Building Trades Examining Board
Thursday, June 25, 2026 at 5:30 PM

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

1. CALL TO ORDER

A. Roll Call

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

3. APPROVAL OF MINUTES

3.A Approval Of Minutes For April 23, 2026, Hearing & May 28, 2026, Hearing.

4. SWEARING OF CITY STAFF

5. OLD BUSINESS

5.A BLD - 000025-2026 - 350 Mission Dr., Owner: Teresa N. Gascon, Officer: Barbara Bobelak

6. NEW BUSINESS

6.A BLD-000027-2026 - 817 Maralyn Ave. Owner: William L. Perry, Living Trust 5-6-04 or Sue E. Perry, Living Trust 5-6-04; Officer: Barbara Bobelak

6.B BLD-000026-2026 - 508 Mary Ave. Owner: James E. Sr & Rhonda MJ Haynes;

Officer: Barbara Bobelak

7. REQUEST TO APPEAR

8. COMMENTS FROM BOARD OR STAFF

9. ADJOURNMENT

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

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

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

APPROVAL OF MINUTES FOR APRIL 23, 2026, HEARING & MAY 28, 2026, HEARING.

June 25, 2026

Background:
Approval Of Minutes.

Fiscal Analysis:
None.

Strategic Plan Item:
No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

Building Trade Board May Meeting Minutes.pdf
Building Trade April Meeting Minutes.pdf

Building Trades Examining Board
Thursday, May 28, 2026, at 5:30 PM
Minutes

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Building Trades Examining Board of the City of New Smyrna Beach, Florida, was held on Thursday, May 28, 2026, at the Commission Chambers, City Hall Annex, 214 Sams Ave., New Smyrna Beach, Florida 32168.

Vice Chair Heidi Hales-Walker called the meeting to order at 5:30 PM.

Present: Vice Chair Heidi Hales- Walker, and Member Nick Shulz.

Absent: Chair Frank Dalton, Member Robert Werner, Member Mary Fikert, Member Randolph Mcknown, Member Joseph Blanchette, and alternate member Paul Heer.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

None.

4. SWEARING OF CITY STAFF

None.

5. REQUEST TO APPEAR

6. COMMENTS FROM BOARD OR STAFF

City Staff agreed to move this hearing till the June 25, 2026, hearing due to lack of quorum.

7. ADJOURNMENT

Vice Chair Heidi Hales-Walker adjourned the meeting at 5:35 P.M.

Building Trades Examining Board
Thursday, April 23, 2026, at 5:30 PM

Minutes

1. CALL TO ORDER

Having been duly advertised as required by law, the regular meeting of the Building Trades Examining Board of the City of New Smyrna Beach, Florida, was held on Thursday, April 23, 2026, at the Commission Chambers, City Hall Annex, 214 Sams Ave., New Smyrna Beach, Florida 32168.

Chairman Frank Dalton called the meeting to order at 5:30 PM.

Present: Chair Frank Dalton, Member Robert Werner, Member Randolph McKown, and Member Nick Shulz.

Absent: Vice Chair Heidi Hales-Walker, Member Mary Fikert, Member Joseph Blanchette, and alternate member Paul Heer.

2. DISCLOSURE OF EX PARTE COMMUNICATIONS

None

3. APPROVAL OF MINUTES

Chair Frank Dalton moved to adopt the minutes from March 26, 2026. Member Robert Werner second the motion. The motion carried unanimously 4-0.

4. SWEARING OF CITY STAFF

Board Secretary Evann Lorenzen administered the oath to the following city staff: Jason Yates, Code Compliance Officer, Steve Woodworth, Building Official, Property Owner Representative Jawed Rashid.

5. OLD BUSINESS

5.A BLD-000023-2026 – 433 Sheldon St.; Owner: Ishman Hunter, III; Officer: Jason Yates

This case was heard before the Building Trade Examining Board on April 16, 2026, at the March 26, 2026, hearing the Building Trade Examining Board made a determination that the property owner needed to obtain a permit to make improvements or to demolish the structure within 60 days of the hearing held on March 26, 2026. On March 26, 2026, the Boards order was mailed certified mail to the property and posted on the property on March 30, 2026. On April 22, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition.

It is Staff's recommendation to the Board to order the condemnation of the property based on the testimony and evidence provided by Code Compliance Officer Jason Yates and Chief Building Official Steve Woodworth.

Nick Shuluz made a motion to approve the recommendation made by staff to condemn the property. Chair Frank Dalton second the motion. Motion carried 4-0

5.B BLD-000024-2026 – 428 Palm St.; Owner: Dorothy Lee Brown Seymour, Roy Brooks; Officer: Jason Yates

This case was heard before the Building Trade Examining Board on April 16, 2026, at the March 26, 2026, hearing the Building Trade Examining Board made a determination that the property owner needed to obtain a permit to make improvements or to demolish the structure within 60 days of the hearing held on March 26, 2026. On March 26, 2026, the Board's order was mailed certified mail to the property and posted on the property on March 30, 2026. On April 22, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition.

It is Staff's recommendation to the Board to order the condemnation of the property based on the testimony and evidence provided by Code Compliance Officer Jason Yates and Chief Building Official Steve Woodworth.

Member Nick Shuluz made a motion to approve the recommendation made by staff to condemn the property. Member Robert Werner second the motion. Motion carried 4-0

6. NEW BUSINESS

6.A BLD-000025-2025 – 350 Mission Dr. Owner: Teresa N. Gason Officer: Jason Yates

This case was heard before the Building Trade Examining Board on April 16, 2026. The property was first inspected on March 12, 2026, and it was determined that the property was found to be in violation of Article X, Section 26-295. Conditions; nuisance and Sec. 26-796. By Code Compliance Supervisor Barbara Bobelak, and Chief Building Official Steve Woodworth.

On March 20, 2026, a notice of determination and notice of hearing was mailed certified mail to the property owner giving 30 days from the mailing date to obtain a permit to make improvements or to demolish the structure. The property was posted March 19, 2026. On March 24, 2026, a follow up inspection showed that the structure remained in the same condition, and no permits were applied for repair or demolition of the structure.

It is staff's recommendation that the property owner applies for permits to make the necessary repairs or apply for a demolition permit within 30 days of the hearing held on April 16, 2026.

Member Nick Shuluz made a motion to give the property owner 60 days to obtain a permit for improvement or obtain a permit for demolition from the date of the board's order. Member Robert Werner Second the motion and the motion carried unanimously 4-0.

7. REQUEST TO APPEAR

8. COMMENTS FROM BOARD OR STAFF

9. ADJOURNMENT

10. Chair Frank Dalton adjourned the meeting at 6:45 P.M.

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD - 000025-2026 - 350 MISSION DR., OWNER: TERESA N. GASCON, OFFICER: BARBARA BOBELAK

June 25, 2026

Background:

Notice of determination issued March 17, 2026. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on March 17, 2026, in transit. Property Posted on March 19, 2026. Certified mail accepted and signed for on March 26, 2026.

Findings:

On April 23, 2026, the Building Trade Board moved to find the building on the property in an unsafe and dilapidated condition and gave the property owner 60 days to submit an application to make the necessary repairs or demolish the structure. based on the testimony of Chief Building Official Steve Woodworth. The order was mailed certified mail April 24, 2026, and posted on the property April 29, 2026. Certified mail was accepted and delivered on May 12, 2026

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

June Agenda 350 Mission Dr.pdf

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

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

Parcel Summary

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

Working Tax Roll Values by Taxing Authority

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

Non-Ad Valorem Assessments

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

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

Previous Years Certified Tax Roll Values

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

Property Description

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

19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

350 Mission Drive
New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: March 17, 2026

Teresa N. Gascon
768 S. Dexter Avenue
Deland, FL 32720

Pursuant to Article X, Sections 26-795. Conditions; nuisance and 26-796. Notice of Determination of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

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

STREET ADDRESS:	**350 Mission Drive, New Smyrna Beach**
PARCEL NUMBER:	**741909000010**
LEGAL DESCRIPTION:	**19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666**

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

- ☐ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.
- ☒ The conditions are of such character that repairs or alterations are feasible; however may not be economically viable to reconstruct building.

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BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

ITEMS IN VIOLATION

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

☒ The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.

☒ The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.

☒ The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.

☐ The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.

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

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

350 Mission Drive
New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

That within thirty (30) days from mailing date of this notice, a complete application for the necessary repairs or demolition must be submitted and commenced. If the conditions are not remedied within thirty (30) days after the notice of determination is sent and the repairs or demolition is not completed within a reasonable period of time (as determined by the Building Official), the notice of determination shall be referred by the Building Official to the City's Building Trades Board to conduct a condemnation public hearing concerning the subject building.

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

350 Mission Drive
New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 17th day of March, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat..

