



# 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**

**MINUTES**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**  
**October 16, 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  
There were no items removed from the agenda.

**3. MINUTES**

A. Code Enforcement Special Magistrate Minutes September 18, 2025  
The SM approved the minutes of September 18, 2025.

**4. ADVANCED HEARINGS (Post-Initial Hearings)**

A. Property Owner: JK Daytona, LLC  
Violation Address: 2225 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: FCDEF2024-42  
Volusia County Tax Parcel ID #: 5315 02 02 0010

Ms. Herstein 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. This was a Second Compliance Hearing. The Initial Hearing was held on January 16, 2025, when the property was found to be in violation. Two compliance dates were set. The first was on February 18, 2025, to restore the inoperable fire alarm system, including permits and inspections. The second date was July 16, 2025, to restore the inoperable fire sprinkler system with permits and inspections. The property was re-inspected on Feb. 19th and the property was still non-compliant. The property came before the SM on June 19th for a First Compliance Hearing for the February due date and was found to remain non-compliant. Fines were imposed at that time. The July date passed with no inspection due for the property. On July 25th, the property passed all final inspections and was deemed in compliance. There were a total of 133 non-compliant days for a total due of \$33,250.00. The previous Administrative Fees are also still due in the amount of \$242.82. Staff requested additional Administrative Fees for the day's hearing of \$141.83. The total due is \$384.65. Ms. Herstein noted that the representatives submitted 27 pages that were included in the packet. Attorney Rob Merrill and Attorney Alanna Smith were present to represent the Respondent and

offered a stipulation to accept the city's testimony. The stipulation was accepted by the city, but Ms. Herstein requested to call one witness. She questioned LT. Norman Medders about the accuracy of the documents and slides shown and the events presented. He replied they were true and accurate. He stated that he had reviewed all the documents, and they were also true and accurate. There were no changes or additions. Lt. Medders noted that he had been told that the fire watch logs had been falsified by a front desk employee for at least one week. The hotel employees were doing the fire watch on certain floors, not the third-party agency. Attorney Merrill asked if he had any knowledge of his client knowing that one of the floors was being monitored by a hotel employee and not the hired firm. Lt. Medders was not aware of who had that knowledge. Ms. Herstein inquired who sent Lt. Medders the fire logs, and he replied the third party company itself. Ms. Herstein requested either Order 12 or 13 be issued at the Special Magistrates' discretion, along with full payment of the Administrative Fees.

Attorney Rob Merrill explained that the new property owner originally hired the wrong company to do the rehabilitation work. The 27 pages had been previously submitted into evidence and provided a timeline for the SM's consideration to reduce the number of non-compliance days from 133 to 50. This would reduce the fine from \$33,250 to \$12,500. The SM asked the General Manager, Shamila Mohamed, why tolerate having only one technician available each day to work. She replied that the company provided many excuses for not having enough employees. The verbal agreement with the company included their deadline, but at that point it was too late to hire another firm.

SM Delaroche issued Order #13 finding that the property is compliant at this time, but the Respondent did not comply with the code enforcement order of January 16, 2025, by the date specified in that order, but brought the property into full compliance on July 25, 2025. Based on the factor that the property hired multiple companies to check the work being done, he reduced the fine by 83 days and the reduced fine amount due is \$12,500. He also ordered reimbursement of the total Administrative Fees due in the amount of \$384.65, payable in seven days.

- B. Property Owner: Ocean Court Holdings, LLC  
Violation Address: 2315 S. Atlantic Avenue in Daytona Beach Shores, Florida  
Code Enforcement Case #: SCDEF2023-36  
Volusia County Tax Parcel ID #: 5322 03 01 0110

Ms. Herstein 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. This was a First Compliance hearing with the Initial Hearing on January 16, 2025. At that time, there were six violations. At this time, only two violations have become compliant. Violations a, b, e and f are still outstanding. Slides were shown of the property and the various violations. Ms. Herstein 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. The events presented were also to his recollection. He added that at the time of the failed inspection, issues were noticed. The construction was complete, so staff definitely needs to have an engineer state the work is up to code before any final inspection can occur. Staff requested Order #11 finding the property not compliant by July 16, 2025, and imposing a fine in the amount of \$250 per day. Additional Administrative Fees in the amount of \$141.83 were requested for the day's hearing.

Donna Jollimore, Corporate Director of Hotel Operations, spoke on behalf of the property. She explained that they had a misunderstanding when the seawall permit was extended to March 2026. They thought the time to correct the violation would also be extended. The Special Magistrate thanked her for being there, and explained that this information would be used at the Second Compliance Hearing.

SM deLaroche issued Order #11 finding that the Respondent failed to gain compliance and imposed a fine beginning and including July 17, 2025, and accruing daily in the amount of \$250 until full compliance with said order is achieved. He ordered reimbursement of additional Administrative Fees in the amount of \$141.83 payable in 30 days.

## 5. INITIAL HEARINGS

- A. Property Owner: OC 3711, LLC  
Violation Address: 3711 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: 25-0009  
Volusia County Tax Parcel ID #: 6302 0505 0070

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. Staff was made aware of several issues on the property by a resident of the neighboring condominium. The President of the COA, Kristen Nagrani, called to report problems with sand and other debris blowing onto their property. After receiving the notification, Mr. Rondi visited the property on August 7, 2025. There were fourteen violations identified and the Notice of Violation was sent by Certified Mail. Good service was achieved. Slides were shown of the violations, and it was noted that three of them came into compliance. The property was reinspected on September 11th and eleven violations remained. Mr. Rondi 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 explained that in the State of Florida, any building over three stories requires an engineering report for all construction work and inspections. That has not been provided to the city. He is concerned regarding the concrete repair work on the building itself and the balconies because pieces are falling to the ground. A permit is required for this work ASAP. The SM inquired about the numerous cracks seen all over the building and if it was safe or could it fall down. Mr. Edmunds stated that he hadn't been inside and that is why it is so important to obtain engineer reports for threshold inspections. Mr. Rondi called Ms. Nagrani as a witness. She stated the issues with the property had been happening for the past three years. The owner just recently began the construction work. It was her opinion that the property was unsightly and was affecting real estate sales within her building.

The property owner, Pinhas Mamaan, began by explaining that he hired a contractor to work on the interior of the fifth floor. When he came to inspect their work, he saw them chipping the concrete off the balconies and he stopped them. He had to sue his insurance company for payment from the past hurricane damage and still has not been paid anything yet.

Mr. Rondi requested an Order #7 be issued with the repairs completed by January 14, 2026. Mr. Mamaan explained that obtaining an engineer could take longer and requested an additional thirty days.

The Special Magistrate issued Order #7 as provided, requesting an engineer report by November 20, 2025, and allowing until February 14, 2026, 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. November/December C.E.S.M. Meeting is scheduled for Thursday, December 4, 2025, at 9:00 a.m.

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

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

**7. SPECIAL MAGISTRATE COMMENTS**

**8. ADJOURNMENT**

The meeting ended at 10:27 am.

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**Special Magistrate, Steven deLaroche**

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**Recording Secretary, Cheri Schwab**



**CODE ENFORCEMENT CASE SUMMARY  
DECEMBER 4, 2025 AGENDA**

**TO:** The Code Enforcement Special Magistrate  
**FROM:** Bryan Rondi, Code Enforcement Officer  
**PREPARED BY:** Bryan Rondi, Code Enforcement Officer  
**SUBJECT:** 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

**TYPE OF HEARING:**

First Compliance Hearing

**CODE(S) CITED:**

*The Code of Ordinances of the City of Daytona Beach Shores, Chapter 13, Section 13-5. and Appendix G - Land Development Code, Chapter 14, Section 14-52.9.(B)(17) and Section 14-52.9.(D)(2), (3), (6), & (7).*

**VIOLATION(S) FOUND:**

- a) Weeds taller than 12" throughout the property - *corrected*
- b) Debris consisting of building materials and dead vegetation throughout property
- c) Deteriorated and exposed hole in ceiling of the drive-thru area
- d) Exposed wiring from loose light fixture within the drive-thru area - *corrected*
- e) Dumpster enclosure has broken fence - *corrected*
- f) Hurricane shutter broken on the south side of property
- g) Drip edge broken, south side of property - *corrected*
- h) Handrails rusted through paint, east and south sides of building

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

- #1. Continuance
- #10. First Compliance Hearing, compliant by Ordered date
- #11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: July 17, 2025

**Ordered Compliance Date: October 15, 2025 (90 days from the Initial Hearing), to rectify all violations. (Violations a, d, e, and g were corrected by the ordered compliance date)**

Ordered Fine: \$250.00 per day

Administrative Fees of \$149.09 for Initial Hearing were paid on August 14, 2025.

