CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard – North Port, FL. 34286

CITY OF NORTH PORT, FLORIDA }

Petitioner, }

vs. }

FANELLI DONALD D,FANELLI BETH ANN }

Respondent(s) } CASE NO.: CECASE-25-01473

ADDRESS OF VIOLATION: }

6184 HOLLYWOOD AVE NORTH PORT, FL, 34291 -4291 }

Parcel ID.: 0970063730 }

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned, CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

AFFIDAVIT OF POSTING

On 09/22/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Affidavit of Violation by posting said Notice at 6184 HOLLYWOOD AVE NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/23/2025

Anthony J Brehon

Tony Brehon, Affiant
Development Services

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of 09/23/2025 by Tony Brehon

Trysta Lynn Cassell

Notary public - State of Florida

X Personally Known OR ___ Produced Identification
Type of Identification Produced _____

TRYSTA LYNN CASSELL
Commission # HH 709360
Expires August 12, 2029

CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard North Port, FL 34286

CODE ENFORCEMENT HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
}
BETH ANN FANELLI }
DONALD D FANELLI }
4367 N DODGE CITY DR }
BEVERLY HILLS, FL 34465-4412)
)
Respondent(s) }

CASE NO.: CECASE-25-01473
CERTIFIED MAIL NO.: 09/19/2025

ADDRESS OF VIOLATION:
6184 Hollywood Ave
North Port, FL 34291
PARCEL ID.: 0970063730

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 07/11/2025**, *YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.,*** or as soon thereafter as possible, on October 23, 2025***,*** in City Chambers, City Hall***, 4970 City Hall Boulevard, North Port, Florida,*** there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A Notice of Violation, dated 06/18/2025, was previously served by REGULAR MAIL.

The attached Affidavit of Violation specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

YOU ARE HEREBY ORDERED to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on October 23, 2025***,*** to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

(a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Inspector;

(b) Order the violator to pay a fine not to exceed $1,000.00, $2,000.00, $5,000.00, or $25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and

(c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached Affidavit of Violation, at ***(941) 429-7186***, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.
http://www.northportfl.gov

PLEASE GOVERN YOURSELF ACCORDINGLY.

Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested,** at 4367 N DODGE CITY DR , BEVERLY HILLS, FL 34465-4412.

DATED: September 19th , 2025.

Trysta Lynn Cassell

Trysta Cassell – CITY OF NORTH PORT

CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
}
BETH ANN FANELLI }
DONALD D FANELLI }
4367 N DODGE CITY DR }
BEVERLY HILLS, FL 34465-4412 } CASE NO.: CECASE-25-01473
}
}
Respondent(s) }
}
ADDRESS OF VIOLATION: }
6184 Hollywood Ave }
North Port, FL 34291 }
PARCEL ID.: 0970063730

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA **:**
: ss
OF SARASOTA **:**

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated 6/23/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
Unsafe / dilapidated white privacy fence next to the garage area. Unpermitted shed on property. Accumulation of debris on property consisting of a tire, bucket, plastic container, boxes, ladder, and other misc items in front of and next to the garage area. Brown GMC Sierra, with no registration parked in the city right of way.

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description
42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text
Accumulation of debris on property consisting of a tire, bucket, plastic container, boxes, ladder, and other misc items in front of and next to the garage area.

Violation Corrective Action(s)
Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

Violation Description
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text
Brown GMC Sierra, with no registration parked in the city right of way.

Violation Corrective Action(s)
Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

Violation Description
105.1, Florida Building Code - Permit required.

Violation Text
Unpermitted shed on property.

Violation Corrective Action(s)
Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to www.northportfl.gov/Building-Planning/Permitting or email BldgInfo@northportfl.gov.

Violation Description
IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Text
Unsafe / dilapidated white privacy fence next to the garage area.

Violation Corrective Action(s)
Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

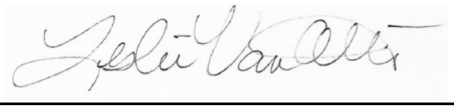
(3) Field Inspection Notes:
Posted on property.,Property remains in violation. ,Unsafe / dilapidated white privacy fence next to the garage area. Unpermitted shed on property. Accumulation of debris on property consisting of a tire, bucket, plastic container, boxes, ladder, and other misc items in front of and next to the garage area. Brown GMC Sierra, with no registration parked in the city right of way.

DATED: 7/11/2025

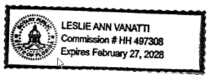
Joshua Presson
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29 day of JULY 2025, by Joshua Presson.



Leslie Vanatti - *Notary Public - State of Florida*



_X_ Personally Known OR ___ Produced Identification
Type of Identification Produced _____

CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

BETH ANN FANELLI
DONALD D FANELLI
4367 N DODGE CITY DR
BEVERLY HILLS, FL 34465-4412

DATE: June 18, 2025

CASE NO.: CECASE-25-01473
REAL PROPERTY ADDRESS: 6184 Hollywood Ave,North Port, FL 34291
LOTS 30 & 31, BLK 637, 14TH AD
PARCEL ID: 0970063730
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

Violation Description
59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text
Brown GMC Sierra, with no registration parked in the city right of way.

Violation Corrective Action(s)
Vehicle(s) must be removed from the public right-of-way immediately. * Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.

