



# City of Daytona Beach Shores

*"Life is Better Here"*

*"A Premier, Friendly Place to Be"*

**AGENDA**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING**  
**MAY 28, 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 January 15, 2026

**4. ADVANCED HEARINGS (Post-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 05 05 0070

- B. Property Owner: Halifax Investment Services, LLC  
Violation Address: 3225 S. Atlantic Ave. in Daytona Beach Shores, Florida  
Code Enforcement Case #: CDEF2023-24  
Volusia County Tax Parcel ID #: 5335 01 02 0030

**5. INITIAL HEARINGS**

**6. CLOSING REMARKS**

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, June 18, 2026, at 9:00 a.m.
- B. July's C.E.S.M. Meeting is scheduled for Thursday, July 16, 2026, at 9:00 a.m.
- C. August's C.E.S.M. Meeting is scheduled for Thursday, August 13th OR 27th, 2026, at 9:00 a.m. (To be determined)

**7. SPECIAL MAGISTRATE COMMENTS**

**8. ADJOURNMENT**

**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

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**



## CODE ENFORCEMENT CASE SUMMARY MAY 28, 2026 AGENDA

**TO:** The Code Enforcement Special Magistrate

**FROM:** Bryan Rondi, Code Enforcement Officer

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

**SUBJECT:** 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 05 05 0070

### TYPE OF HEARING:

First Compliance Hearing

### CODE(S) CITED:

*DBS Code of Ordinances, Appendix G - Land Development Code: Chapter 5, Section 5-6 Building Code adopted.* which refers, in part, to the *Florida Building Code – Eighth Edition (2023)*, Chapter 1, Section 105.1 *Required.* and Appendix G - *Land Development Code: Chapter 14, Section 14-52.9.(C), Chapter 14, Section 14-52.9.(D)(1), (2), (6), (9).*

### VIOLATION(S) FOUND:

- d) Concrete deterioration, exposed rebar on multiple balconies
- e) Rust streaks and peeling paint throughout the exterior of the building
- f) Rusting doors on the north and south side of building
- g) Spalling concrete on north, east, and south sides of the building
- h) Balcony railing in disrepair, southeast corner
- i) Railing missing on northeast corner of the building, leaving a drop-off over 30” - **temporary fence in place**
- j) Walls/ramp on east side of the building is cracked in multiple places
- k) Soffit damage and missing on all sides of the building - **permit not final approved**
- l) Downspout missing/broken, north side of building - **replaced but without the required permit**
- m) Broken light fixture, south side of building
- n) Concrete chipping and patching begun without permits on at least three sides of the building

### REQUESTED ORDER(S):

#11. First Compliance Hearing, not compliant by Second 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 16, 2025

First Ordered Compliance Date: November 20, 2025 (35 days from the Initial Hearing) to cause a Florida-licensed engineer to submit a signed and sealed evaluation documenting the safety status of the site and the state of the integrity of the building. - *compliant as of November 19, 2025 (0 fined days)*

**Second Compliance Date: February 14, 2026 (121 days from the Initial Hearing) to correct all stated code violations on the subject property, including having obtained approved final inspections on all required permits - stated violations d) through n) are not compliant.**

Ordered Fine: \$250.00 per day

Special Magistrate Approved Administrative Fees: \$149.09 (IH) paid on 10-22-25

Additional Administrative Fees Requested: \$85.53 (FCH, 2nd compliance date)

Please see supplementary document packet

**ATTACHMENT:** None



**CODE ENFORCEMENT CASE SUMMARY  
MAY 28, 2026 AGENDA**

**TO:** The Code Enforcement Special Magistrate

**FROM:** Gwyn Herstein, City Planner

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

**SUBJECT:** Property Owner: Halifax Investment Services, LLC

Violation Address: 3225 S. Atlantic Ave. in Daytona Beach Shores, Florida

Code Enforcement Case #: CDEF2023-24

Volusia County Tax Parcel ID #: 5335 01 02 0030

**TYPE OF HEARING:**

Second Compliance Hearing

**CODE(S) CITED:**

*The Code of Ordinances of the City of Daytona Beach Shores, Chapter 13, Section 13-4. and Appendix G - Land Development Code, Chapter 14, Section 14.52.9.(C)., and Sections 14-52.9.(D)(1), (2), (3), (4), (6), (8), & (12).*

