



City of Daytona Beach Shores

"Life is Better Here"

"A Premier, Friendly Place to Be"

AGENDA
CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
DECEMBER 4, 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 October 16, 2025

4. ADVANCED HEARINGS (Post-Initial Hearings)

- A. 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

- B. 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

- C. Property Owner: SLF V DBS HOLDCO, LLC
Violation Address: 2323 S. Atlantic Avenue in Daytona Beach Shores, Florida
Code Enforcement Case #: CDEF2024-40
Volusia County Tax Parcel ID #: 5322 03 01 0130

- D. Property Owners: Chhaya K. Nathoo & Kiran D. Nathoo as Co-Trustees of the Chaya K. Nathoo Revocable Living Trust dated September 10, 2007
Violation Address: 2711 S. Atlantic Avenue in Daytona Beach Shores, Florida
Code Enforcement Case #: SCDEF2023-42
Volusia County Tax Parcel ID #: 5327 05 00 1140

- E. Property Owners: Jai P. Agrawal & Vaidehi K. Agrawal
Violation Address: 2713 S. Atlantic Avenue in Daytona Beach Shores, Florida
Code Enforcement Case #: SCDEF2023-43
Volusia County Tax Parcel ID #: 5327 05 00 1150

- F. Property Owner: Vivek K. Agrawal
Violation Address: 2804 S. Atlantic Avenue in Daytona Beach Shores, Florida
Code Enforcement Case #: CDEF2024-31
Volusia County Tax Parcel ID #: 53278 05 00 0890

5. INITIAL HEARINGS

6. CLOSING REMARKS

- A. January's C.E.S.M. Meeting is scheduled for Thursday, January 15, 2026, at 9:00 a.m.

- B. February's C.E.S.M. Meeting is scheduled for Thursday, February 19, 2026, at 9:00 a.m.

- C. March's C.E.S.M. Meeting is scheduled for Thursday, March 19, 2026, at 9:00 a.m.

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT