

**MINUTES**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**  
**January 15, 2026**  
**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 8:30 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 December 4, 2025  
The SM approved the minutes of 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

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 in March 2024. The Respondent was given ten months for compliance. The new owner, Larry Zhou, purchased the property on Dec. 4, 2024, and met with staff shortly after. He was given the Finding of Facts and deadlines that were ordered. Mr. Zhou informed the staff that he was not made aware of this case when he purchased the building. The property became fully compliant on November 5, 2025. Slides were shown of the six violations for the record. 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 explained that obtaining a seawall permit had been taking longer than expected from the DEP. Staff requested either Order #12 or #13 along with reimbursement of the additional Administrative Fee of \$128.03.

The property owner, Larry Zhou was present. He informed the SM that he was trying to get the work done quickly, but there was a delay in getting the materials after the contractor was secured. It took the city approximately two months to review the site plan due to documents not being submitted

correctly.

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 March 21, 2024, by the date specified in that order, which was January 22, 2025, but brought the property into full compliance on November 4, 2025. However, based on the following factor that the property was purchased not knowing the time constraints on it and processing time on the city, he reduced the fine by 87 days and the reduced fine amount due is \$50,000. He also ordered reimbursement of the total Administrative Fees due in the amount of \$128.03, payable in thirty days.

- 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

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. The Initial Hearing was held on October 17, 2024, and the property owner was given 10 months to gain compliance. This is a First Compliance Hearing for the three violations. To date, no permit has been issued for the property. There is a pending permit, but it is waiting on engineered plans for the DEP to accept it. In 2023, the property owner added sand and graded the property without a permit. The county installed trap bags on the beach near the temporary seawall. Slides were shown from November 2025, and the temporary panels were warped and pushing forward. Staff requested Order #11 be issued and a fine of \$200 per day be assessed. Reimbursement of the Administrative Fee in the amount of \$92.43 was requested. 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. Mr. Edmunds explained that the panels used for the seawall were the typical ones, but they weren't set to the proper depth. He also stated that rock revetment is used more often for single-family homes. Realtor Matt Riley, who had authorization to answer questions, was sworn in to testify. The SM inquired why the property owners were so slow in moving forward. Mr. Riley explained that the owners do not live nearby, and he took over in October to assist them.

SM deLaroche issued Order #11 finding that the Respondent failed to gain compliance and imposed a fine beginning and including August 5, 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.

## **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

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. This is an Initial Hearing with two violations. The property is a 7-11 convenience store that includes functional gas  
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pumps. The Notice of Hearing was sent, and good service was achieved. Slides were shown of the violations. The bollards and canopy poles have rust on them. The canopy poles also have exposed electrical boxes from lights that were blown off. Staff requested allowing 90 days for compliance. Mr. Melton, the Property Manager for Daytona Investments, was authorized to represent. He explained that the canopy was installed after the 2022 hurricanes blew the existing one off. It only lasted five months when Hurricane Milton came through in 2024. It was not made to withstand hurricane-force winds and it failed. The owner has been trying to get a new canopy, but Chevron Oil needs to approve all items. A contractor has been secured from the Sarasota area. Mr. Melton requested 120 days to gain full compliance.

The Special Magistrate issued Order #7 as provided, requesting the exposed electrical poles be capped off within 14 days and allowing 120 days to correct the violations, including obtaining approved final inspections on all required permits or a fine of \$200 per day will be imposed. The Administrative Fee of \$149.09 is due within 30 days.

**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**

The meeting ended at 9:25 am.

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**Special Magistrate, Steven deLaroche**

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**Recording Secretary, Cheri Schwab**