



**NOTICE OF PUBLIC MEETING
CODE ENFORCEMENT BOARD
CITY HALL, 737 LOUDEN AVE.
AUGUST 5, 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 July 1, 2025.](#)
Review and approve.

EXHIBIT: [A. Draft Minutes 7-1-25 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 24-216 City vs MARIN, OLSON IGNACIO](#)
[1611 Pasadena Dr](#)

Accept Affidavit of Compliance

EXHIBIT: [A. 24-216 AC.pdf](#)

4. OLD BUSINESS

- 4.a** [Case 25-1267 City vs NHIEL & ROSEMARIE DELA TORRE](#)
[1120 Idlewild Dr N](#)

[Violation of the FBC Section 105.1 Permits; Required](#)
[Discussion](#)

EXHIBIT: [A. 25-1267 Order of Board 7-1-25.pdf](#)

EXHIBIT: [B. 25-1267 NOH for 8-5-25.pdf](#)

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

- 4.b** [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: [A. 25-1184 Order of Board 6-3-25.pdf](#)

EXHIBIT: [B. 25-1184 NOH for 8-5-25.pdf](#)

EXHIBIT: [C. 25-1184 AP.pdf](#)

5. NEW BUSINESS

5.a Case 25-1455 City vs ALISANDRELLI, MICHAEL J

2800 Long Putt Ct

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

Discussion

EXHIBIT: [A. 25-1455 NOV 6-10-25.pdf](#)

EXHIBIT: [B. 25-1455 NOH for 8-5-25.pdf](#)

EXHIBIT: [C. 25-1455 AP.pdf](#)

5.b Case 25-1289 City vs MASSAQUOI, ERIKA

1027 Douglas Avenue

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

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

Discussion

EXHIBIT: [A. 25-1289 NOV 5-9-25.pdf](#)

EXHIBIT: [B. 25-1289 NOH for 8-5-25.pdf](#)

EXHIBIT: [C. 25-1289 AP.pdf](#)

5.c Case 25-1575 City vs JOHN P GARRETT

1660 Cinnamon Lane

REPEAT Violation of the FBC Section 105.4.1 Permit Intent

Discussion

EXHIBIT: [A. 25-1575 REPEAT NOV 7-8-25.pdf](#)

EXHIBIT: [B. 25-1575 NOH for 8-5-25.pdf](#)

EXHIBIT: [C. 25-1575 AP.pdf](#)

5.d Case 25-1299 City vs ANTOINETTE L GUGLIOTTA

1445 Overcash Dr

Violation of the IPMC Section 304.10- Stairway, Decks, Porches and Balconies; Exterior Structures

Discussion

EXHIBIT: [A. 25-1299 NOV 5-5-25 & 7-11-25.pdf](#)

EXHIBIT: [B. 25-1299 NOH for 8-5-25.pdf](#)

EXHIBIT: [C. 25-1299 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 September 2, 2025

Discussion

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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.