



**NOTICE OF PUBLIC MEETING
CODE ENFORCEMENT BOARD
CITY HALL, 737 LOUDEN AVE.
SEPTEMBER 1, 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 August 11, 2026](#)
Review and approve
EXHIBIT: [A. CEB Draft Minutes 08-11-26.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](#)
- 3.b** [Case 26-192 City vs KAROUB, PETER](#)
[1396 Overcash Drive](#)
[Violation of the IPMC SEC 302.7 Accessory Structures](#)
[Discussion](#)
EXHIBIT: [A. 26-192 AC.pdf](#)

4. OLD BUSINESS

5. NEW BUSINESS

- 5.a** [Case 26-616 City vs BELLA, GEORGE S](#)

SCHWALM HOLDINGS LLC
1141 Friar Tuck Ln
Violation of the IPMC 302.7 Accessory Structures
Discussion
EXHIBIT: [A. 26-616 NOV.pdf](#)
EXHIBIT: [B. 26-616 NOH.pdf](#)
EXHIBIT: [C. 26-616 AP.pdf](#)

- 5.b** 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 NOV.pdf](#)
EXHIBIT: [B. 26-617 NOH.pdf](#)
EXHIBIT: [C. 26-617 AP.pdf](#)

- 5.c** Case 26-618 City vs BELLA, GEORGE S
SCHWALM HOLDINGS LLC
1141 Friar Tuck Ln
Violation of the IPMC SEC 304.7 - Roofs & Drainage
Discussion
EXHIBIT: [A. 26-618 NOV.pdf](#)
EXHIBIT: [B. 26-618 NOH.pdf](#)
EXHIBIT: [C. 26-618 AP.pdf](#)

- 5.d** Case 26-620 City vs SUNCOAST FIRST TRUST
1341 Lady Marion Ln
Violation of the IPMC SEC 304.7 - Exterior Structure; Roofs & Drainage
Violation of the IPMC SEC 304.6 - Exterior Walls
Discussion
EXHIBIT: [A. 26-620 NOV.pdf](#)
EXHIBIT: [B. 26-620 NOH.pdf](#)
EXHIBIT: [C. 26-620 AP.pdf](#)

- 5.e** 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 NOV.pdf](#)
EXHIBIT: [B. 26-590 NOH.pdf](#)
EXHIBIT: [C. 26-590 AP.pdf](#)

- 5.f** Case 26-804 City vs WILLIAMS, JULIE
WILLIAMS, PHYLLIS
50 Squire Ct

Violation of the LDC SEC 105-27.1.1.1(F)(1)(5) - Zoning District Design Standards;
Site Standards for Houses & Duplexes; Utility Trailers, Boats, Recreational
Vehicles & Other Recreational Equipment Standards

Discussion

EXHIBIT: [A. 26-804 NOV.pdf](#)

EXHIBIT: [B. 26-804 NOH.pdf](#)

EXHIBIT: [C. 26-804 AP.pdf](#)

5.g 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 NOV.pdf](#)

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

EXHIBIT: [C. 26-805 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 6, 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.