Please check form of service.

☒ Posted:

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8361 7840 61

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
386.410.2871
bbobelak@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000025-2026
350 Mission Drive,
New Smyrna Beach, FL 32168

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 23rd day of April 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 17th day of March, 2026, at City Hall, City of New Smyrna Beach, Florida.

Paul Heer

Paul Heer, Vice Chairperson
Builders Trade Board

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 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 Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in accordance with Section 286.0105, Fla. Statute.

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 17th day of March, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8361 7840 61

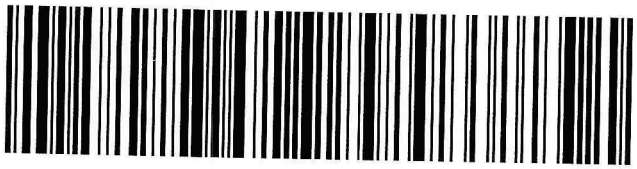
☒ Post

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
386.410.2871
bbobelak@cityofnsb.com

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 7840 61

TERESA N GASCON
768 S DEXTER AVE
DELAND FL 32720-6618

350 MISSION DRIVE
BLD-000025-2026

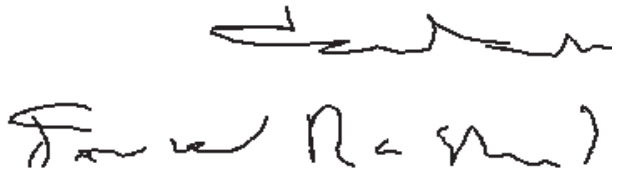
UNITED STATES POSTAL SERVICE

Date Produced: 03/27/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8361 7840 61. Our records indicate that this item was delivered on 03/26/2026 at 02:45 p.m. in DELAND, FL 32724. The scanned image of the recipient information is provided below.

Signature of Recipient :



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

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

Sincerely,
United States Postal Service

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

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

TERESA N GASCON
768 S DEXTER AVE
DELAND FL 32720-6618

Customer Reference Number: C6671712.40793004

Return Reference Number 350 Mission Rd. - BLD-000025-2026

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:

TERESA N GASCON
768 S DEXTER AVE
DELAND FL 32720-6618

MAILING DATE: 03/19/2026
DELIVERY DATE: 03/26/2026

USPS CERTIFIED MAIL



9214 8901 9403 8361 7840 61

USPS Tracking Label Number: 9214 8901 9403 8361 7840 61

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	03/19/2026 13:27
ORIGIN ACCEPTANCE	NEW SMYRNA BEACH,FL 32168	03/20/2026 17:36
PROCESSED THROUGH USPS FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/20/2026 18:51
DEPARTED USPS REGIONAL FACILITY	ORLANDO FL DISTRIBUTION CENTER 32862	03/20/2026 21:10
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/21/2026 21:26
PROCESSED THROUGH USPS FACILITY	LAKE MARY FL DISTRIBUTION CENTE 32799	03/23/2026 01:49
NO AUTHORIZED RECIPIENT AVAILABLE	DELAND,FL 32720	03/23/2026 12:59
AVAILABLE FOR REDLVRY OR PICKUP	DELAND,FL 32724	03/24/2026 10:34
DELIVERED INDIVIDUAL PICKED UP AT PO	DELAND,FL 32724	03/26/2026 14:45

CASE #: BLD-000025-2026

BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

THE **STATE OF FLORIDA:**

TO: **Teresa N. Gascon**
768 S. Dexter Avenue
Deland, FL 32720

CASE NO.: BLD – 000025-2025

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 350 Mission Drive, New Smyrna Beach, FL 32168
PARCEL NUMBER: 741909000010
LEGAL DESCRIPTION: 19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

INITIAL DETERMINATION

This case was heard on April 23, 2026, before the Building Trades Examining Board at a public hearing, after due notice to Respondent(s). The Respondent/Representative _X_ did ___ did not attend the hearing.

The Building Trades Examining Board herby gives property owner 60 days to obtain a permit for improvements or obtain a permit for demolition from the date of the boards order of April 23, 2026.

The Building Trade Examining Board hereby continues the hearing on the above captioned case until 25th day of June 2026, at 5:30 PM in the City Commission Chambers.

DONE AND ORDERED this 23rd day of April 2026, at the City Commission Chambers, 214 Sams Ave., City of New Smyrna Beach.

ATTEST:

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

Chairperson
Building Trades Examining Board

Evann Lorenzen, Clerk
Building Trades Examining Board

CERTIFICATE OF SERVICE

I **HEREBY CERTIFY** that the foregoing Order was served on the party(ies) described above by either U.S. Certified Mail, Return Receipt Requested or posting the property located as described in the above paragraph.

Please complete form of service:

(_) Hand Delivery upon: _____
Name of person who received service

(V) Property posted

(V) Certified Mail, Return Receipt Requested at 768 S Dexter Ave Deland, FL 32720
Receipt Number: 9214 8901 9403 8370 0442 00

Signature: Evann Lorenzen
Building Trades Board Clerk
Date:

AFFIDAVIT OF POSTING

I, Barbara Bobelak, hereby state that I personally posted the property located at:

350 Mission Drive, New Smyrna Beach, Florida, with the Initial Determination by the Building and Trade Board on April 29, 2026.

Barbara Bobelak
City Officials Signature

April 29, 2026
Date

On this 29th day of April, 2022, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named, Barbara Bobelak, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

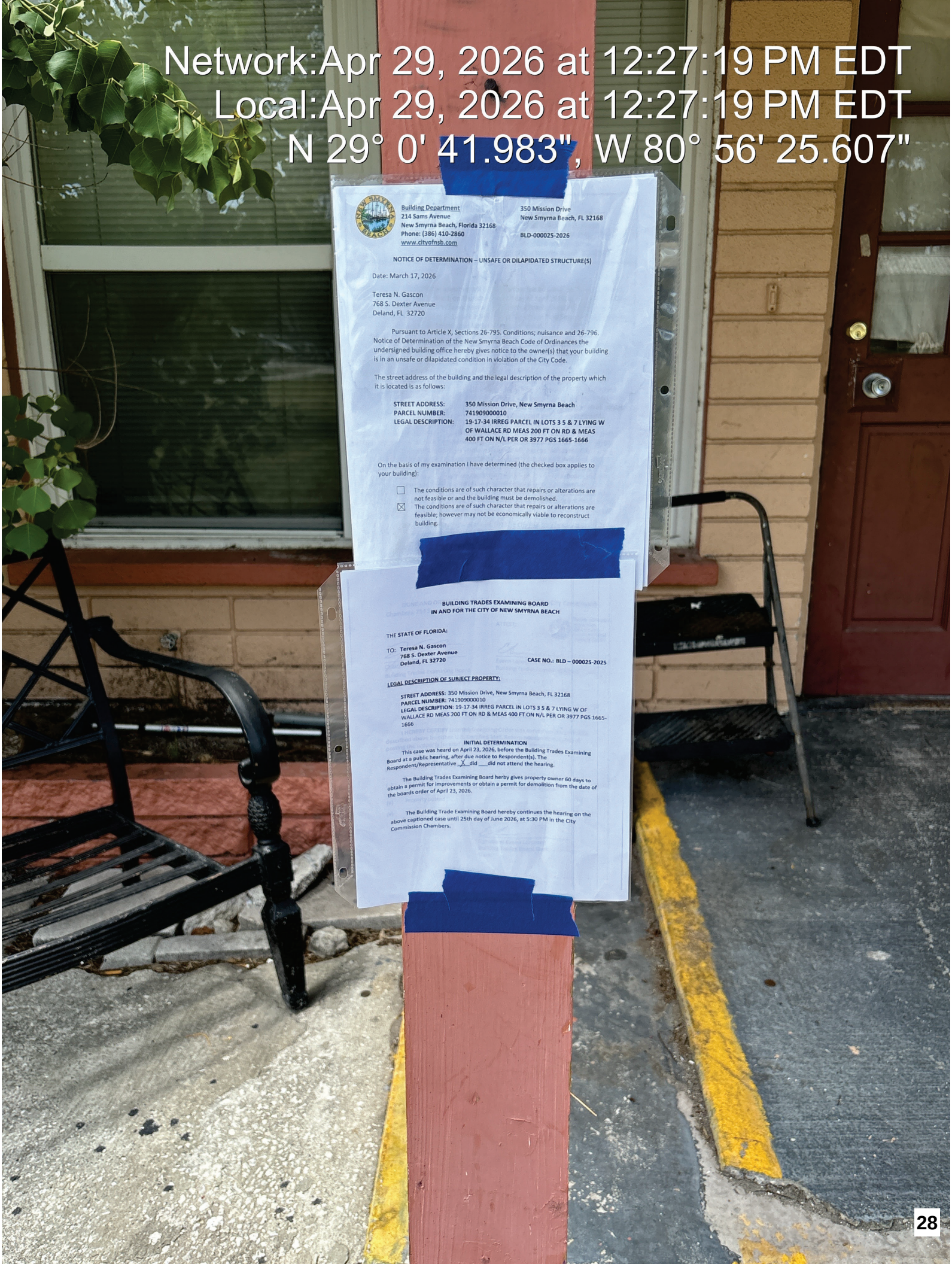
The forgoing instrument was acknowledged before me this 29th day of April, 2026, by Barbara Bobelak who is personally known to me.

