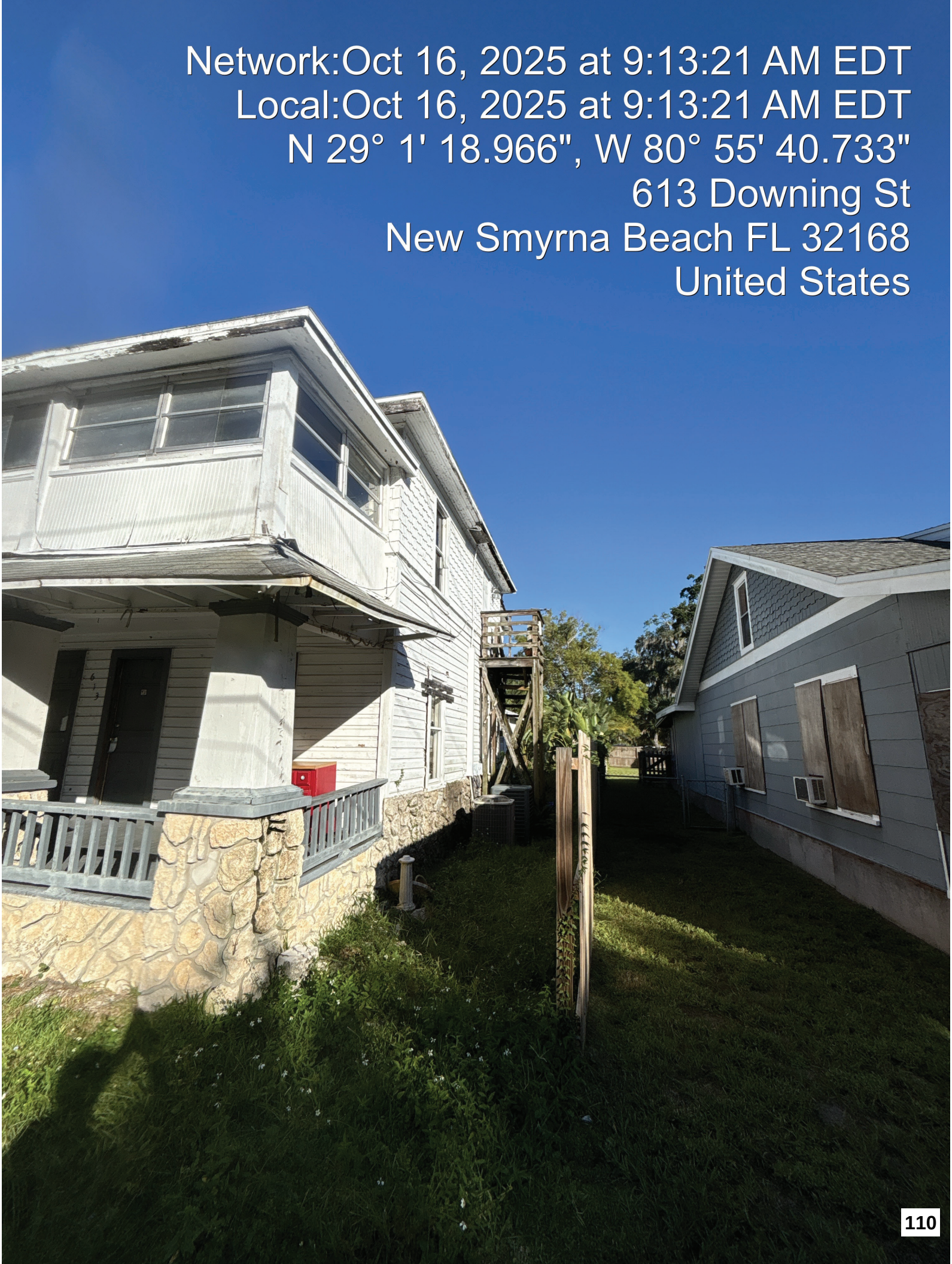

Network:Oct 21, 2025 at 9:15:44 AM EDT
Local:Oct 21, 2025 at 9:15:44 AM EDT
N 29° 1' 18.797", W 80° 55' 40.938"
613 Downing St
New Smyrna Beach FL 32168
United States
105

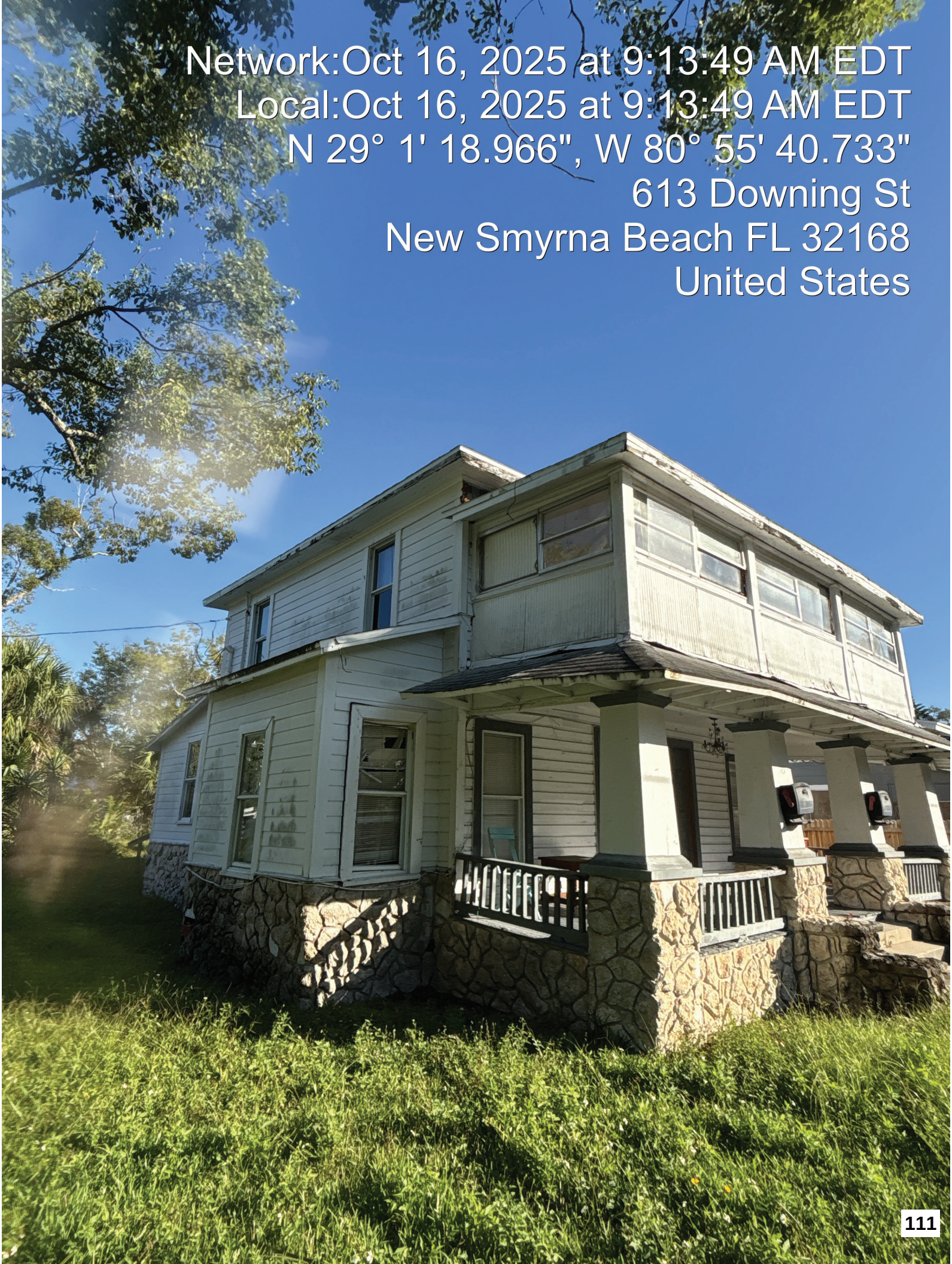

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Local:Oct 16, 2025 at 9:12:46 AM EDT
N 29° 1' 18.966", W 80° 55' 40.733"
613 Downing St
New Smyrna Beach FL 32168
United States
106


Network:Oct 16, 2025 at 9:12:54 AM EDT
Local:Oct 16, 2025 at 9:12:54 AM EDT
N 29° 1' 18.966", W 80° 55' 40.733"
613 Downing St
New Smyrna Beach FL 32168
United States
107


Network:Oct 16, 2025 at 9:13:17 AM EDT
Local:Oct 16, 2025 at 9:13:17 AM EDT
N 29° 1' 18.966", W 80° 55' 40.733"
613 Downing St
New Smyrna Beach FL 32168
United States

