



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.	}	
COREY MITCHELL REEDER	}	
MARISSA ANN REEDER	}	
Respondent(s)	}	CASE NO.: 23-1798
	}	CERTIFIED MAIL NO.: 70223330000077967565
ADDRESS OF VIOLATION:	}	
3341 Tonkin Dr	}	
North Port, FL	}	
PARCEL ID.: 0990027511	}	

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *April 11, 2023*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on May 25, 2023**, 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.

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 25, 2023**, 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 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 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: April 13, 2023

SERVER – 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**

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}
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 ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:

(1) The following complaint was received in the Property Standards Division:

4/10/2023, 1:58:51 PM JGUILBAULT No permit on file for removal of a heritage oak tree.

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

Violation Description

Section 45-5A, Unified Land Development Code - Land Clearing It shall be a violation of this chapter for any person or persons to remove or cause any tree or trees to be removed from any property within the City without first obtaining a permit to do so issued by the Building Department in accordance with the provisions of this chapter. This prohibition extends to all vacant and undeveloped property on which any form or type of new development, construction, renovation or demolition is to occur.

Violation Corrective Action

Attend the required Code Enforcement Hearing to states facts concerning this violation.

(3) Field Inspection Notes:

4/11/2023, 9:34:33 AM DGRANDT Removal of at least 2 heritage oak tress with out permit on file. 2 and possibly more than 2 heritage oak tress removed. Measurements done by City Arborist Shawn Ruff.

DATED: April 11, 2023

DAVE GRANDT
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 11 day of April 2023, by DAVE GRANDT.

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

CITY OF NORTH PORT, FLORIDA }
Petitioner, }
vs. }
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ADDRESS OF VIOLATION: }
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North Port, FL }
PARCEL ID.: # 0990027511 }

CASE NO.: 23-1798

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

The undersigned, William Kiddy, upon his oath, deposes and says:

On May 12, 2023, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated April 11, 2023 by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 3341 TONKIN DR NORTH PORT FL 34287-4305, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: May 12 2023

William Kiddy, Affiant
Recording Secretary

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of May 2023, by William Kiddy.

Notary Public - State of Florida

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





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

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NORTH PORT, FL.	}	
PARCEL ID.: 0990027511	}	

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On May 3, 2023 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: May 3 2023



DAVE GRANDT, Affiant
Neighborhood 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 3 day of May 2023 by DAVE GRANDT.



Notary Public - State of Florida

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

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CE WK 23-1798
COREY MITCHELL REEDER
MARISSA ANN REEDER
3341 TONKIN DR
NORTH PORT FL 34287-4305



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 3330 0000 7796 7565



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	<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>
3341 TONKIN DR NORTH PORT, FL, 34287	1	2	1	0	1981	2001	1,375	1,169	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	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

<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>
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	\$23,000	\$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
2013	\$9,100	\$42,200	\$16,700	\$68,000	\$64,460	\$0	\$64,460	\$3,540

Current Exemptions

<u>Grant Year</u>	<u>Value</u>
2023	\$25,000.00
2023	\$25,000.00

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>
6/20/2022	\$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: 4/10/2023

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/10/2023)
 Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<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>
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.