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

(Official Stamp of Seal)

Notary Public

Network:Apr 29, 2026 at 12:27:19 PM EDT
Local:Apr 29, 2026 at 12:27:19 PM EDT
N 29° 0' 41.983", W 80° 56' 25.607"



Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

350 Mission Drive
New Smyrna Beach, FL 32168

BLD-000025-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: March 17, 2026

Teresa N. Gascon
768 S. Dexter Avenue
Deland, FL 32720

Pursuant to Article X, Sections 26-795. Conditions; nuisance and 26-796. Notice of Determination of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

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

STREET ADDRESS: 350 Mission Drive, New Smyrna Beach
PARCEL NUMBER: 741909000010
LEGAL DESCRIPTION: 19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

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

☐ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.
☒ The conditions are of such character that repairs or alterations are feasible; however may not be economically viable to reconstruct building.

BUILDING TRADES EXAMINING BOARD
IN AND FOR THE CITY OF NEW SMYRNA BEACH

THE STATE OF FLORIDA:

TO: Teresa N. Gascon
768 S. Dexter Avenue
Deland, FL 32720

CASE NO.: BLD – 000025-2025

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

STREET ADDRESS: 350 Mission Drive, New Smyrna Beach, FL 32168
PARCEL NUMBER: 741909000010
LEGAL DESCRIPTION: 19-17-34 IRREG PARCEL IN LOTS 3 5 & 7 LYING W OF WALLACE RD MEAS 200 FT ON RD & MEAS 400 FT ON N/L PER OR 3977 PGS 1665-1666

INITIAL DETERMINATION

This case was heard on April 23, 2026, before the Building Trades Examining Board at a public hearing, after due notice to Respondent(s). The Respondent/Representative _X_ did ___ did not attend the hearing.

The Building Trades Examining Board herby gives property owner 60 days to obtain a permit for improvements or obtain a permit for demolition from the date of the boards order of April 23, 2026.

The Building Trade Examining Board hereby continues the hearing on the above captioned case until 25th day of June 2026, at 5:30 PM in the City Commission Chambers.

UNITED STATES POSTAL SERVICE

June 10, 2026

Dear evann lorenzen:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8370 0442 00**.

Item Details

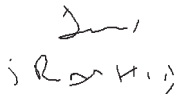
Status:	Delivered, Individual Picked Up at Post Office
Status Date / Time:	May 12, 2026, 4:36 pm
Location:	DELAND, FL 32724
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	TERESA N GASCON

Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient:



768 S DEXTER AVE

Address of Recipient:

DELAND, FL 32720-6618

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

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

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


Network:Mar 19, 2026 at 10:36:47 AM EDT
Local:Mar 19, 2026 at 10:36:47 AM EDT
N 29° 0' 42.000", W 80° 56' 25.994"
350 Mission Dr
New Smyrna Beach FL 32168
United States
UNSAFE BUILDING


Network:Mar 12, 2026 at 9:56:46 AM EDT
Local:Mar 12, 2026 at 9:56:46 AM EDT
N 29° 0' 41.947", W 80° 56' 26.108"
350 Mission Dr
New Smyrna Beach FL 32168
United States

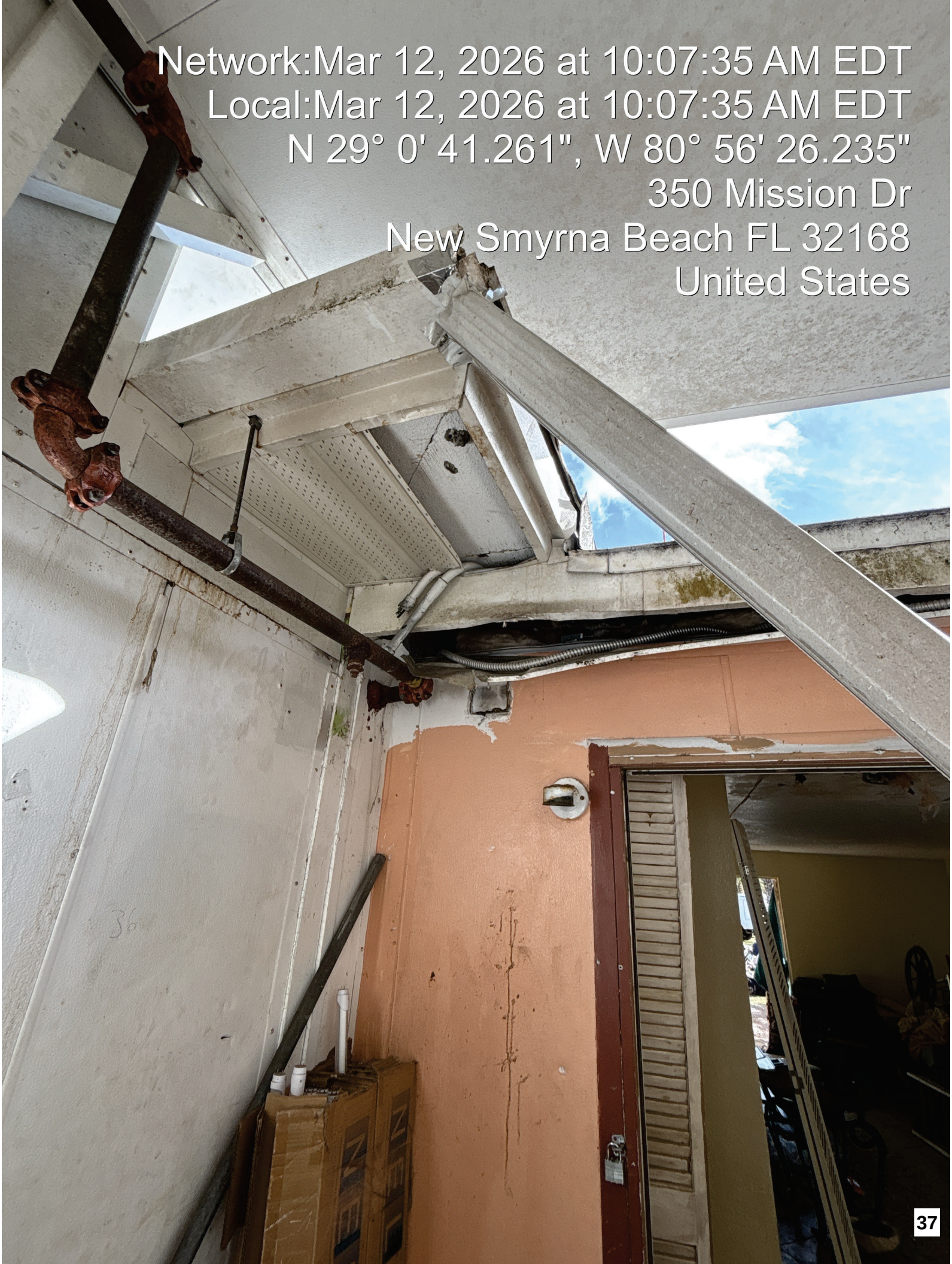

Network: Mar 12, 2026 at 11:01:20 AM EDT
Local: Mar 12, 2026 at 11:01:20 AM EDT
N 29° 0' 42.997", W 80° 56' 27.731"
1812 Sugartree Cir
New Smyrna Beach FL 32168
United States


Network: Mar 12, 2026 at 11:01:37 AM EDT
Local: Mar 12, 2026 at 11:01:37 AM EDT
N 29° 0' 46.053", W 80° 56' 26.083"
Mission Dr
New Smyrna Beach FL 32170
United States


Network:Mar 12, 2026 at 10:05:51 AM EDT
Local:Mar 12, 2026 at 10:05:51 AM EDT
N 29° 0' 41.435", W 80° 56' 27.174"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:06:06 AM EDT
Local:Mar 12, 2026 at 10:06:06 AM EDT
N 29° 0' 41.435", W 80° 56' 27.174"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:06:01 AM EDT
Local:Mar 12, 2026 at 10:06:01 AM EDT
N 29° 0' 41.435", W 80° 56' 27.174"
350 Mission Dr
New Smyrna Beach FL 32168
United States

