



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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
COREY MITCHELL REEDER }
MARISSA ANN REEDER }
Respondent(s) }

CASE NO.: 24-164
CERTIFIED MAIL NO.: 9589071052700187022915

ADDRESS OF VIOLATION: }
3341 Tonkin Dr }
North Port, FL }
PARCEL ID.: 0990027511 }

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *February 28, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at *9:00 a.m.*, or as soon thereafter as possible, *on May 23, 2024*, 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 *February 14, 2024*, 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 *May 23, 2024*, 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 Property Standard 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 Compliance 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.

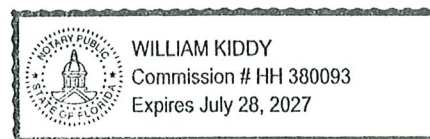
HEATHER FAUST, City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this NOTICE OF MANDATORY HEARING has been served upon the RESPONDENT(S) by **Certified Mail/Return Receipt Requested** at 3341 TONKIN DR NORTH PORT FL 34287-4305.

DATED: March 1, 2024

SERVER – CITY OF NORTH PORT





CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE COMPLIANCE DIVISION
 4970 City Hall Boulevard – North Port, FL. 34286
 (941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
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MARISSA ANN REEDER	}	
Respondent(s)	}	CASE NO.: 24-164
	}	
ADDRESS OF VIOLATION:	}	
3341 TONKIN DR	}	
NORTH PORT, FL	}	
PARCEL ID.: 0990027511	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
 : ss
COUNTY OF SARASOTA :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated February 14, 2024, by first class mail, a copy of which is attached.

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

1/11/2024, 1:36:26 PM CCUMMINGS ROW work being done with no permit. # of vehicles and parked in ROW and throughout property. Debris accumulation to the side of residence. Betty Elmore 3374 Tonkin Dr 941-426-2034

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

Violation Description

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

Right-of-way work being done with no permit on file.

Violation Corrective Action

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

Chapter 42-23, North Port City Code; 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 through the consisting of miscellaneous items throughout the property.

Violation Corrective Action

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

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

Violation Text

Driving through City Right-of-way with no Right-of-way use permit.

Violation Corrective Action

Obtain Required Culvert Pipe/Right of Way Permit within ten (10) days from the date of this Notice. Cease activity immediately and repair damage to City right-of-way.

Violation Description

59-2, City Code, Damage to the public right-of-way, abatement by city -

(a)Property owner responsibility. A property owner is responsible for any damage caused to the public right-of-way abutting their property that is caused by a vehicle moving over or parked on the public right-of-way. Damage to the public right-of-way includes but is not limited to any damage to public curbing, drainage facility, drainage inlet or structure, swale, street, or sidewalk. When damage to the public right-of-way occurs the responsible property owner must ensure all damage to the affected area is repaired in accordance with this Code and any other standards required by the city.

(b)Abatement by city. If a property owner fails to repair the damage to public right-of-way, is found in violation following a hearing, and the hearing officer orders the city to abate the violation at its discretion, the city is authorized to cause the damage to be repaired in whole or part at the property owner's expense. The city manager is authorized to expend city funds as may be reasonably necessary and available to carry out the abatement, the expenditure of such funds being found a proper municipal purpose. The city shall not be responsible for any damage to other property or vegetation that is in the vicinity of such abatement activity.

Violation Text

Damage to the City Right-of-way from driving through it

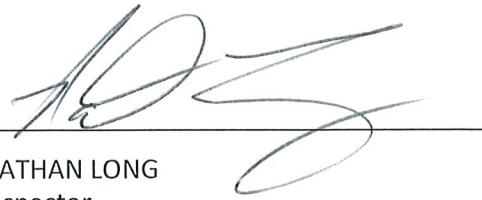
Violation Corrective Action

Ensure all damage to the affected area is repaired 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:

1/12/2024, 12:32:27 PM NLONG Debris throughout the property. Driving through and damaging the swale/city right of way. No permit on file to get a culvert. Pictures attached to show the amount of debris..
2/12/2024, 2:44:48 PM NLONG Still in violation. 2/15/2024, 11:48:41 AM NLONG Pop 2/26/2024, 10:05:42 AM NLONG Still in violation.

DATED: February 28, 2024



NATHAN LONG
Inspector
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 28 day of Feb 2024, by NATHAN LONG.



Notary Public - State of Florida

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





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

NOTICE OF VIOLATION
AND
ORDER TO CORRECT

COREY MITCHELL REEDER
MARISSA ANN REEDER
3341 TONKIN DR
NORTH PORT, FL 34287-4305

DATE: February 14, 2024

PSI CASE NO.: 24-164
REAL PROPERTY ADDRESS: 3341 TONKIN DR, NORTH PORT, FL
LOTS 10 & 11 BLK 275 1ST ADD TO PORT CHARLOTTE PARCEL ID #: 0990027511
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

Chapter 105.1, Florida Building Code - Permit required.