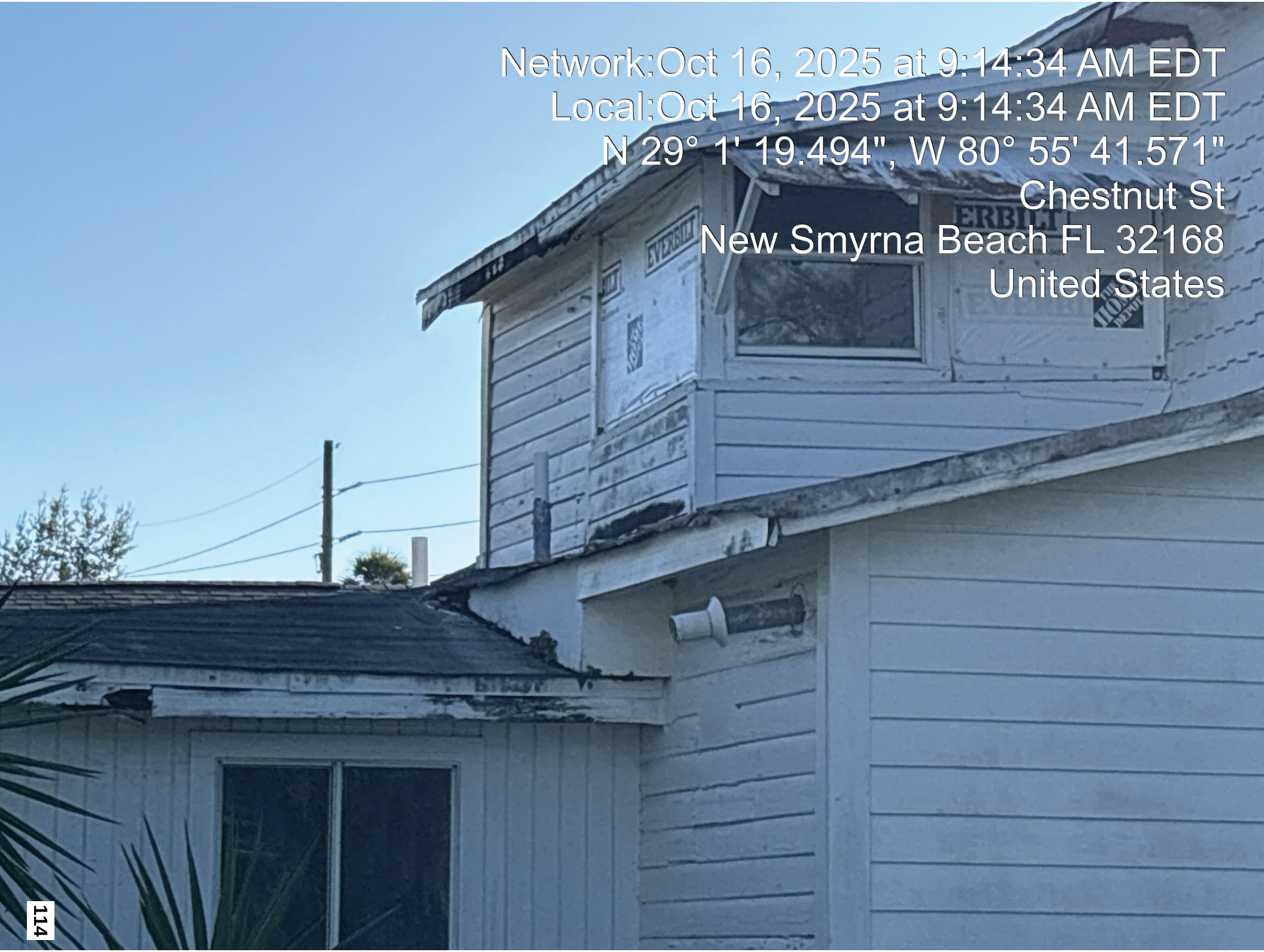

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Local:Oct 16, 2025 at 9:13:47 AM EDT
N 29° 1' 18.966", W 80° 55' 40.733"
613 Downing St
New Smyrna Beach FL 32168
United States
109


Network:Oct 16, 2025 at 9:13:21 AM EDT
Local:Oct 16, 2025 at 9:13:21 AM EDT
N 29° 1' 18.966", W 80° 55' 40.733"
613 Downing St
New Smyrna Beach FL 32168
United States


Network:Oct 16, 2025 at 9:13:49 AM EDT
Local:Oct 16, 2025 at 9:13:49 AM EDT
N 29° 1' 18.966", W 80° 55' 40.733"
613 Downing St
New Smyrna Beach FL 32168
United States


Network:Oct 16, 2025 at 9:14:10 AM EDT
Local:Oct 16, 2025 at 9:14:10 AM EDT
N 29° 1' 19.096", W 80° 55' 41.512"
Chestnut St
New Smyrna Beach FL 32168
United States
112


Network:Oct 16, 2025 at 9:14:14 AM EDT
Local:Oct 16, 2025 at 9:14:14 AM EDT
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Chestnut St
New Smyrna Beach FL 32168
United States
113

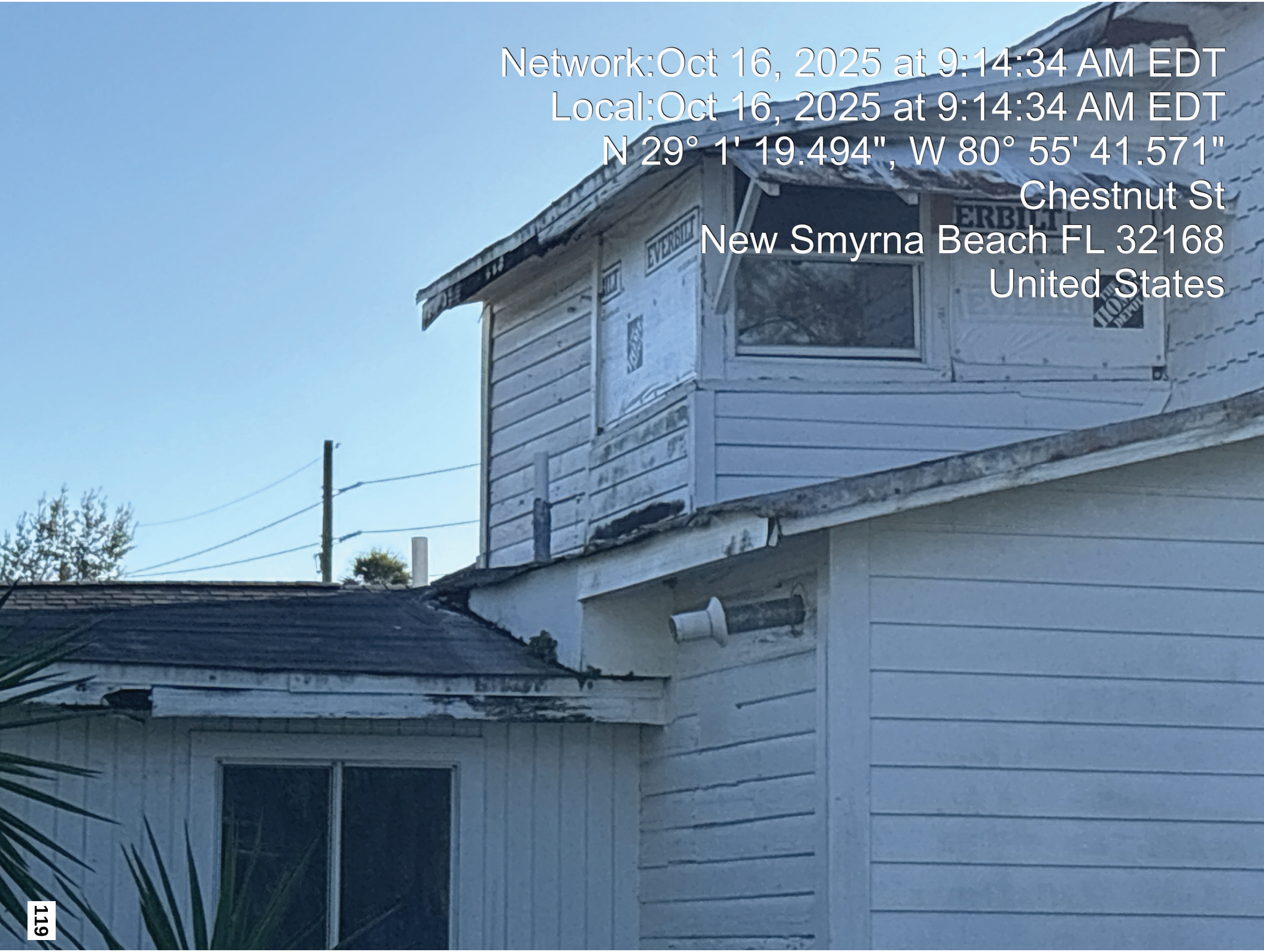

Network:Oct 16, 2025 at 9:14:34 AM EDT
Local:Oct 16, 2025 at 9:14:34 AM EDT
N 29° 1' 19.494", W 80° 55' 41.571"
Chestnut St
New Smyrna Beach FL 32168
United States
114


Network:Oct 16, 2025 at 9:14:56 AM EDT
Local:Oct 16, 2025 at 9:14:56 AM EDT
N 29° 1' 19.494", W 80° 55' 41.571"
Chestnut St
New Smyrna Beach FL 32168
United States
115


Network:Oct 21, 2025 at 9:15:45 AM EDT
Local:Oct 21, 2025 at 9:15:45 AM EDT
N 29° 1' 18.797", W 80° 55' 40.938"
613 Downing St
New Smyrna Beach FL 32168
United States
6
1
3
116


Network:Oct 16, 2025 at 9:23:35 AM EDT
Local:Oct 16, 2025 at 9:23:35 AM EDT
N 29° 1' 19.299", W 80° 55' 40.323"
611 Downing St
New Smyrna Beach FL 32168
United States
117


Network:Oct 21, 2025 at 9:15:44 AM EDT
Local:Oct 21, 2025 at 9:15:44 AM EDT
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613 Downing St
New Smyrna Beach FL 32168
United States
6
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118


Network:Oct 16, 2025 at 9:14:34 AM EDT
Local:Oct 16, 2025 at 9:14:34 AM EDT
N 29° 1' 19.494", W 80° 55' 41.571"
Chestnut St
New Smyrna Beach FL 32168
United States
119

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0488-2025 - 205 QUAY ASSISI OWNER: RANDALL TODD SR & SUZETTE S JONES; OFFICER: BEVERLY ABRAHAMSON

November 20, 2025

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required Sec. 26-172. - Penalties for work commencing before permit issuance.

