Code Compliance Board
Thursday, April 16, 2026 at 4:30 PM

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

1. CALL TO ORDER

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Code Compliance Board Minutes March 19, 2026

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

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

5.B CCB-0465-2025 - 809 Maralyn Ave Owner: James A. & Elise S. Battillo, Batillo Family Rev Trust; Officer: Beverly Abrahamson

5.C CCB-0659-2025 - 4301 S. Atlantic Ave. Unit: 301 Owner: Dudash Todd Andrew TR, The Dudash Family Rev Trust and/or entity Officer: John Parks

6. NEW BUSINESS

A. Staff Report

6.A CCB-0047-2026- 409 Wayne Ave. Owner: One Door Holdings LLC and/or entity Officer: Barbra Bobelak

7. REPEAT BUSINESS

8. DISCUSSION

9. STAFF REPORTS

10. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CODE COMPLIANCE BOARD MINUTES MARCH 19, 2026

April 16, 2026

Background:
Code Compliance Board Minutes March 19, 2026 For Approval

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Code Compliance Board Minutes March 19, 2026.pdf

Code Compliance Board Minutes
Thursday, March 19, 2026, at 4:30 PM

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

1. CALL TO ORDER- 4:30 PM

Having been duly advertised as required by law, the regular meeting of the Code Compliance Board of the City of New Smyrna Beach, Florida, was held on Thursday, March 19, 2026, at the City Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168.

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

Present: Chairman Dan Copfer, Member Albert Schimanski, Member Clifford Wharin, Member Aaron Denys, Member, Member Katherine Brown, Member Ruth Harris. Member Keith McWilliams was absent.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Albert Schimanski moved to adopt February 19, 2026, Code Compliance Board Meeting Minutes. Member Albert Schimanski moved to approve the minutes, Member Clifford Wharin second the motion, and the motion carried unanimously 6-0.

4. **SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES**

Board Secretary Teresa Merck administered the oath to the following City Staff and property representatives/owners: Barbara Bobelak, Beverly Abrahamson, John Parks, Herman Trautwein property owner Theodore Brown.

5. **Old Business –**

CCB-0480-2025 – 206 Douglas St; Owner: Hummingbird Property NSB LLC and/or entity; Officer: John Parks

The owner was not present for comment.

Violation of city code:
IPMC 304.1 General Exterior Structure

On February 19, 2026, the board found Hummingbird Property NSB LLC in violation of city code IPMC 304.1 – General Exterior Structure and gave until 1:00 P.M. March 6, 2026, to bring the property into full compliance. The board's order was mailed certified mail on February 23, 2026, and accepted on February 25, 2026, the property was posted on February 25, 2026.

On March 9, 2026, a follow-up inspection was conducted, and no changes were made and the property was still found to be in noncompliance.

It is staff's recommendation that the board impose a fine of $200.00 per day commencing on March 6, 2026, and continuing until the property is brought into full compliance, fine not to exceed $25,000.00

Based on testimony and evidence presented the Code Compliance Board moved to impose a fine of $200.00 per day per violation commencing on March 6, 2026, until the property is brought into full compliance.

Member Cliford Wharin accepted the motion recommended by staff, Member Albert Schimanski second the motion and the motion carried unanimously.

CCB-0642-2025 – 208 Desoto Dr. Owner: Judy Omalley and/or entity Officer: Herman Trautwein

Theodore Brown was present for comment

Violation of city code:
IPMC 302.8 – Inoperative Motor Vehicles, LDR 802.02 – Storage on Residential Lots, LDR 802.05 – RV Storage, LDR 802.07.B. – Trailer Storage, Sec. 26-171. (a) – Permits Required, Sec. 26-172 – Penalties for work commencing before permit issuance, Sec. 26-914. (8) – Landscaping, Sec. 26-914. (9) – Trash and Debris, Sec. 26-914. (13) – Outdoor Storage

On January 15, 2026, the Board found Judy Omalley and/or entity in violation of IPMC 302.8 – Inoperative Motor Vehicles, LDR 802.02 – Storage on Residential Lots, LDR 802.05 – RV Storage, LDR 802.07.B. – Trailer Storage, Sec. 26-171. (a) – Permits Required, Sec. 26-172 – Penalties for work commencing before permit issuance, Sec. 26-914. (8) – Landscaping, Sec. 26-914. (9) – Trash and Debris, Sec. 26-914. (13) – Outdoor Storage and gave until March 12, 2026, to bring the property into full compliance. The boards order was mailed certified mail to the property owner and was returned to the city on March 2, 2026, the board order was hand delivered on January 27, 2026.

It is staff's recommendation that the board impose a fine of $25.00 per violation commencing on March 12, 2026, and continuing until the property is brought into full compliance fine not to exceed $10,000.

Based on testimony and evidence presented the Code Compliance Board Member Aaron Denys moved to give Judy O'Malley and/or entity until 1:00 P.M. on March 26, 2026 to bring the property into compliance. In the event the property is not brought into compliance a fine of $25.00 per day per violation may be imposed, Member Cliford Wharin second the motion and the motion carried unanimously.

6. **New Business –**

CCB-0659-2025 – 4301 S. Atlantic Ave. unit 301 Owner: Dudash Todd Andrew TR. The Dudash Family Rev Trust and/or entity Officer: John Parks

The owner was not present for comment.

Violation of city code: IPMC 404.4 – Bedroom and living room requirements

On December 19, 2026, an inspection was conducted and the property was found to be in violation of city code IPMC 404.4 – Bedroom and living room requirements.

Officer Parks stated a notice of violation was posted on the property on February 2, 2026, and certified mail sent on February 2, 2026, with a compliance date of February 13, 2026. On March 4, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation to the board to find Dudash Andrew TR and the Dudash family rev trust and/or entity in violation of IPMC 404.4 and give until April 3, 2026, to bring the property into full compliance or a fine of $100.00 per day may be imposed fine not to exceed $15,000.

Based on testimony and evidence presented the Code Compliance Board moved to give until April 3, 2026, to bring the property into full compliance and notify the code compliance officer for reinspection or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Aaron Denys accepted the motion recommended by staff, Member Katherine Brown Second the motion and the motion carried unanimously.

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

The owner was not present for comment.

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

On April 17, 2025, an inspection was conducted and the property was found to be in non-compliance in violation of city code Sec. 26-171 (a) permits required and Sec. 26-172.

Officer Abrahamson stated a notice of violation was posted on the property on February 11, 2026, and mail certified mail on February 13, 2026, with a compliance date of February 26, 2026. On March 19, 2026, a follow up inspection determined that no changes were made to bring the property into full compliance.

It is staff's recommendation that the Code Compliance Board find Mark Tremblay & Greg Dubose and/or entity in violation of Sec. 26-171. (a) Required and give until April 2, 2026, to bring the property into full compliance or a fine of $100.00 per day per violation may be imposed commencing on April 3, 2026, until the property is brought into full compliance fine not to exceed $15,000.

Based on testimony and evidence presented, the Code Compliance Board moved to give until April 2, 2026, to bring the property into full compliance and notify the code compliance officer for reinspection or a fine may be imposed at a subsequent hearing based off the officer's testimony and photos.

Member Cliford Wharin accepted the motion recommended by staff, Member Katherine Brown Second the motion and the motion carried unanimously.

7.Repeat Business

8.Code Compliance Board Election

Chairman Dan Copfer was reelected chair of the Code Compliance board the motion carried unanimously 7-0

Member Albert Schimanski was elected Vice chair, the motion carried unanimously 7-0

9.STAFF REPORTS

10.ADJOURNMENT- 5:18 P.M.

As there was no further business to discuss, Chair Dan Copfer declared the meeting adjourned at 5:18 P.M.

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

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

April 16, 2026

Background:

On February 19, 2026 the Code Compliance Board continue this case until the March 19, 2026 hearing for violation of city code: Sec. 26-171. (a) Permits Required. Method of service: property posted on February 24, 2026, and certified mail was accepted on February 23, 2026.

Findings:

On March 19, 2026 this case was heard before the Code Compliance Board. the board found Mark Tremblay & Greg Dubose and/or entity in violation of Sec. 26-171. (a) - Permits required and gave until 1 P.M. April 2, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Boards order was mailed certified mail on March 20, 2026; accepted on March 25, 2026, and posted on the property on March 23, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

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.

