



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. }

DENNIS M SPELLMAN SR, MONNINE
A SPELLMAN }

Respondent(s) }

CASE NO.: CECASE-25-03067

ADDRESS OF VIOLATION: }

6368 SAFFORD TER NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0997001605 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 12/30/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 6368 SAFFORD TER NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/03/2026

George a. White

George White, 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 3rd day of 02/03/2026 by George White

Trysta Lynn Casell

Notary public - State of Florida

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.

DENNIS M SPELLMAN SR

MONNINE A SPELLMAN

6368 SAFFORD TER

NORTH PORT, FL 34287-2028

Respondent(s)

ADDRESS OF VIOLATION:

6368 Safford Ter

North Port, FL 34287

PARCEL ID.: 0997001605

}
}
}
}
}
}
}
}
}
}
}
}
}
}
}

CASE NO.: CECASE-25-03067

CERTIFIED MAIL NO.: 12/29/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 12/09/2025, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on February 26, 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 10/02/2025, was previously served by REGULAR MAIL.

The attached Notice 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 February 26, 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 Notice 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 6368 SAFFORD TER , NORTH PORT, FL 34287-2028.

DATED: December 29th, 2025.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

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. }
DENNIS M SPELLMAN SR }
MONNINE A SPELLMAN }
6368 SAFFORD TER }
NORTH PORT, FL 34287-2028 }
Respondent(s) }
ADDRESS OF VIOLATION: }
6368 Safford Ter }
North Port, FL 34287 }
PARCEL ID.: 0997001605 }

CASE NO.: CECASE-25-03067

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 10/02/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:
Inoperable red vehicle parked in front yard.
- (2) The following Ordinance Provision(s) Violation still exists:

Violation Description

59-1 (b)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

Violation Text

Inoperable red vehicle parked in front yard.

Violation Corrective Action(s)

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

- (3) Field Inspection Notes:
Inoperable red vehicle parked in front yard., Violation remains.

DATED: 12/22/2025

George a. White

George White
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 22 day of DECEMBER 2025, by George White.

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

DENNIS M SPELLMAN SR
MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT, FL 34287-2028

DATE: October 2, 2025

CASE NO.: CECASE-25-03067
REAL PROPERTY ADDRESS: 6368 Safford Ter, North Port, FL 34287
LOT 5 BLK 16 13TH ADD TO PORT
PARCEL ID: 0997001605
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)(4) NPCC, Prohibited Parking - Inoperable vehicle. No inoperable vehicle shall be parked on a residential lot unless it is contained within an enclosed structure, or in compliance with the standards contained herein.

Violation Text

Inoperable red vehicle parked in front yard.

Violation Corrective Action(s)

Inoperable Vehicle(s) must be removed from the property or contained within an enclosed structure within ten (10) days of the date of this notice. * Inoperable vehicle. A vehicle that cannot be driven upon a public street for reasons including but not limited to being unlicensed/unregistered, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

George White
Inspector
Neighborhood Development Services
e-mail:gwhite@northportfl.gov



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0997001605

Ownership:

SPELLMAN DENNIS M SR
 SPELLMAN MONNINE A
 6368 SAFFORD TER, NORTH PORT, FL, 34287-2028

Situs Address:

6368 SAFFORD TER NORTH PORT, FL, 34287

Land Area: 13,125 Sq.Ft.
Municipality: City of North Port
Subdivision: 1544 - PORT CHARLOTTE SUB 13
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 31-39S-21E
Census: 121150027231
Zoning: R1 - RESIDENTIAL LOW
Total Living Units: 1
Parcel Description: LOT 5 BLK 16 13TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
6368 SAFFORD TER NORTH PORT, FL, 34287	1	3	2	0	1961	2006	2,020	1,346	1

Extra Features

<u>line #</u>	<u>Building Number</u>	<u>Description</u>	<u>Units</u>	<u>Unit Type</u>	<u>Year</u>
1	1	Boat Dock	64	SF	1977
2	1	Canal Seawall (Pre-Cast Conc)	75	LF	1960
3	1	Res Photovolt. 2013 & newer- FS193.624	7.99	UT	2021

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u>
2025	\$94,200	\$138,600	\$10,800	\$243,600	\$163,419	\$50,722	\$112,697	\$80,181
2024	\$93,000	\$145,800	\$10,500	\$249,300	\$158,813	\$50,000	\$108,813	\$90,487
2023	\$21,300	\$189,600	\$11,600	\$222,500	\$154,187	\$50,000	\$104,187	\$68,313
2022	\$37,800	\$173,900	\$10,700	\$222,400	\$149,696	\$50,000	\$99,696	\$72,704
2021	\$28,200	\$123,800	\$10,200	\$162,200	\$145,336	\$50,000	\$95,336	\$16,864
2020	\$34,200	\$91,700	\$9,900	\$135,800	\$135,800	\$0	\$135,800	\$0
2019	\$43,900	\$82,500	\$9,100	\$135,500	\$135,500	\$0	\$135,500	\$0
2018	\$37,100	\$114,500	\$3,200	\$154,800	\$154,800	\$0	\$154,800	\$0
2017	\$26,600	\$112,200	\$2,500	\$141,300	\$136,099	\$50,000	\$86,099	\$5,201
2016	\$26,600	\$104,300	\$2,400	\$133,300	\$133,300	\$50,000	\$83,300	\$0