Compliance date: October 3, 2025

Method of service: Posted Property September 23, 2025 Certified mail accepted September 26, 2025.
New Notice of hearing sent on October 1, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

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

Attachments:

CCB-0488-2025 - 205 Quay Assisi.pdf

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

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

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

Owner
Todd Jones
Christina E Blvd
Lakeland, FL 33813

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

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

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

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

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

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

Parcel Summary

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

Working Tax Roll Values by Taxing Authority

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

Non-Ad Valorem Assessments

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

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

Previous Years Certified Tax Roll Values

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

Property Description

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

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

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

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

Case Type: **Code Enforcement**

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

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

Owner: RANDALL TODD SR & SUZETTE S JONES

Mailing Address

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

Notice of Violation for the following location:

Address

205 QUAY ASSISI
NEW SMYRNA BEACH, FL 32169

Parcel

740802000510

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Added a boat lift to the west side of an existing boat dock/house
Compliance Date: 10/03/2025

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

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

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

Case Type: **Code Enforcement**

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

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

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

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

CERTIFICATE OF SERVICE

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

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

(✓) Post

( ) Hand Delivery

Sincerely,

Beverly Abrahamson

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

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

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

NOTICE OF HEARING

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

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

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

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

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

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

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

(✓) Post

( ) Hand Delivery

Beverly Abrahamson

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


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

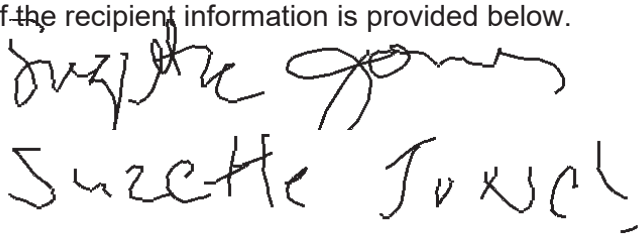
UNITED STATES POSTAL SERVICE

Date Produced: 09/29/2025

ConnectSuite Inc.:

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

Signature of Recipient :



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

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

Sincerely,
United States Postal Service

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

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

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

Customer Reference Number: C6223552.37895674

Return Reference Number 3115 E SANCTUARY CIRCLE

2

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8334 5391 55

USPS Tracking Label Number: 9214 8901 9403 8334 5391 55

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

CASE #: CCB-0488-2025 205 QUAY ASSISI

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

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

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

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

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CERTIFICATE OF SERVICE

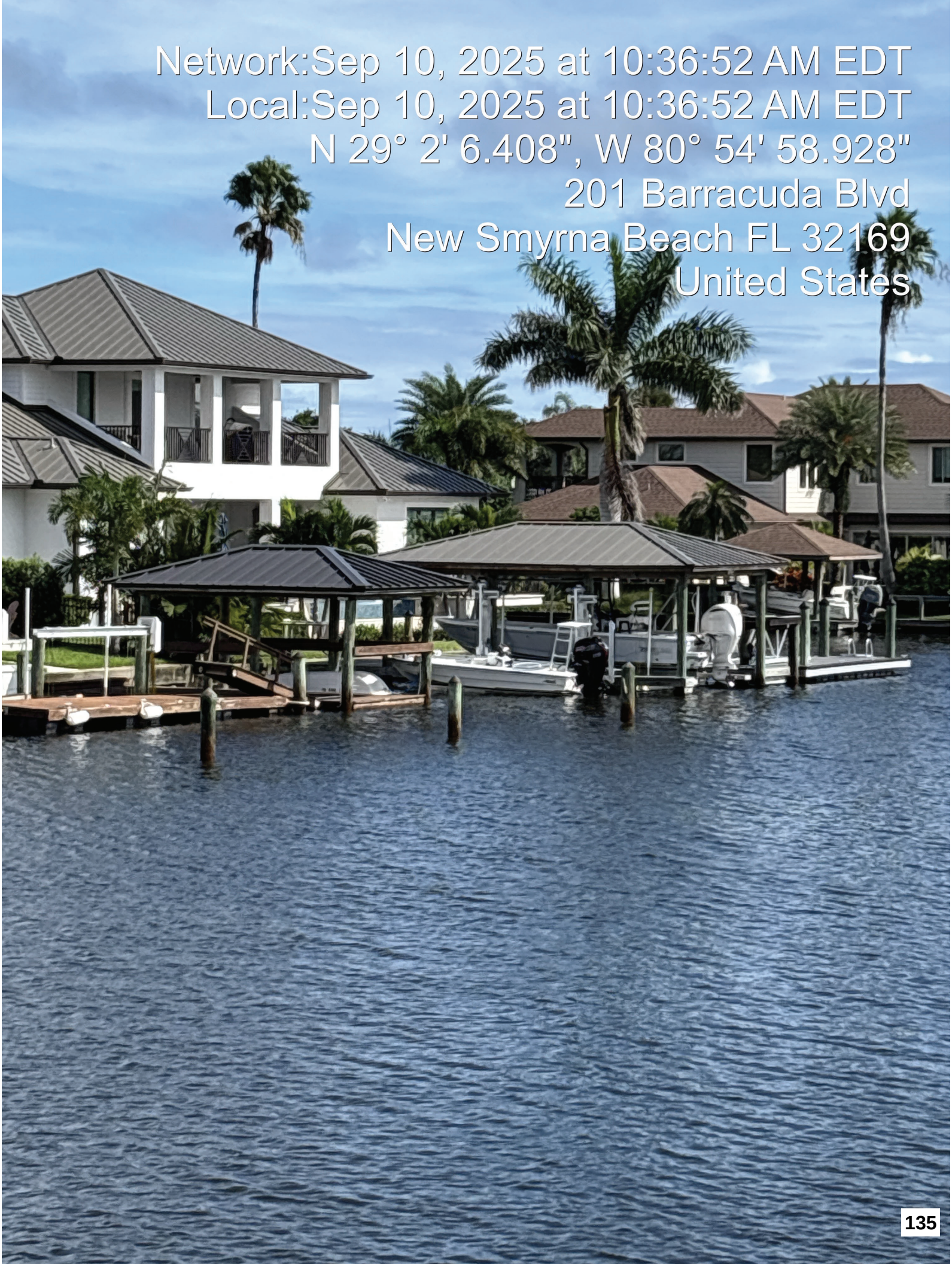
I HEREBY CERTIFY that is Notice of Hearing is served on the party(ies) at the address as described above by:

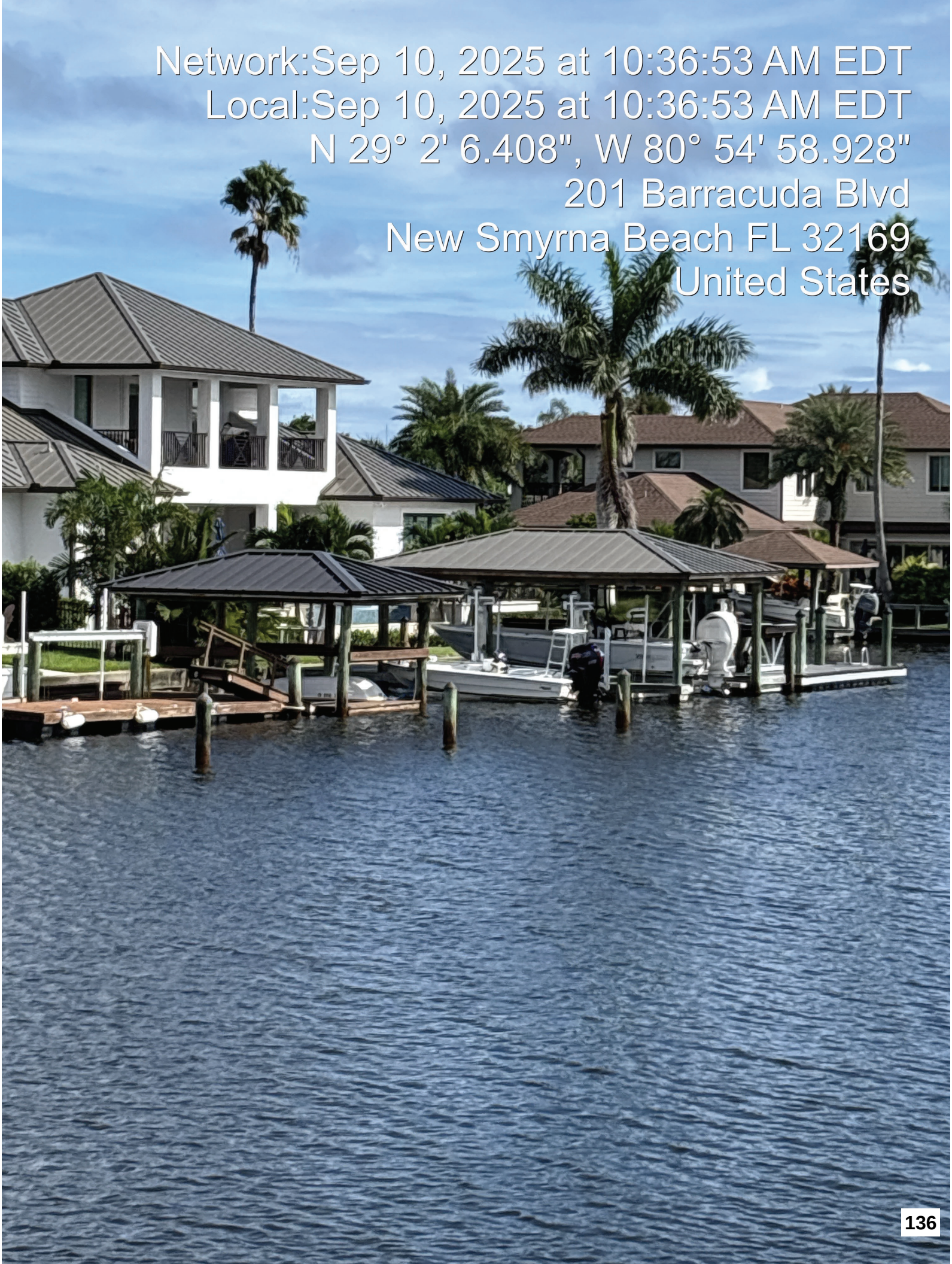
(✓) Certified Mail, Return Receipt Requested; Receipt Number: 9214 8901 9403 8340 4704 35