Violation Description

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris on property consisting of a tire, bucket, plastic container, boxes, ladder, and other misc items in front of and next to the garage area.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

Violation Description

105.1, Florida Building Code - Permit required.

Violation Text

Unpermitted shed on property.

Violation Corrective Action(s)

Obtain required permit within ten (10) days from the date of this Notice. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: http://cityofnorthport.com/index.aspx?page=121

Violation Description

IPMC 2021, 302.7 Accessory structures. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Violation Text

Unsafe / dilapidated white privacy fence next to the garage area.

Violation Corrective Action(s)

Make necessary repair(s) and maintenance to accessory structures. *In accordance with this Code and any other standards required by the city. Compliance must be accomplished within ten (10) days of the date of this notice.

FINES SHALL BE ASSESSED:
FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

Violation of North Port City Code:	Daily Fine Shall Not Exceed - $10.00 per day Maximum Cumulative Fine - $1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - $25.00 per day Maximum Cumulative Fine - $2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - $50.00 per day Maximum Cumulative Fine - $5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - $250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine $25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:
A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

Joshua Presson
Inspector
Neighborhood Development Services
e-mail:jpresson@northportfl.gov

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/20/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8319 9815 73

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 06/20/2025 14:26

ORIGINAL INTENDED RECIPIENT:

BETH ANN FANELLI
DONALD D FANELLI
4367 N DODGE CITY DR
BEVERLY HILLS FL 34465-4412

Case Number: CECASE-25-01473
Parcel ID: 0970063730

The above information represents information provided by the United States Postal Service.

UNITED STATES POSTAL SERVICE

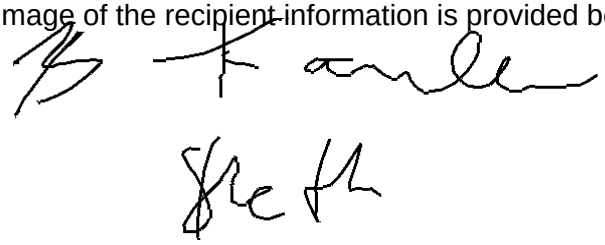
Mailer: City of North Port

Date Produced: 06/27/2025

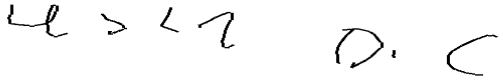
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8319 9815 73. Our records indicate that this item was delivered on 06/26/2025 at 11:56 a.m. in BEVERLY HILLS, FL 34465. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

This USPS proof of delivery is linked to the customers mail piece information on file as shown below:

BETH ANN FANELLI
DONALD D FANELLI
4367 N DODGE CITY DR
BEVERLY HILLS, FL 34465-4412

Customer Reference Number: C5988129.36374291

UNITED STATES POSTAL SERVICE®

Return address:

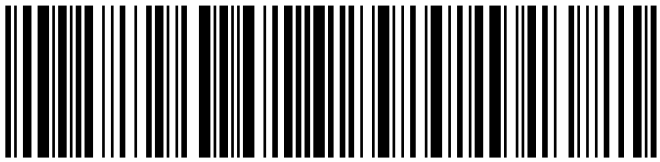
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

BETH ANN FANELLI
DONALD D FANELLI
4367 N DODGE CITY DR
BEVERLY HILLS, FL 34465-4412

MAILING DATE: 06/20/2025
DELIVERY DATE: 06/26/2025

USPS CERTIFIED MAIL



9214 8901 9403 8319 9815 73

USPS Tracking Label Number: 9214 8901 9403 8319 9815 73

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/20/2025 06:26
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/20/2025 14:26
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/21/2025 21:15
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/21/2025 22:30
PROCESSED THROUGH USPS FACILITY	JACKSONVILLE FL DISTRIBUTION CE 32203	06/23/2025 09:19
NO AUTHORIZED RECIPIENT AVAILABLE	BEVERLY HILLS,FL 34465	06/24/2025 12:19
ARRIVAL AT UNIT	BEVERLY HILLS,FL 34465	06/25/2025 08:28
AVAILABLE FOR PICKUP	BEVERLY HILLS,FL 34465	06/25/2025 08:30
DELIVERED LEFT WITH INDIVIDUAL	BEVERLY HILLS,FL 34465	06/26/2025 11:56

CASE NUMBER: CECASE-25-01473

PARCEL ID: 0970063730

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/19/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8334 0105 24

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 09/19/2025 14:13

ORIGINAL INTENDED RECIPIENT:

FANELLI DONALD D FANELLI BETH ANN
4367 N DODGE CITY DR
BEVERLY HILLS FL 34465-4412

Case Number: CECASE-25-01473
Parcel ID: 0970063730

The above information represents information provided by the United States Postal Service.

UNITED STATES POSTAL SERVICE®

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/06/2025

CITY OF NORTH PORT:

The following is information for Certified Mail™/RRE item number:

9214 8901 9403 8336 6183 15

Our records indicate that this item was accepted by the USPS at:

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 10/06/2025 14:25

ORIGINAL INTENDED RECIPIENT:

FANELLI DONALD D FANELLI BETH ANN
4367 N DODGE CITY DR
BEVERLY HILLS FL 34465-4412

Case Number: CECASE-25-01473
Parcel ID: 0970063730

The above information represents information provided by the United States Postal Service.