Please see supplementary document packet.

**ATTACHMENT:** None



**CODE ENFORCEMENT CASE SUMMARY  
DECEMBER 4, 2025 AGENDA**

**TO:** The Code Enforcement Special Magistrate  
**FROM:** Bryan Rondi, Code Enforcement Officer  
**PREPARED BY:** Bryan Rondi, Code Enforcement Officer  
**SUBJECT:** 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

**TYPE OF HEARING:**

Initial Hearing

**CODE(S) CITED:**

*The Code of Ordinances of the City of Daytona Beach Shores, Appendix G - Land Development Code, Section 5-6 Building Code adopted, which refers, in part, to the Florida Building Code - Eighth Edition (2023), Chapter 1, Section 105.1 Required.*

**VIOLATION(S) FOUND:**

- a) No building permit was obtained for walls constructed within the building - *corrected, walls removed*
- b) No electrical permit was obtained for the electrical work within the building

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

- #1. Continuance
- #10. First Compliance Hearing, compliant by Ordered date
- #11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: July 17, 2025  
**Ordered Compliance Date: October 15, 2025 (90 days from the Initial Hearing), to rectify**

**Violations a), and b) including having obtained all required permits and approvals including approved final inspections on all required permits. Violation a) was corrected, The deadline was not met for Violation b.**

Ordered Fine: \$250.00 per day

Special Magistrate Approved Administrative Fees: \$149.09 (IH) was paid on August 14, 2025

Please see supplementary document packet.

**ATTACHMENT:** None



**CODE ENFORCEMENT CASE SUMMARY  
DECEMBER 4, 2025 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, City Planner

**PREPARED BY:** Gwyn Herstein, City Planner

**SUBJECT:** 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

**TYPE OF HEARING:**

First Compliance Hearing

**CODE(S) CITED:**

The Code of Ordinances of the City of Daytona Beach Shores, Chapter 13, Section 13-5., Chapter 19, Section 19-1.2.(k)(1), and Appendix G – Land Development Code, Chapter 14, Section 14-52.9.(B)(14), (B)(16), (B)(17), (C), (D)(1), (D)(2), (D)(3), (D)(4), (D)(6), (D)(7), (D)(9), (D)(10), & (D)(12), and Chapter 14, Section 14-61.1.(b).

**VIOLATION(S) FOUND:**

*a) Weeds taller than 12” in places - Weeds have been trimmed*

**b) Loose debris is present in many areas of the property including building materials, sand, and vegetative debris** - Building materials (with no active building permit), sand, and loose trash are present on the property

**c) Construction-type fabric has become tangled in trees and elements of the building** - Fabric was replaced but has become loose again in places

d) Stucco missing in places - compliance due March 16, 2026

e) Unpainted plywood in areas of the building can admit dampness - compliance due March 16, 2026

g) Open hole in ceiling of porte cochere - compliance due March 16, 2026

*h) Standing water in pool is green and allows breeding conditions for mosquitoes*

*i) Open storage of construction equipment with no associated active building permits - Construction equipment has been removed*

**j) Open storage of building materials with no associated active building permits** - Pavers are stacked in pool area, sand remains in piles around property (and in stormwater gutters at right-of-way)

*k) Deteriorated doors leave areas unsecured and open to trespassers - First-floor doors have been secured*

**l) Unsecured doors are ajar** - At least one second-floor door and two third-floor doors are visibly

open

*m) Large damaged pool is unprotected - Fence around pool has been restored*

n) Cracks in multiple places on retaining wall along north and south property lines - compliance due March 16, 2026

o) Retaining walls are failing in areas - compliance due March 16, 2026

**p) Erosion under the northeast corner of the building - Not compliant by July 16, 2025, but was rectified under Building Permit 20241815, which was final-approved on July 29, 2025**

q) Missing balcony and railings at northeast corner of the building - compliance due March 16, 2026

**r) Property is open to trespassers and easily accessed - While fence around property perimeter is more secure, a temporary and unpermitted make-shift gate is present at the seawall entrance**