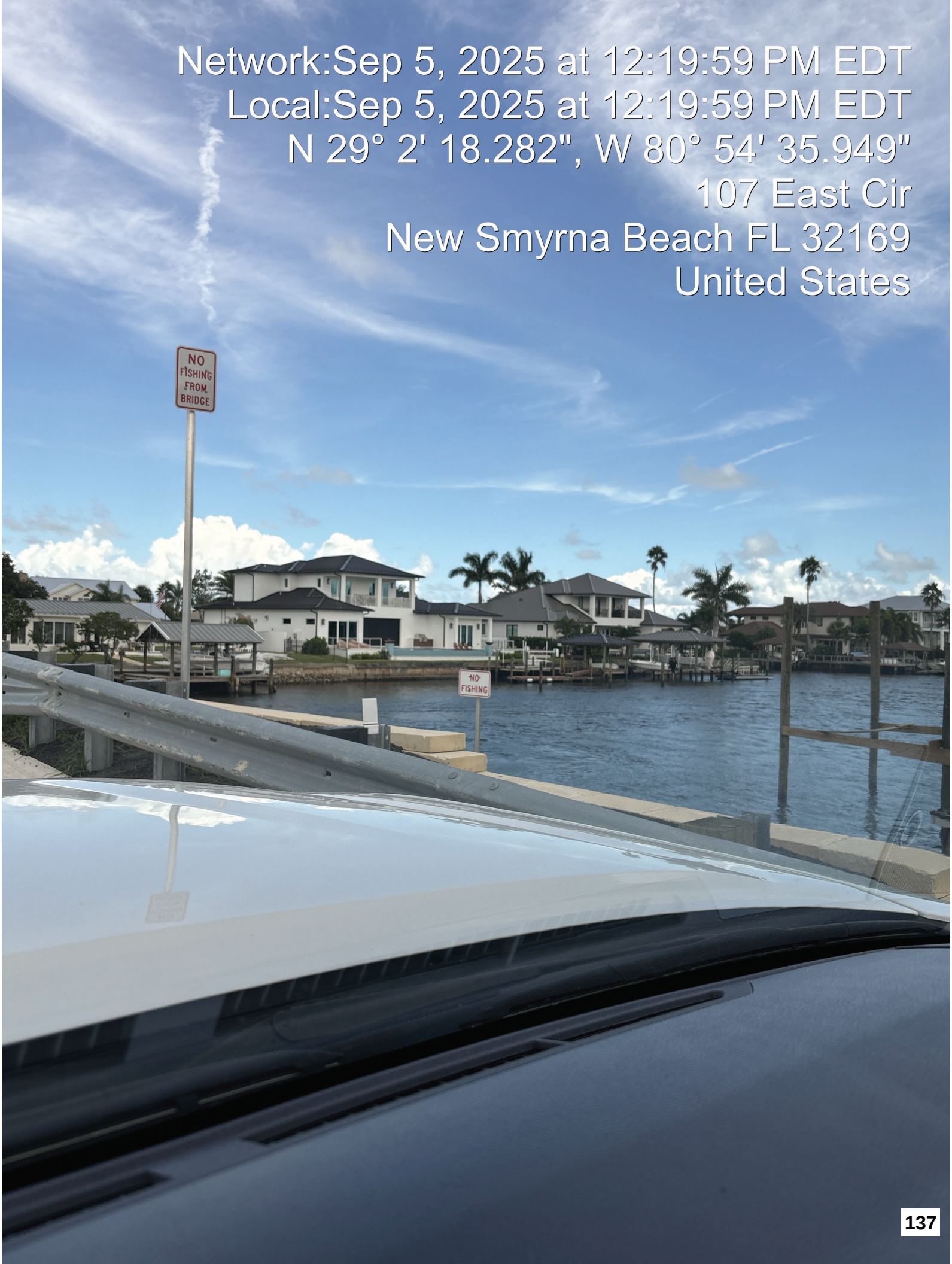
(✓) Post

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

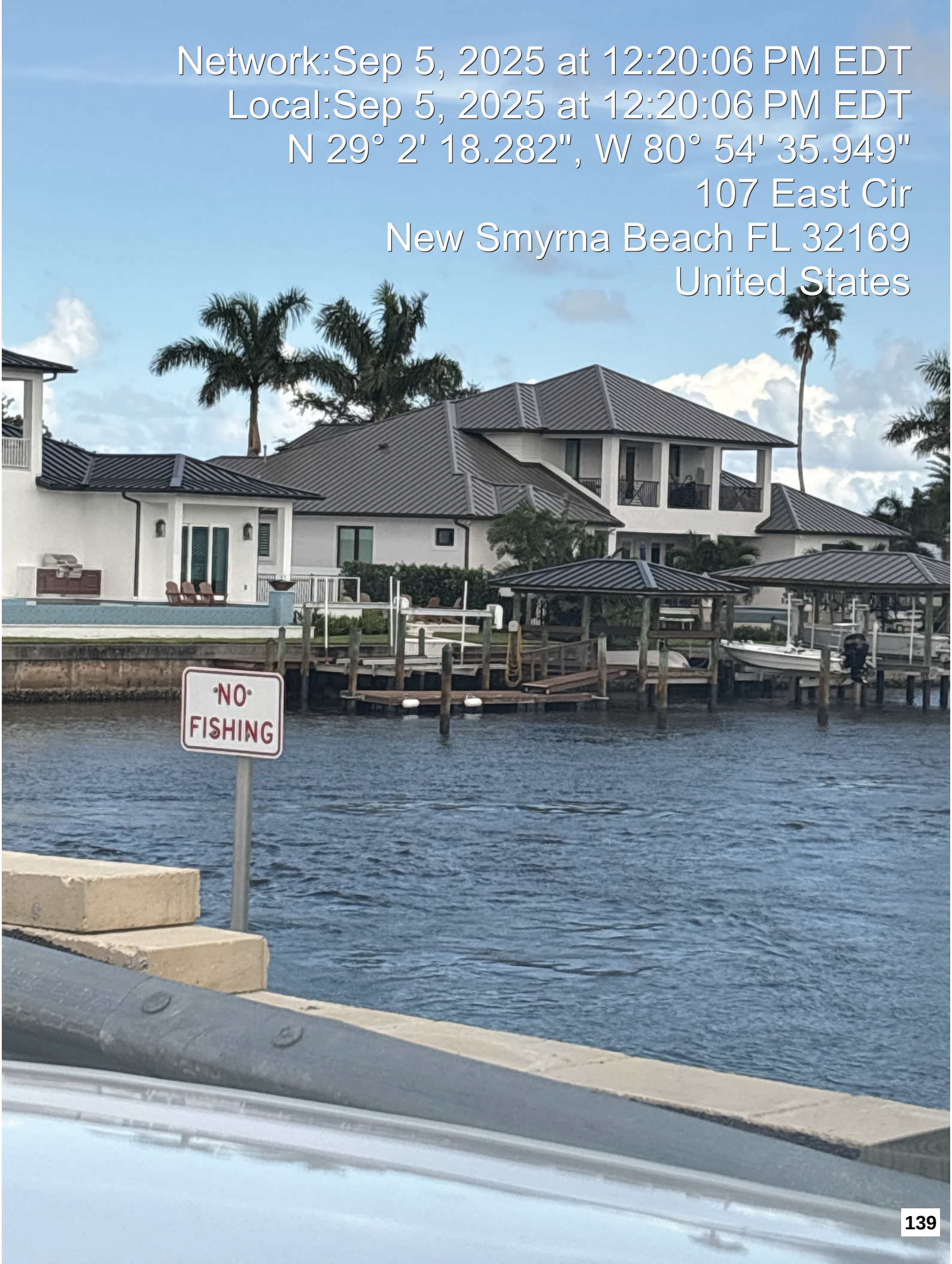
Date: October 1, 2025

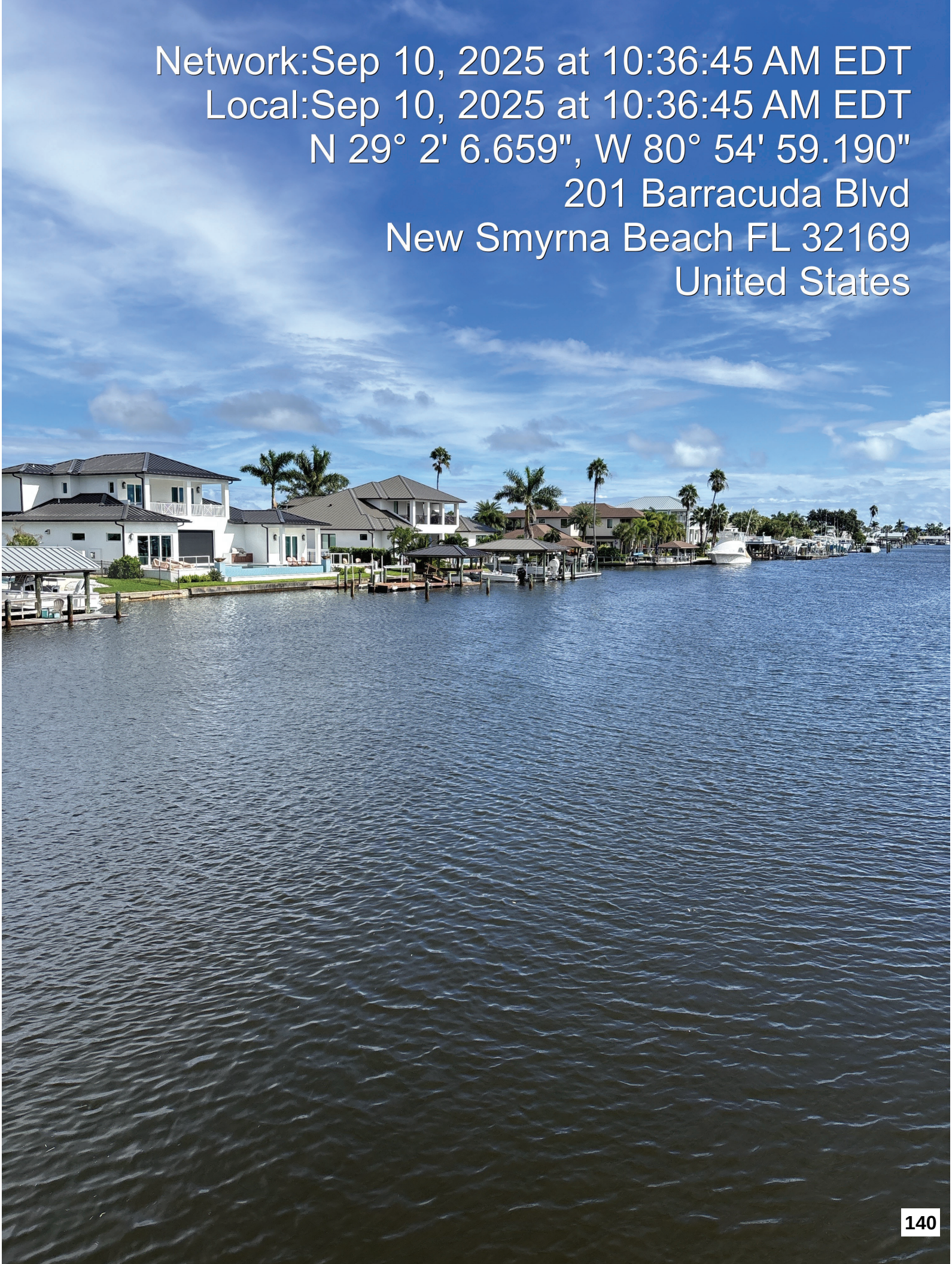

Network:Sep 10, 2025 at 10:36:52 AM EDT
Local:Sep 10, 2025 at 10:36:52 AM EDT
N 29° 2' 6.408", W 80° 54' 58.928"
201 Barracuda Blvd
New Smyrna Beach FL 32169
United States


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


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


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


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


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

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE No. CE-2025-0088
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NEW SMYRNA BEACH, FL 32169

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0469-2025 - 809 MARALYN AVE OWNER: JAMES A. & ELISE S. BATTILLO, BATTILLO FAMILY REV TRUST; OFFICER: BEVERLY ABRAHAMSON

November 20, 2025

Background:

Violation of city code: Sec. 26-171. (a) - Permits Required Sec. 26-172. - Penalties for work commencing before permit issuance.

Compliance date: October 3, 2025

Method of service: Property posted September 22, 2025 Certified mail accepted on September 25, 2025
New Notice of Hearing Sent October 1, 2025, posted October 2 and 31, 2025.

Fiscal Analysis:

None

Strategic Plan Item:

No

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

Attachments:

CCB-0465-2025 809 Maralyn Ave.pdf

809 MARALYN AVE CE-0465-2025
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Project:
Opened Date: 08/25/2025
Status: In Progress
District: New Smyrna Beach
Closed Date: NOT CLOSED
Assigned To: Beverly Abrahamson
Description: Driveway and ROW replacement from concrete to pavers.

Parcel: 741601050050 Main
Address: 809 Maralyn Av Main
New Smyrna Beach, FL 32169
Zone: R-3 (SINGLE FAMILY RESIDENTIAL)

Owner

James Battillo

809 Maralyn
New Smyrna Beach, FL 32169

Activity Type	Activity Number	Activity Name	User	Created On
Courtesy Notice Sent	COURT-004005-2025	Verbal Courtesy	Beverly Abrahamson	08/26/2025

Violation Code: Sec. 26-171. (a)
Violation Status: In Violation
Citation Issue Date: 08/25/2025
Compliance Date: 09/05/2025
Resolved Date:
Code Description: Permits Required
Corrective Action: Obtain the required permit for replacing the driveway and ROW

Violation Code: Sec. 26-172.
Violation Status: In Violation
Citation Issue Date: 08/25/2025
Compliance Date: 09/05/2025
Resolved Date:
Code Description: Penalties for work commencing before permit issuance.
Corrective Action: Pay penalties for work started after the fact

Inspection Number	Inspection Type	Inspection Status	Inspection Date
CEINSP-018388-2025	Code Enforcement	Passed	08/25/2025 12:24 pm

