



**NOTICE OF PUBLIC MEETING**

**CODE ENFORCEMENT BOARD**

**City Hall, 737 Loudon Avenue**

**AUGUST 13, 2024**

**2:00 PM**

**AGENDA**

**CALL TO ORDER**

**CITIZEN INPUT**

Opportunity for the Public to address the Board

**1. CONSENT AGENDA**

- 1.a. [Approve draft minutes to Code Enforcement Board meeting of July 2, 2024.](#)  
Review and approval  
**EXHIBIT:** [Draft CEB Minutes 7-2-24.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 24-39 City vs WANDA PROSSER](#)  
[631 OAKWOOD STREET](#)  
[Violation of the IPMC Section 304.13.1 Windows - Broken Glazing](#)  
  
Discussion  
**EXHIBIT:** [24-39 Board Order of 6-11-24.pdf](#)  
**EXHIBIT:** [24-39 Aff of Non Compliance eff 7-12-24.pdf](#)

**5. NEW BUSINESS**

- 5.a. [Case 24-519 City vs PATRICK J SODMAN & JAMES C RORES](#)  
[600 HIGHLAND AVENUE](#)

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

Discussion

**EXHIBIT:** 24-519 NOV 7-19-24.pdf

**EXHIBIT:** 24-519 & 24-520 NOH 7-30-24.pdf

**EXHIBIT:** 24-518, 519 & 520 AP 7-18-24.pdf

**EXHIBIT:** 24-519 & 24-520 AP 7-30-24.pdf

**EXHIBIT:** 24-519 & 24-520 Certified Mail.pdf

**5.b.** CASE 24-520 City vs PATRICK J SODMAN & JAMES C RORES

600 Highland Ave.

Violation of the DCO Section 34-1 (A) (C) Environment; Offensive Accumulation

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

Discussion

**EXHIBIT:** 24-520 NOV 7-19-24.pdf

**EXHIBIT:** 24-519 & 24-520 NOH 7-30-24.pdf

**EXHIBIT:** 24-519 & 24-520 AP 7-30-24.pdf

**EXHIBIT:** 24-519 & 24-520 Certified Mail.pdf

**5.c.** CASE 24-520 City vs PATRICK J SODMAN & JAMES C RORES

600 Highland Ave.

Violation of the DCO Section 34-1 (A) (C) Environment; Offensive Accumulation

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

Discussion

**EXHIBIT:** 24-520 NOV 7-19-24.pdf

**EXHIBIT:** 24-519 & 24-520 NOH 7-30-24.pdf

**EXHIBIT:** 24-519 & 24-520 AP 7-30-24.pdf

**EXHIBIT:** 24-519 & 24-520 Certified Mail.pdf

**5.d.** CASE 24-403 City vs JOHN P GARRETT

1660 Cinnamon Lane

Violation of the DCO of the FBC Section 105.4.1 Permit intent

Discussion

**EXHIBIT:** 24-403 AP 6-25-24.pdf

**EXHIBIT:** 24-403 AP 7-30-24.pdf

**EXHIBIT:** 24-403 NOH 7-30-24.pdf

**EXHIBIT:** 24-403 NOV 6-25-24.pdf

**5.e.** CASE 24-369 City vs DMITRI AND MONIKA GURVICH

888 Joan Street

Violation of the DCO Section 103-14.4 Transient Uses Within Certain Zoning Districts; Prohibition

Discussion

**EXHIBIT:** 24-369 NOV 6-12-24.pdf

**EXHIBIT:** 24-369 NOH 7-18-24.pdf

**EXHIBIT:** 24-369 AP 7-18-24.pdf

**5.f.** Case 24-394 City vs JEFFREY AND CHRISTI DUPRE  
21 Highland Ave  
Violation of the DCO Section 103-14.4 Transient Uses Within Certain Zoning  
Districts; Prohibition

