

MINUTES
CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
July 17, 2025
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. CALL TO ORDER

A. Opening statements by Special Magistrate deLaroche
SM deLaroche called the meeting to order at 9:00 am.

B. Swearing in Witnesses
All witnesses were sworn in for the day's hearings.

2. OPENING REMARKS

A. Notification of Items Removed from Agenda by City Staff

3. MINUTES

A. Code Enforcement Special Magistrate Minutes June 19, 2025
The SM approved the minutes of June 19, 2025.

4. ADVANCED HEARINGS (Post-Initial Hearings)

5. INITIAL HEARINGS

A. Property Owner: PIRATES COVE (VOLUSIA COUNTY) CONDOMINIUM ASSOCIATION, INC.
Violation Address: 3501 Cardinal Blvd. in Daytona Beach Shores, Florida
Code Enforcement Case #: 25-0006
Volusia County Tax Parcel ID #: 6302 0103 0080

It was noted that the Respondent reached out to the City Attorney to request a Continuance in the case, even though it did not fall under their authority.

Staff had no objection to the continuance.

SM deLaroche issued a continuance until the August 14, 2025, hearing.

B. Property Owner: 2300 S ATLANTIC AVE LLC
Violation Address: 2300 S. Atlantic Ave. in Daytona Beach Shores, Florida
Code Enforcement Case #: 25-0002
Volusia County Tax Parcel ID: 5322 0303 0170

Mr. Rondi requested that each of the documents included in the PowerPoint file, whether presented during the hearing or not, by the City for this case be accepted as evidence, most of which have been provided to the Special Magistrate and all of which have been presented to the Respondent or their rep. The Special Magistrate accepted the documents with no objection. Mr. Koby Betzalel, who is a partner in the property owner group, was in attendance. He did not have a signed Authorization to Answer filed, but staff agreed to call him as a witness so that he could answer any questions the SM may have.

It was noted that the property was registered as a vacant building with the city at one time, but it is not on the current listing. The property was the former Suntrust Bank. Mr. Rondi listed the eight violations for the record. Slides were shown of the violations and two violations are now compliant, (a & e). Staff requested Order #7 for all violations except a & e and Order #4 for violations a & e be issued.

Mr. Rondi questioned Mr. Betzalel on the time frame he needed to correct the remaining violations. His response was that all violations would be compliant within the next few weeks. He was reminded that permits would be required for most of the repairs.

The Special Magistrate issued Order #7 as provided, allowing until October 15, 2025, to correct the following violations (b,c,d,f,g,& h), including obtaining approved final inspections on all required permits or a fine of \$250 per day will be imposed. The Administrative Fee of \$149.09 is due within 30 days.

The Special Magistrate issued Order #4 as provided, stating that Violations a & e were not corrected by the time specified. The property is now in compliance with Violations a & e and any recurrent violation of the same code by the Respondent within five (5) years may be treated as a Repeat Violation.

- C. Property Owner: 2300 S ATLANTIC AVE LLC
Violation Address: 2300 S. Atlantic Ave. in Daytona Beach Shores, Florida
Code Enforcement Case #: 25-0005
Volusia County Tax Parcel ID: 5322 0303 0170

Mr. Rondi requested that each of the documents included in the PowerPoint file, whether presented during the hearing or not, by the City for this case be accepted as evidence, most of which have been provided to the Special Magistrate and all of which have been presented to the Respondent or their rep. The Special Magistrate accepted the documents with no objection. The property received a Stop Work Order in June 2024. To date, no permits have been applied for to continue the work. He questioned Chief Building Official Steve Edmunds about the accuracy of the documents and slides shown and events presented. He replied they were true and accurate. Mr. Edmunds clarified the Stop Work Order. The Public Safety Department had detected someone on the property at 1:00 am. He and Lt. Medders inspected the property the next day. They determined that a family was living there and had been doing remodeling work on the interior to create a gift shop. This created many safety issues as the walls were not framed properly and some covered existing doors. Mr. Betzalel explained that a lease had been signed, and it was either the tenant or his subcontractors who worked and stayed there. They had no knowledge nor had approved of people living on site. Mr. Rondi requested that Order #7 be issued.

Mr. Betzalel explained that they had obtained a permit last year to add a handicapped -accessible bathroom. Once that was complete, they signed a lease with their tenant. He brought the contractors in and started the unpermitted work. The plan is to remove the work done by the tenant and

determine if they will keep the tenant.

The Special Magistrate issued Order #7 as provided, allowing until October 15, 2025, to correct the violations, including obtaining approved final inspections on all required permits or a fine of \$250 per day will be imposed. The Administrative Fee of \$149.09 is due within 30 days.

6. CLOSING REMARKS

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, August 14, 2025, at 9:00 a.m.

- B. September's C.E.S.M. Meeting is scheduled for Thursday, September 18, 2025, at 9:00 a.m.

- C. October's C.E.S.M. Meeting is scheduled for Thursday, October 16, 2025, at 9:00 a.m.

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT

The meeting ended at 9:30 am.

Special Magistrate, Steven deLaroche

Recording Secretary, Cheri Schwab