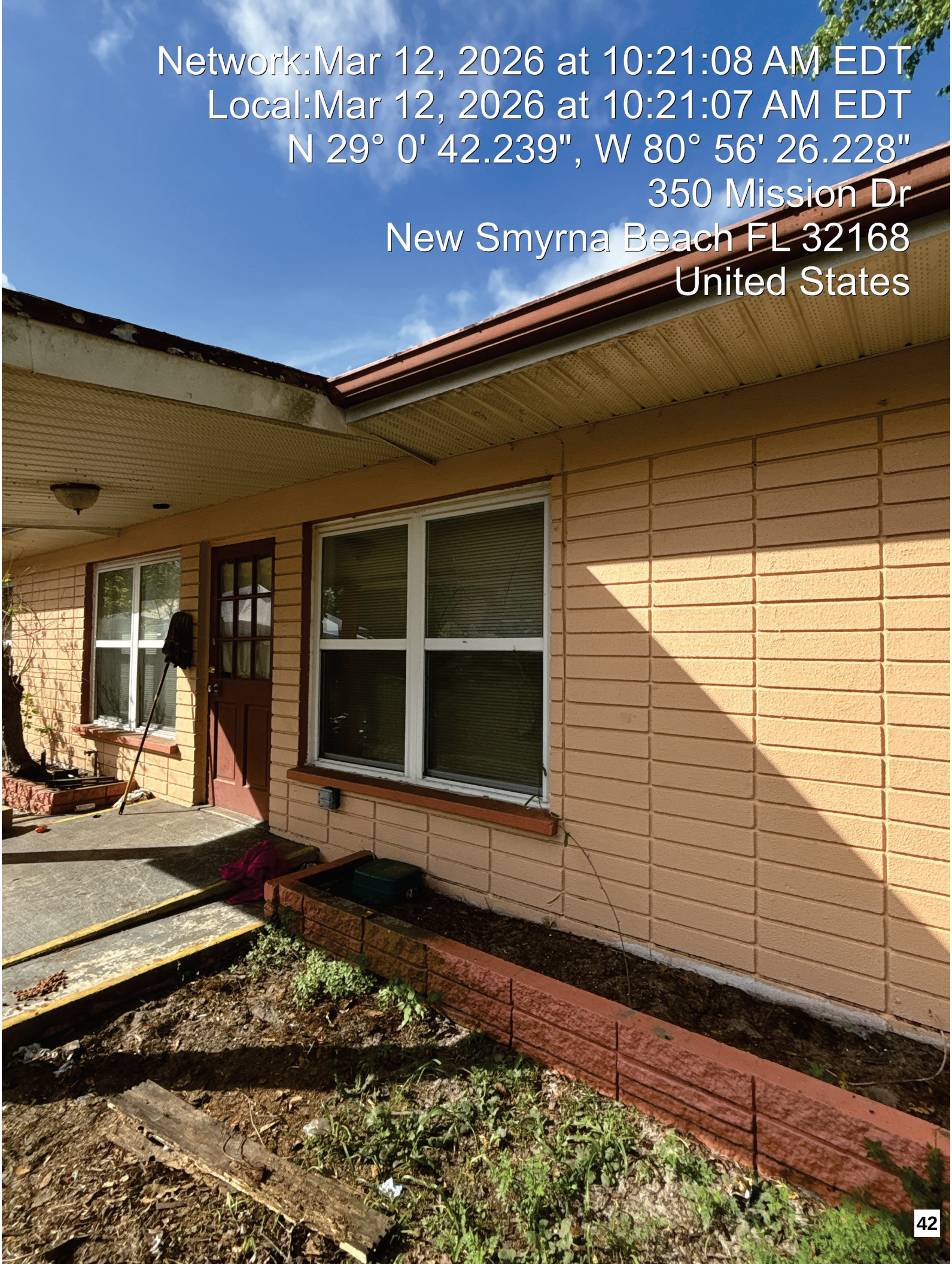

Network:Mar 12, 2026 at 10:07:35 AM EDT
Local:Mar 12, 2026 at 10:07:35 AM EDT
N 29° 0' 41.261", W 80° 56' 26.235"
350 Mission Dr
New Smyrna Beach FL 32168
United States

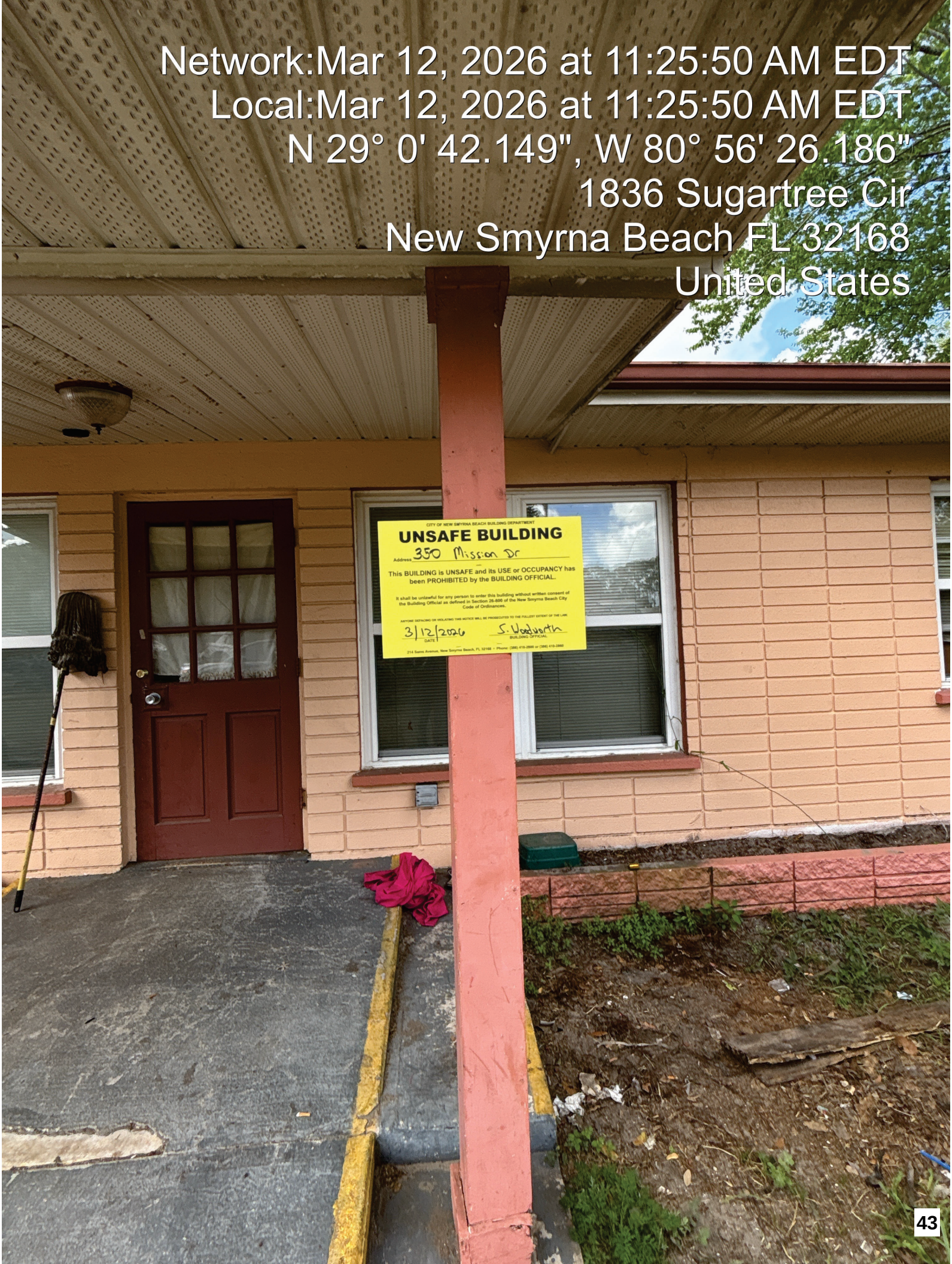

Network:Mar 12, 2026 at 10:07:43 AM EDT
Local:Mar 12, 2026 at 10:07:43 AM EDT
N 29° 0' 41.324", W 80° 56' 26.213"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:08:30 AM EDT
Local:Mar 12, 2026 at 10:08:30 AM EDT
N 29° 0' 41.146", W 80° 56' 26.576"
350 Mission Dr
New Smyrna Beach FL 32168
United States
39


Network:Mar 12, 2026 at 10:20:39 AM EDT
Local:Mar 12, 2026 at 10:20:39 AM EDT
N 29° 0' 42.316", W 80° 56' 26.715"
350 Mission Dr
New Smyrna Beach FL 32168
United States

Network:Mar 12, 2026 at 10:20:57 AM EDT
Local:Mar 12, 2026 at 10:20:57 AM EDT
N 29° 0' 42.215", W 80° 56' 26.430"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 10:21:08 AM EDT
Local:Mar 12, 2026 at 10:21:07 AM EDT
N 29° 0' 42.239", W 80° 56' 26.228"
350 Mission Dr
New Smyrna Beach FL 32168
United States


Network:Mar 12, 2026 at 11:25:50 AM EDT
Local:Mar 12, 2026 at 11:25:50 AM EDT
N 29° 0' 42.149", W 80° 56' 26.186"
1836 Sugartree Cir
New Smyrna Beach FL 32168
United States
CITY OF NEW SMYRNA BEACH BUILDING DEPARTMENT
UNSAFE BUILDING
Address 350 Mission Dr
This BUILDING is UNSAFE and its USE or OCCUPANCY has been PROHIBITED by the BUILDING OFFICIAL.
It shall be unlawful for any person to enter this building without written consent of the Building Official as defined in Section 26-606 of the New Smyrna Beach City Code of Ordinances.
ANYONE DEFACING OR VIOLATING THIS NOTICE WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
3/12/2026
DATE
S. Woodworth
BUILDING OFFICIAL
214 Sams Avenue, New Smyrna Beach, FL 32168 • Phone: (386) 410-2800 or (386) 410-2860

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000027-2026 - 817 MARALYN AVE. OWNER: WILLIAM L. PERRY, LIVING TRUST 5-6-04 OR SUE E. PERRY, LIVING TRUST 5-6-04; OFFICER: BARBARA BOBELAK

June 25, 2026

Background:

Notice of determination issued April 9, 2026. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on April 9, 2026. Certified mail accepted and signed for on April 14, 2026. A new notice of hearing was sent on June 2, 2026, and accepted on June 4, 2026. An affidavit of posting was completed on June 3, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

June Agenda 817 Maralyn Ave.pdf

Bobelak, Barbara

From: noreply@civicplus.com
Sent: Wednesday, May 13, 2026 12:35 PM
To: Bobelak, Barbara
Subject: Online Form Submittal: E-mail the Code Compliance Supervisor

CAUTION: EXTERNAL EMAIL

E-mail the Code Compliance Supervisor

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

Name	Patrick Kenneally
E-mail	pkenneally1@nycap.rr.com
Phone	5183311905
File Upload	*Field not completed.*
Address	813 maralyn ave
Questions & Comments	Hi - I saw the abandoned car being removed from the burned out house on Maralyn Ave today (817 Maralyn I think)...thank you. When will the rest of the property be cleaned up? Anything I can do to help?

Email not displaying correctly? View it in your browser.

Bobelak, Barbara

From: Woodworth, Steve
Sent: Wednesday, April 1, 2026 11:38 AM
To: Bobelak, Barbara
Cc: Corbin, Shane; Wiech, Donald
Subject: 817 Maryln

817 Maryln Ave was damaged by fire several months ago (December). The Building Dept. has not received application for the repair of demolition of this structure. We need to start an action.

Steve Woodworth
Building Official
City of New Smyrna Beach
214 Sams Ave.
New Smyrna Beach, FL 32168
Office 386-410-2857
swoodworth@cityofnsb.com
www.cityofnsb.com

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

AltKey: 3795237 **Parcel ID: 741601050090**
PERRY WILLIAM L TR **817 MARALYN AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3795237
Parcel ID:	741601050090
Township-Range-Section:	17 - 34 - 16
Subdivision-Block-Lot:	01 - 05 - 0090
Owner(s):	8 Owners (listed on separate sheet)
Mailing Address On File:	PO BOX 578 NEW SMYRNA BEACH FL 32170 0578
Physical Address:	817 MARALYN AVE, NEW SMYRNA BEACH 32169
Property Use:	0800 - MFR <10 UNITS
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4840
Subdivision Name:	
Homestead Property:	No

Parcel Summary

Owner(s):

PERRY WILLIAM L TR - TR - Trust - 100%

WILLIAM L PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

PERRY SUE E TR - TR - Trust - 100%

WILLIAM L PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

SUE E PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

PERRY WILLIAM L TR - TR - Trust - 100%

PERRY SUE E TR - TR - Trust - 100%

SUE E PERRY LIVING TRUST 5-6-04 - TR - Trust - 100%

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$240,875	$240,875	$0	$240,875	1.5000	$361.31
0012	DISCRETIONARY	$240,875	$240,875	$0	$240,875	0.7480	$180.17
0011	REQ LOCAL EFFORT	$240,875	$240,875	$0	$240,875	3.0310	$730.09
0050	GENERAL FUND	$240,875	$240,875	$0	$240,875	3.2007	$770.97
0053	LAW ENFORCEMENT FUND	$240,875	$240,875	$0	$240,875	1.5994	$385.26
0055	LIBRARY	$240,875	$240,875	$0	$240,875	0.3697	$89.05
0520	MOSQUITO CONTROL	$240,875	$240,875	$0	$240,875	0.1573	$37.89
0530	PONCE INLET PORT AUTHORITY	$240,875	$240,875	$0	$240,875	0.0660	$15.90
0058	VOLUSIA ECHO	$240,875	$240,875	$0	$240,875	0.2000	$48.18
0057	VOLUSIA FOREVER	$240,875	$240,875	$0	$240,875	0.2000	$48.18
0065	FLORIDA INLAND NAVIGATION DISTRICT	$240,875	$240,875	$0	$240,875	0.0270	$6.50
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$240,875	$240,875	$0	$240,875	0.3101	$74.70
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$240,875	$240,875	$0	$240,875	0.1793	$43.19
0272	NEW SMYRNA BCH I&S 2018	$240,875	$240,875	$0	$240,875	0.1115	$26.86
0270	NEW SMYRNA BEACH	$240,875	$240,875	$0	$240,875	4.6370	$1,116.94
						16.3370	$3,935.17

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$3,935.17
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$4,060.17**
Estimated Tax Amount without SOH:	$4,060.17

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$235,000	$529,806	$764,806	$673,180	$0	$673,180	$0
2024	$399,500	$425,229	$824,729	$611,982	$0	$611,982	$0
2023	$282,000	$418,738	$700,738	$556,347	$0	$556,347	$0
2022	$235,000	$320,659	$555,659	$505,770	$0	$505,770	$0
2021	$172,725	$362,663	$535,388	$459,791	$0	$459,791	$0
2020	$172,725	$340,000	$512,725	$417,992	$0	$417,992	$0
2019	$172,725	$267,136	$439,861	$379,993	$0	$379,993	$0
2018	$101,931	$243,517	$345,448	$345,448	$0	$345,448	$0
2017	$99,875	$307,401	$407,739	$367,741	$0	$367,741	$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 9 & W 1/2 OF LOT 10 BLK E HORTON SHORES MB 10 PG 42 PER OR 5202 PG 3355 PER OR 6078 PGS 0897-0898 INC PER OR 7173 PG 0560 PER OR 8718 PG 0966

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: April 9, 2026

William L. Perry, Living Trust 5-6-04 or
Sue E. Perry, Living Trust 5-6-04
PO Box 578
New Smyrna Beach, FL 32170-0578

Pursuant to Article X, Sections 26-795. Conditions; nuisance and 26-796. Notice of Determination of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

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

STREET ADDRESS: **817 Maralyn Avenue, New Smyrna Beach**
PARCEL NUMBER: **741601050090**
LEGAL DESCRIPTION:
16-17-34 LOT 9 & W 1/2 OF LOT 10 BLK E HORTON SHORES MB 10 PG 42 PER OR 5202 PG 3355 PER OR 6078 PGS 0897-0898 INC PER OR 7173 PG 0560 PER OR 8718 PG 0966

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

☐ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.

☒ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

ITEMS IN VIOLATION

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

☐ The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.

☒ The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.

☐ The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.

☐ The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.

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

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

That within thirty (30) days from mailing date of this notice, a complete application for the necessary repairs or demolition must be submitted and commenced. If the conditions are not remedied within thirty (30) days after the notice of determination is sent and the repairs or demolition is not completed within a reasonable period of time (as determined by the Building Official), the notice of determination shall be referred by the Building Official to the City's Building Trades Board to conduct a condemnation public hearing concerning the subject building.

Steve Woodworth

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

817 Maralyn Avenue
New Smyrna Beach, FL 32168

BLD-000027-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat..

Please check form of service.

☒ Posted:

☒ Certified Mail, Return Receipt Requested
Receipt Number: 9214 8901 9403 8364 6869 35

Barbara Bobelak

Barbara Bobelak
Code Compliance Supervisor
386.410.2871
bbobelak@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000027-2026
817 Maralyn Avenue,
New Smyrna Beach, FL 32168

Date: April 9, 2026

William L. Perry, Living Trust 5-6-04 or
Sue E. Perry, Living Trust 5-6-04
PO Box 578
New Smyrna Beach, FL 32170-0578

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 28th day of May 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building

Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 9th day of April, 2026, at City Hall, City of New Smyrna Beach, Florida.