Discussion

**EXHIBIT:** 24-394 NOV 6-20-24.pdf

**EXHIBIT:** 24-394 NOV 7-10-24.pdf

**EXHIBIT:** 24-394 AP 7-10-24.pdf

**EXHIBIT:** 24-394 AP 7-18-24.pdf

**EXHIBIT:** 24-394 NOH 7-18-24.pdf

**5.g.** Case 24-481 City vs JOHN HARKIN  
2482 Trade Winds Drive  
Violation of the DCO Section 34-31 Excessive Growth of Weeds, Grasses, or Turf

Discussion

**EXHIBIT:** 24-481 NOV 7-9-24.pdf

**EXHIBIT:** 24-481 AP 7-9-24.pdf

**EXHIBIT:** 24-481 & 24-486 AP 7-18-24.pdf

**EXHIBIT:** 24-481 & 24-486 NOH 7-18-24.pdf

**5.h.** Case 24-486 City vs JOHN HARKIN  
2482 Trade Winds Drive  
REPEAT Violation of the DCO Section 34-1 Offensive Accumulation

Discussion

**EXHIBIT:** 24-486 NOV 7-9-24.pdf

**EXHIBIT:** 24-486 AP 7-9-24.pdf

**EXHIBIT:** 24-481 & 24-486 AP 7-18-24.pdf

**EXHIBIT:** 24-481 & 24-486 NOH 7-18-24.pdf

**5.i.** Case 24-314 City vs VIJAYS WALVEKAR  
2602 Bayshore Boulevard  
Violation of the IPMC Section 302.3 Sidewalks and Driveways

Discussion

**EXHIBIT:** 24-314 NOV 5-30-24.pdf

**EXHIBIT:** 24-314 & 24-315 AP 5-31-24.pdf

**EXHIBIT:** 24-314 & 24-315 AP 7-18-24.pdf

**EXHIBIT:** 24-314 & 24-315 MAILINGS.pdf

**EXHIBIT:** 24-314 & 24-315 NOH 7-18-24.pdf

**5.j.** Case 24-315 City vs VIJAYS WALVEKAR  
2602 Bayshore Boulevard  
Violation of the IPMC Section 304.13 Window, Skylight and Door Frames

Discussion

**EXHIBIT:** 24-315 NOV 5-30-24.pdf

**EXHIBIT:** 24-314 & 24-315 AP 5-31-24.pdf

**EXHIBIT:** 24-314 & 24-315 AP 7-18-24.pdf

**EXHIBIT:** 24-314 & 24-315 MAILINGS.pdf  
**EXHIBIT:** 24-314 & 24-315 NOH 7-18-24.pdf

**5.k.** Case 24-569 City vs VIJAYS WALVEKAR  
2602 Bayshore Boulevard  
Violation of the IPMC Section 304.6 Exterior Walls  
Discussion  
**EXHIBIT:** 24-569 NOV 7-26-24.pdf  
**EXHIBIT:** 24-569 & 24-570 AP 7-26-24.pdf  
**EXHIBIT:** 24-569 & 24-570 NOH 7-26-24.pdf

**5.l.** Case 24-570 City vs VIJAYS WALVEKAR  
2602 Bayshore Boulevard  
Violation of the IPMC Section 304.9 Overhang Extensions  
Discussion  
**EXHIBIT:** 24-570 NOV 7-26-24.pdf  
**EXHIBIT:** 24-569 & 24-570 AP 7-26-24.pdf  
**EXHIBIT:** 24-569 & 24-570 NOH 7-26-24.pdf

## **6. OTHER BUSINESS**

**6.a.** Candidates for Vacant Code Enforcement Board positions  
Discussion and Recommendation  
**EXHIBIT:** CEB Applicant Packet 8-2-24.pdf

**6.b.** Code Enforcement Board member comments  
City Attorney comments  
City Staff comments  
Announce next meeting date of September 3, 2024  
Discussion

## **ADJOURN**

**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.

**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.

**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](http://WWW.DUNEDINGOV.COM).**