



**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.

}

**JUSTIN W FREDERICKS, EMILY FREDERICKS**

}

Respondent(s)

}

CASE NO.: CECASE-26-00910

**ADDRESS OF VIOLATION:**

}

1543 WISE DR NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0981046236

}

**STATE OF FLORIDA**

:

: ss

**COUNTY OF SARASOTA**

:

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

**AFFIDAVIT OF POSTING**

On 06/10/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1543 WISE DR NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 06/16/2026

**Kevin LaPointe, 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 16th day of June, 2026 by Kevin LaPointe.

**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  
(941) 429-7186

**CITY OF NORTH PORT, FLORIDA**

Petitioner,

vs.

EMILY FREDERICKS

JUSTIN W FREDERICKS

1543 WISE DR

NORTH PORT, FL 34286-3878

Respondent(s)

**ADDRESS OF VIOLATION:**

1543 Wise Dr

North Port, FL 34286

PARCEL ID.: 0981046236

CASE NO.: CECASE-26-00910

**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 3/25/2026, by first class mail, a copy of which is attached.

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

Inoperable Vehicle stored on right of way.

(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**

Inoperable vehicle stored on the 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:

Inoperable Vehicle stored on right of way., Violation remains, Posted property., Violation remains.

DATED: 06/03/2026

*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 03 day of JUNE, 2026, 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**  
**4970 City Hall Boulevard North Port, FL 34286**

**CODE ENFORCEMENT HEARING**

**CITY OF NORTH PORT, FLORIDA**

Petitioner,

vs.

EMILY FREDERICKS

JUSTIN W FREDERICKS

1543 WISE DR

NORTH PORT, FL 34286-3878

Respondent(s)

**ADDRESS OF VIOLATION:**

1543 Wise Dr

North Port, FL 34286

PARCEL ID.: 0981046236

CASE NO.: CECASE-26-00910

CERTIFIED MAIL NO.: 06/09/2026

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 06/03/2026, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on July 23, 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 3/25/2026, 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 July 23, 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.



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Matthew Powell  
City Clerk

**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the NOTICE OF MANDATORY HEARING has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 1543 WISE DR , NORTH PORT, FL 34286-3878.

**DATED:** June 9th, 2026.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is fluid and cursive, with the first name "Trysta" and last name "Cassell" being more prominent than the middle name "Lynn".

---

Trysta Cassell – CITY OF NORTH PORT



***CITY OF NORTH PORT***  
**SARASOTA COUNTY, FLORIDA**  
**4970 City Hall Boulevard – North Port, FL. 34286**

**CODE ENFORCEMENT HEARING**

JUSTIN W FREDERICKS, EMILY FREDERICKS  
1543 WISE DR  
NORTH PORT, FL 34286-3878

CECASE-26-00910  
Address of Violation  
1543 WISE DR  
NORTH PORT, FL, 34286-4286  
PARCEL ID.: 0981046236

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “[CEInfo@northportfl.gov](mailto:CEInfo@northportfl.gov)”.

**Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at:** [www.northportfl.gov/cehearing](http://www.northportfl.gov/cehearing)

**More information on Code Enforcement can be found at:** [www.northportfl.gov/code](http://www.northportfl.gov/code)

**Information on Building Permits can be found at:** [www.northportfl.gov/permitting](http://www.northportfl.gov/permitting)



**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**

EMILY FREDERICKS  
JUSTIN W FREDERICKS  
1543 WISE DR  
NORTH PORT, FL 34286-3878

**DATE:** March 25, 2026

CASE NO.: CECASE-26-00910  
REAL PROPERTY ADDRESS: 1543 Wise Dr, North Port, FL 34286  
LOT 36 BLK 462 8TH ADD TO PORT  
PARCEL ID: 0981046236  
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**

Inoperable Vehicle stored on 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.

George White  
Inspector  
Neighborhood Development Services  
e-mail: [gwhite@northportfl.gov](mailto:gwhite@northportfl.gov)





**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

### Property Record Information for 0981046236

**Ownership:**

FREDERICKS JUSTIN W

FREDERICKS EMILY

1543 WISE DR, NORTH PORT, FL, 34286-3878

**Situs Address:**

1543 WISE DR NORTH PORT, FL, 34286

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1526 - PORT CHARLOTTE SUB 08

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 23-39S-21E

**Census:** 121150027452

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 36 BLK 462 8TH ADD TO PORT CHARLOTTE

### Buildings

| <u>Situs - click address for building details</u> <sup>i</sup> | <u>Bldg #</u> | <u>Beds</u> | <u>Baths</u> | <u>Half Baths</u> | <u>Year Built</u> | <u>Eff Yr Built</u> <sup>i</sup> | <u>Gross Area</u> | <u>Living Area</u> | <u>Stories</u> |
|----------------------------------------------------------------|---------------|-------------|--------------|-------------------|-------------------|----------------------------------|-------------------|--------------------|----------------|
| 1543 WISE DR NORTH PORT, FL, 34286                             | 1             | 3           | 2            | 0                 | 1996              | 2006                             | 2,306             | 1,656              | 1              |

