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. }

MESIDOR YVONISE, JUSTIN ROSEMONDE, MESIDOR GERARD }

Respondent(s) } CASE NO.: CECASE-25-03377

ADDRESS OF VIOLATION: }

3872 MARKLE AVE NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0966051225 }

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 02/05/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3872 MARKLE AVE NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

Anthony L 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 5th day of February, 2026 by Tony Brehon.

Trysta Lynn Cassell

Notary public - State of Florida

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

TRYSTA LYNN CASSELL
Commission # HH 709360
Expires August 12, 2029

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.	}	
	}	
GERARD MESIDOR	}	
ROSEMONDE JUSTIN	}	
YVONISE MESIDOR	}	
3872 MARKLE AVE	)	
NORTH PORT, FL 34286-7095	)	CASE NO.: CECASE-25-03377
	}	CERTIFIED MAIL NO.: 02/05/2026
Respondent(s)	}	
	}	
ADDRESS OF VIOLATION:	}	
3872 Markle Ave	)	
North Port, FL 34286		
PARCEL ID.: 0966051225		

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 02/03/2026**, *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 12/23/2025, 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 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 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

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 3872 MARKLE AVE , NORTH PORT, FL 34286-7095.

DATED: February 5th , 2026.

Trysta Lynn Cassell

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.	}	
	}	
GERARD MESIDOR	}	
ROSEMONDE JUSTIN	}	
YVONISE MESIDOR	}	
3872 MARKLE AVE	}	CASE NO.: CECASE-25-03377
NORTH PORT, FL 34286-7095	}	
	}	
	}	
Respondent(s)	}	
	}	
ADDRESS OF VIOLATION:	}	
3872 Markle Ave	}	
North Port, FL 34286		
PARCEL ID.: 0966051225		

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 12/23/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
Fence with tree branches. Obviously they have no permit. It looks unsightly and illegal. Chicken wire and tree branches.

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

Violation Description
42-23 NPCC - 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
Debris consisting of fence material, (made of chicken wire, not approved).

Violation Corrective Action(s)
Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

(3) Field Inspection Notes:
Posted on property ,Still in violation

DATED: 02/03/2026

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 03rd day of FEBRUARY, 2026, by Tony Brehon.

Trysta Cassell - *Notary Public - State of Florida*

TRYSTA LYNN CASSELL
Commission # HH 709360
Expires August 12, 2029

_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

GERARD MESIDOR
ROSEMONDE JUSTIN
YVONISE MESIDOR
3872 MARKLE AVE
NORTH PORT, FL 34286-7095

DATE: December 23, 2025

CASE NO.: CECASE-25-03377
REAL PROPERTY ADDRESS: 3872 Markle Ave,North Port, FL 34286

PARCEL ID: 0966051225
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
42-23 NPCC - 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
Debris consisting of Fence material made of chicken wire not approved.

Violation Corrective Action(s)
Remove, or cause to be removed, any and all debris on said property within ten (10) days from 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:

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

Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 0966051225

Ownership:
MESIDOR YVONISE
MESIDOR GERARD
JUSTIN ROSEMONDE
3872 MARKLE AVE, NORTH PORT, FL, 34286-7095
Situs Address:
3872 MARKLE AVE NORTH PORT, FL, 34286

Land Area: 10,000 Sq.Ft.
Municipality: City of North Port
Subdivision: 1534 - PORT CHARLOTTE SUB 11
Property Use: 0100 - Single Family Detached
Status OPEN
Sec/Twp/Rge: 15-39S-21E
Census: 121150027402
Zoning: R1 - RESIDENTIAL LOW
Total Living Units: 1
Parcel Description: LOT 25 BLK 512, LESS OIL, GAS & MINERAL RIGHTS, 11TH 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
3872 MARKLE AVE NORTH PORT, FL, 34286	1	3	2	0	2024	2024	3,079	2,340	1

Extra Features

There are no extra features associated with this parcel

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap
2025	$24,600	$328,000	$0	$352,600	$352,600	$0	$352,600	$0
2024	$26,600	$0	$0	$26,600	$21,120	$0	$21,120	$5,480
2023	$19,200	$0	$0	$19,200	$19,200	$0	$19,200	$0
2022	$17,500	$0	$0	$17,500	$17,500	$0	$17,500	$0
2021	$8,500	$0	$0	$8,500	$8,500	$0	$8,500	$0
2020	$7,800	$0	$0	$7,800	$7,800	$0	$7,800	$0
2019	$7,400	$0	$0	$7,400	$4,783	$0	$4,783	$2,617
2018	$5,600	$0	$0	$5,600	$4,348	$0	$4,348	$1,252
2017	$5,100	$0	$0	$5,100	$3,953	$0	$3,953	$1,147
2016	$4,700	$0	$0	$4,700	$3,594	$0	$3,594	$1,106

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/30/2024	$370,200	2024061143	01	HOLIDAY BUILDERS INC	WD
6/15/2021	$61,000	2021115177	05	VERO ATLANTIC 2 LLC	WD
7/16/2019	$5,700	2019098693	11	MARTINEZ CAROLA	TD
2/27/2007	$22,000	2007037706	01	NRLL EAST LLC,	WD
1/18/2007	$75,000	2006219899	X2	JRJ RECEIVABLES LLC,	WD
5/1/2006	$100	2006099006	X2	NATIONSBANK OF FL NA,	TR
10/19/1989	$100	2159/805	11	GENERAL DEVELOPMENT CORP	WD

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

Different portions of a property can be in different flood zones. Click to view the Flood Zone Map.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA
0379F	OUT	OUT	X	120279		OUT

** 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.

UNITED STATES POSTAL SERVICE®

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 7958 75

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:

GERARD MESIDOR
ROSEMONDE JUSTIN
YVONISE MESIDOR
3872 MARKLE AVE
NORTH PORT FL 34286-7095

Case Number: CECASE-25-03377
Parcel ID: 0966051225

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

UNITED STATES POSTAL SERVICE

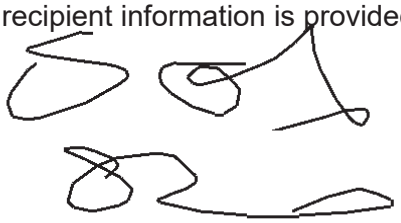
Mailer: City of North Port

Date Produced: 01/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8348 7958 75. Our records indicate that this item was delivered on 01/02/2026 at 01:50 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient : 3872 MARKLE AVE, 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:

GERARD MESIDOR
ROSEMONDE JUSTIN
YVONISE MESIDOR
3872 MARKLE AVE
NORTH PORT, FL 34286-7095

Customer Reference Number: C6456484.39425749

UNITED STATES POSTAL SERVICE®

Return address:

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

Recipient address:

GERARD MESIDOR
ROSEMONDE JUSTIN
YVONISE MESIDOR
3872 MARKLE AVE
NORTH PORT, FL 34286-7095

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

USPS CERTIFIED MAIL

9214 8901 9403 8348 7958 75

USPS Tracking Label Number: 9214 8901 9403 8348 7958 75

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/29/2025 08:32
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 14:02
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/02/2026 00:13
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	01/02/2026 13:50

CASE NUMBER: CECASE-25-03377

PARCEL ID: 0966051225