Barbara Bobelat for

Francis T. Dalton, Chairperson
Builders Trade Board

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 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 Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in accordance with Section 286.0105, Fla. Statute.

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

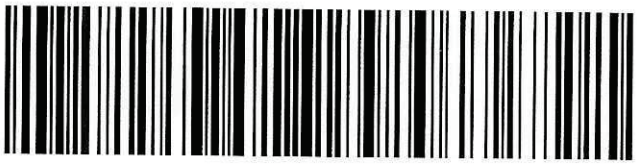
Receipt Number: 9214 8901 9403 8364 6869 35

☒ Post

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 6869 35

WILLIAM L PERRY LIVING TRUST 5-6-04 OR
SUE E PERRY LIVING TRUST 5-6-04
PO BOX 578
NEW SMYRNA BEACH FL 32170-0578

817 Maralyn Avenue
BLD-000027-2026

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/14/2026

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8364 6869 35

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

AVAILABLE FOR PICKUP NEW SMYRNA BEACH,FL 32170 04/13/2026 14:46

ORIGINAL INTENDED RECIPIENT:

WILLIAM L PERRY LIVING TRUST 5-6-04 OR
SUE E PERRY LIVING TRUST 5-6-04
PO BOX 578
NEW SMYRNA BEACH FL 32170-0578

817 Maralyn Ave - BLD-000027
Case #: BLD-000027

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

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000027-2026
817 Maralyn Avenue,
New Smyrna Beach, FL 32168

Date: June 2, 2026

William L. Perry, Living Trust 5-6-04 or
Sue E. Perry, Living Trust 5-6-04
PO Box 578
New Smyrna Beach, FL 32170-0578

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 25th day of June 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building

Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 2nd day of June 2026, at City Hall, City of New Smyrna Beach, Florida.

Francis T. Dalton, Chairperson
Builders Trade Board

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 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 Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in accordance with Section 286.0105, Fla. Statute.

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 2nd day of June, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

Receipt Number: 9214 8901 9403 8326 2259 36

☒ Post

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

AFFIDAVIT OF POSTING

I, Barbara Bobelak, hereby state that I personally posted on the property located at:

817 Maralyn Avenue, New Smyrna Beach, Florida, a Notice of Determination and Notice of Hearing to be conducted before the Building and Trade Board on June 25, 2026.

Notice was posted upon the property listed at the address above, on the 3rd day of June 2026, being not less than ten days prior to the date of hearing.

Barbara Bobelak — 6-3-2026

Applicant's/Representative's Signature — Date

On this 3rd day of June, 2026, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named,

Barbara Bobelak, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

The forgoing instrument was acknowledged before me this 3rd day of June, 2026, by Barbara Bobelak who is personally known to me.

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

(Official Stamp of Seal)

Notary Public

(√) File ( ) Mail ( ) Email to:_____

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/04/2026

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8326 2259 36

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

ORIGIN ACCEPTANCE NEW SMYRNA BEACH,FL 32168 06/03/2026 16:47

ORIGINAL INTENDED RECIPIENT:

WILLIAM L PERRY
PO BOX 578
NEW SMYRNA BEACH FL 32170-0578

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

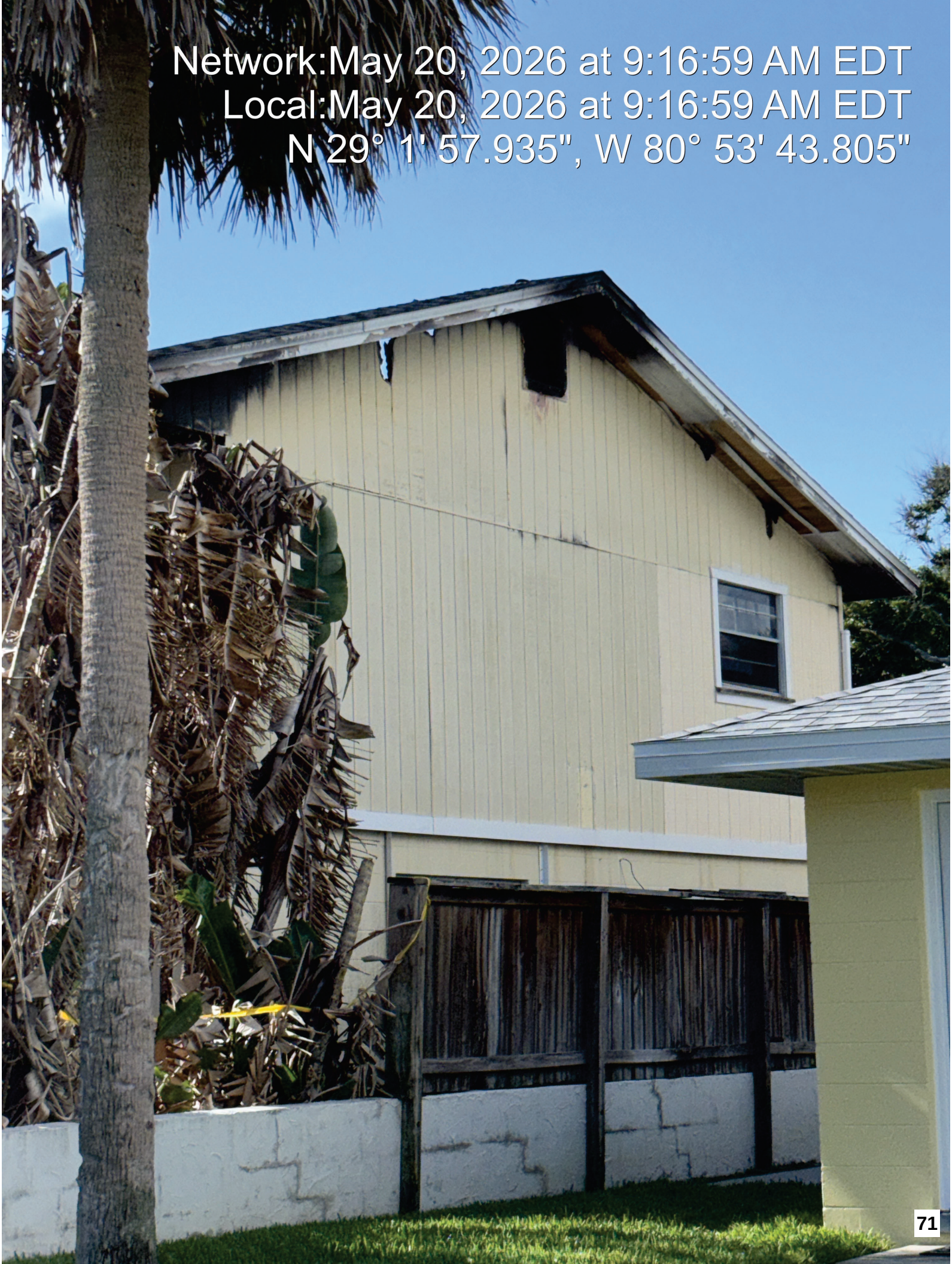

Network:May 20, 2026 at 9:15:55 AM EDT
Local:May 20, 2026 at 9:15:55 AM EDT
N 29° 1' 57.985", W 80° 53' 42.475"
817


Network:May 20, 2026 at 9:15:58 AM EDT
Local:May 20, 2026 at 9:15:58 AM EDT
N 29° 1' 57.985", W 80° 53' 42.475"

Network:May 20, 2026 at 9:16:21 AM EDT
Local:May 20, 2026 at 9:16:21 AM EDT
N 29° 1' 57.973", W 80° 53' 42.918"


Network:May 20, 2026 at 9:16:06 AM EDT
Local:May 20, 2026 at 9:16:06 AM EDT
N 29° 1' 58.033", W 80° 53' 42.551"
817


Network:May 20, 2026 at 9:16:42 AM EDT
Local:May 20, 2026 at 9:16:42 AM EDT
N 29° 1' 57.837", W 80° 53' 43.344"


Network:May 20, 2026 at 9:16:59 AM EDT
Local:May 20, 2026 at 9:16:59 AM EDT
N 29° 1' 57.935", W 80° 53' 43.805"

THE CITY OF NEW SMYRNA BEACH - CODE COMPLIANCE

BLD-000026-2026 - 508 MARY AVE. OWNER: JAMES E. SR & RHONDA MJ HAYNES; OFFICER: BARBARA BOBELAK

June 25, 2026

Background:

Notice of determination issued April 9, 2026. The Building Official determined the structure can be restored however it is damaged and has become dangerous to life, safety or the general health and welfare of people within or near the structure in pursuant to Article X Sec. 26-795. and Sec 26-796. A notice of determination was mailed certified mail giving 30 days to submit an application to make the necessary repairs or demolition of the structure. Method of Service certified mail sent on April 9, 2026. Certified mail accepted and signed for on April 29, 2026. Due to lack of quorum at the May 28, 2026, hearing a new notice of hearing was sent on June 2, 2026, and accepted on June 4, 2026. An affidavit of posting was completed on June 3, 2026.

