City of Daytona Beach Shores

"Life is Better Here"
"A Premier, Friendly Place to Be"

AGENDA
CODE ENFORCEMENT BOARD MEETING
SEPTEMBER 17, 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 Board, 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 (386)763-5364 at least seven (7) working days prior to the meeting.

1. CALL TO ORDER

2. OPENING REMARKS

3. MINUTES

A. Code Enforcement Special Magistrate Minues July 23, 2026

4. ADVANCED HEARINGS (Post-Initial Hearings)

5. INITIAL HEARINGS

A. Property Owner: SA 2011 LLC
Violation Address Case # : 3630 S Atlantic Avenue, Daytona Beach Shores, FL
Volusia County Parcel ID # : 630205090010
Violation Address Case # : 3629 Cardinal Blvd., Daytona Beach Shores, FL
Volusia County Parcel ID # : 630205090020
Code Enforcement Case # : 26-0051

B. Property Owner : Shipra Sea Shore Development LLC
Violation Address : 3635 S Atlantic Avenue, Daytona Beach Shores, FL

Code Enforcement Case # : 26-0016
Volusia County Parcel ID # : 630205040030

6. CLOSING REMARKS

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT

MINUTES
CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
July 23, 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 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

3. MINUTES

A. Code Enforcement Special Magistrate Minutes May 28, 2026

The SM approved the minutes of May 28, 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

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, all of which have been provided to the Special Magistrate and all of which would have been presented to the Respondent or their rep. The Special Magistrate accepted the documents with no objection. There was no one present for the Respondent. This was a First Compliance Hearing. The Initial Hearing took place on October 16, 2025, and two compliance dates were issued. The first date was November 20, 2025, to have a state-licensed engineer provide a written evaluation on the safety status of the site and the integrity of the building. That was provided in a timely manner. It was mentioned that there is a second case still open from 2023 that is still accruing fines for sea wall violations. The site is not an active construction site nor is the building able to be occupied. The property was re-evaluated in March for the February compliance date, but none of the violations were compliant. It was apparent that some painting had been done, but there are currently no active permits. An Affidavit of Non-Compliance was generated on March 11, 2026, and good service was achieved. Code Enforcement Officer Neil Georgescu presented slides documenting the non-compliance of the remaining 11 violations. The SM inquired about the wooden staging that was shown on the slides. Building Official Steve Edmunds explained it was a temporary staging put in place by the contractor. Staff requested Order 11 be issued with a fine amount of $250 per day and additional Administrative Fees of $85.53.

SM deLaroche issued Order #11 finding that while the Respondent did comply with the first of two compliance dates given, the Respondent failed to gain compliance by the second date and imposed a fine beginning and including February 15, 2026, 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 $85.53, payable in 30 days.

5. INITIAL HEARINGS

6. CLOSING REMARKS

A. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, August 13, 2026, at 9:00 a.m.

B. September's C.E.S.M. Meeting is scheduled for Thursday, September 17, 2026, at 9:00 a.m.

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

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT

The meeting ended at 9:27 am.

Special Magistrate, Steven deLaroche

Recording Secretary, Cheri Schwab

CODE ENFORCEMENT CASE SUMMARY
SEPTEMBER 17, 2026 AGENDA

TO: The Code Enforcement Special Magistrate
FROM: Cornelius Georgescu, Code Enforcement Officer
PREPARED BY: Cornelius Georgescu, Code Enforcement Officer
SUBJECT: Property Owner: SA 2011 LLC
Violation Address Case # : 3630 S Atlantic Avenue, Daytona Beach Shores, FL
Volusia County Parcel ID # : 630205090010
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Volusia County Parcel ID # : 630205090020
Code Enforcement Case # : 26-0051

TYPE OF HEARING:

CODE(S) CITED:

VIOLATION(S) FOUND:

REQUESTED ORDER(S):

POSSIBLE ORDERS:

SUPPLEMENTARY INFORMATION:

ATTACHMENT: None

CODE ENFORCEMENT CASE SUMMARY
SEPTEMBER 17, 2026 AGENDA

TO: The Code Enforcement Special Magistrate
FROM: Cornelius Georgescu, Code Enforcement Officer
PREPARED BY: Cornelius Georgescu, Code Enforcement Officer
SUBJECT: Property Owner : Shipra Sea Shore Development LLC
Violation Address : 3635 S Atlantic Avenue, Daytona Beach Shores, FL
Code Enforcement Case # : 26-0016
Volusia County Parcel ID # : 630205040030

TYPE OF HEARING:

CODE(S) CITED:

VIOLATION(S) FOUND:

REQUESTED ORDER(S):

POSSIBLE ORDERS:

SUPPLEMENTARY INFORMATION:

ATTACHMENT: None