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: Yes - [Notice to Buyers](#)

<u>Grant Year</u>	<u>Value</u>
2021	\$25,000.00
2021	\$26,411.00

Sales & Transfers



<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
6/18/2020	\$217,500	2020097890	01	SINDELAR CYNTHIA M	WD
3/15/2019	\$171,500	2019033351	01	LAWRENCE JULIA M	WD
12/21/2017	\$100	2017158394	11	TOZIER ALLAN W	QC
5/16/2011	\$130,000	2011058834	01	HARVEY JOHN W	WD
7/24/2001	\$89,500	2001106612	01	VALCARCEL CANDIDO & JOY G,	WD
7/15/1997	\$78,000	2993/2526	01	GAINES ROBERT A & JULIA D	WD
9/15/1994	\$71,000	2680/1022	X3	WILLMANN VICTORIA	PR
5/1/1974	\$41,000	1045/19	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/2/2026

FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0386G	OUT	IN	AE	120279	9	OUT

* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone area.

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 2/2/2026

For general questions regarding the flood map, call (941) 861-5000.

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/02/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8336 2655 19

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 10/02/2025 14:26

ORIGINAL INTENDED RECIPIENT:

DENNIS M SPELLMAN SR
MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT FL 34287-2028

Case Number: CECASE-25-03067

Parcel ID: 0997001605

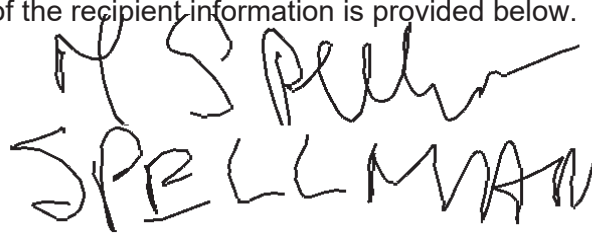
Mailer: City of North Port

Date Produced: 10/07/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8336 2655 19. Our records indicate that this item was delivered on 10/06/2025 at 11:57 a.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Dennis M Spellman
SPELLMAN

Address of Recipient :

**6368 SAFFORD TER, NORTH
PORT, FL 34287**

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:

DENNIS M SPELLMAN SR
MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT, FL 34287-2028

Customer Reference Number: C6249973.38068245



Return address:

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

Recipient address:

DENNIS M SPELLMAN SR
MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT, FL 34287-2028

MAILING DATE: 10/02/2025
DELIVERY DATE: 10/06/2025

USPS CERTIFIED MAIL



9214 8901 9403 8336 2655 19

USPS Tracking Label Number: 9214 8901 9403 8336 2655 19

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/02/2025 11:00
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/02/2025 14:26
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/04/2025 03:08
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/04/2025 04:23
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/05/2025 01:57
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	10/06/2025 11:57

CASE NUMBER: CECASE-25-03067
PARCEL ID: 0997001605

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/29/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8348 7834 14

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/29/2025 14:26

ORIGINAL INTENDED RECIPIENT:

DENNIS M SPELLMAN SR MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT FL 34287-2028

Case Number: CECASE-25-03067

Parcel ID: 0997001605

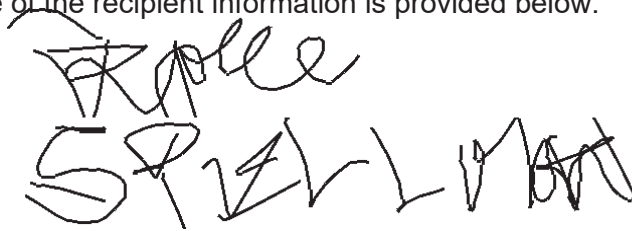
Mailer: City of North Port

Date Produced: 01/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8348 7834 14. Our records indicate that this item was delivered on 01/02/2026 at 11:02 a.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**6368 SAFFORD TER, NORTH
PORT, FL 34287**



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:

DENNIS M SPELLMAN SR, MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT, FL 34287-2028

Customer Reference Number: C6456290.39423198



Return address:

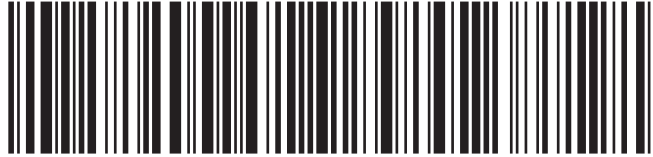
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

DENNIS M SPELLMAN SR, MONNINE A SPELLMAN
6368 SAFFORD TER
NORTH PORT, FL 34287-2028

MAILING DATE: 12/29/2025
DELIVERY DATE: 01/02/2026

USPS CERTIFIED MAIL



9214 8901 9403 8348 7834 14

USPS Tracking Label Number: 9214 8901 9403 8348 7834 14

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/29/2025 07:05
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/29/2025 14:26
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/30/2025 17:18
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	12/30/2025 18:33
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/31/2025 14:03
ARRIVAL AT UNIT	NORTH PORT,FL 34287	01/02/2026 06:24
OUT FOR DELIVERY	NORTH PORT,FL 34287	01/02/2026 06:35
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	01/02/2026 11:02

CASE NUMBER: CECASE-25-03067
PARCEL ID: 0997001605