**VIOLATION(S) FOUND:**

Violation a) Building on the east side of the property is severely undermined and threatens danger to a person or property - **Compliance achieved by October 24, 2025** (final approval of permit 25-0704)

Violation b) East building is severely undermined, multiple caissons exposed - **Compliance achieved by October 24, 2025** (final approval of permit 25-0704)

Violation c) East building's non-structural walls are in disrepair - **Compliance achieved by September 25, 2024**

Violation d) East building's roof is at least partially missing - **Compliance achieved by June 3, 2024** (final approval of permit 202408500)

Violation e) Broken seawall, pool, and deck debris remain where they fell, east of east building - **Compliance achieved by October 23, 2025** (final approval of permit 25-1166 along with October 15, 2025, approval of permit 25-1372)

Violation f) Paint chipped and peeled in places, east building

Violation g) Door rusted on south building face, east building (rectified by September 14, 2023, no fines accrued)

Violation h) Paint discolored by rust in places, west building (rectified by September 14, 2023, no fines accrued)

Violation i) East building is undermined and not supported as built - **Compliance achieved by**

**October 24, 2025** (final approval of permit 25-0704)

Violation j) Spalling concrete in places, east building - **Compliance achieved by August 6, 2025**

Violation k) Cracks in stucco, west building - **Compliance achieved by September 15, 2025** (earlier compliance achieved July 10, 2025, then non-compliance was observed June 1, 2025)

Violation l) Electrical conduit is unsupported, no longer attached to the east building face of the east building - **Compliance achieved by July 10, 2024**

Violation m) Windows broken at southeast corner of east building face - **Compliance achieved by July 15, 2024** (partial final inspection - window final, then permit expired, then permit was replaced, original compliance date was utilized)

Violation n) *Awning is ripped and missing, west face of east building (rectified by September 14, 2023, no fines accrued)*

Violation o) Roof is damaged and missing in places, east building - **Compliance was achieved on June 3, 2024** (flashing was lifted again June 1, 2025, and was made compliant again September 15, 2025)

Violation p) Flashing missing in places, west building - **Compliance was achieved on June 3, 2024** (flashing was lifted again June 1, 2025, and was made compliant again September 15, 2025)

Violation q) Soffit missing in places, west building - **Compliance achieved by August 6, 2025** (final approval of permit 20240639)

Violation r) Fascia missing in places, west building - **Compliance achieved by August 6, 2025** (final approval of permit 20240639)

Violation s) Dumpster not shielded from view from street - **Compliance achieved September 15, 2025** (dumpster was removed from property May 1, 2024, but replacement toter was exposed, compliance and non-compliance alternated)

Violation t) Landscaping is not kept in a neat and well-maintained condition - **Compliance achieved September 15, 2025** (landscaping was observed compliant on May 16, 2024, but compliance and non-compliance alternated)

## **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: October 19, 2023

First Ordered Compliance Date: December 1, 2023, then the first of every other month, to cause a Florida-licensed engineer to submit a signed and sealed evaluation documenting the safety status of the site and the state of the integrity of both buildings on the first day of every other month, beginning December 1, 2023, until the property became fully compliant with this Order. This deadline was met on the required dates. (0 days of non-compliance).

**Second Ordered Compliance Date: April 30, 2024 (194 days from the Initial Hearing), to correct the above-stated code violations on the subject property including having obtained approved final inspections on all required permits. This deadline was not met by April 30, 2024.**

Ordered Fine: \$250.00 per day

Date Final Compliance Was Achieved: October 23, 2025

Total Fined Days: 540 days (May 1, 2024, through October 22, 2025)

Total Accrued Fine: \$135,000.00

Special Magistrate Approved Administrative Fees: \$162.89 (IH) *paid 11-15-23*, \$99.33 (FCH) *unpaid*

Additional Administrative Fees Requested: \$128.03 (SCH)

Please see supplementary document packet

**ATTACHMENT:** None