



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

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

**1. CALL TO ORDER**

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**2. DISCLOSURE OF EX PARTE COMMUNICATIONS**

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**3. APPROVAL OF MINUTES**

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3.A [Code Compliance Board Minutes May 21, 2026](#)

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

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**5. OLD BUSINESS**

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A. Staff Report

5.A [CCB-0088-2026 - 350 Mission Dr. Owner: Teresa N Gascon; Officer: John Parks](#)

5.B [CCB-0232-2025 - 811 E. 15th Ave. Owner: Mark Tremblay & Greg Dubose and/or entity Officer: Beverly Abrahamson](#)

**6. NEW BUSINESS**

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A. Staff Report

- 6.A CCB-0103-2026 - 314 Florida Ave. Owner: Chadwick Residential LLC; Officer: John Parks
- 6.B CCB-0515-2024 - 203 Lincoln Ave. Owner: Devon & Wendy Tresher; Officer: John Parks
- 6.C CCB-0108-2026 - 4301 S. Atlantic Ave., Unit: 102 Owner: Linda S Wheeler Trust & Beverly J Campbell Trust; Officer John Parks
- 6.D CCB-0503-2025 - 837 E 7th Ave. Owner: MTN Resources LLC; Officer Beverly Abrahamson
- 6.E CCB-0508-2025 - 839 7th Ave Owner: MTN Resources LLC; Officer: Beverly Abrahamson
- 6.F CCB-0630-2025 - 804 Evergreen St. Owner: Thomas Hansen; Officer: Beverly Abrahamson
- 6.G CCB-0266-2026 - 154 Sweet Bay Ave. Owner: Robert & Kelly Freshwaters; Officer: Barbara Bobelak
- 6.H CCB-0148-2026 - 1313 Magnolia St. Owner: Silver Circle Magnolia LLC; Officer: Barbara Bobelak

## **7. REPEAT BUSINESS**

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## **8. DISCUSSION**

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## **9. STAFF REPORTS**

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## **10. ADJOURNMENT**

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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.