



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.

}

CHERNYSHENKO VIRA, CHERNYSHENKO IVAN

}

Respondent(s)

}

CASE NO.: CECASE-25-03162

ADDRESS OF VIOLATION:

}

3524 BROWNWOOD TER NORTH PORT, FL, 34286
-4286

}

Parcel ID.: 0963081017

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 11/24/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3524 BROWNWOOD TER NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 01/02/2026

Anthony F. 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 2nd day of January, 2026 by Tony Brehon.

Trysta Lynn Casell

Notary public - State of Florida

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





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.

IVAN CHERNYSHENKO

VIRA CHERNYSHENKO

140 WAR EAGLE CT

NIXA, MO 65714-4215

Respondent(s)

ADDRESS OF VIOLATION:

3524 Brownwood Ter

North Port, FL 34286

PARCEL ID.: 0963081017

CASE NO.: CECASE-25-03162

CERTIFIED MAIL NO.: 11/21/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 11/18/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on January 22, 2026, 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 10/28/2025, 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 January 22, 2026, 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.

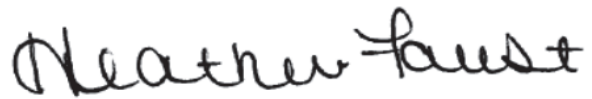
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.



Heather Faust
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 140 WAR EAGLE CT , NIXA, MO 65714-4215.

DATED: November 21st, 2025.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive, flowing style.

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.

IVAN CHERNYSHENKO

VIRA CHERNYSHENKO

140 WAR EAGLE CT

NIXA, MO 65714-4215

Respondent(s)

ADDRESS OF VIOLATION:

3524 Brownwood Ter

North Port, FL 34286

PARCEL ID.: 0963081017

CASE NO.: CECASE-25-03162

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 10/28/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

The residence at 3524 Brownwood terr have been illegally parking multiple vehicles on the side of the road blocking Neighbor's driveways and garbage trucks and mail trucks not being able to pick up trash and recyclables for multiple weeks, they also have a trailer that's parked on the road permanently they will consistently move it from the road to the grass which the city owns that lot . They are working on these vehicles and you can tell different oils are leaking onto the road permanently from this happening. they have a blue Volkswagen SUV that is backed up on their driveway and you can tell it's been into a wreck and they consistently move it to the side of the road and in the grass leaking. They have a four car driveway throughout times of the day. They will have a minimum of six cars. I have talked directly to them, asking them not to block the road for trash, pick up and mail and they continuously do it. they will only move the vehicles for trash day, which is Tuesday morning.

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

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

Parking 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.

(3) Field Inspection Notes:

Violation remains

DATED: 11/18/2025

Anthony F Brehon

Tony Brehon
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 18 day of NOVEMBER 2025, by Tony Brehon.

Trysta Lynn Cassell

Trysta Cassell - 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

IVAN CHERNYSHENKO
VIRA CHERNYSHENKO
140 WAR EAGLE CT
NIXA, MO 65714-4215

DATE: October 28, 2025

CASE NO.: CECASE-25-03162
REAL PROPERTY ADDRESS: 3524 Brownwood Ter, North Port, FL 34286
LOT 17 BLK 810 19TH ADD TO POR
PARCEL ID: 0963081017
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

Parking 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.

Tony Brehon
Inspector
Neighborhood Development Services
e-mail: abrehon@northportfl.gov

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/31/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8340 1315 96

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

ORIGIN ACCEPTANCE NORTH PORT,FL 34286 10/30/2025 19:19

ORIGINAL INTENDED RECIPIENT:

IVAN CHERNYSHENKO

VIRA CHERNYSHENKO

140 WAR EAGLE CT

NIXA MO 65714-4215

Case Number: CECASE-25-03162

Parcel ID: 0963081017

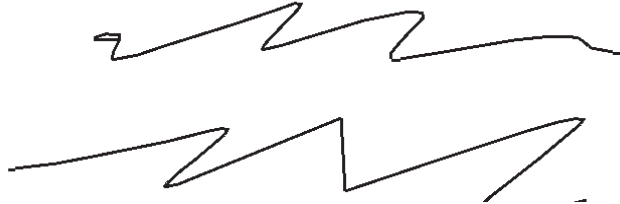
Mailer: City of North Port

Date Produced: 11/04/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 1315 96. Our records indicate that this item was delivered on 11/03/2025 at 03:12 p.m. in NIXA, MO 65714. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**140 WAR EAGLE CT, NIXA, MO
65714**

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:

IVAN CHERNYSHENKO
VIRA CHERNYSHENKO
140 WAR EAGLE CT
NIXA, MO 65714-4215

Customer Reference Number: C6319994.38484762



Return address:

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

Recipient address:

IVAN CHERNYSHENKO
VIRA CHERNYSHENKO
140 WAR EAGLE CT
NIXA, MO 65714-4215

MAILING DATE: 10/29/2025
DELIVERY DATE: 11/03/2025

USPS CERTIFIED MAIL



9214 8901 9403 8340 1315 96

USPS Tracking Label Number: 9214 8901 9403 8340 1315 96

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/29/2025 09:26
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/30/2025 19:19
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	10/30/2025 20:34
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	10/31/2025 02:46
PROCESSED THROUGH USPS FACILITY	SPRINGFIELD MO DISTRIBUTION CEN 65801	11/01/2025 14:25
PROCESSED THROUGH USPS FACILITY	SPRINGFIELD MO DISTRIBUTION CEN 65801	11/02/2025 21:11
DEPARTED USPS REGIONAL FACILITY	SPRINGFIELD MO DISTRIBUTION CEN 65801	11/03/2025 10:49
DELIVERED LEFT WITH INDIVIDUAL	NIXA,MO 65714	11/03/2025 15:12

CASE NUMBER: CECASE-25-03162
PARCEL ID: 0963081017

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/21/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8343 8451 62

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 11/21/2025 14:21

ORIGINAL INTENDED RECIPIENT:

CHERNYSHENKO VIRA CHERNYSHENKO IVAN

140 WAR EAGLE CT

NIXA MO 65714-4215

Case Number: CECASE-25-03162

Parcel ID: 0963081017

DATE PRODUCED: 12/24/2025 1:49 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8343 8451 62

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

CHERNYSHENKO VIRA,CHERNYSHENKO IVAN

140 WAR EAGLE CT

NIXA, MO 65714-4215

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

Return Reference Number:

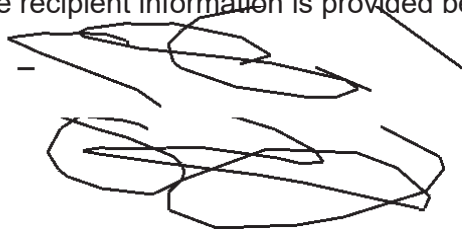
Mailer: City of North Port

Date Produced: 12/24/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8343 8451 62. Our records indicate that this item was delivered on 12/23/2025 at 10:36 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH
PORT, FL 34286**

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:

CHERNYSHENKO VIRI,CHERNYSHENKO IVAN
140 WAR EAGLE CT
NIXA, MO 65714-4215

Customer Reference Number: C6379041.38865906



Return address:

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



Recipient address:

CHERNYSHENKO VIRA,CHERNYSHENKO IVAN
140 WAR EAGLE CT
NIXA, MO 65714-4215

MAILING DATE: 11/21/2025
DELIVERY DATE: 12/23/2025

USPS CERTIFIED MAIL



9214 8901 9403 8343 8451 62

USPS Tracking Label Number: 9214 8901 9403 8343 8451 62

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/21/2025 07:07
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/21/2025 14:21
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	11/22/2025 21:12
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/22/2025 22:27
PROCESSED THROUGH USPS FACILITY	SPRINGFIELD MO DISTRIBUTION CEN 65801	11/24/2025 11:07
PROCESSED THROUGH USPS FACILITY	SPRINGFIELD MO DISTRIBUTION CEN 65801	11/25/2025 01:33
DEPARTED USPS REGIONAL FACILITY	SPRINGFIELD MO DISTRIBUTION CEN 65801	11/25/2025 10:09
NO AUTHORIZED RECIPIENT AVAILABLE	NIXA,MO 65714	11/25/2025 15:34
REMINDER TO SCHEDULE REDELIVERY	NIXA,MO 65714	11/30/2025 03:49
AVAILABLE FOR PICKUP	NIXA,MO 65714	12/02/2025 09:42
PACKAGE RETURN NOTICE GENERATED	NIXA,MO 65714	12/10/2025 03:52
UNCLAIMED/BEING RETURNED TO SENDER	NIXA,MO 65714	12/11/2025 12:56
PROCESSED THROUGH USPS FACILITY	KANSAS CITY MO DISTRIBUTION CEN 64121	12/15/2025 02:07
PROCESSED THROUGH USPS FACILITY	KANSAS CITY MO DISTRIBUTION CEN 64121	12/16/2025 19:47
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/22/2025 12:17
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/23/2025 00:26
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	12/23/2025 10:36

CASE NUMBER: CECASE-25-03162
PARCEL ID: 0963081017