

**MINUTES**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**  
**December 4, 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  
Item E was pulled from the agenda and will be heard at the January meeting.

**3. MINUTES**

A. Code Enforcement Special Magistrate Minutes October 16, 2025  
The SM approved the minutes of 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

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. It was noted that this was a First Compliance Hearing and the initial Administrative Fee had been paid. The Initial Hearing was held on July 17th and given until October 15, 2025, for compliance. Of the original eight violations, four were corrected by the date given and one was corrected by today's hearing. Slides were shown of the remaining violations for the record. Staff requested Order #11 be issued with a fine of \$250 per day. Mr. Koby Betzalel explained that he and the other owners had been working as best they could. He felt most of the violations were corrected. The owners need to agree on the best way to handle the remaining ones. He understood that the railing still needed work, but it was taking longer to get one fabricated.

SM deLaroche issued Order #11 finding that the Respondent failed to gain compliance and imposed a fine beginning and including October 16, 2025, and accruing daily in the amount of \$200 until full

compliance with said order is achieved. He ordered reimbursement of additional Administrative Fees in the amount of \$85.53, payable in 30 days.

- 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

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. It was noted that violation a had been corrected by the ordered date. This First Compliance Hearing is only for violation b — no electrical permit for work done. Mr. Koby Betzalel, one of the property's owners, provided an update stating that he has discussed the issue with an electrical company, and they are in the process of getting the required permit.

SM deLaroche issued Order #11 finding that the Respondent failed to gain compliance and imposed a fine beginning and including October 16, 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 \$83.45, payable in 30 days.

- 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

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 for the Second Ordered Compliance Date. Of the 48 violations found at the Initial Hearing, 18 were to be compliant by July 16, 2025. Nine of the violations met the compliance date and 9 were not. Ms. Herstein testified that there had been no contact with the owners and affidavits were properly generated. Order #11 was requested with a fine of \$250 per day and Administrative Fees of \$92.43. There was no one present to represent the property.

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 \$92.43, payable in 30 days.

- 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

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 for three violations. The Initial Hearing was held on October 17, 2024. The property was re-inspected on November 23, 2025, and an Affidavit of Non-Compliance was generated. At the current time, there are no permits obtained for a sea wall or rock revetment. The temporary panels that are in place now have been compromised. Slides of the property were shown. Order #11 was requested with a fine of \$200 per day and Administrative Fees of \$92.43. Christopher Bump was present and had the authority to answer questions for the Respondent. He explained that the temporary wall was supposed to become permanent with a concrete cap on top. He felt that the state had approved this concept. The existing panels are four feet above the sand and eight feet below, made out of PVC material. The owners have now heard that the state had different ideas for sand replacement, and they no longer want the concrete cap on top. Rock revetment is now being considered, and they are waiting to hear from the state on what would be approved. Ms. Herstein inquired what type of permit was issued to them by the state as she wasn't aware of a hybrid type. She also asked if any permit had been issued by the city for the work already performed. Mr. Bump stated there had been no permit obtained.

SM deLaroche issued Order #11 finding that the Respondent failed to gain compliance and imposed a fine beginning and including August 6, 2025, and accruing daily in the amount of \$200 until full compliance with said order is achieved. He ordered reimbursement of additional Administrative Fees in the amount of \$92.43 payable in 30 days.

- 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

This item was pulled from the agenda.

- 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

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. Matthew Riley was present with an Authorization to Represent the Respondent. This was a First Compliance Hearing for eight violations. The Initial Hearing was held on April 17, 2025, and the Respondent was given until September 17, 2025. Slides were shown of the violations and confirmed that none were compliant by the ordered date. The property was posted for the First Compliance Hearing and supporting documents were sent via Certified and First Class Mail. Good service was achieved. Order#11 was requested with a fine of \$200 per day. Additional Administrative Fees of \$85.53 were requested. It was noted that the original Administrative Fees of \$149.09 were still outstanding. The total due is \$234.62.

Matthew Riley did not question the city's findings. He stated that he had begun working with them two months ago. He is trying to help them hire the proper people to do the necessary work.

SM deLaroche issued Order #11 finding that the Respondent failed to gain compliance and imposed a fine beginning and including September 18, 2025, and accruing daily in the amount of \$200 until

full compliance with said order is achieved. He ordered reimbursement of additional Administrative Fees in the amount of \$85.53, payable in 30 days.

**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**

The meeting ended at 10:00 am.

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**Special Magistrate, Steven deLaroche**

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**Recording Secretary, Cheri Schwab**