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

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 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 2394 13

(✓) Post

( ) Hand Delivery

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 AVENUE
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

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

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

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

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 8340 4668 10

(✓) Post

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

Date: October 1, 2025

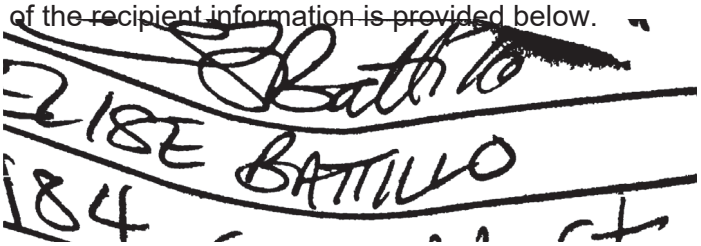
UNITED STATES POSTAL SERVICE

Date Produced: 09/26/2025

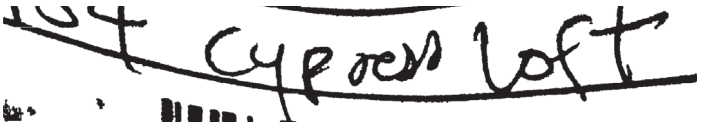
ConnectSuite Inc.:

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

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

UNITED STATES POSTAL SERVICE

December 2, 2025

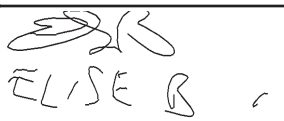
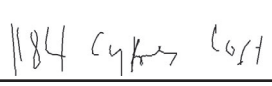
Dear Beverly A Code Compliance Officer:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8343 8782 52**.

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	November 26, 2025, 1:26 pm
Location:	LAKE MARY, FL 32746
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	BATTILLO FAMILY REV TRUST

Shipment Details	
Weight:	1.0oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

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

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0465-2025

VS.

Battillo Family Rev Trust And/or Entity
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **November 20, 2025** before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative ✓did ____did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

   Address: 809 Maralyn Ave. New Smyrna Beach, FL 32169
   Parcel: 741601050050
   Legal description: 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

2. The property was first inspected by a Code Compliance Officer on **August 25, 2025**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

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

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

IT IS THEREUPON ORDERED that:

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

B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **February 20, 2026,** at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

DONE AND ORDERED on **November 20, 2025.**

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

Dan Copfer, Chairman
Code Compliance Board

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 1184 Cypress Loft PL Lake Mary, FL 32746-4449 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8343 8782 52

(_√_) Post

(___) Hand Delivery

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

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

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

VS

CASE NO.: CCB-0465-2025

Battillo Family Rev Trust and/or entity,
Respondents/Owners.
_____/

ORDER CONTINUING HEARING

This case was heard on February 19, 2026, 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 Citizens Code Compliance Board hereby continues the hearing on the above captioned case until April 16, 2026, at the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168 at 4:30 PM

Address: 809 Maralyn Ave. New Smyrna Beach, FL 32169
Parcel: 741601050050
Legal Description: 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

DONE AND ORDERED this 19th day of February 2026.

ATTEST:

Chairperson: Dan Copfer
Code Compliance Board

Clerk: Evann Lorenzen
Code Compliance Board

CERTIFICATE OF SERVICE

I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 1184 Cypress Loft PL Lake Mary, FL 32746-4449 by:

(_V_) Certified Mail, Return Receipt Requested, Receipt # 9214890194038357859407

(_V _) Post

(___) Hand Delivery

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

Signature: Evann Lorenzen
Title: Code Compliance Board Clerk
Date: 2/19/2026

Network:Feb 24, 2026 at 2:29:34 PM EST
Local:Feb 24, 2026 at 2:29:34 PM EST
N 29° 1' 57.663", W 80° 53' 45.341"
808 Maralyn Ave
New Smyrna Beach FL 32169
United States

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

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

VS

CASE NO.: CCB-0465-2025

Battillo Family Rev Trust and/or entity,
Respondents/Owners.
_____/

ORDER CONTINUING HEARING

This case was heard on February 19, 2026, 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 Citizens Code Compliance Board hereby continues the hearing on the above captioned case until April 16, 2026, at the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168 at 4:30 PM

Address: 809 Maralyn Ave. New Smyrna Beach, FL 32169
Parcel: 741601050050
Legal Description: 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

DONE AND ORDERED this 19th day of February 2026.

Chairperson: Dan Copfer
Code Compliance Board

ATTEST:

Clerk: Evann Lorenzen
Code Compliance Board

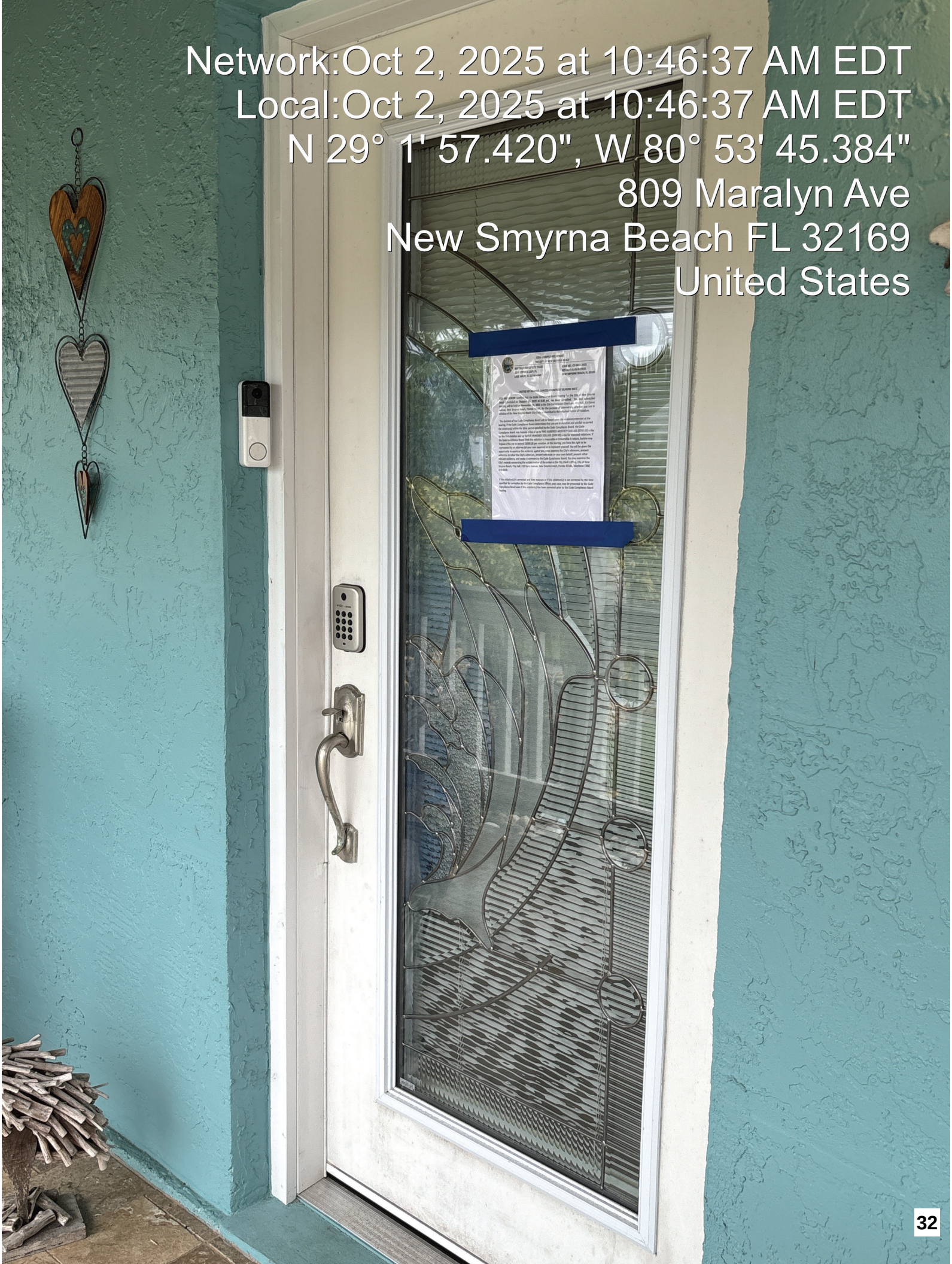
[redacted]

