



Code Compliance Board
Thursday, February 19, 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 January 15, 2026](#)

4. SWEARING OF CITY STAFF, RESPONDENTS AND WITNESSES

5. OLD BUSINESS

A. Staff Report

5.A [CCB-0488-2025 - 205 Quay Assisi Owner: Randall Todd SR & Suzette S. Jones; 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-0810-2024 - 305 Julia St. Owner: 305 NSB Investment LLC ; Officer John Parks](#)

5.D [CCB-0540-2025 - 387 Otter Blvd Owner: Johnathan Porter TR; Officer: John](#)

6. NEW BUSINESS

A. Staff Report

- 6.A CCB-0480-2025- 206 Douglas St; Owner: Hummingbird Property NSB LLC;
Officer John Parks
- 6.B CCB-0473-2025 - 1571 S. Atlantic Ave., 401; Owner: Lori Ann Reinhard;
Officer: John Parks
- 6.C CCB-0516-2025 - 705 Faulkner St.; Owner: Raymond Baliatico JR; Officer:
Herman Trautwein

7. REPEAT BUSINESS

- 7.A CCB-0004-2026- 2631 Brookline Ave.; Owner: Terry Lee Launer Jr; Officer:
John Parks

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.