



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
SEPTEMBER 18, 2025
9:00 AM, Shores Community Center, 3000 Bellemead Drive
Daytona Beach Shores, FL 32118

Notice is hereby given to all interested parties that if a person should decide to appeal any decision made at the aforementioned meeting of the Code Enforcement Special Magistrate, such person will need a recording of the proceedings conducted at such meeting, and for such purpose or she may need to ensure that a verbatim record of the proceedings was made; such record to include testimony and evidence upon which any appeal shall be based. PLEASE NOTE: individuals covered by the Americans with Disabilities Act of 1990 in need of accommodations for this public meeting should contact the Office of the City Clerk at City Hall of Daytona Beach Shores or by telephone at 763-5364 at least seven working days prior to the meeting.

1. CALL TO ORDER

- A. Opening Statements by Special Magistrate deLaroche
- B. Swearing in Witnesses

2. OPENING REMARKS

- A. Notification of Items Removed from Agenda by City Staff

3. MINUTES

- A. Code Enforcement Special Magistrate Minutes July 17, 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

- B. Property Owner: Oceans 25 Homeowners Association, Inc..
Violation Address: 1 Oceans Circle. in Daytona Beach Shores, Florida
Code Enforcement Case #: 25-0007
Volusia County Tax Parcel ID #: 5327 2400 0001

6. APPEAL OF TRESPASS WARNING

- A. Person Warned: Joseph J.S. Waid
Trespass Location: 2540 S. Atlantic Ave. in Daytona Beach Shores
Case #: SH250800078
Tresspass Date: August 20, 2025

7. CLOSING REMARKS

- A. October's C.E.S.M. Meeting is scheduled for Thursday, October 16, 2025, at 9:00 a.m.
- B. November/December C.E.S.M. Meeting is scheduled for Thursday, December 4, 2025, at 9:00 a.m.
- C. January's C.E.S.M. Meeting is scheduled for Thursday, January 15, 2026, at 9:00 a.m.

8. SPECIAL MAGISTRATE COMMENTS

9. ADJOURNMENT