Fiscal Analysis:

None.

Strategic Plan Item:

No

Staff Report Created By: Evann Lorenzen - Administrative Specialist

Attachments:

June Agenda 508 Mary Ave.pdf

CODE CASE DETAILED REPORT BLD-000026-2026
FOR CITY OF NEW SMYRNA BEACH

Case Type:	Building	**Project:**		**Opened Date:**	03/27/2026
Status:	In Progress	**District:**	New Smyrna Beach	**Closed Date:**	NOT CLOSED
Assigned To:	Barbara Bobelak	**Description:**	Property is in need of repair, the roof has holes in it and possibly structural issues.		

Parcel: 744111010021 Main	**Address:** 508 Mary Av Main New Smyrna Beach, FL 32168	**Zone:** R-3 (SINGLE FAMILY RESIDENTIAL)

Owner

Rhonda Mj & James E Sr Haynes

333 Dimmick St
New Smyrna Beach, FL 32168
Home: 3864273630

Note	Created By	Date and Time Created
1. While conducting inspections in this area I noticed the roof on the front of the property appeared to have damage. I emailed the Chief Building Official requesting him visit this property for a determination of the damage to the roof. On 3/26/2026 the Building Official stated the property is in need of repair and/or demolition due to the roof system and the support system of the structure being compromised.	Barbara Bobelak	3/27/2026 10:05 am
2. 3/30/2026 - I spoke to Mrs. Haynes regarding the condition of this property. Mrs. Haynes stated that they are aware of the condition of the property and are currently working on getting estimates to repair the property.	Barbara Bobelak	4/1/2026 8:43 am

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

AltKey: 3873963 **Parcel ID: 744111010021**
HAYNES RHONDA MJ **508 MARY AVE, NEW SMYRNA BEACH, FL**

Parcel Summary

Alternate Key:	3873963
Parcel ID:	744111010021
Township-Range-Section:	17 - 34 - 41
Subdivision-Block-Lot:	11 - 01 - 0021
Owner(s):	HAYNES RHONDA MJ - TE - Tenancy in the Entirety - 100%
	HAYNES JAMES E SR - TE - Tenancy in the Entirety - 100%
Mailing Address On File:	333 DIMMICK ST
	NEW SMYRNA BEACH FL 32168 6604
Physical Address:	508 MARY AVE, NEW SMYRNA BEACH 32168
Property Use:	0100 - SINGLE FAMILY
Tax District:	601-NEW SMYRNA BEACH
2024 Final Millage Rate:	16.337
Neighborhood:	4062
Subdivision Name:	SPLEICES NEW SMYRNA
Homestead Property:	No

Working Tax Roll Values by Taxing Authority

	Tax Authority	Just Value	Assessed	Ex/10cap	Taxable	Millage	Estimated
0017	CAPITAL IMPROVEMENT	$117,625	$58,730	$0	$117,625	1.5000	$176.44
0012	DISCRETIONARY	$117,625	$58,730	$0	$117,625	0.7480	$87.98
0011	REQ LOCAL EFFORT	$117,625	$58,730	$0	$117,625	3.0310	$356.52
0050	GENERAL FUND	$117,625	$58,730	$58,895	$58,730	3.2007	$187.98
0053	LAW ENFORCEMENT FUND	$117,625	$58,730	$58,895	$58,730	1.5994	$93.93
0055	LIBRARY	$117,625	$58,730	$58,895	$58,730	0.3697	$21.71
0520	MOSQUITO CONTROL	$117,625	$58,730	$58,895	$58,730	0.1573	$9.24
0530	PONCE INLET PORT AUTHORITY	$117,625	$58,730	$58,895	$58,730	0.0660	$3.88
0058	VOLUSIA ECHO	$117,625	$58,730	$58,895	$58,730	0.2000	$11.75
0057	VOLUSIA FOREVER	$117,625	$58,730	$58,895	$58,730	0.2000	$11.75
0065	FLORIDA INLAND NAVIGATION DISTRICT	$117,625	$58,730	$58,895	$58,730	0.0270	$1.59
0120	SOUTH EAST VOLUSIA HOSPITAL AUTHORITY	$117,625	$58,730	$58,895	$58,730	0.3101	$18.21
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	$117,625	$58,730	$58,895	$58,730	0.1793	$10.53
0272	NEW SMYRNA BCH I&S 2018	$117,625	$58,730	$58,895	$58,730	0.1115	$6.55
0270	NEW SMYRNA BEACH	$117,625	$58,730	$58,895	$58,730	4.6370	$272.33
						16.3370	$1,270.38

Non-Ad Valorem Assessments

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

Estimated Ad Valorem Tax:	$1,270.38
Estimated Non-Ad Valorem Tax:	$125.00
Estimated Taxes:	**$1,395.38**
Estimated Tax Amount without SOH:	$2,046.64

Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	Exemptions	Taxable	HX Savings
2025	$63,504	$55,733	$119,237	$53,391	$0	$53,391	$0
2024	$55,566	$56,783	$112,349	$48,538	$0	$48,538	$0
2023	$50,406	$52,813	$103,219	$44,125	$0	$44,125	$0
2022	$22,226	$36,361	$58,587	$40,114	$0	$40,114	$0
2021	$21,433	$22,086	$43,519	$36,467	$0	$36,467	$0
2020	$21,433	$22,513	$43,946	$33,152	$0	$33,152	$0
2019	$7,938	$22,200	$30,138	$30,138	$0	$30,138	$0
2018	$7,938	$20,408	$28,346	$28,346	$0	$28,346	$0
2017	$7,938	$18,633	$26,603	$26,603	$0	$26,603	$0

Property Description

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

41-17-34 E 90 FT OF W 130 FT OF N 120FT OF LOT 2 BLK 1 GUSTAVUS SPLEISS SUB MB 5 PG 182 MB 14 PG 92 PER OR 3659 PG 0851 &DC PER OR 3657 PG 1075

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

Date: April 9, 2026

James E. Sr & Rhonda MJ Haynes
333 Dimmick Street
New Smyrna Beach, FL 32168-6604

Pursuant to Article X, Sections 26-795. Conditions; nuisance and 26-796. Notice of Determination of the New Smyrna Beach Code of Ordinances the undersigned building office hereby gives notice to the owner(s) that your building is in an unsafe or dilapidated condition in violation of the City Code.

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

STREET ADDRESS:	**508 Mary Avenue, New Smyrna Beach**
PARCEL NUMBER:	**744111010021**
LEGAL DESCRIPTION:	**41-17-34 E 90 FT OF W 130 FT OF N 120FT OF LOT 2 BLK 1 GUSTAVUS SPLEISS SUB MB 5 PG 182 MB 14 PG 92 PER OR 3659 PG 0851 & DC PER OR 3657 PG 1075**

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

☐ The conditions are of such character that repairs or alterations are not feasible or and the building must be demolished.

☒ The conditions are of such character that repairs or alterations are feasible or reasonably expected to remedy the condition and the building may be restored.

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

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

ITEMS IN VIOLATION

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

☐ The structure has improperly distributed loads upon the floor or roof or the floor or roof is overloaded or has insufficient strength to be reasonably safe for the purpose used.

☐ The structure has been damaged by fire, wind, or other causes and has become dangerous to life, safety, or the general health and welfare of people within or near the structure.

☐ The structure is so dilapidated, decayed, unsafe, insanitary, or so utterly fails to provide the amenities necessary for health, safety, or general welfare.

☐ The structure has parts which are so attached that there is a reasonable likelihood they may fall and injure members of the public or property in general.

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

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

That within thirty (30) days from mailing date of this notice, a complete application for the necessary repairs or demolition must be submitted and commenced. If the conditions are not remedied within thirty (30) days after the notice of determination is sent and the repairs or demolition is not completed within a reasonable period of time (as determined by the Building Official), the notice of determination shall be referred by the Building Official to the City's Building Trades Board to conduct a condemnation public hearing concerning the subject building.

Steve Woodworth
Chief Building Official
386.410.2858
swoodworth@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, Florida 32168
Phone: (386) 410-2860
www.cityofnsb.com

508 Mary Avenue
New Smyrna Beach, FL 32168

BLD-000026-2026

NOTICE OF DETERMINATION – UNSAFE OR DILAPIDATED STRUCTURE(S)

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing **NOTICE OF DETERMINATION** was served on the 9th day of April, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat..