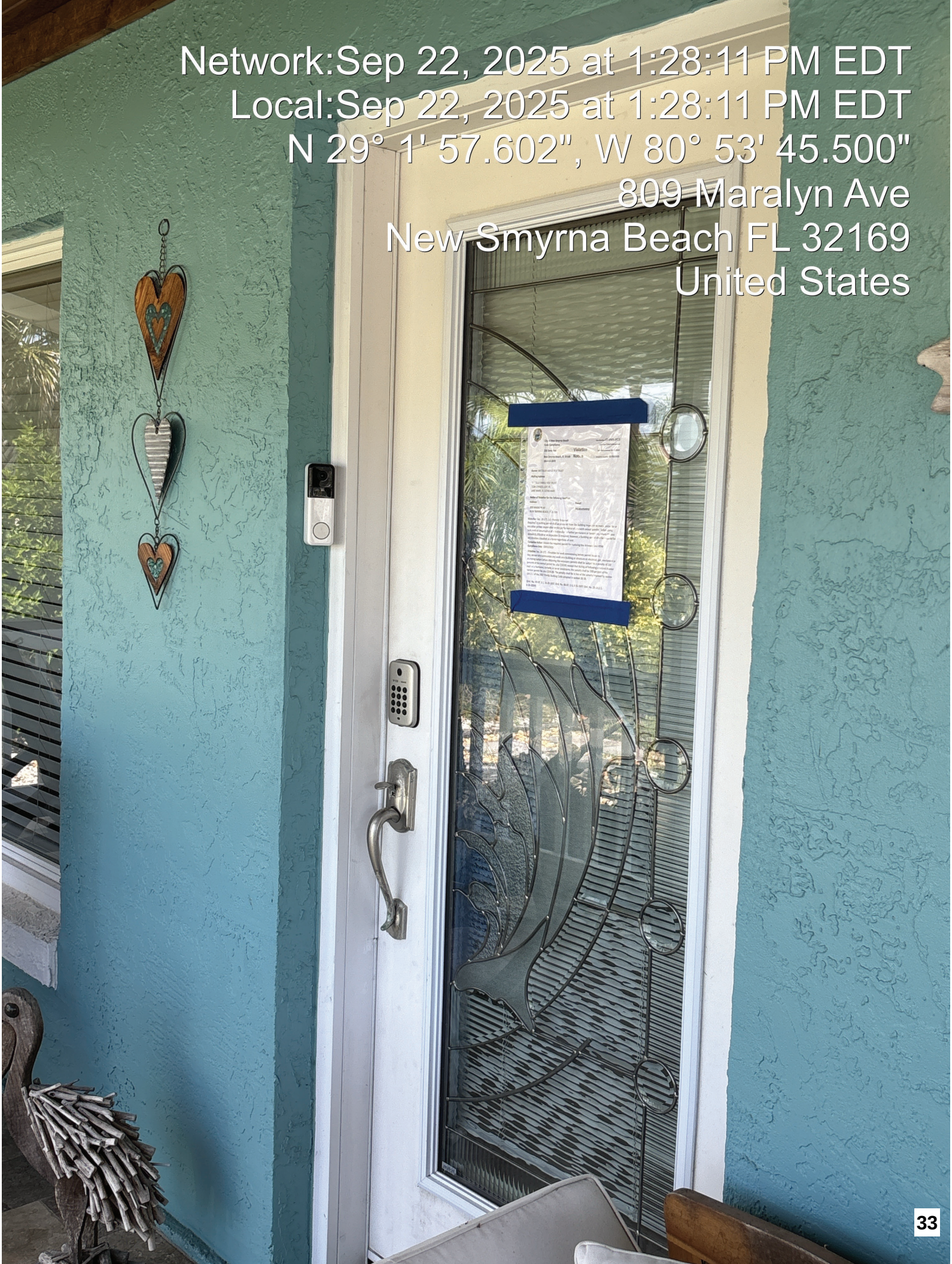
10/6/2025 12:09:18 PM Instrument #2025186225 #1 Book 8762 Page 4070 Laura E. Roth, Volusia County Clerk of Court

Prepared By: Return To:


Network:Feb 24, 2026 at 2:29:52 PM EST
Local:Feb 24, 2026 at 2:29:52 PM EST
N 29° 1' 57.629", W 80° 53' 45.517"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States
809


Network:Nov 26, 2025 at 10:25:39 AM EST
Local:Nov 26, 2025 at 10:25:39 AM EST
N 29° 1' 57.575", W 80° 53' 45.552"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States
809


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


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
35


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


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-0465-2025 - 809 MARALYN AVE OWNER: JAMES A. & ELISE S. BATTILLO, BATILLO FAMILY REV TRUST; OFFICER: BEVERLY ABRAHAMSON

April 16, 2026

Background:

On November 20, 2025 the Board found Battillo Family Rev Trust and/or entity in violation of City Code: Sec. 26-171. (a) - Permits Required, Sec. 26-172. - Penalties for work commencing before the permit issuance and gave until 1 p.m. on February 20, 2026 to bring the property into compliance. Method of service: Certified mail accepted on November 26, 2025, and posted on the property October 31, 2025.

Findings:

This case was heard on February 19, 2026, before the Code Compliance Board. The Code Compliance board moved to continue to hear this case until the April 16, 2026, hearing. The property was posted on February 24, 2026, and certified mail was sent on February 20, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

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.

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

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 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 2394 13

(✓) Post

( ) Hand Delivery

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 AVENUE
NEW SMYRNA BEACH, FL 32169

NOTICE OF HEARING CANCELLATION/NEXT HEARING DATE

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

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

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

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 8340 4668 10

(✓) Post

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

Date: October 1, 2025

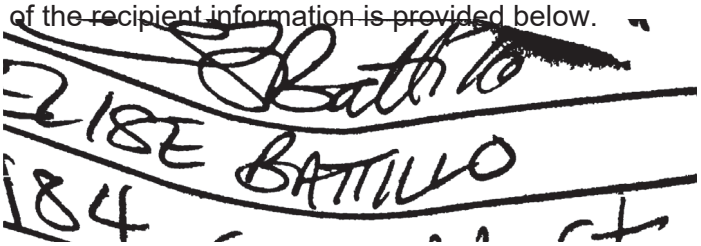
UNITED STATES POSTAL SERVICE

Date Produced: 09/26/2025

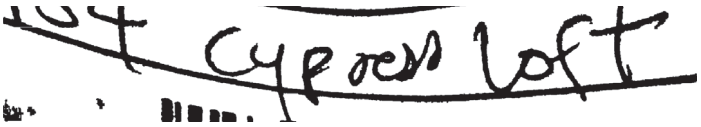
ConnectSuite Inc.:

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

UNITED STATES POSTAL SERVICE

December 2, 2025

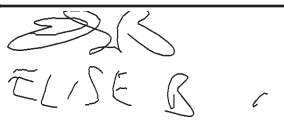
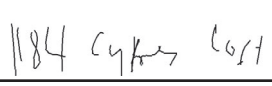
Dear Beverly A Code Compliance Officer:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8343 8782 52**.

Item Details	
Status:	Delivered, Left with Individual
Status Date / Time:	November 26, 2025, 1:26 pm
Location:	LAKE MARY, FL 32746
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	BATTILLO FAMILY REV TRUST

Shipment Details	
Weight:	1.0oz

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

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

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

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

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0465-2025

VS.

Battillo Family Rev Trust And/or Entity
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **November 20, 2025** before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative ✓did ____did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

   Address: 809 Maralyn Ave. New Smyrna Beach, FL 32169
   Parcel: 741601050050
   Legal description: 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

2. The property was first inspected by a Code Compliance Officer on **August 25, 2025**. At the time of inspection, the Code Compliance Officer found the property to be in violation of the City of New Smyrna Beach Code of Ordinances.

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

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

IT IS THEREUPON ORDERED that:

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

B. **NEXT HEARING DATE:** This case shall be reviewed by the Code Compliance Board at a public hearing on **February 20, 2026,** at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

DONE AND ORDERED on **November 20, 2025.**

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

Dan Copfer, Chairman
Code Compliance Board

ATTEST:

Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 1184 Cypress Loft PL Lake Mary, FL 32746-4449 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8343 8782 52

(_√_) Post

(___) Hand Delivery

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

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

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

VS

CASE NO.: CCB-0465-2025

Battillo Family Rev Trust and/or entity,
Respondents/Owners.
_____/

ORDER CONTINUING HEARING

This case was heard on February 19, 2026, 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 Citizens Code Compliance Board hereby continues the hearing on the above captioned case until April 16, 2026, at the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168 at 4:30 PM

Address: 809 Maralyn Ave. New Smyrna Beach, FL 32169
Parcel: 741601050050
Legal Description: 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

DONE AND ORDERED this 19th day of February 2026.