Inspector: Beverly Abrahamson
Checklist Comments:

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

AltKey: 3795199 **Parcel ID: 741601050050**
BATTILLO JAMES A TR **809 MARALYN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3795199
Parcel ID:	741601050050
Township-Range-Section:	17 - 34 - 16
Subdivision-Block-Lot:	01 - 05 - 0050
Owner(s):	BATTILLO JAMES A TR - TR - Trust - 100% BATTILLO FAMILY REV TRUST 8-2-24 - TR - Trust - 100% BATTILLO FAMILY REV TRUST 8-2-24 - TR - Trust - 100% BATTILLO ELISE S TR - TR - Trust - 100%
Mailing Address On File:	1184 CYPRESS LOFT PL LAKE MARY FL 32746 4449
Physical Address:	809 MARALYN AVE, NEW SMYRNA BEACH 32169
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	4840
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	$758,590	$562,598	$0	$758,590	1.5000	$1,137.89
0012	DISCRETIONARY	$758,590	$562,598	$0	$758,590	0.7480	$567.43
0011	REQ LOCAL EFFORT	$758,590	$562,598	$0	$758,590	3.0310	$2,299.29
0050	GENERAL FUND	$758,590	$562,598	$195,992	$562,598	3.2007	$1,800.71
0053	LAW ENFORCEMENT FUND	$758,590	$562,598	$195,992	$562,598	1.5994	$899.82
0055	LIBRARY	$758,590	$562,598	$195,992	$562,598	0.3697	$207.99
0520	MOSQUITO CONTROL	$758,590	$562,598	$195,992	$562,598	0.1573	$88.50
0530	PONCE INLET PORT AUTHORITY	$758,590	$562,598	$195,992	$562,598	0.0660	$37.13
0058	VOLUSIA ECHO	$758,590	$562,598	$195,992	$562,598	0.2000	$112.52
0057	VOLUSIA FOREVER	$758,590	$562,598	$195,992	$562,598	0.2000	$112.52
0065	FLORIDA INLAND NAVIGATION DISTRICT	$758,590	$562,598	$195,992	$562,598	0.0288	$16.20
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$758,590	$562,598	$195,992	$562,598	0.3101	$174.46
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$758,590	$562,598	$195,992	$562,598	0.1793	$100.87
0272	NEW SMYRNA BCH I&S 2018	$758,590	$562,598	$195,992	$562,598	0.1115	$62.73
0270	NEW SMYRNA BEACH	$758,590	$562,598	$195,992	$562,598	4.6370	$2,608.77
						16.3388	$10,226.82

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$10,226.82
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$10,351.82**
Estimated Tax Amount without SOH:	$12,519.45

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2024	$446,500	$276,272	$722,772	$506,178	$0	$506,178	$0
2023	$484,100	$272,653	$756,753	$460,162	$0	$460,162	$0
2022	$258,500	$215,167	$473,667	$418,329	$0	$418,329	$0
2021	$173,900	$231,236	$405,136	$380,299	$0	$380,299	$0
2020	$149,460	$227,327	$376,787	$345,726	$0	$345,726	$0
2019	$163,795	$190,162	$353,957	$314,296	$0	$314,296	$0
2018	$146,875	$170,292	$317,167	$285,724	$0	$285,724	$0
2017	$146,875	$204,770	$352,325	$259,748	$0	$259,748	$0
2016	$141,653	$167,122	$308,775	$236,135	$0	$236,135	$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.