Violation Text

Right-of-way work being done with no permit on file.

Violation Corrective Action

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:
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Violation Description

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Violation Text

Accumulation of debris through the consisting of miscellaneous items throughout the property.

Violation Corrective Action

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

70-21, NPCC - It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any City road in any vehicle, contrivance or device in such a manner as to cause damage to any City road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein.

Violation Text

Driving through City Right-of-way with no Right-of-way use permit.

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Violation Text

Damage to the City Right-of-way from driving through it

Violation Corrective Action

Ensure all damage to the affected area is repaired 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:

NATHAN LONG
Inspector
Development Services
e-mail: nlong@northportfl.gov



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
DEVELOPMENT SERVICES
CODE COMPLIANCE DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
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MARISSA ANN REEDER	}	
Respondent(s)	}	CASE NO.: 24-164
	}	
ADDRESS OF VIOLATION:	}	
3341 TONKIN DR	}	
NORTH PORT, FL.	}	
PARCEL ID.: 0990027511	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On Mar 1, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3341 TONKIN DR, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Mar 1 2024



NATHAN LONG, Affiant
Development Services

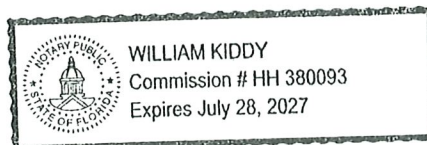
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1 day of Mar 2024 by NATHAN LONG.



Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0990027511

Ownership:
 REEDER COREY MITCHELL
 REEDER MARISSA ANN
 3341 TONKIN DR, NORTH PORT, FL, 34287
Situs Address:
 3341 TONKIN DR NORTH PORT, FL, 34287

Land Area: 25,370 Sq.Ft.
Municipality: City of North Port
Subdivision: 1500 - PORT CHARLOTTE SUB 01
Property Use: 0100 - Single Family Detached
Status: OPEN
Sec/Twp/Rge: 27-39S-21E
Census: 121150027363
Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY
Total Living Units: 1
Parcel Description: LOTS 10 & 11 BLK 275 1ST ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
3341 TONKIN DR NORTH PORT, FL, 34287	1	2	1	0	1981	2001	1,375	1,169	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	456	SF	2002
2	1	Carport Detached	432	SF	2003
3	1	Garage Detached	576	SF	1999
4	1	Patio - concrete or Pavers	456	SF	1981

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2023	\$60,900	\$136,900	\$22,500	\$220,300	\$220,300	\$50,000	\$170,300	\$0
2022	\$53,900	\$112,700	\$27,000	\$193,600	\$113,051	\$50,000	\$63,051	\$80,549
2021	\$29,500	\$81,700	\$21,600	\$132,800	\$109,758	\$50,000	\$59,758	\$23,042
2020	\$23,900	\$77,100	\$22,100	\$122,200	\$108,243	\$50,000	\$58,243	\$13,957
2019	\$21,600	\$73,600	\$20,700	\$115,900	\$105,809	\$50,000	\$55,809	\$10,091
2018	\$19,500	\$78,500	\$14,100	\$112,100	\$103,836	\$50,000	\$53,836	\$8,264
2017	\$11,800	\$76,000	\$13,900	\$101,700	\$101,700	\$50,000	\$51,700	\$0
2016	\$11,000	\$70,400	\$13,800	\$95,200	\$95,200	\$0	\$95,200	\$0
2015	\$8,900	\$47,400	\$12,900	\$69,200	\$69,200	\$0	\$69,200	\$0
2014	\$8,600	\$45,500	\$12,400	\$66,500	\$66,500	\$0	\$66,500	\$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

Grant Year	Value
2023	\$25,000.00
2023	\$25,000.00

Sales & Transfers

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
6/20/2022	\$295,000	2022108660	01	ORAZI PHILIP III	WD
3/14/2016	\$100,000	2016033280	18	SECRETARY OF HOUSING AND URBAN DEVELOPMENT	WD
10/17/2015	\$100	2015156974	11	DLJ MORTGAGE CAPITAL INC	WD
10/3/2014	\$49,700	2014118485	18	ZEBROWSKI TOMASZ	CT
5/21/2007	\$130,000	2007089696	01	GILBERT,LAWRENCE	WD
5/1/1981	\$0	1440/2092	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/27/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 2/26/2024)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
0387F	OUT	OUT	X500	120279		OUT
0387F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood 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.
 For general questions regarding the flood map, call (941) 861-5000.

