



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

APRIL 7, 2026

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 March 3, 2026.](#)
Review and approve.

EXHIBIT: [A. 03-03-26 CEB Minutes.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 25-2068 City vs BENNIS PROPERTIES LLC](#)
[620 Dexter Drive](#)
[Violation of the FBC Section 105.1 - Permits; Required](#)
[Violation of the FBC Section 115.3 - Stop Work Order, Unlawful Continuance](#)
Discussion

EXHIBIT: [A. 25-2068 AC.pdf](#)

4. OLD BUSINESS

- 4.a** [Case 25-1955 City vs JULIE & PHYLLIS WILLIAMS](#)
[50 Squire Ct](#)
[Violation of the IPMC Section 501.2 - Plumbing Facilities and Fixtures - General](#)
Discussion

EXHIBIT: [A. 25-1955 Board Orders.pdf](#)

EXHIBIT: [B. 25-1955 NOH.pdf](#)

EXHIBIT: [C. 25-1955 AP.pdf](#)

5. NEW BUSINESS

- 5.a** [Case 25-2117 City vs HUBNER, SEAN C](#)
[1518 Fairway Drive](#)

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. 25-2117 NOV.pdf](#)

EXHIBIT: [B. 25-2117 NOH.pdf](#)

EXHIBIT: [C. 25-2117 AP.pdf](#)

5.b Case 25-2172 City vs HUBNER, SEAN C
1518 Fairway Drive

Violation of the DCO SEC 34-31 - Environment; Excessive Growth of Weeds, Grasses, or Turf

Discussion

EXHIBIT: [A. 25-2172 NOV.pdf](#)

EXHIBIT: [B. 25-2172 NOH.pdf](#)

EXHIBIT: [C. 25-2172 AP.pdf](#)

5.c Case 26-161 City vs HUBNER, SEAN C
1518 Fairway Drive

Violation of the DCO SEC 105-27.1.1.1(a)(2) & (4) - Zoning District Design Standards; Site Standards for Houses & Duplexes; Right-of-Way Standards

Discussion

EXHIBIT: [A. 26-161 NOV.pdf](#)

EXHIBIT: [B. 26-161 NOH.pdf](#)

EXHIBIT: [C. 26-161 AP.pdf](#)

5.d Case 26-68 City vs 2243 HARBORVIEW TRUST
LYONS, LAURA TRE
2243 Harbor View Drive

Violation of the IPMC Section 302.8 - Motor Vehicles

Discussion

EXHIBIT: [A. 26-68 NOV.pdf](#)

EXHIBIT: [B. 26-68 NOH.pdf](#)

EXHIBIT: [C. 26-68 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 May 5, 2026

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. 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 section 286.0105 of the Florida Statutes - 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.DUNEDIN.GOV.