16-17-34 LOT 5 BLK E HORTON SHORES SUB MB 10 PG 42 PER OR 4301 PG 0485 PER OR 5818 PG 1841 PER OR 8601 PG 0359

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: CE-0465-2025
Case Type: Code Enforcement
Date Case Established: 08/25/2025
Compliance Deadline: 10/03/2025

Owner: BATTILLO FAMILY REV TRUST

Mailing Address

BATTILLO FAMILY REV TRUST
1184 CYPRESS LOFT PL
LAKE MARY, FL 32746-4449

Notice of Violation for the following location:

Address

809 MARALYN AV
NEW SMYRNA BEACH, FL 32169

Parcel

741601050050

Violation: Sec. 26-171. (a) - Permits Required
Required. A building permit shall be procured from the building inspector by every contractor or any other person responsible for the performance of any work except painting before doing such work or construction of any character, whether permanent or temporary, where the cost exceeds $1,000.00 or an inspection is required; however, a building permit shall be required for any structure classified as a fence regardless of cost.
Corrective Action: Obtain the required permit for replacing the driveway and ROW
Compliance Date: 10/03/2025

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

(Ord. No. 49-97, § 1, 10-28-1997; Ord. No. 88-07, § 8, 9-11-2007; Ord. No. 28-09,§ 3, 8-25-2009)

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL 32168
386-410-2870

Violation Notice

Case Number: **CE-0465-2025**
Case Type: **Code Enforcement**
Date Case Established: **08/25/2025**
Compliance Deadline: **10/03/2025**

Corrective Action: Pay penalties for work started after the fact
Compliance Date: 10/03/2025

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8334 2394 13
(✓) Post
( ) Hand Delivery

Sincerely,

Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/22/2025

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

BATTILLO FAMILY REV TRUST
1184 CYPRESS LOFT PL
LAKE MARY, FL 32746-4449

CASE NO. CE-0465-2025
809 MARALYN AV
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING

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

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

BATTILLO FAMILY REV TRUST
1184 CYPRESS LOFT PL
LAKE MARY, FL 32746-4449

CASE NO. CE-0465-2025
809 MARALYN AV
NEW SMYRNA BEACH, FL 32169

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Beverly Abrahamson

Beverly Abrahamson
Code Compliance Officer
Phone: (386) 410-2876
Email: babrahamson@cityofnsb.com
9/22/2025

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

BATTILLO FAMILY REV TRUST
1184 CYPRESS LOFT PL
LAKE MARY, FL 32746-4449

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(✓) Post

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

Date: October 1, 2025

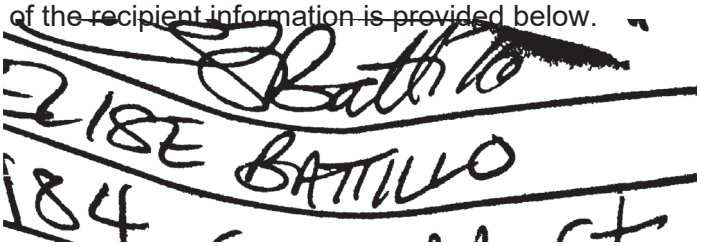
UNITED STATES POSTAL SERVICE

Date Produced: 09/26/2025

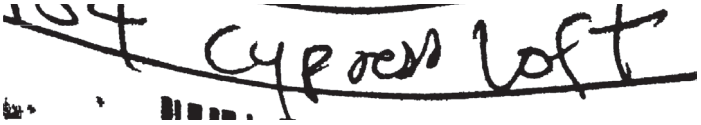
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 2394 13. Our records indicate that this item was delivered on 09/25/2025 at 01:34 p.m. in LAKE MARY, FL 32746. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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

Sincerely,
United States Postal Service

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

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

BATTILLO FAMILY REV TRUST
1184 CYPRESS LOFT PL
LAKE MARY FL 32746-4449

Customer Reference Number: C6220389.37871573

Return Reference Number 1184 CYPRESS LOFT PL LAKE MARY, FL 32746-4449

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:

