



**NOTICE OF PUBLIC MEETING
CODE ENFORCEMENT BOARD
CITY HALL, 737 LOUDEN AVE.
SEPTEMBER 2, 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 August 5, 2025.](#)
Review and approve.

EXHIBIT: [A. Draft Minutes 8-5-25 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

4. OLD BUSINESS

- 4.a** [Case 24-569 City vs WALVEKAR FLORIDA PROPERTIES LLC](#)
[2602 Bayshore Boulevard](#)
[Violation of the IPMC Section 304.6 Exterior Walls](#)
Discussion

EXHIBIT: [A. 24-569 Board Orders.pdf](#)

EXHIBIT: [B. 24-569 NOH.pdf](#)

EXHIBIT: [C. 24-569 AP.pdf](#)

- 4.b** [Case 24-570 City vs WALVEKAR FLORIDA PROPERTIES LLC](#)
[2602 Bayshore Boulevard](#)
[Violation of the IPMC Section 304.9 Overhang Extensions](#)
Discussion

EXHIBIT: [A. 24-570 Board Orders.pdf](#)

EXHIBIT: [B. 24-570 NOH.pdf](#)

EXHIBIT: [C. 24-570 AP.pdf](#)

5. NEW BUSINESS

- 5.a** [Case 25-1707 City vs DEAN & SUZANNE LONG](#)

2685 St. Josephs Dr E
REPEAT Violation of the DCO Sec. 103-14.8.1 - Transient Uses Within Certain
Zoning Districts; Conditional Use Bed & Breakfast; Intent
Discussion
EXHIBIT: [A. 25-1707 REPEAT NOV 8-14-25.pdf](#)
EXHIBIT: [B. 25-1707 NOH for 9-2-25.pdf](#)
EXHIBIT: [C. 25-1707 AP.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 October 7, 2025](#)

Discussion

City Attorney to provide update from prior Code Enforcement Board meeting

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.