**s) Seawall is missing at northeast corner - Not compliant by July 16, 2025, but was rectified under Building Permit 20250015, which was final-approved on October 6, 2025**

t) South retaining wall is missing at corner - compliance due March 16, 2026

u) Paint is peeling and discolored in places - compliance due March 16, 2026

v) Paint is deteriorated in places including balconies and walkway railings - compliance due March 16, 2026

w) Door openings and windows are boarded shut on multiple building faces - compliance due March 16, 2026

x) Concrete spalls visible in places around building -- compliance due March 16, 2026

y) Concrete spalls around windows and breezeway - compliance due March 16, 2026

z) Multiple windowsills are deteriorated - compliance due March 16, 2026

aa) Fire suppression elements are in disrepair - compliance due March 16, 2026

bb) Damaged air conditioning units including the one on the south side of building - compliance due March 16, 2026

cc) Abandoned air vent on south side of building - compliance due March 16, 2026

dd) Windows boarded in areas - compliance due March 16, 2026

ee) Porte cochere roof is damaged and missing in areas - compliance due March 16, 2026

ff) Soffit is missing from north side of porte cochere - compliance due March 16, 2026

gg) Gutters disconnected and missing pieces at porte cochere - compliance due March 16, 2026

hh) Fascia is unprotected in areas - compliance due March 16, 2026

**jj) Seawall is missing - Not compliant by July 16, 2025, but was rectified under Building Permit 20250015, which was final-approved on October 6, 2025**

*kk) Trap bags are deteriorated - have been removed*

ll) Multiple cracks in retaining walls on north and south property lines -- compliance due March 16, 2026

mm) Stucco cracked on retaining walls - compliance due March 16, 2026

*nn) Fencing around property is not being maintained, locks are missing and fence is being held shut by buckets of cement with wood inserted - Fence has been restored*

*oo) Monument-style sign damaged - Monument-style sign removed under Building Permit 25-0264, which was final-approved on April 8, 2025*

*pp) Monument-style sign cabinet components are deteriorated and rust-covered - Monument-style sign removed under Building Permit 25-0264, which was final-approved on April 8, 2025*

qq) Light fixtures rusted and deteriorated in multiple places on property - compliance due March 16, 2026

rr) Light fixtures and EXIT signs missing in multiple places on property - compliance due March 16, 2026

ss) Light pole on south side of property is damaged with exposed wiring - compliance due March 16, 2026

tt) Parking areas are deteriorated and uneven in places - compliance due March 16, 2026

**uu) Driving pass-through under building at southwest corner of property has been excavated without permits - No permits have been obtained, nor restoration done in this area**

vv) Landscaping not being "kept in a neat and well-maintained condition" - compliance due March 16, 2026

ww) Building remains vacant longer than 60 days without obtaining a Certificate of Compliance – Vacant Property - compliance due March 16, 2026

*xx) Building has not been registered as a vacant building in the City's Vacant or Abandoned Building Monitoring Program.*

## **REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

## **POSSIBLE ORDERS:**

#1. Continuance

#10. First Compliance Hearing, compliant by Ordered date

#11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: January 16, 2025

First Ordered Compliance Date: April 16, 2025, to register as a vacant building in the City's Vacant or Abandoned Building Monitoring Program and submit a Certificate of Compliance - Vacant Property application.

**Second Ordered Compliance Date: July 16, 2025, to correct Violations a), b), c), h), i), j), k), l), m), p), r), s), jj), kk), nn), oo), pp), and uu), including having obtained all required permits and approvals and approved final inspections on all required permits.**

Third Ordered Compliance Date: March 16, 2026, to correct Violations d), e), g), n), o), q), t), u), v), w), x), y), z), aa), bb), cc), dd), ee), ff), gg), hh), ll), mm), qq), rr), ss), tt), vv), and ww) including having obtained all required permits and approvals including approved final inspections on all required permits.

Ordered Fine: \$250.00 per day

Special Magistrate Approved Administrative Fees: \$149.09 (IH)

Additional Administrative Fees Requested: \$85.53 (FCH), Total: \$234.62

Please see supplementary document packet

**ATTACHMENT:**     None



**CODE ENFORCEMENT CASE SUMMARY  
DECEMBER 4, 2025 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, City Planner

**PREPARED BY:** Gwyn Herstein, City Planner

**SUBJECT:** 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

**TYPE OF HEARING:**

First Compliance Hearing

**CODE(S) CITED:**

The Code of Ordinances of the City of Daytona Beach Shores, Appendix G – Land Development Code, Chapter 13, Section 13-1.(a) and Chapter 14, Section 14-52.9.(B)(8).