ATTEST:

Chairperson: Dan Copfer
Code Compliance Board

Clerk: Evann Lorenzen
Code Compliance Board

CERTIFICATE OF SERVICE

I hereby certify that the foregoing Order was served on the above-named Respondent(s) at 1184 Cypress Loft PL Lake Mary, FL 32746-4449 by:

(_V_) Certified Mail, Return Receipt Requested, Receipt # 9214890194038357859407

(_V _) Post

(___) Hand Delivery

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

Signature: Evann Lorenzen
Title: Code Compliance Board Clerk
Date: 2/19/2026

Network:Feb 24, 2026 at 2:29:34 PM EST
Local:Feb 24, 2026 at 2:29:34 PM EST
N 29° 1' 57.663", W 80° 53' 45.341"
808 Maralyn Ave
New Smyrna Beach FL 32169
United States

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

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

VS

CASE NO.: CCB-0465-2025

Battillo Family Rev Trust and/or entity,
Respondents/Owners.
_____/

ORDER CONTINUING HEARING

This case was heard on February 19, 2026, 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 Citizens Code Compliance Board hereby continues the hearing on the above captioned case until April 16, 2026, at the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168 at 4:30 PM

Address: 809 Maralyn Ave. New Smyrna Beach, FL 32169
Parcel: 741601050050
Legal Description: 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

DONE AND ORDERED this 19th day of February 2026.

Chairperson: Dan Copfer
Code Compliance Board

ATTEST:

Clerk: Evann Lorenzen
Code Compliance Board

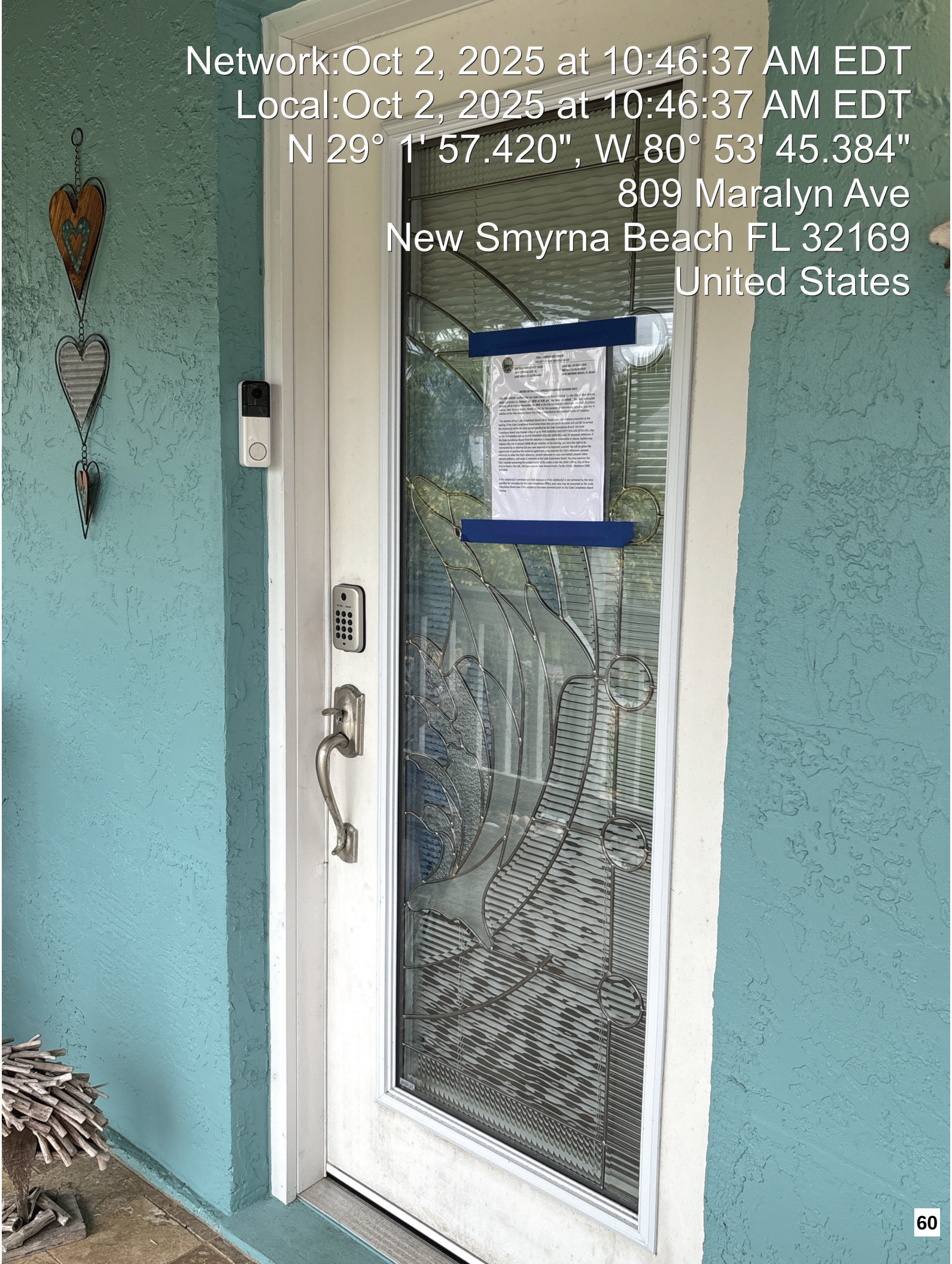
[redacted]

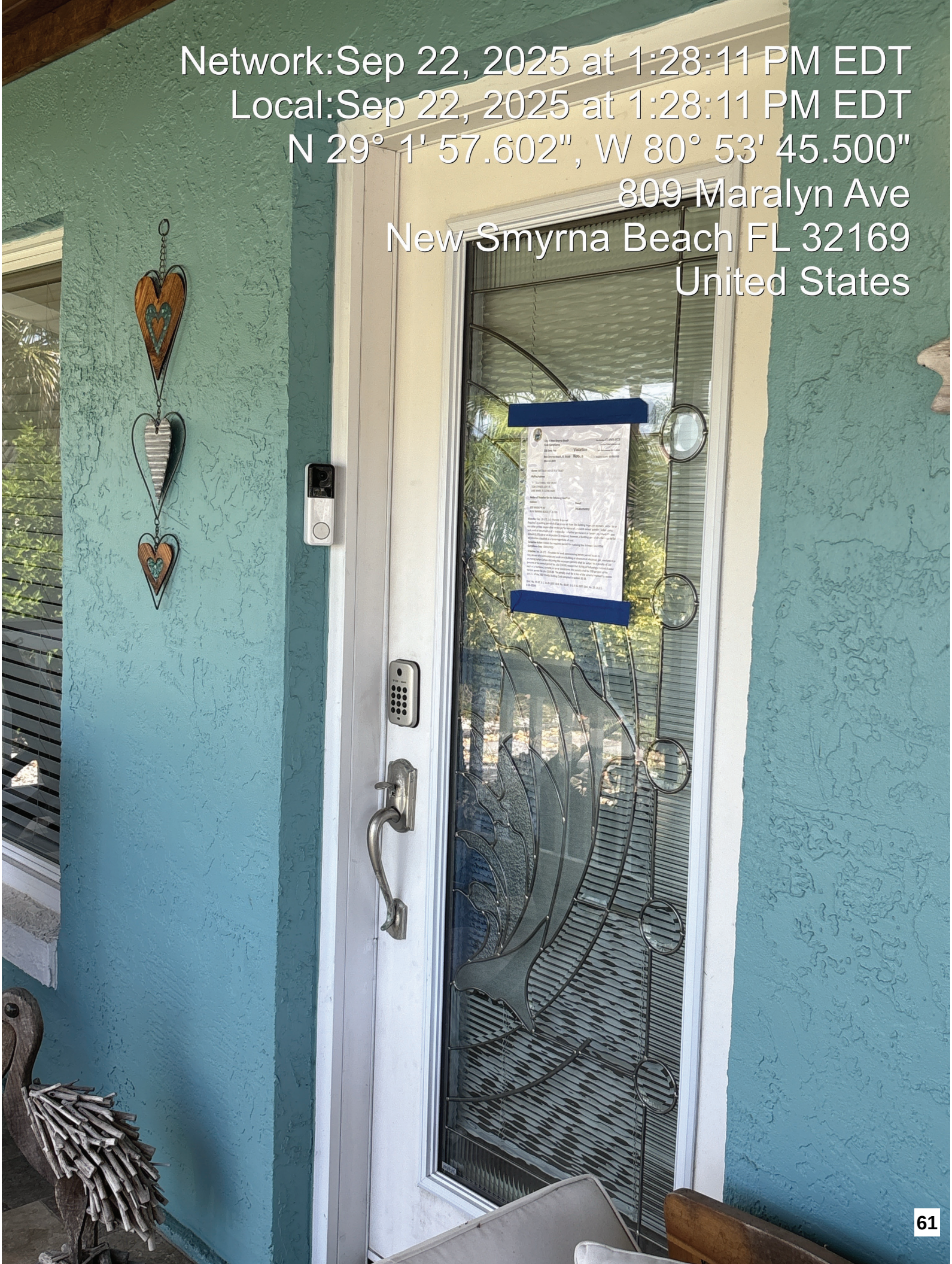
10/6/2025 12:09:18 PM Instrument #2025186225 #1 Book 8762 Page 4070 Laura E. Roth, Volusia County Clerk of Court

Prepared By: Return To:


Network:Feb 24, 2026 at 2:29:52 PM EST
Local:Feb 24, 2026 at 2:29:52 PM EST
N 29° 1' 57.629", W 80° 53' 45.517"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States
809


Network:Nov 26, 2025 at 10:25:39 AM EST
Local:Nov 26, 2025 at 10:25:39 AM EST
N 29° 1' 57.575", W 80° 53' 45.552"
809 Maralyn Ave
New Smyrna Beach FL 32169
United States
809


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


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
63


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


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-0659-2025 - 4301 S. ATLANTIC AVE. UNIT: 301 OWNER: DUDASH TODD ANDREW TR, THE DUDASH FAMILY REV TRUST AND/OR ENTITY OFFICER: JOHN PARKS

April 16, 2026

Background:

Violation of city code: IPMC 404.4 - Bedroom and living room requirements. Compliance date: February 13, 2026, Method of service property posted February 2, 2026, Certified mail sent on January 30, 2026, in transit per usps.com.

Findings:

On March 19, 2026, this case was heard before the Code Compliance Board. the board found Dudash Todd Andrew TR, The Dudash Family Rev Trust and/or entity in violation of IPMC 404.4 - Bedroom and living room requirements and gave until 1 P.M. April 3, 2026, to bring the property into full compliance or a fine may be imposed at a subsequent hearing. The Boards order was mailed certified mail on March 20, 2026, and posted on the property on March 23, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0659-2025 - 4301 S Atlantic Ave.pdf

CODE CASE DETAILED REPORT CE-0659-2025
FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: John Parks
Project:
District: New Smyrna Beach
Description: Closet converted to (bunky room) as living space.
Opened Date: 12/19/2025
Closed Date: NOT CLOSED

Parcel: 742604013010 Main
Address: 301-4301 S Atlantic Av, 301 Main
New Smyrna Beach, FL 32169
Zone: R-6 (MULTI-FAMILY RESIDENTIAL)

Owner

Dudash Todd Andrew Tr The
Dudash Family Rev Trust
553 Heatheroak Cv
Altamonte, FL 32714

Note	Created By	Date and Time Created
1. On 12/19/25, while conducting a BTR inspection of the property, I observed that a closet of the property has been converted into living space being used as a bunky room (bed located in the room). A photo was taken and the findings were noted on the BTR inspection.	John Parks	12/19/2025 3:40 pm

Violation Code: IPMC 404.4
Violation Status: In Violation
Citation Issue Date: 01/30/2026
Compliance Date: 02/13/2026
Resolved Date:
Code Description: Bedroom and living room requirements
Corrective Action: Closet cannot be used as living area. Immediately, cease using converted closet as bedroom/ living space, including sitting room, office, bunky room, etc.. Closets are to be used for storage only. Remove all items that are representative of a closet being used as a living space.

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

AltKey: 3830075 **Parcel ID: 742604013010**
DUDASH TODD ANDREW TR **3010-4301 S ATLANTIC AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3830075
Parcel ID:	742604013010
Township-Range-Section:	17 - 34 - 26
Subdivision-Block-Lot:	04 - 01 - 3010
Owner(s):	DUDASH TODD ANDREW TR - TR - Trust - 100% THE DUDASH FAMILY REV TRUST - TR - Trust - 100% THE DUDASH FAMILY REV TRUST - TR - Trust - 100% DUDASH NICKY BRAVO TR - TR - Trust - 100%
Mailing Address On File:	553 HEATHEROAK COVE ALTAMONTE SPRINGS FL 32714
Physical Address:	3010-4301 S ATLANTIC AVE, NEW SMYRNA BEACH 32169
Property Use:	0400 - CONDOMINIUM
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	0343
Subdivision Name:	HACIENDA DEL SOL CONDO NO 2
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$270,212	$270,212	$0	$270,212	1.5000	$405.32
0012	DISCRETIONARY	$270,212	$270,212	$0	$270,212	0.7480	$202.12
0011	REQ LOCAL EFFORT	$270,212	$270,212	$0	$270,212	3.0310	$819.01
0050	GENERAL FUND	$270,212	$270,212	$0	$270,212	3.2007	$864.87
0053	LAW ENFORCEMENT FUND	$270,212	$270,212	$0	$270,212	1.5994	$432.18
0055	LIBRARY	$270,212	$270,212	$0	$270,212	0.3697	$99.90
0520	MOSQUITO CONTROL	$270,212	$270,212	$0	$270,212	0.1573	$42.50
0530	PONCE INLET PORT AUTHORITY	$270,212	$270,212	$0	$270,212	0.0660	$17.83
0058	VOLUSIA ECHO	$270,212	$270,212	$0	$270,212	0.2000	$54.04
0057	VOLUSIA FOREVER	$270,212	$270,212	$0	$270,212	0.2000	$54.04
0065	FLORIDA INLAND NAVIGATION DISTRICT	$270,212	$270,212	$0	$270,212	0.0270	$7.30
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$270,212	$270,212	$0	$270,212	0.3101	$83.79
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$270,212	$270,212	$0	$270,212	0.1793	$48.45
0272	NEW SMYRNA BCH I&S 2018	$270,212	$270,212	$0	$270,212	0.1115	$30.13
0270	NEW SMYRNA BEACH	$270,212	$270,212	$0	$270,212	4.6370	$1,252.97
						16.3370	$4,414.45

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$4,414.45
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$4,539.45**
Estimated Tax Amount without SOH:	$4,539.45

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$0	$270,212	$270,212	$247,520	$0	$247,520	$0
2024	$0	$270,212	$270,212	$225,019	$0	$225,019	$0
2023	$0	$204,563	$204,563	$204,563	$0	$204,563	$0
2022	$0	$229,710	$229,710	$220,099	$0	$220,099	$0
2021	$0	$200,090	$200,090	$200,090	$0	$200,090	$0
2020	$0	$212,542	$212,542	$212,542	$0	$212,542	$0
2019	$0	$158,742	$158,742	$136,851	$50,000	$86,851	$21,891
2018	$1	$172,766	$172,767	$134,299	$50,000	$84,299	$38,468
2017	$1	$112,528	$150,037	$131,537	$50,000	$81,537	$18,500

Property Description

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

UNIT 301 HACIENDA DEL SOL NO 2 MB 32 PGS 181-186 INC PER OR 5210 PG 0399 PER OR 7792 PG 3790 PER OR 7842 PG 4388

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0659-2025**

Case Type: **Code Enforcement**

Date Case Established: **12/19/2025**

Compliance Deadline: **02/13/2026**

Owner: DUDASH TODD ANDREW TR THE DUDASH FAMILY REV TRUST

Mailing Address

DUDASH TODD ANDREW TR THE DUDASH FAMILY REV TRUST
553 HEATHEROAK CV
ALTAMONTE, FL 32714

Notice of Violation for the following location:

Address	Parcel
301-4301 S ATLANTIC AV 301 NEW SMYRNA BEACH, FL 32169	**742604013010**

Violation: IPMC 404.4 - Bedroom and living room requirements
Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

Corrective Action: Closet cannot be used as living area. Immediately, cease using converted closet as bedroom/ living space, including sitting room, office, bunky room, etc.. Closets are to be used for storage only. Remove all items that are representative of a closet being used as a living space.

