



**NOTICE OF PUBLIC MEETING
CODE ENFORCEMENT BOARD
CITY HALL, 737 LOUDEN AVE.
NOVEMBER 4, 2025
2:00 PM
AGENDA**

CALL TO ORDER

CITIZEN INPUT

Opportunity for the Public to address the Board

1. CONSENT AGENDA

- 1.a** [Approval of draft minutes to Code Enforcement Board Meeting of October 7, 2025.](#)
Review and approve.
EXHIBIT: [A. Draft Minutes 10-7-25 CEB.pdf](#)

2. TESTIMONY OATH OF STAFF AND PUBLIC

Swearing in of all staff and public who wish to provide testimony

3. AFFIDAVITS OF COMPLIANCE

- 3.a** [Case 25-1299 City vs ANTOINETTE L GUGLIOTTA](#)
[1445 Overcash Dr](#)
Accept Affidavit of Compliance
EXHIBIT: [A. AC 25-1299.pdf](#)

- 3.b** [Case 25-1650 City vs KRASMAN, BRET D](#)
[554 Baywood Dr N](#)
Accept Affidavit of Compliance
EXHIBIT: [A. AC 25-1650.pdf](#)

4. OLD BUSINESS

5. NEW BUSINESS

- 5.a** [Case 25-1913 City vs SCHURR, KLAUS O](#)
[1209 Royal Oak Dr](#)
[Violation of the DCO SEC 34-1 \(A\) - Environment; Offensive Accumulation](#)
[Violation of the DCO SEC 34-32 - Premises to be kept clean of offensive accumulation](#)
Discussion
EXHIBIT: [A. 25-1913 NOV 10-1-25](#)

EXHIBIT: [B. 25-1913 NOH for 11-4-25](#)

EXHIBIT: [C. 25-1913 AP.pdf](#)

- 5.b** [Case 25-1915 City vs SCHURR, KLAUS O](#)
[1209 Royal Oak Dr](#)
[Violation of the DCO SEC 105-27.1.1.1 \(F\)\(1\) & \(5\) - Zoning District Design](#)
[Standards; Site Standards for Houses & Duplexes; Utility Trailers, Boats,](#)
[Recreational Vehicles & Other Recreational Equipment Standards](#)
[Discussion](#)
EXHIBIT: [A. 25-1915 NOV 10-1-25](#)
EXHIBIT: [B. 25-1915 NOH for 11-4-25](#)
EXHIBIT: [C. 25-1915 AP](#)

6. OTHER BUSINESS

- 6.a** [a. Code Enforcement Board Member Comments](#)
[b. City Attorney Comments](#)
[c. City Staff Comments](#)
[d. Set next meeting date of December 2, 2025](#)
[Discussion](#)

ADJOURN

Note: Please put cell phones and pagers on silent or vibrate during the meeting. This meeting is televised; therefore, you may appear on TV at any time.

Public Appearance: CITIZEN INPUT is for comments from members of the audience regarding items not listed on the agenda for this meeting (please give name and address and limit all comments to a maximum of three minutes).

AS FOR ITEMS ON THE AGENDA individual speakers are limited to a maximum of three minutes. A Representative of a group consisting of 5 individuals who are present during the meeting may speak on behalf of the group for up to 10 minutes at the Chair's discretion. To do so, the individuals must have waived their time to the representative by providing their name and address on the back of the comment card. Public Hearings: During public hearings the Chair will open the agenda item to the public for comment. If you wish to comment come to the microphone at the podium and give your name and address for the record. Make all comments and queries to or through the Chair. This meeting is for agenda items only. Other issues should be presented to the City Manager or City Clerk for discussion at a future Commission meeting.

Appeals: Per Florida Statute 286.0105 - If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Disability Provisions: It is the policy of the City of Dunedin not to discriminate against disabled persons in employment or the provisions of services. If you have a disability that requires accommodation, please notify the ADA Coordinator 48 hours prior to the scheduled meeting at (727) 298-3042.

COPIES OF THIS AND ALL COMMISSION AGENDAS ARE AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY CLERK, 737 LOUDEN AVENUE, ON THE MONDAY PRIOR TO THE MEETING DATE. COPIES ARE ALSO AVAILABLE ON THE CITY'S WEBSITE AT WWW.DUNEDINGOV.COM.