



**NOTICE OF PUBLIC MEETING
CODE ENFORCEMENT BOARD
CITY HALL, 737 LOUDEN AVE.**

JULY 1, 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 June 3, 2025 Dunedin Code Enforcement Board](#)
Review and Approve

EXHIBIT: [Draft Minutes 6-3-25 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** [Acceptance of Affidavits of Compliance](#)
[Case 20-415 \(3\); Case 21-63 \(3\); Case 25-1030](#)
[City vs John K Harkin](#)
[2482 Trade Winds Drive](#)
Review and Approve

EXHIBIT: [20-415 1 AC.pdf](#)

EXHIBIT: [20-415 2 AC.pdf](#)

EXHIBIT: [20-415 3 AC.pdf](#)

EXHIBIT: [21-63 1 AC.pdf](#)

EXHIBIT: [21-63 2 AC.pdf](#)

EXHIBIT: [21-63 3 AC.pdf](#)

EXHIBIT: [25-1030 AC.pdf](#)

4. OLD BUSINESS

- 4.a** [Case 24-966 City vs Julie & Phyllis Williams](#)
[50 Squire Court](#)
[Violation of the FBC Section 105.1 Permits; Required](#)
[Violation of the IPMC Section 304.13 Exterior Structure; Windows, Skylight & Door](#)
[Frames](#)
[Violation of the IPMC Section 304.13.1 Windows, Broken, Glazing](#)

Violation of the IPMC Section 601.2 Mechanical and Electrical Requirements;
Responsibility

Discussion

EXHIBIT: [24-966 Order of Board 4-1-25.pdf](#)

4.b Case 25-1290 City vs Judith C Laine

2016 Woodward Avenue

Violation of the DCO Section 34-1(A) Environment; Offensive Accumulation

Violation of the DCO Section 34-32 Premises to be Kept Clean of Offensive
Accumulation

Discussion

EXHIBIT: [25-1290 Order of Board 6-3-25.pdf](#)

EXHIBIT: [25-1290 NOH for 7-1-25.pdf](#)

EXHIBIT: [25-1290 AP.pdf](#)

5. NEW BUSINESS

5.a Case 25-1267 City vs Nhriel & Rosemarie Dela Torre

1120 Idlewild Drive N

Violation of the FBC Section 105.1 Permits; Required

Discussion

EXHIBIT: [25-1267 NOV 5-1-25.pdf](#)

EXHIBIT: [25-1267 NOH for 7-1-25.pdf](#)

EXHIBIT: [25-1267 AP.pdf](#)

5.b Case 25-1416 City vs Applby Properties LLC

2616 Woodette Drive Unit #1

Violation of the DCO Section 103-14.4 Transient Uses within Certain Zoning
Districts; Prohibition

Discussion

EXHIBIT: [25-1416 NOV 6-2-25.pdf](#)

EXHIBIT: [25-1416 NOH for 7-1-25.pdf](#)

EXHIBIT: [25-1416 AP.pdf](#)

5.c Case 25-1427 City vs 2002 Fruitridge Street LLC

3040 Belcher Road

REPEAT Violation of the DCO Section 103-14.4 Transient Uses within Certain
Zoning Districts; Prohibition

Discussion

EXHIBIT: [25-1427 REPEAT NOV 6-5-25.pdf](#)

EXHIBIT: [25-1427 NOH for 7-1-25.pdf](#)

EXHIBIT: [25-1427 AP.pdf](#)

6. OTHER BUSINESS

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.