



City of Daytona Beach Shores

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"A Premier, Friendly Place to Be"

AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING

JANUARY 15, 2026

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 December 4, 2025

4. ADVANCED HEARINGS (Post-Initial Hearings)

- A. Property Owner: Holiday Shores Condominium Association, Inc.
Violation Address: 2617 S. Atlantic Ave. in Daytona Beach Shores, Florida

Code Enforcement Case #: SCDEF2023-40
Volusia County Tax Parcel ID #: 5322 21 00 0001

- B. 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

5. INITIAL HEARINGS

- A. Property Owner: Daytona Investments XI LLC
Violation Address: 3210 S. Atlantic Ave in Daytona Beach Shores, Florida
Code Enforcement Case #: 25-0018
Volusia County Tax Parcel ID #: 5335 0104 0070

6. CLOSING REMARKS

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, February 19, 2026, at 9:00 a.m.
- B. March's C.E.S.M. Meeting is scheduled for Thursday, March 19, 2026, at 9:00 a.m.
- C. April's C.E.S.M. Meeting is scheduled for Thursday, April 16, 2026, at 9:00 a.m.

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT

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.

Special Magistrate, Steven deLaroche

Recording Secretary, Cheri Schwab



**CODE ENFORCEMENT CASE SUMMARY
JANUARY 15, 2026 AGENDA**

TO: The Code Enforcement Special Magistrate

FROM: Gwyn Herstein, City Planner

PREPARED BY: Gwyn Herstein, City Planner

SUBJECT: Property Owner: Holiday Shores Condominium Association, Inc.

Violation Address: 2617 S. Atlantic Ave. in Daytona Beach Shores, Florida

Code Enforcement Case #: SCDEF2023-40

Volusia County Tax Parcel ID #: 5322 21 00 0001

TYPE OF HEARING:

Second Compliance Hearing

CODE(S) CITED:

The Code of Ordinances of the City of Daytona Beach Shores, Appendix G - Land Development Code, Chapter 14, Section 14-52.9.(C)., Section 14-52.9.(D)(2) & (D)(7).

VIOLATION(S) FOUND:

Violation a) Seawall is structurally flawed and missing in places with only temporary sandbags preventing further damage to property from high surf events

Violation b) Seawall is non-functional and is not structurally sound

Violation c) Pool deck has collapsed in places

Violation d) Pool and pool deck are undermined

Violation e) Seawall is not in good repair/missing and is not protecting property elements

Violation f) Rail above seawall is missing

REQUESTED ORDER(S):

#12. Second Compliance Hearing, impose entire fine
OR

#13. Second Compliance Hearing, reduce or rescind fine

POSSIBLE ORDERS:

1. Continuance

#12. Second Compliance Hearing, impose entire fine

#13. Second Compliance Hearing, reduce or rescind fine

SUPPLEMENTARY INFORMATION:

Initial Hearing Date: March 21, 2024

Ordered Compliance Date: January 21, 2025 (306 days from the Initial Hearing)

Ordered Fine: \$250.00 per day

Date Full Compliance was achieved: November 4, 2025

Total Fined Days: 286

Total Accrued Fine: \$71,500.00

Special Magistrate Approved Administrative Fees: \$162.89 (IH) which were paid April 10, 2024,
\$85.53 (FCH) which were paid January 9, 2025

Additional Administrative Fees Requested: \$128.03 (SCH)

Please see supplementary document packet

ATTACHMENT: None



**CODE ENFORCEMENT CASE SUMMARY
JANUARY 15, 2026 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
JANUARY 15, 2026 AGENDA**

TO: The Code Enforcement Special Magistrate
FROM: Bryan Rondi, Code Enforcement Officer
PREPARED BY: Bryan Rondi, Code Enforcement Officer
SUBJECT: Property Owner: Daytona Investments XI LLC
Violation Address: 3210 S. Atlantic Ave in Daytona Beach Shores, Florida
Code Enforcement Case #: 25-0018
Volusia County Tax Parcel ID #: 5335 0104 0070

TYPE OF HEARING:

Initial Hearing

CODE(S) CITED:

DBS Code of Ordinances, Appendix G - Land Development Code, Chapter 14, Section 52.9.(D)(3), & (9)

VIOLATION(S) FOUND:

Violation a) Free-Standing unused gas pump canopy poles left on site, with lighting fixtures attached
Violation b) Gas pump canopy poles and multiple bollards around the gas pumps are rusted

REQUESTED ORDER(S):

#7 Initial Hearing, In Violation w/fees

POSSIBLE ORDERS:

- #1. Continuance
- #2. Dismissal
- #4. Initial Hearing, No Fine Standing Order, currently compliant, w/out fees
- #5. Initial Hearing, No Fine Standing Order, currently compliant, w/ fees
- #6. Initial Hearing, No Violations found
- #7. Initial Hearing, In Violation w/ fees

SUPPLEMENTARY INFORMATION:

Please see supplementary document packet

ATTACHMENT: None