



**NOTICE OF PUBLIC MEETING
CODE ENFORCEMENT BOARD
CITY HALL, 737 LOUDEN AVE.
OCTOBER 6, 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 September 1, 2026](#)

Review and approve

EXHIBIT: [A. CEB Draft Minutes 09-01-26.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 26-410 City vs SUNCOAST THIRD TRUST
CLEARWATER RES TRUST
FICKEN, JAMES R TRE](#)

[53 Highland Avenue](#)

[Violation of the DCO SEC 34-1 \(A\) Environment; Offensive Accumulation
DCO SEC 34-32 Environment; Premises to be Kept Clean of Offensive
Accumulation](#)

[Discussion](#)

EXHIBIT: [A. 26-410 AC.pdf](#)

4. OLD BUSINESS

- 4.a** [Case 26-245 City vs KAPPIS, IOANNA
180 Milwaukee Avenue](#)

[Violation of the LDC SEC 105-27.1.1.1\(b\)\(1\)\(i\)\(3\) Site Standards for Houses &
Duplexes - Vehicle Parking Standards \(All Types\)](#)

[IPMC 302.8 - Exterior Property Areas; Motor Vehicles](#)

[Discussion](#)

EXHIBIT: [A. 26-245 Board Order & Affidavit.pdf](#)

EXHIBIT: [B. 26-245 NOH.pdf](#)

EXHIBIT: [C. 26-245 AP.pdf](#)

4.b Case 26-805 City vs WILLIAMS, JULIE
WILLIAMS, PHYLLIS
50 Squire Ct

Violation of the DCO SEC 34-1 (A) Environment; Offensive Accumulation
Violation of the DCO SEC 34-32 Environment; Premises to be Kept Clean of
Offensive Accumulation

Discussion

EXHIBIT: [A. 26-805 Board Order & Affidavit.pdf](#)

EXHIBIT: [B. 26-805 NOH.pdf](#)

EXHIBIT: [C. 26-805 AP.pdf](#)

4.c Case 26-590 City vs MCDONALD, MICHAEL
MCDONALD, TRICIA
1082 Mary Jane Lane

Violation of the DCO SEC 105-27.1.1.1(b)(5) & (f)(5) & (7) - Zoning District Design
Standards; Site Standards for Houses & Duplexes; Utility Trailers, Boats,
Recreational Vehicles & Other Recreational Equipment Standards

Discussion

EXHIBIT: [A. 26-590 Board Order & Affidavit.pdf](#)

EXHIBIT: [B. 26-590 NOH.pdf](#)

EXHIBIT: [C. 26-590 AP.pdf](#)

4.d Case 26-617 City vs BELLA, GEORGE S
SCHWALM HOLDINGS LLC
1141 Friar Tuck Ln

Violation of the DCO SEC 105-27.1.1.1H - Site Standards for Houses & Duplexes;
Front Yard Setbacks

Discussion

EXHIBIT: [A. 26-617 Board Order & Affidavit.pdf](#)

EXHIBIT: [B. 26-617 NOH.pdf](#)

EXHIBIT: [C. 26-617 AP.pdf](#)

5. NEW BUSINESS

5.a Case 26-768 City vs ZERVOUDAKIS, ELEFTHERIOS
115 Mira Vista Drive

Violation of the DCO SEC 34-1; Offensive Accumulation

Discussion

EXHIBIT: [A. 26-768 NOV.pdf](#)

EXHIBIT: [B. 26-768 NOH.pdf](#)

EXHIBIT: [C. 26-768 AP.pdf](#)

5.b Case 26-770 City vs ZERVOUDAKIS, ELEFTHERIOS
115 Mira Vista Drive

Violation of the IPMC SEC 304.6; Exterior Walls

Discussion

EXHIBIT: [A. 26-770 NOV.pdf](#)

EXHIBIT: [B. 26-770 NOH.pdf](#)

EXHIBIT: [C. 26-770 AP.pdf](#)

- 5.c** [Case 26-812 City vs REALTY INCOME PROPERTIES 13 LLC](#)
[1804 Main Street](#)
[Violation of the DCO SEC 34-31 - Environment; Excessive Growth of Weeds, Grasses, or Turf](#)
Discussion
EXHIBIT: [A. 26-812 NOV.pdf](#)
EXHIBIT: [B. 26-812 NOH.pdf](#)
EXHIBIT: [C. 26-812 AP.pdf](#)

- 5.d** [Case 26-813 City vs REALTY INCOME PROPERTIES 13 LLC](#)
[1804 Main Street](#)
[Violation of the DCO SEC 105-34.5.2 - Maintenance](#)
[Violation of the IPMC SEC 308.1 - Accumulation of Rubbish or Garbage](#)
Discussion
EXHIBIT: [A. 26-813 NOV.pdf](#)
EXHIBIT: [B. 26-813 NOH.pdf](#)
EXHIBIT: [C. 26-813 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 November 3, 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.