Please check form of service.

☒ Posted:

☒ Certified Mail, Return Receipt Requested
Receipt Number: 92148901940383647556 79

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000026-2026
508 Mary Avenue,
New Smyrna Beach, FL 32168

Date: April 9, 2026

James E. Sr & Rhonda MJ Haynes
333 Dimmick Street
New Smyrna Beach, FL 32168-6604

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 28th day of May 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building

Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 9th day of April, 2026, at City Hall, City of New Smyrna Beach, Florida.

Barbara Bobeda for

Francis T. Dalton, Chairperson
Builders Trade Board

NOTICE TO PERSONS WITH DISABILITIES

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Please check form of service.

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Name of person who received service

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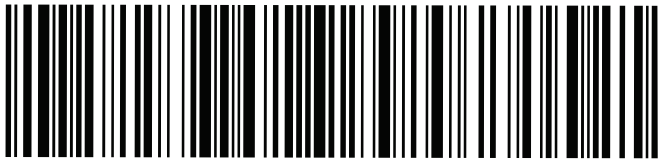
Receipt Number: 9214890194038364755679

☒ Post

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 7556 79

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

BLD-000026
508 MARY AVENUE

UNITED STATES POSTAL SERVICE

RETURN TO SENDER

Date Produced: 04/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 7556 79. Our records indicate that this item was delivered on 04/29/2026 at 02:12 p.m. in NEW SMYRNA BEACH, FL 32168. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient : 333 DIMMICK ST
NEW SMYRNA BEACH, FL 32168-6604

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:

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

Customer Reference Number: C6709278.41034154

Return Reference Number 333 Dimmick St

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:

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

MAILING DATE: 04/02/2026
DELIVERY DATE: 04/29/2026

USPS CERTIFIED MAIL



9214 8901 9403 8364 7556 79

USPS Tracking Label Number: 9214 8901 9403 8364 7556 79

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NEW SMYRNA BEACH,FL 32168	04/02/2026 08:26
NO AUTHORIZED RECIPIENT AVAILABLE	NEW SMYRNA BEACH,FL 32168	04/13/2026 12:42
REMINDER TO SCHEDULE REDELIVERY	NEW SMYRNA BEACH,FL 32168	04/18/2026 03:16
PACKAGE RETURN NOTICE GENERATED	NEW SMYRNA BEACH,FL 32168	04/28/2026 03:53
RETURN TO SENDER INDIVIDUAL PICKED UP AT PO	NEW SMYRNA BEACH,FL 32168	04/29/2026 14:12

CASE #: BLD-000026-2026

Building Department
214 Sams Avenue
New Smyrna Beach, FL32168
Phone: (386) 410-2800
Fax: (386) 410-2805
www.cityofnsb.com

NOTICE OF HEARING

BUILDING TRADES BOARD
BLD-000026-2026
508 Mary Avenue,
New Smyrna Beach, FL 32168

Date: June 2, 2026

James E. Sr & Rhonda MJ Haynes
333 Dimmick Street
New Smyrna Beach, FL 32168-6604

YOU ARE HEREBY notified that a hearing will be held before the Building Trades Board in and for the City of New Smyrna Beach on Thursday, the 25th day of June 2026, at 5:30 p.m., at City Hall Commission Chambers, 214 Sams Avenue, New Smyrna Beach, Florida 32168, for the purpose of determining whether you are in violation of the City of New Smyrna Beach Code of Ordinances as described in the attached **Notice of Determination.**

The decision of the Board will be based upon the evidence presented at the hearing. If the Board determines that you are in violation and you fail to correct the violation(s) within the time period specified by the Board, the city may take whatever action is determined necessary and appropriate to remedy the conditions, including vacating, fencing, securing, demolishing; and/or removing the unsafe or dilapidated structure. The city shall assess all costs associated with the action against the real property. The assessment shall constitute a lien upon the property to the same extent and character as a lien for special assessments and with the same rights of collection, foreclosure, and sale. The lien shall be superior to all others except taxes and shall accrue interest at the rate of eight percent per annum until paid.

At the hearing, you will have the right to be represented by an attorney (at your own expense) or 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 Board. Should you fail to appear on the aforesaid date and time, an Order may be entered against you. Should you wish to appeal the decision of the Board, you will need to ensure that a verbatim record of the proceeding is made (at your own expense). You may examine the City's records concerning the subject matter of this action at the Building

Department, City of New Smyrna Beach, 214 Sams Avenue, New Smyrna Beach, Florida 32168, 386.410.2800.

DONE AND ORDER this 2nd day of June 2026, at City Hall, City of New Smyrna Beach, Florida.

Francis T. Dalton, Chairperson
Builders Trade Board

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 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 Board, with respect to any matter considered at the hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based in accordance with Section 286.0105, Fla. Statute.

CERTIFICATE OF SERVICE

The undersigned Official hereby certifies that the forgoing NOTICE OF HEARING was served on the 2nd day of June, 2026, on the party(ies) described above by Hand Delivery upon the person(s); or, by leaving the notice at the usual place of residence of the person(s) described above with a person residing therein who is above fifteen (15) years of age and informing such person of the contents of the notice; or in the case of commercial premises upon the manager or other person in charge; or, by US Certified Mail, Return Receipt Requested, in accordance with Section 162.12(1), Fla. Stat. (2019).

Please check form of service.

☐ Hand delivery upon:

Name of person who received service

☒ Certified Mail, Return Receipt Requested

Receipt Number: 9214 8901 9403 8326 2277 56

☒ Post

Evann Lorenzen
Building Trade Board Clerk
386.410.2870
elorenzen@cityofnsb.com

AFFIDAVIT OF POSTING

I, Barbara Bobelak, hereby state that I personally posted on the property located at:

508 Mary Avenue, New Smyrna Beach, Florida, a Notice of Determination and Notice of Hearing to be conducted before the Building and Trade Board on June 25, 2026.

Notice was posted upon the property listed at the address above, on the 3rd day of June 2026, being not less than ten days prior to the date of hearing.

Barbara Bobelak — 6-3-2026

Applicant's/Representative's Signature — Date

On this 3rd day of June, 2026, before me, the undersigned, a notary public in and for the said county and state, personally appeared the within-named,

Barbara Bobelak, who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

STATE OF FLORIDA)

COUNTY OF VOLUSIA)

The forgoing instrument was acknowledged before me this 3rd day of June, 2026, by Barbara Bobelak who is personally known to me.

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

(Official Stamp of Seal)

Notary Public

(√) File ( ) Mail ( ) Email to:_____

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/04/2026

CITY OF NEW SMYRNA BEACH:

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

9214 8901 9403 8326 2277 56

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

DELIVERED LEFT WITH INDIVIDUAL NEW SMYRNA BEACH,FL 32168 06/04/2026 12:34

ORIGINAL INTENDED RECIPIENT:

JAMES E SR & RHONDA MJ HAYNES
333 DIMMICK ST
NEW SMYRNA BEACH FL 32168-6604

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

UNITED STATES POSTAL SERVICE®

June 09, 2026

Dear Barbara Bobelak:

The following is in response to your request for proof of delivery on your item with the tracking number: **9214 8901 9403 8326 2277 56**.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	June 04, 2026, 12:34 pm
Location:	NEW SMYRNA BEACH, FL 32168
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic
Recipient Name:	JAMES E SR RHONDA MJ HAYNES

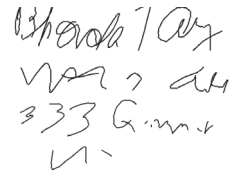
Shipment Details

Weight:	1.0oz

Recipient Signature

Signature of Recipient:

Address of Recipient:



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

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

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


Network:May 20, 2026 at 9:34:41 AM EDT
Local:May 20, 2026 at 9:34:41 AM EDT
N 29° 1' 38.451", W 80° 55' 46.844"
508


Network: May 20, 2026 at 9:35:25 AM EDT
Local: May 20, 2026 at 9:35:25 AM EDT
N 29° 1' 38.662", W 80° 55' 46.342"


Network:May 20, 2026 at 9:35:34 AM EDT
Local:May 20, 2026 at 9:35:34 AM EDT
N 29° 1' 38.662", W 80° 55' 46.342"


Network:May 20, 2026 at 9:36:33 AM EDT
Local:May 20, 2026 at 9:36:33 AM EDT
N 29° 1' 38.299", W 80° 55' 47.350"


Network:May 20, 2026 at 9:36:05 AM EDT
Local:May 20, 2026 at 9:36:05 AM EDT
N 29° 1' 38.199", W 80° 55' 46.998"