### Extra Features

There are no extra features associated with this parcel

### 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> <sup>i</sup> |
|-------------|-------------|-----------------|----------------------|-------------|-----------------|-------------------|----------------|--------------------------|
| 2025        | \$19,900    | \$198,400       | \$0                  | \$218,300   | \$218,300       | \$0               | \$218,300      | \$0                      |
| 2024        | \$23,800    | \$218,600       | \$0                  | \$242,400   | \$206,634       | \$50,000          | \$156,634      | \$35,766                 |
| 2023        | \$26,900    | \$255,200       | \$0                  | \$282,100   | \$200,616       | \$50,000          | \$150,616      | \$81,484                 |
| 2022        | \$29,600    | \$243,200       | \$0                  | \$272,800   | \$194,773       | \$50,000          | \$144,773      | \$78,027                 |
| 2021        | \$14,000    | \$175,100       | \$0                  | \$189,100   | \$189,100       | \$50,000          | \$139,100      | \$0                      |
| 2020        | \$10,700    | \$163,500       | \$0                  | \$174,200   | \$163,270       | \$0               | \$163,270      | \$10,930                 |
| 2019        | \$11,800    | \$126,900       | \$0                  | \$138,700   | \$138,700       | \$0               | \$138,700      | \$0                      |
| 2018        | \$11,300    | \$128,700       | \$200                | \$140,200   | \$140,200       | \$0               | \$140,200      | \$0                      |
| 2017        | \$6,900     | \$114,100       | \$200                | \$121,200   | \$78,124        | \$50,000          | \$28,124       | \$43,076                 |
| 2016        | \$6,000     | \$113,100       | \$200                | \$119,300   | \$76,517        | \$50,000          | \$26,517       | \$42,783                 |

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:** No

There are no exemptions associated with this parcel. [File for Homestead Exemption](#)

### 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> |
|----------------------|-------------------------------|--------------------------|---------------------------|--------------------------------------|------------------------|
| 9/19/2024            | \$0                           | 2025081918               | 11                        | FREDERICKS THOMAS MATTHEW            | OT                     |
| 4/23/2020            | \$224,400                     | 2020054716               | 01                        | HYNES JOSEPH M                       | WD                     |
| 12/21/2017           | \$100                         | 2017159491               | 11                        | HYNES JOSEPH M (TTEE) UAD 01/12/2006 | WD                     |
| 1/12/2006            | \$100                         | 2006020160               | 11                        | HYNES JOSEPH M,                      | TR                     |
| 2/16/1995            | \$3,900                       | 2713/1178                | 01                        | PHILBRICK RAYMOND A JR               | WD                     |
| 8/24/1994            | \$1,700                       | 2665/1874                | 01                        | MC KIBBIN GLENN B & GLADYS W         | WD                     |
| 4/1/1976             | \$9                           | 1122/69                  | 01                        |                                      | NA                     |

### Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/2/2026

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> |
|-------------------|-----------------|-----------------|----------------------|------------------|----------------------------------|---------------|
| 0383F             | OUT             | IN              | AE                   | 120279           |                                  | OUT           |
| 0383F             | OUT             | OUT             | X                    | 120279           |                                  | 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 6/1/2026

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/25/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8363 3780 77

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 03/25/2026 14:43

ORIGINAL INTENDED RECIPIENT:

EMILY FREDERICKS

JUSTIN W FREDERICKS

1543 WISE DR

NORTH PORT FL 34286-3878

Case Number: CECASE-26-00910

Parcel ID: 0981046236

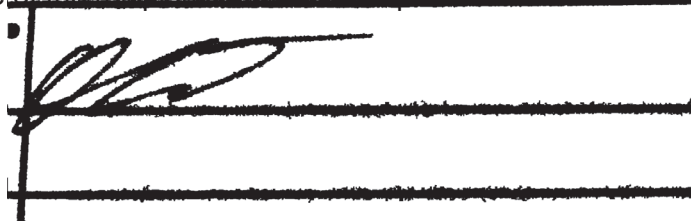
Mailer: City of North Port

Date Produced: 03/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8363 3780 77. Our records indicate that this item was delivered on 03/28/2026 at 02:28 p.m. in NORTH PORT, FL 34286. 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:

EMILY FREDERICKS  
JUSTIN W FREDERICKS  
1543 WISE DR  
NORTH PORT, FL 34286-3878

Customer Reference Number: C6686004.40876602



**Return address:**

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

**Recipient address:**

EMILY FREDERICKS  
JUSTIN W FREDERICKS  
1543 WISE DR  
NORTH PORT, FL 34286-3878

MAILING DATE: 03/25/2026  
DELIVERY DATE: 03/28/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8363 3780 77

**USPS Tracking Label Number: 9214 8901 9403 8363 3780 77**

| USPS Tracking History                   | Location                              | Date / Time      |
|-----------------------------------------|---------------------------------------|------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286                   | 03/25/2026 10:15 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING    | NORTH PORT,FL 34286                   | 03/25/2026 14:43 |
| ORIGIN ACCEPTANCE                       | NORTH PORT,FL 34286                   | 03/26/2026 20:51 |
| PROCESSED THROUGH USPS FACILITY         | TAMPA,FL 33630                        | 03/26/2026 22:06 |
| PROCESSED THROUGH USPS FACILITY         | SARASOTA FL DISTRIBUTION CENTER 34260 | 03/27/2026 12:11 |
| PROCESSED THROUGH USPS FACILITY         | SARASOTA FL DISTRIBUTION CENTER 34260 | 03/28/2026 00:51 |
| OUT FOR DELIVERY                        | NORTH PORT,FL 34286                   | 03/28/2026 10:26 |
| DELIVERED LEFT WITH INDIVIDUAL          | NORTH PORT,FL 34286                   | 03/28/2026 14:28 |

CASE NUMBER: CECASE-26-00910  
PARCEL ID: 0981046236

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/09/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8327 7288 49

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/09/2026 14:35

ORIGINAL INTENDED RECIPIENT:

JUSTIN W FREDERICKS EMILY FREDERICKS

1543 WISE DR

NORTH PORT FL 34286-3878

Case Number: CECASE-26-00910

Parcel ID: 0981046236