**VIOLATION(S) FOUND:**

- a) Sand on the east side of the property, which eroded away in late 2022, was replaced without the required permits
- b) Land on the east side of the property was eroded away in late 2022 and has not been restored under permits
- c) Unprotected property erosion is potentially injurious to adjacent properties

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

- #1. Continuance
- #10. First Compliance Hearing, compliant by Ordered date
- #11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: October 17, 2024

Ordered Compliance Date: August 5, 2025, to correct the stated code violations

Ordered Fine: \$200.00 per day

Special Magistrate Approved Administrative Fees: \$162.89 (IH), *paid November 8, 2024*

Additional Administrative Fees Requested: \$92.43 (FCH)

Please see supplementary document packet

**ATTACHMENT:** None



**CODE ENFORCEMENT CASE SUMMARY  
DECEMBER 4, 2025 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, City Planner

**PREPARED BY:** Gwyn Herstein, City Planner

**SUBJECT:** 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

**TYPE OF HEARING:**

First Compliance Hearing

**CODE(S) CITED:**

The Code of Ordinances of the City of Daytona Beach Shores, Appendix G – Land Development Code, Chapter 13, Section 13-1.(a) and Chapter 14, Section 14-52.9.(B)(8).

**VIOLATION(S) FOUND:**

- a) Sand on the east side of the property, which eroded away in late 2022, was replaced without the required permits
- b) Land on the east side of the property was eroded away in late 2022 and has not been restored under permits
- c) Unprotected property erosion is potentially injurious to adjacent properties

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

- #1. Continuance
- #10. First Compliance Hearing, compliant by Ordered date
- #11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: October 17, 2024

Ordered Compliance Date: August 5, 2025, to correct the stated code violations

Ordered Fine: \$200.00 per day

Special Magistrate Approved Administrative Fees: \$162.89 (IH), *paid November 5, 2024*

Additional Administrative Fees Requested: \$92.43 (FCH)

Please see supplementary document packet

**ATTACHMENT:** None



## CODE ENFORCEMENT CASE SUMMARY DECEMBER 4, 2025 AGENDA

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, City Planner

**PREPARED BY:** Gwyn Herstein, City Planner

**SUBJECT:** 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

### TYPE OF HEARING:

First Compliance Hearing

### CODE(S) CITED:

The Code of Ordinances of the City of Daytona Beach Shores, Chapter 12, Section 12-11(a). and Appendix G - *Land Development Code*, Chapter 14, Section 14.52.9.(B)(14), (B)(16), & (B)(17), and Section 14-52.9.(D)(1).

### VIOLATION(S) FOUND:

- a) **Trash/recyclables containers are not screened from view from abutting street** - Trash container not screened, most recently viewed on November 23, 2025, a Sunday evening
- b) **Trash/recyclables containers are either out earlier than 5:00 p.m. Monday (the day before containers are emptied)** - Trash container most recently viewed on November 23, 2025, a Sunday evening
- c) **Exterior walls of property (building) have holes that can admit dampness to interior walls on west side of property** - Has not been corrected, no permits obtained
- d) **Siding material and paint is discolored at various locations on the building** - Has not been fully corrected
- e) **Unpainted wood may admit dampness at rear of building** - Has not been fully corrected, no permits obtained
- f) **Various items of debris including a tire, refrigerator, wood pallets, metal railings, concrete pavers, and buckets are in view at various locations on the property** - Some debris removed, some remains
- g) **Windows have paint overspray on them at various locations on the building** - Some windows have been cleaned or replaced, some paint remains on others
- h) **Garage door is missing paint and one window at rear of building** - While garage door was

painted, garage windows appear different in some way and no permit was obtained for replacement of glass or surround

**REQUESTED ORDER(S):**

#11. First Compliance Hearing, not compliant by Ordered date

**POSSIBLE ORDERS:**

#1. Continuance

#10. First Compliance Hearing, compliant by Ordered date

#11. First Compliance Hearing, not compliant by Ordered date

**SUPPLEMENTARY INFORMATION:**

Initial Hearing Date: April 17, 2025

Ordered Compliance Date: September 17, 2025, to correct Violations a) through h), including having obtained approved final inspections on all required permits

Ordered Fine: \$200.00 per day

Special Magistrate Approved Administrative Fees: \$149.09 (IH)

Additional Administrative Fees Requested: \$85.53 (FCH), Total: \$234.62

Please see supplementary document packet

**ATTACHMENT:** None