BATTILLO FAMILY REV TRUST
1184 CYPRESS LOFT PL
LAKE MARY FL 32746-4449

MAILING DATE: 09/22/2025
DELIVERY DATE: 09/25/2025

USPS CERTIFIED MAIL

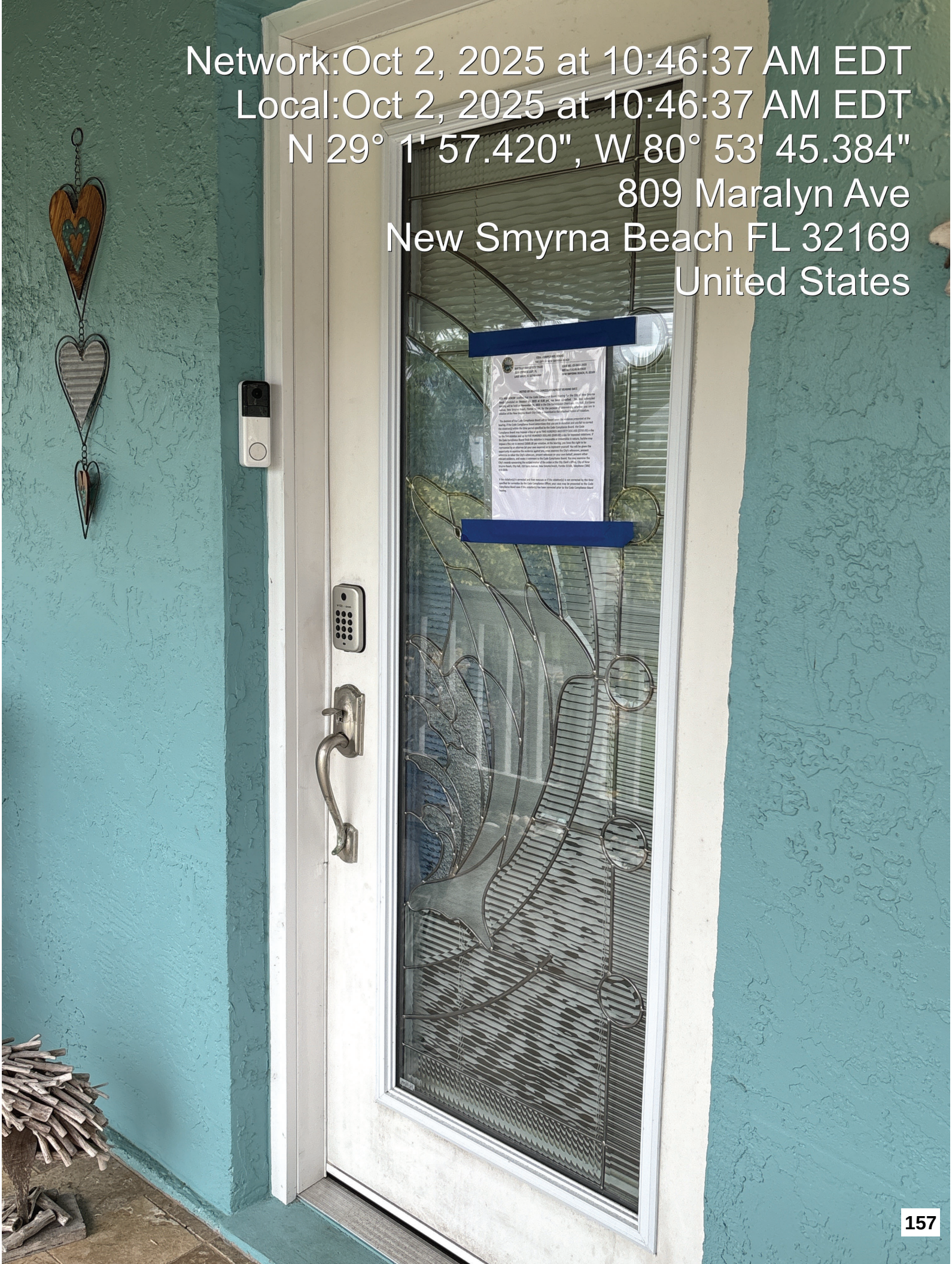


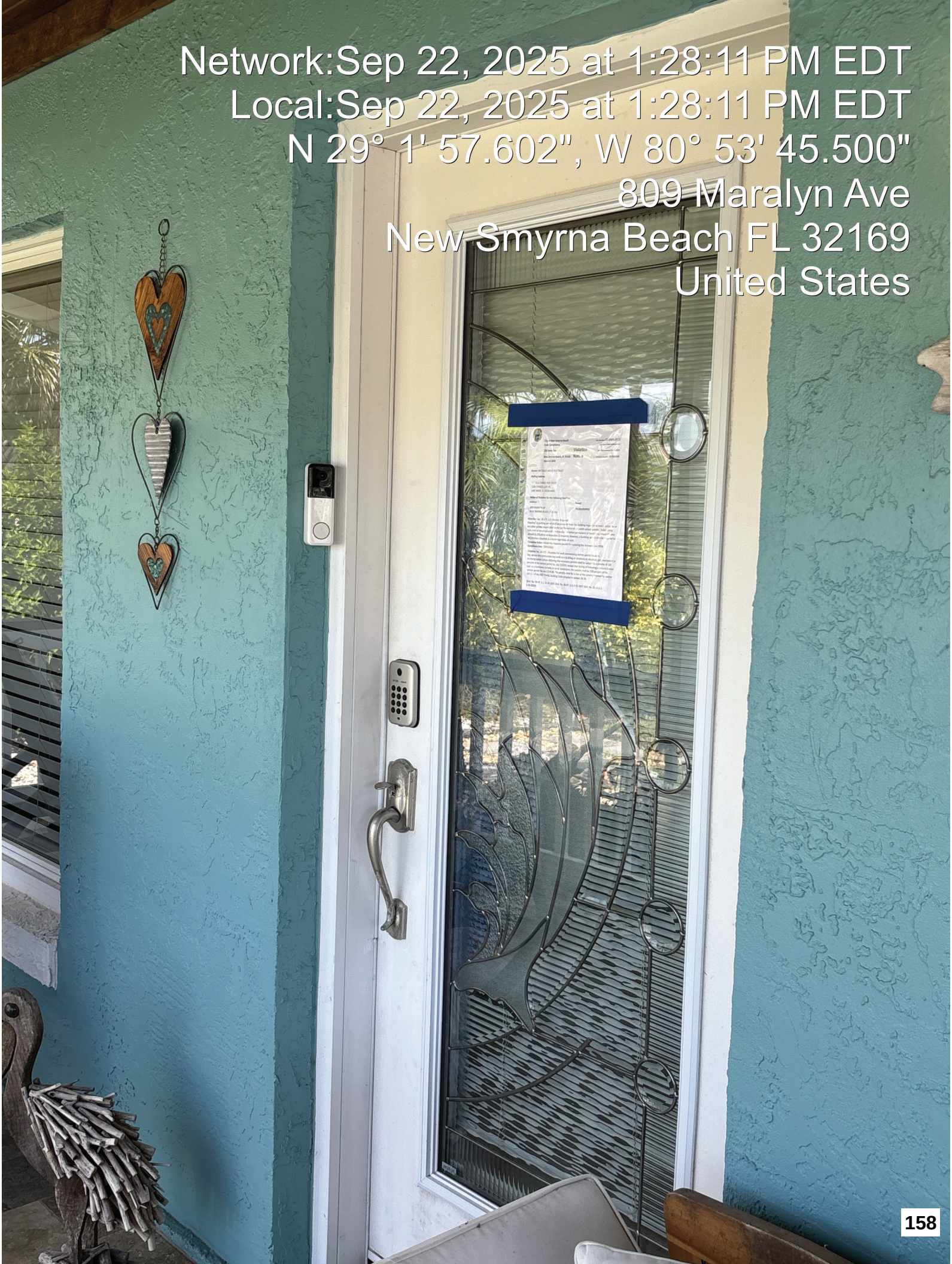
9214 8901 9403 8334 2394 13

USPS Tracking Label Number: 9214 8901 9403 8334 2394 13

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	09/22/2025 11:02
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	09/23/2025 18:40
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	09/23/2025 19:55
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	09/23/2025 21:01
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	09/24/2025 20:57
DELIVERED LEFT WITH INDIVIDUAL	LAKE MARY,FL 32746	09/25/2025 13:34

CASE #: CCB-0465-2025 809 MARYALYN AVE


Network:Oct 2, 2025 at 10:46:37 AM EDT
Local:Oct 2, 2025 at 10:46:37 AM EDT
N 29° 1' 57.420", W 80° 53' 45.384"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States


Network:Sep 22, 2025 at 1:28:11 PM EDT
Local:Sep 22, 2025 at 1:28:11 PM EDT
N 29° 1' 57.602", W 80° 53' 45.500"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States
158


Network time is not synchronized
Local:Sep 12, 2025 at 12:20:09 PM EDT
N 29° 1' 58.141", W 80° 53' 42.427"


Network:Aug 25, 2025 at 11:58:37 AM EDT
Local:Aug 25, 2025 at 11:58:37 AM EDT
N 29° 1' 58.233", W 80° 53' 45.332"
808 Maralyn Ave
New Smyrna Beach FL 32169
United States
160


Network:Oct 31, 2025 at 1:42:30 PM EDT
Local:Oct 31, 2025 at 1:42:30 PM EDT
N 29° 1' 57.453", W 80° 53' 45.529"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States
809
161


Network time is not synchronized
Local:Sep 12, 2025 at 12:20:19 PM EDT
N 29° 1' 58.141", W 80° 53' 42.427"

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0494-2025 - 835 E 24TH AVE.; OWNER ATLANTIC SAND DOLLAR BCH CLUB; OFFICER: JOHN PARKS

November 20, 2025

Background:

Violation of City Code:

IPMC: 304.3 - Premises Identification
Sec. 74-146. - Local Business Tax Imposed
Sec. 26-36. - Adoption of technical codes
NEC. Section 110.26. Clear working space dimensions
Sec. 66-32. - Placement of Garbage/Recycle Containers

Compliance Date: 10/31/2025

Method of Service: Property posted October 9, 2025 Certified mail accepted on October 14, 2025

Fiscal Analysis:

None

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0494-2025 - 825 E 24th Ave.pdf

CE-0494-2025 742215000001 24th Ave Condos
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type:	Code Enforcement	**Project:**		**Opened Date:**	09/15/2025
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	John Parks	**Description:**	Building numbers are missing from condo buildings.		

Parcel: 742215000001 Main	**Address:**	**Zone:** B-4(4) (OCEAN COMMERCIAL)

Owner

Atlantic Sand Dollar Bch Club

835 E 24Th Ave
New Smyrna Beach, FL 32169

Note	Created By	Date and Time Created
1. While conducting a BTR inspection at the condos, I observed that none of the buildings had proper numbers displayed for the buildings. A check of the BTR system found no BTR for association.	John Parks	9/15/2025 8:19 am

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

AltKey: 6038104 **Parcel ID: 742215000001**
ATLANTIC SAND DOLLAR BEACH CLUB **835 E 24TH AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	6038104
Parcel ID:	742215000001
Township-Range-Section:	17 - 34 - 22
Subdivision-Block-Lot:	15 - 00 - 0001
Owner(s):	ATLANTIC SAND DOLLAR BEACH CLUB - FS - Fee Simple - 100% OWNERS ASSOC INC - FS - Fee Simple - 100%
Mailing Address On File:	203 CANAL ST NEW SMYRNA BEACH FL 32168
Physical Address:	835 E 24TH AVE, NEW SMYRNA BEACH 32169
Property Use:	0900 - RES COMMON ELEMENTS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.7933
Neighborhood:	0425
Subdivision Name:	ATLANTIC SAND DOLLAR BEACH CLUB CONDO
Homestead Property:	No

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	0.0288	$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
						16.3388	$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

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
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
2016	$1	$0	$1	$1	$0	$1	$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.

COMMON AREA ATLANTIC SAND DOLLAR BEACH CLUB CONDO PER OR 4113 PG 1524



Detail by Entity Name

Florida Not For Profit Corporation
THE ATLANTIC SAND DOLLAR BEACH CLUB OWNERS ASSOCIATION, INC.

Filing Information

Document Number	N96000003004
FEI/EIN Number	59-3588643
Date Filed	06/03/1996
State	FL
Status	ACTIVE

Principal Address

833 24TH AVENUE
NEW SMYRNA BEACH, FL 32169

Changed: 03/30/2017

Mailing Address

4608 Van Kleeck Drive
NEW SMYRNA BEACH, FL 32169

Changed: 02/13/2019

Registered Agent Name & Address

Desmarais, Vanessa
4608 Van Kleeck Drive
NEW SMYRNA BEACH, FL 32169

Name Changed: 03/30/2017

Address Changed: 02/13/2019

Officer/Director Detail

Name & Address

Title President

GILL, MIKE
9140 Sheridan Drive
Clarence, NY 41031

Title VP

Desmarais, Vanessa
4608 Van Kleeck Drive
NEW SMYRNA BEACH, FL 32169

Annual Reports

Report Year	Filed Date
2023	01/23/2023
2024	03/11/2024
2025	02/17/2025

Document Images

02/17/2025 -- ANNUAL REPORT	View image in PDF format
03/11/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
03/06/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- ANNUAL REPORT	View image in PDF format
02/11/2016 -- ANNUAL REPORT	View image in PDF format
02/10/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- ANNUAL REPORT	View image in PDF format
03/22/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2010 -- ANNUAL REPORT	View image in PDF format
02/26/2009 -- ANNUAL REPORT	View image in PDF format
06/25/2008 -- ANNUAL REPORT	View image in PDF format
09/07/2007 -- ANNUAL REPORT	View image in PDF format
05/09/2006 -- ANNUAL REPORT	View image in PDF format
04/29/2005 -- ANNUAL REPORT	View image in PDF format
04/12/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
06/03/1996 -- DOCUMENTS PRIOR TO 1997	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-0494-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/15/2025**
Compliance Deadline: **10/31/2025**

Violation Notice

Owner: ATLANTIC SAND DOLLAR BCH CLUB

Mailing Address

ATLANTIC SAND DOLLAR BCH CLUB HOA
VANESSA DESMARAIS - REGISTERED AGENT
4608 VAN KLEECK DRIVE
NEW SMYRNA BEACH, FL 32169

ATLANTIC SAND DOLLAR BEACH ASSOC.
203 CANAL STREET
NEW SMYRNA BEACH, FL 32168

Notice of Violation for the following location:

Address
835 E 24TH AVE
NEW SMYRNA BEACH, 32169

Parcel
742215000001

Violation: IPMC 304.3 - Premises Identification
Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (1207 mm).
Corrective Action: Affix 4 inch or greater size numbers on each building of the complex, as well as numbers identifying each unit affixed to the outside of the unit at the main/ front entry.
Compliance Date: 10/31/2025

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 a BTR for the association business. Contact Kathleen Adle at 386-410-2865 for questions. Apply on line at: cityofnsb.com
Compliance Date: 10/31/2025

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

Case Number: **CE-0494-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/15/2025**
Compliance Deadline: **10/31/2025**

Violation Notice

Violation: Sec. 26-36. - Adoption of technical codes.