Compliance Date: 02/13/2026

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

City of New Smyrna Beach
Code Compliance

210 Sams Ave

New Smyrna Beach, FL
32168
386-410-2870

Violation Notice

Case Number: **CE-0659-2025**

Case Type: **Code Enforcement**

Date Case Established: **12/19/2025**

Compliance Deadline: **02/13/2026**

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8354 5546 95
(✓) Post
( )Hand Delivery

Sincerely,

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

1/30/26

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

DUDASH TODD
ANDREW TR THE
DUDASH FAMILY REV
TRUST
553 HEATHEROAK CV
ALTAMONTE, FL 32714

CASE NO. CE-0659-2025
301-4301 S ATLANTIC AV
301
NEW SMYRNA BEACH, FL
32169

NOTICE OF HEARING

YOU ARE HEREBY notified that a hearing will be held before the Code Compliance Board Hearing for the City of New Smyrna Beach on **March 19, 2026 at 4:30 pm**, in the City Commission Chambers, City Hall, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the New Smyrna Beach City Code as described in the attached Notice of Violation.

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

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

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

DUDASH TODD
ANDREW TR THE
DUDASH FAMILY REV
TRUST
553 HEATHEROAK CV
ALTAMONTE, FL 32714

CASE NO. CE-0659-2025
301-4301 S ATLANTIC AV
301
NEW SMYRNA BEACH, FL
32169

NOTICE TO PERSONS WITH DISABILITIES

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

RECORD IS REQUIRED TO APPEAL

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

CERTIFICATE OF SERVICE

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

(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8354 5546 95

(✓) Post

( )Hand Delivery

John Parks
Code Compliance Officer
Phone: (386) 410-2877
Email: jparks@cityofnsb.com
1/30/2026

CODE COMPLIANCE BOARD
THE CITY OF NEW SMYRNA BEACH

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

CASE NO.: CCB-0659-2025

VS.

Dudash Todd Andrew TR, The Dudash Family Rev Trust and/or entity (s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **March 19, 2026,** before the Code Compliance Board at a public hearing, after due notice to Respondent(s). The Respondent/representative __did ___X__did not attend the hearing. The Code Compliance Board, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

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

Address: 4301 S. Atlantic Ave. Unit 301 New Smyrna Beach, FL 32169
Parcel: 742604013010
Legal description: UNIT 301 HACIENDA DEL SOL NO 2 MB 32 PGS 181-186 INC PER OR 5210 PG 0399 PER OR 7792 PG 3790 PER OR 7842 PG 4388

2. The property was first inspected by a Code Compliance Officer on **December 19, 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 **February 2, 2026**, identifying the specific violation(s). The violation(s) was/were to be corrected by **February 13, 2026**, The Code Compliance Officer reinspected the property on **March 4, 2026,** and determined that the violation(s) was/were not corrected.

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

IPMC 404.4 – Bedroom and Living Room Requirements.

IT IS THEREUPON ORDERED that:

A. Respondent(s) shall bring the property into compliance with the code provisions cited above by 1 p.m. **April 3, 2026,** and **SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE**. If the Code Compliance Board finds that the violation(s) was/were not corrected by the date set forth above, a fine of **$100.00 per day** may be imposed.

B. **NEXT HEARING DATE: This** case shall be reviewed by the Code Compliance Board at a public hearing on **April 16, 2026,** at **4:30 p.m.**, in the City Hall Annex, 214 Sams Avenue, New Smyrna Beach, FL 32168. The Code Compliance Board will consider setting a fine and lien on the above case at this Public Hearing.

NOTARY PUBLIC STATE OF FLORIDA
TERESA MERCK
MY COMMISSION # HH 604610
EXPIRES: October 20, 2028

DONE AND ORDERED ON March 19, 2026

Dan Copfer, Chairman
Code Compliance Board

ATTEST: Teresa Merck
On behalf of
Evann Lorenzen
Code Compliance Clerk

CERTIFICATE OF SERVICE: I hereby certify that the foregoing Order was served on the above-named Respondent(s) 553 Heatheroak Cove Altamonte Springs, FL 32714 by:

(_√_) Certified Mail, Return Receipt Requested, Receipt # 9214 8901 9403 8362 8081 48

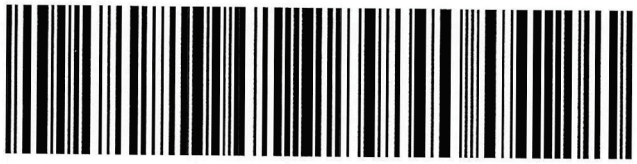
(_√_) Post

(___) Hand Delivery

By: Evann Lorenzen
Code Compliance Clerk
Date: March 19, 2026

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

USPS CERTIFIED MAIL



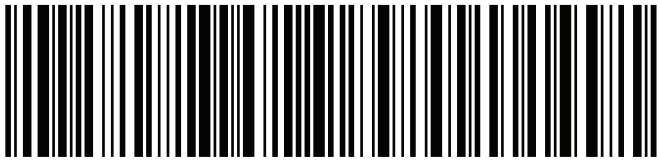
9214 8901 9403 8362 8081 48

TODD ANDREW & NICKY BRAVO DUDASH TR
THE DUDASH FAMILY REV TRUST
553 HEATHEROAK CV
ALTAMONTE SPRINGS FL 32714-5418

CCB-0659-2025
4301 S. Atlantic Ave., Unit 301

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

USPS CERTIFIED MAIL



9214 8901 9403 8354 5546 95

DUDASH TODD ANDREW TR THE DUDASH FAMILY REV TRUST
553 HEATHEROAK CV
ALTAMONTE, FL 32714


Network: Dec 19, 2025 at 10:15:50 AM EST
Local: Dec 19, 2025 at 10:15:50 AM EST
N 28° 59' 54.789", W 80° 52' 20.152"
4303 S Atlantic Ave
New Smyrna Beach FL 32169
United States


Network: Feb 2, 2026 at 11:05:59 AM EST
Local: Feb 2, 2026 at 11:05:59 AM EST
N 28° 59' 55.615", W 80° 52' 22.918"
4303 S Atlantic Ave
New Smyrna Beach FL 32169
United States
301


Network: Feb 2, 2026 at 11:06:06 AM EST
Local: Feb 2, 2026 at 11:06:06 AM EST
N 28° 59' 54.918", W 80° 52' 20.192"
4303 S Atlantic Ave
New Smyrna Beach FL 32169
United States
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL
32168
386-410-2870
Violation
Notice
Case Number: CE-0659-2025
Case Type: Code Enforcement
Date Case Established: 12/19/2025
Compliance Deadline: 02/13/2026
Owner: DUDASH TODD ANDREW TR THE DUDASH FAMILY REV TRUST
Mailing Address
DUDASH TODD ANDREW TR THE DUDASH FAMILY REV TRUST
553 HEATHEROAK CV
ALTAMONTE, FL 32714
Notice of Violation for the following location:
Address
301-4301 S ATLANTIC AV 301
NEW SMYRNA BEACH, FL 32169
Parcel
742604013010
Violation: IPMC 404.4 - Bedroom and living room requirements
Every bedroom and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5.
Corrective Action: Closet cannot be used as living area. Immediately, cease using converted closet as bedroom/ living space, including sitting room, office, bunky room, etc.. Closets are to be used for storage only. Remove all items that are representative of a closet being used as a living space.
Compliance Date: 02/13/2026
Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE.

Network time is not synchronized
Local:Mar 23, 2026 at 2:16:58 PM EDT
N 28° 59' 55.132", W 80° 52' 19.157"
214 Sams Ave
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,

CASE NO.: CCB-0659-2025

VS.

