

MINUTES
CODE ENFORCEMENT SPECIAL MAGISTRATE MEETING
July 14, 2022
3000 Bellemead Drive Daytona Beach Shores, FL 32118

1. CALL TO ORDER

A. Opening Statement by Special Magistrate deLaroche

The Special Magistrate called the meeting to order at 9:00 am.

B. Swearing in Witnesses

All witnesses for the hearings were sworn in by the Special Magistrate.

2. OPENING REMARKS

3. MINUTES

A. Code Enforcement Special Magistrate Minutes May 18, 2022

SM deLaroche approved the minutes from May 18, 2022.

4. ADVANCED HEARINGS (Post-Initial Hearings)

- A. Property Owner: AD1 Daytona Hotels, LLC
Violation Address: 2323 S. Atlantic Ave. in Daytona Beach Shores, FL
Code Enforcement Case #: CDEF2021-85
Volusia County Tax Parcel ID #: 5322 03 01 0130

Ms. Herstein requested that all the documents and slides be accepted into evidence. The Special Magistrate accepted the evidence with no objection. Ms. Herstein noted that this was a First Compliance Hearing for the second compliance date issued by the Special Magistrate. At the Initial Hearing on January 19, 2022, these 38 violations were given four months to correct and gain compliance. The property was inspected on May 19th, and it was determined that it remained in non-compliance. Twelve of the violations were either brought into compliance or were not violations due to the property being an active construction site. Twenty-six violations remained in non-compliance. A Notice of First Compliance Hearing was sent and hand-delivered on May 23, 2022. Good service was achieved. One of the property owners, Alex Fridzone and General Manager Becky Darnell were in the audience. Individual slides were shown of each remaining violation and questions or concerns were

addressed. Mr. Fridzone was not able to show that the property had become compliant by the date issued. He stated that he had been relying on the general contractor to handle the project, but he was now present and wanted the project finished. Ms. Herstein requested Order 11 be issued stating that the property remained in violation beyond the date given with a daily fine of \$250 per day. She requested additional Administrative Fees of \$92.43, for a total due of \$178.26.

Special Magistrate deLaroche issued Order #11 stating that the property remained in violation and the fine of \$250 per day would begin. He ordered reimbursement of an additional Administrative Fee in the amount of \$92.43, for a total Administrative Fee of \$178.26 payable within 14 days.

- B. Property Owner: Pappas Daughters, LLC
Violation Address: 2518 S. Atlantic Ave. in Daytona Beach Shores, FL
Code Enforcement Case #: PCDEF2020-94
Volusia County Tax Parcel ID #: 5322-01-00-0282

This item was moved to the front of the agenda. Attorney Jennifer Gillikin requested a continuance until the August hearing due to a death in the property owner's family. SM deLaroche issued Order #1 continuing the hearing until August 18, 2022.

5. INITIAL HEARINGS

6. CLOSING REMARKS

- A. The next Code Enforcement Special Magistrate Meeting is scheduled for Thursday, August 18, 2022, at 9:00 a.m.

The upcoming hearing dates were stated with no change to the calendar.

- B. September's meeting is scheduled for Thursday, September 15, 2022 at 9:00 a.m.

- C. October's meeting is scheduled for Thursday, October 20, 2022 at 9:00 a.m.

7. SPECIAL MAGISTRATE COMMENTS

8. ADJOURNMENT

The meeting ended at 9:47 am.

Special Magistrate, Steven deLaroche

Recording Secretary, Cheri Schwab