



Code Compliance Board
Thursday, October 15, 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 [September 17, 2026, Code Compliance Board Minutes.](#)

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-0312-2026 - 831 Maralyn Ave. Owner: Sharon Clark; Officer: Benjamin Blissett](#)

5.C [CCB-0254-2026 - 206 Douglas St. Owner: Hummingbird Property NSB LLC; Officer: John Parks](#)

5.D [CCSM-0139-2026 - 364 Flagler Ave. Owner: Surf Coast Realty INC; Officer:](#)

6. NEW BUSINESS

A. Staff Report

- 6.A CCB-0158-2026 - 215 N. Airport Rd Owner: Geosam Capital US LP (Venetian Bay) LP; Officer: John Parks
- 6.B CCB-0244-2026 - 910 Maple St. Owner: Patrick Lalchandani; Officer: Beverly Abrahamson
- 6.C CCB-0405-2026 - 314 Flagler Ave. Owner: One Flagler 314 LLC; Officer: John Parks
- 6.D CCB-0092-2026 - 4301 S. Atlantic Ave. Unit: 502; Owner: James T. Carol A. Roberts; Officer: John Parks
- 6.E CCB-0414-2026 - 1204 Hemlock St. Owner: Shelly Siegele; Officer: John Parks
- 6.F CCB-0431-2026 - 710 Louise Ave. Owner: Lawrence Roberts & Eurima Albaro Roberts; Officer: Benjamin Blissett
- 6.G CCB-0388-2026 - 350 Mission Dr. Owner: Teresa N. Gascon; Officer: Benjamin Blissett
- 6.H CCB-0451-2026 - 431 Venetian Palms Blvd. Owner: Ye Mingmei; Officer: Benjamin Blissett
- 6.I CCB-0450-2026- 263 Caryota Ct. Owner: Ye Mingmei; Officer: Benjamin Blissett
- 6.J CCB-0454-2026 - 703 Eleanore Ave. Owner: Nowa Properties LLC; Officer: Benjamin Blissett
- 6.K CCB-0363-2026 - STEWART DR (Vacant Land) Owner: RK Owen LLC; Officer: Herman Trautwein
- 6.L CCB-0159-2026 - 1300 N. Dixie Freeway; Owner: AV Investments LLC; Officer: Herman Trautwein

- 6.M CCB-0156-2026 - 1012 Conrad Dr. Owner: Alexander Hackenwerth; Officer: Beverly Abrahamson
- 6.N CCB-0147-2026 - 756 Pine Shores Cir. Owner: 1512 Van Buren LLC; Officer: Beverly Abrahamson
- 6.O CCB-0263-2026 - 528 Aeolian Dr. Owner: Joesph Samko; Officer: Beverly Abrahamson

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.