



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

JUNE 3, 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 May 6, 2025 Code Enforcement Board](#)

Review and approve

EXHIBIT: [Draft Minutes 5-6-25 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 19-367 City vs IOANNA KAPPIS](#)

[180 Milwaukee Avenue](#)

Accept Affidavit of Compliance

EXHIBIT: [19-367 180 Milwaukee - Affidavit of Compliance.pdf](#)

4. OLD BUSINESS

5. NEW BUSINESS

- 5.a** [Case 25-1184 City vs 2235 HARBOR VIEW TRUST, LAURA LYONS TRE, JOHN N KUNNEN TRE](#)

[2235 Harbor View Drive](#)

[Violation of the IPMC Section 304.1 General](#)

[Violation of the IPMC Section 304.1.1\(8\) Unsafe Conditions](#)

[Violation of the IPMC Section 304.6 Exterior Walls](#)

[Violation of the IPMC Section 304.13 Window, Skylight and Door Frames](#)

Discussion

EXHIBIT: [1. 25-1184 NOV](#)

EXHIBIT: [2. 25-1184 Affidavit of Posting](#)

EXHIBIT: [3. 25-1184 Affidavit of Posting](#)

EXHIBIT: [4. 25-1184 NOH for 6-3-25 CEB](#)

- 5.b** Case 25-1288 City vs JUDITH C LAINE
2016 Woodward Avenue
Violation of the DCO Sections 105-27.1.1.1(F)(1) and (5) Zoning District Design Standards, Site Standards for Houses and Duplexes, Utility Trailers, Boats, Recreational Vehicles and Other Recreational Equipment Standards
Discussion
EXHIBIT: [1. 25-1288 NOV 4-30-25.pdf](#)
EXHIBIT: [2. 25-1288 & 25-1290 Aff of Posting 4-30-25.pdf](#)
EXHIBIT: [3. 25-1288 & 25-1290 Aff of Posting 5-21-25.pdf](#)
EXHIBIT: [4. 25-1288 & 25-1290 NOH for 6-3-25 CEB.pdf](#)
- 5.c** 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: [1. 25-1290 NOV 4-29-25.pdf](#)
EXHIBIT: [2. 25-1288 & 25-1290 Aff of Posting 4-30-25.pdf](#)
EXHIBIT: [3. 25-1288 & 25-1290 Aff of Posting 5-21-25.pdf](#)
EXHIBIT: [4. 25-1288 & 25-1290 NOH for 6-3-25 CEB.pdf](#)

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 July 1, 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.