Dudash Todd Andrew TR, The Dudash Family Rev Trust and/or entity (s),
Respondent(s)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER

This case was heard on **March 19, 2026,** 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:

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

IPMC 404.4 – Bedroom and Living Room Requirements.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

CCB-0047-2026- 409 WAYNE AVE. OWNER: ONE DOOR HOLDINGS LLC AND/OR ENTITY OFFICER: BARBRA BOBELAK

April 16, 2026

Background:

Violation of city code: Sec. 74-146. - Local Business Tax Imposed. Compliance date: March 12, 2026, Method of service: property posted February 19, 2026, Certified mail accepted on February 28, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

CCB-0044-2026 - 409 Wayne Ave..pdf

CE-0047-2026 – 409 WAYNE AVENUE
CODE CASE DETAILED REPORT FOR CITY OF NEW SMYRNA BEACH

Case Type: Code Enforcement
Status: In Progress
Assigned To: Barbara Bobelak
Project:
District: New Smyrna Beach
Description: Duplex rental property no business license tax receipt.
Opened Date: 02/19/2026
Closed Date: NOT CLOSED

Parcel: 744006110300 Main
Address: 409 Wayne Av Main
New Smyrna Beach, FL 32168
Zone: R-4 (MULTI-FAMILY RESIDENTIAL)

Owner

One Door Holdings Llc

3403 Royal Ascot Run
Gotha, FL 34734

Note	Created By	Date and Time Created
1. Property ownership changed in December 2025 per property appraiser website.	Barbara Bobelak	2/19/2026 8:19 am

Activity Type	Activity Number	Activity Name	User	Created On
Compliance Officer Initiated	INT-004252-2026	Complaint	Barbara Bobelak	02/19/2026
Notice of Violation Letter Sent	NOV-004253-2026	Certified Mail sent	Barbara Bobelak	02/19/2026

Violation Code: Sec. 74-146.
Violation Status: In Violation
Citation Issue Date: 02/19/2026
Compliance Date: 03/12/2026
Resolved Date:

Code Description: Local Business Tax Imposed

Corrective Action: Obtain the required city business license tax receipt for rental properties. Apply online at www.cityofnsb.com, if you have any questions please contact Kathleen Adle at kadle@cityofnsb.com.

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

AltKey: 3868366 **Parcel ID: 744006110300**
ONE DOOR HOLDINGS LLC **409 WAYNE AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3868366
Parcel ID:	744006110300
Township-Range-Section:	17 - 34 - 40
Subdivision-Block-Lot:	06 - 11 - 0300
Owner(s):	ONE DOOR HOLDINGS LLC - FS - Fee Simple - 100%
Mailing Address On File:	3403 ROYAL ASCOT RUN GOTHA FL 34734 5117
Physical Address:	409 WAYNE AVE, NEW SMYRNA BEACH 32168
Property Use:	0800 - MFR <10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4617
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	$257,022	$257,022	$0	$257,022	1.5000	$385.53
0012	DISCRETIONARY	$257,022	$257,022	$0	$257,022	0.7480	$192.25
0011	REQ LOCAL EFFORT	$257,022	$257,022	$0	$257,022	3.0310	$779.03
0050	GENERAL FUND	$257,022	$257,022	$0	$257,022	3.2007	$822.65
0053	LAW ENFORCEMENT FUND	$257,022	$257,022	$0	$257,022	1.5994	$411.08
0055	LIBRARY	$257,022	$257,022	$0	$257,022	0.3697	$95.02
0520	MOSQUITO CONTROL	$257,022	$257,022	$0	$257,022	0.1573	$40.43
0530	PONCE INLET PORT AUTHORITY	$257,022	$257,022	$0	$257,022	0.0660	$16.96
0058	VOLUSIA ECHO	$257,022	$257,022	$0	$257,022	0.2000	$51.40
0057	VOLUSIA FOREVER	$257,022	$257,022	$0	$257,022	0.2000	$51.40
0065	FLORIDA INLAND NAVIGATION DISTRICT	$257,022	$257,022	$0	$257,022	0.0270	$6.94
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$257,022	$257,022	$0	$257,022	0.3101	$79.70
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$257,022	$257,022	$0	$257,022	0.1793	$46.08
0272	NEW SMYRNA BCH I&S 2018	$257,022	$257,022	$0	$257,022	0.1115	$28.66
0270	NEW SMYRNA BEACH	$257,022	$257,022	$0	$257,022	4.6370	$1,191.81
						16.3370	$4,198.97

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$4,198.97
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$4,323.97**
Estimated Tax Amount without SOH:	$4,323.97

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$52,000	$148,892	$200,892	$110,159	$50,722	$59,437	$90,733
2024	$52,000	$157,177	$209,177	$107,055	$50,000	$57,055	$102,122
2023	$44,512	$145,196	$189,708	$103,937	$50,000	$53,937	$85,771
2022	$20,800	$123,475	$144,275	$100,910	$50,000	$50,910	$43,365
2021	$20,800	$87,236	$108,036	$97,971	$50,000	$47,971	$10,065
2020	$20,800	$78,812	$99,612	$96,618	$50,000	$46,618	$2,994
2019	$20,800	$73,646	$94,446	$94,446	$50,000	$44,446	$0
2018	$12,688	$84,997	$97,685	$97,685	$50,000	$47,685	$0
2017	$15,600	$83,169	$98,769	$57,289	$32,789	$24,500	$41,480

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 30 BLK 11 RIVERSIDE PARK NEW SMYRNA MB 6 PG 34 PER OR 8805 PG 1908



Detail by Entity Name

Florida Limited Liability Company
ONE DOOR HOLDINGS LLC

Filing Information

Document Number	L23000246697
FEI/EIN Number	99-1376048
Date Filed	05/19/2023
Effective Date	05/17/2023
State	FL
Status	ACTIVE

Principal Address

3403 ROYAL ASCOT RUN
GOTHA, FL 34734

Mailing Address

3403 ROYAL ASCOT RUN
GOTHA, FL 34734

Registered Agent Name & Address

RUVALCABA, ROBERT R
3403 ROYAL ASCOT RUN
GOTHA, FL 34734

Authorized Person(s) Detail

Name & Address

Title MGR

RUVALCABA, ROBERT R
3403 ROYAL ASCOT RUNA
GOTHA, FL 34734

Annual Reports

Report Year	Filed Date
2024	04/02/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT | View image in PDF format

04/02/2024 -- ANNUAL REPORT	View image in PDF format
05/19/2023 -- Florida Limited Liability	View image in PDF format

CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

ONE DOOR HOLDINGS LLC
3403 ROYAL ASCOT RUN
GOTHA, FL 34734-5117

CASE NO. CE-0047-2026
409 WAYNE AV
NEW SMYRNA BEACH, FL 32168

NOTICE OF HEARING

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CODE COMPLIANCE BOARD

THE CITY OF NEW SMYRNA BEACH

ONE DOOR HOLDINGS LLC
3403 ROYAL ASCOT RUN
GOTHA, FL 34734-5117

CASE NO. CE-0047-2026
409 WAYNE AV
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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 8357 6384 60
(✓) Post

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
Phone: (386) 410-2871
Email: bbobelak@cityofnsb.com
2/19/2026

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

Case Number: CE-0047-2026
Case Type: Code Enforcement
Date Case Established: 02/19/2026
Compliance Deadline: 03/12/2026

Violation Notice

Owner: ONE DOOR HOLDINGS LLC

Mailing Address

ONE DOOR HOLDINGS LLC
ROBERT R. RUVALCABA, REGISTERED AGENT
3403 ROYAL ASCOT RUN
GOTHA, FL 34734-5117

Notice of Violation for the following location:

Address	**Parcel**
409 WAYNE AV NEW SMYRNA BEACH, FL 32168	**744006110300**

Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain the required city business license tax receipt for rental properties. Apply online at www.cityofnsb.com, if you have any questions please contact Kathleen Adle at kadle@cityofnsb.com.
Compliance Date: 03/12/2026

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

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

Case Number: CE-0047-2026
Case Type: Code Enforcement
Date Case Established: 02/19/2026
Compliance Deadline: 03/12/2026

Violation Notice

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(✓) Certified Mail, Return Receipt Requested Receipt Number: 9214 8901 9403 8357 6384 60

(✓) Post

( ) Hand Delivery

Sincerely,

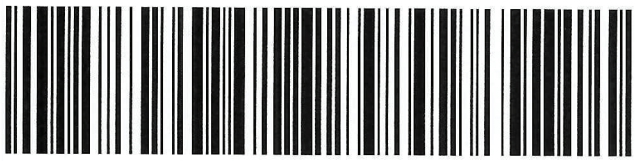
Barbara Bobelak

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

2/19/26

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

USPS CERTIFIED MAIL



9214 8901 9403 8357 6384 60

ONE DOOR HOLDINGS LLC
ROBERT R RUVALCABA REGISTERED AGENT
3403 ROYAL ASCOT RUN
GOTHA FL 34734-5117

CEB-0047-2026
409 Wayne Ave

UNITED STATES POSTAL SERVICE

Date Produced: 03/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8357 6384 60. Our records indicate that this item was delivered on 02/28/2026 at 09:49 a.m. in GOTHA, FL 34734. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 3403 ROYAL ASCOT RUN
GOTHA, FL 34734-5117

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:

ONE DOOR HOLDINGS LLC
ROBERT R RUVALCABA REGISTERED AGENT
3403 ROYAL ASCOT RUN
GOTHA FL 34734-5117

Customer Reference Number: C6588392.40320818

Return Reference Number 409 Wayne Ave - CE-0047-2026

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:

ONE DOOR HOLDINGS LLC
ROBERT R RUVALCABA REGISTERED AGENT
3403 ROYAL ASCOT RUN
GOTHA FL 34734-5117

MAILING DATE: 02/19/2026
DELIVERY DATE: 02/28/2026

USPS CERTIFIED MAIL



9214 8901 9403 8357 6384 60

USPS Tracking Label Number: 9214 8901 9403 8357 6384 60

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	02/19/2026 08:32
NO AUTHORIZED RECIPIENT AVAILABLE	GOTHA,FL 34734	02/23/2026 16:43
REMINDER TO SCHEDULE REDELIVERY	GOTHA,FL 34734	02/28/2026 03:35
DELIVERED INDIVIDUAL PICKED UP AT PO	GOTHA,FL 34734	02/28/2026 09:49

CASE #: CE-0047-2026

Network:Feb 19, 2026 at 10:56:47 AM EST
Local:Feb 19, 2026 at 10:56:47 AM EST
N 29° 2' 2.919", W 80° 55' 52.899"
409 Wayne Ave
New Smyrna Beach FL 32168
United States

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

Case Number: CE-0047-2026
Case Type: Code Enforcement
Date Case Established: 02/19/2026
Compliance Deadline: 03/12/2026

Violation Notice

Owner: ONE DOOR HOLDINGS LLC

Mailing Address

ONE DOOR HOLDINGS LLC
ROBERT R. RUVALCABA, REGISTERED AGENT
3403 ROYAL ASCOT RUN
GOTHA, FL 34734-5117

Notice of Violation for the following location:

Address

409 WAYNE AV
NEW SMYRNA BEACH, FL 32168

Parcel

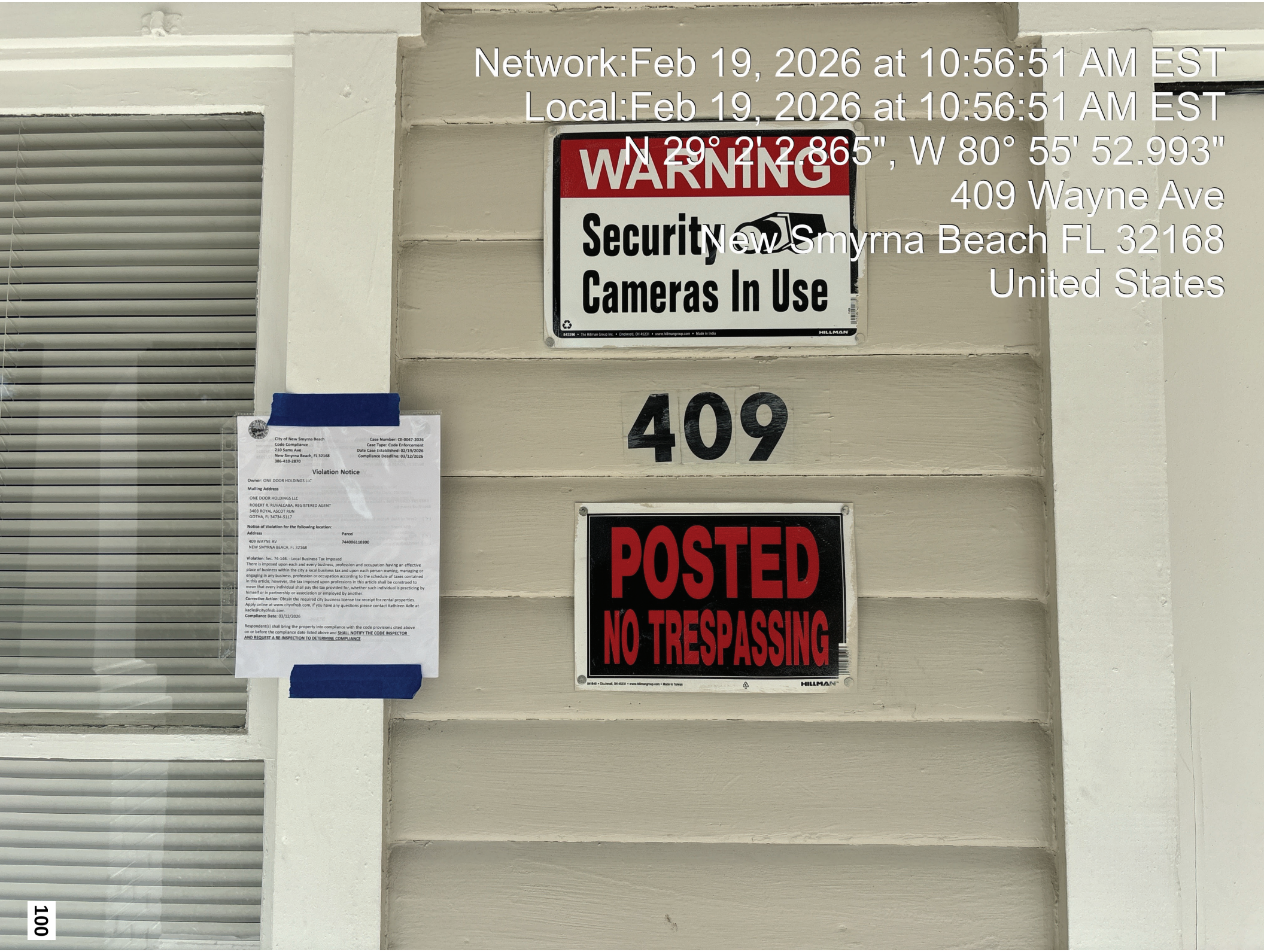
744006110300

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

Corrective Action: Obtain the required city business license tax receipt for rental properties. Apply online at www.cityofnsb.com, if you have any questions please contact Kathleen Adle at kadle@cityofnsb.com.

Compliance Date: 03/12/2026

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


Network:Feb 19, 2026 at 10:56:51 AM EST
Local:Feb 19, 2026 at 10:56:51 AM EST
N 29° 2' 2.865", W 80° 55' 52.993"
409 Wayne Ave
New Smyrna Beach FL 32168
United States
WARNING
Security
Cameras In Use
HILLMAN
409
POSTED
NO TRESPASSING
HILLMAN
City of New Smyrna Beach
Code Compliance
210 Sams Ave
New Smyrna Beach, FL 32168
386-410-2870
Case Number: CE-0047-2026
Case Type: Code Enforcement
Date Case Established: 02/19/2026
Compliance Deadline: 03/12/2026
Violation Notice
Owner: ONE DOOR HOLDINGS LLC
Mailing Address
ONE DOOR HOLDINGS LLC
ROBERT R. RUVALCABA, REGISTERED AGENT
3403 ROYAL ASCOT RUN
GOTHA, FL 34734-5117
Notice of Violation for the following location:
Address
409 WAYNE AV
NEW SMYRNA BEACH, FL 32168
Parcel
744006110300
Violation: Sec. 74-146. - Local Business Tax Imposed
There is imposed upon each and every business, profession and occupation having an effective place of business within the city a local business tax and upon each person owning, managing or engaging in any business, profession or occupation according to the schedule of taxes contained in this article; however, the tax imposed upon professions in this article shall be construed to mean that every individual shall pay the tax provided for, whether such individual is practicing by himself or in partnership or association or employed by another.
Corrective Action: Obtain the required city business license tax receipt for rental properties. Apply online at www.cityofnsb.com, if you have any questions please contact Kathleen Adle at kadle@cityofnsb.com
Compliance Date: 03/12/2026
Respondent(s) shall bring the property into compliance with the code provisions cited above on or before the compliance date listed above and SHALL NOTIFY THE CODE INSPECTOR AND REQUEST A RE-INSPECTION TO DETERMINE COMPLIANCE.
100


Network:Feb 19, 2026 at 10:56:59 AM EST
Local:Feb 19, 2026 at 10:56:59 AM EST
N 29° 2' 2.755", W 80° 55' 53.018"
409 Wayne Ave
New Smyrna Beach FL 32168
United States
WARNING
Security Cameras In Use
409
POSTED
NO TRESPASSING
1
2
WELCOME
WELCOME
101