(a) The following published codes are adopted by reference:

(1) International Property Maintenance Code, most recent edition and including all amendments and revisions that may from time to time be made.

(2) Florida Building Code, including all codes incorporated therein and including all amendments and revisions that may from time to time be made, in accordance with F.S. § 553.76(5).

(3) National Electric Code, most recent edition and including all amendments and revisions that may from time to time be made.

(b) The codes adopted by subsection (a) of this section are incorporated in this chapter as fully as if set out at length, save and except such portions as are amended or deleted in this chapter or are in conflict with this Code. Not less than three copies of each of such codes are now filed in the office of the building inspector.

NEC Section 110.26. Clear working space dimensions

The area in front of an electrical panel must have a clear working space with the following minimum dimensions:

- **Depth:** 36 inches, measured out from the front of the panel.
- **Width:** The width of the equipment or 30 inches, whichever is greater. The panel does not need to be centered in this space.
- **Height (Headroom):** 6.5 feet (78 inches), measured from the floor up

- **Ready accessibility:** A panel must be "readily accessible," meaning it can be reached quickly without requiring tools (other than a key), climbing, or moving obstacles.
- **No obstructions:** The dedicated working space directly in front of the panel cannot be used for storage. This includes no furniture, boxes, appliances, or other items that block the panel.
- **Full door swing:** The panel door must be able to open at least 90 degrees to ensure a safe working area.

Corrective Action: Remove all items located in front of and around the electrical circuit panel boxes and meters, including trash cans.

Compliance Date: 10/31/2025

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

Case Number: **CE-0494-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/15/2025**
Compliance Deadline: **10/31/2025**

Violation Notice

Violation: Sec. 66-32. - Placement of Garbage/Recycle Containers
Garbage shall be placed in containers at the curbside or roadside for collection. Garbage shall not be placed for pickup prior to sundown on the day next preceding the regularly scheduled collection day and shall be placed for pickup prior to 7:00 a.m. on the day of collection. A sufficient number of containers shall be provided to accommodate four days' accumulation of garbage. After collection, reusable containers shall be removed from the curbside or roadside and returned to a location beyond the public view or as otherwise approved by the director of public works on the same day of collection. Containers found to be unfit for continued use shall be condemned for such use, and it shall be the responsibility of the resident to replace the container immediately. Containers continued in use after being condemned shall be removed by the collection personnel without further notice to the resident.

Corrective Action: Trash cans need to be removed from view. If building a structure to store trash cans, please consult with the building department prior to constructing any structure or fencing. The building department can be contacted at 386-410-2860.

Compliance Date: 10/31/2025

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

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

Case Number: **CE-0494-2025**
Case Type: **Code Enforcement**
Date Case Established: **09/15/2025**
Compliance Deadline: **10/31/2025**

Violation Notice

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number:
4608 VAN KLEECK DRIVE 9214 8901 9403 8337 1830 96
203 CANAL STREET 9214 8901 9403 8337 1867 52

(✓) Post

( ) Hand Delivery

Sincerely,

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor

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

10/7/25

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

ATLANTIC SAND DOLLAR BCH CLUB HOA **CASE NO. CE-0494-2025**
VANESSA DESMARAIS - REGISTERED AGENT **835 E 24TH AVE**
4608 VAN KLEECK DRIVE **NEW SMYRNA BEACH,**
NEW SMYRNA BEACH, FL 32169 **FL 32169**

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **November 20, 2025 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

ATLANTIC SAND DOLLAR BCH CLUB HOA **CASE NO. CE-0494-2025**
VANESSA DESMARAIS - REGISTERED AGENT **835 E 24TH AVE**
4608 VAN KLEECK DRIVE **NEW SMYRNA BEACH,**
NEW SMYRNA BEACH, FL 32169 **FL 32169**

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

ATLANTIC SAND DOLLAR BCH CLUB HOA **CASE NO. CE-0494-2025**
VANESSA DESMARAIS - REGISTERED AGENT **835 E 24TH AVE**
4608 VAN KLEECK DRIVE **NEW SMYRNA BEACH,**
NEW SMYRNA BEACH, FL 32169 **FL 32169**

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:
4608 VAN KLEECK DRIVE — 9214 8901 9403 8337 1830 96
203 CANAL STREET, NEW SMYRNA BEACH, FL — 9214 8901 9403 8337 1867 52
(✓) Post

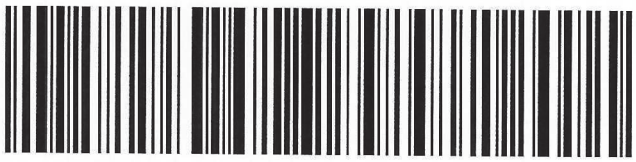
Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
10/7/2025

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

USPS CERTIFIED MAIL



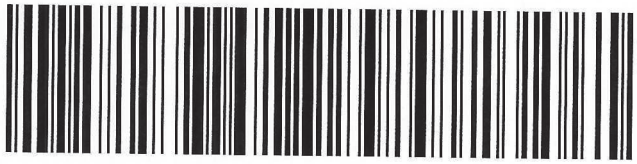
9214 8901 9403 8337 1830 96

ATLANTIC SAND DOLLAR BCH CLUB HOA
VANESSA DESMARAIS - REGISTERED AGENT
4608 VAN KLEECK DR
NEW SMYRNA BEACH FL 32169-4206

835 E. 24th Ave : CE 0494 2025

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 1867 52

ATLANTIC SAND DOLLAR BEACH ASSOC
203 CANAL ST
NEW SMYRNA BEACH FL 32168-7005

CE 0494 2025 835 E 24TH AVE


Network:Oct 9, 2025 at 11:31:38 AM EDT
Local:Oct 9, 2025 at 11:31:38 AM EDT
N 29° 0' 40.212", W 80° 52' 54.245"
837 E 24th Ave
New Smyrna Beach FL 32169
United States
Violation Notice
ATLANTIC SAND DOLLAR BEACH ASSOC.
NEW SMYRNA BEACH, FL 32168
Parcel
742215000001

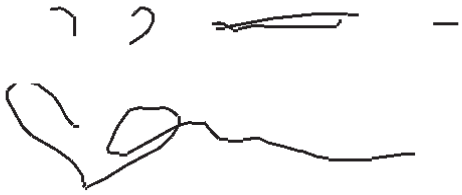
UNITED STATES POSTAL SERVICE

Date Produced: 10/15/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8337 1830 96. Our records indicate that this item was delivered on 10/14/2025 at 06:22 p.m. in NEW SMYRNA BEACH, FL 32169. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 4608 VAN KLEECK DR, NEW SMYRNA BEACH, FL 32169

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:

ATLANTIC SAND DOLLAR BCH CLUB HOA
VANESSA DESMARAIS - REGISTERED AGENT
4608 VAN KLEECK DR
NEW SMYRNA BEACH FL 32169-4206

Customer Reference Number: C6269821.38189176

Return Reference Number 835 E 24TH AVE

2

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

ATLANTIC SAND DOLLAR BCH CLUB HOA
VANESSA DESMARAIS - REGISTERED AGENT
4608 VAN KLEECK DR
NEW SMYRNA BEACH FL 32169-4206

MAILING DATE: 10/09/2025
DELIVERY DATE: 10/14/2025

USPS CERTIFIED MAIL



9214 8901 9403 8337 1830 96

USPS Tracking Label Number: 9214 8901 9403 8337 1830 96

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	10/09/2025 13:04
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	10/10/2025 19:34
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	10/10/2025 20:49
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	10/10/2025 20:57
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	10/12/2025 20:54
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	10/13/2025 22:25
DELIVERED LEFT WITH INDIVIDUAL	NEW SMYRNA BEACH,FL 32169	10/14/2025 18:22

CASE #: CE 0494 2025


Network: Aug 26, 2025 at 10:24:16 AM EDT
Local: Aug 26, 2025 at 10:24:16 AM EDT
N 29° 0' 39.906", W 80° 52' 54.602"
835 E 24th Ave
New Smyrna Beach, FL 32169
United States


Network: Aug 26, 2025 at 10:25:15 AM EDT
Local: Aug 26, 2025 at 10:25:15 AM EDT
N 29° 0' 39.531", W 80° 52' 54.583"
835 E 24th Ave
New Smyrna Beach FL 32169
United States
UNIT 106
833 24TH AVE


Network: Aug 26, 2025 at 10:29:37 AM EDT
Local: Aug 26, 2025 at 10:29:37 AM EDT
N 29° 0' 39.633", W 80° 52' 54.595"
835 E 24th Ave
New Smyrna Beach FL 32169
United States


Network: Aug 26, 2025 at 10:29:47 AM EDT
Local: Aug 26, 2025 at 10:29:47 AM EDT
N 29° 0' 39.633", W 80° 52' 54.595"
835 E 24th Ave
New Smyrna Beach FL 32169
United States
D3 REALTY
386-243-2893
FOR SALE


Network:Oct 9, 2025 at 11:31:38 AM EDT
Local:Oct 9, 2025 at 11:31:38 AM EDT
N 29° 0' 40.212", W 80° 52' 54.245"
837 E 24th Ave
New Smyrna Beach FL 32169
United States
Violation Notice
ATLANTIC SAND DOLLAR BEACH ASSOC.
203 CANAL STREET
NEW SMYRNA BEACH, FL 32168
Parcel
742215000001
Contact Kathleen Adle at
cityofnsb.com