





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

**CODE ENFORCEMENT HEARING**

KELSEY MCLEOD  
3790 ABA LN  
NORTH PORT, FL 34287

CECASE-26-00977  
Address of Violation  
3790 ABA LN  
NORTH PORT, FL, 34287-4287  
PARCEL ID.: 1003007909

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  
4970 City Hall Boulevard North Port, FL 34286

**CODE ENFORCEMENT HEARING**

**CITY OF NORTH PORT, FLORIDA**

Petitioner,

vs.

KELSEY MCLEOD

3790 ABA LN

NORTH PORT, FL 34287

Respondent(s)

**ADDRESS OF VIOLATION:**

3790 Aba Ln

North Port, FL 34287

PARCEL ID.: 1003007909

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CASE NO.: CECASE-26-00977

CERTIFIED MAIL NO.: 04/22/2026

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 04/20/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on May 28, 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 03/27/2026, 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 May 28, 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.

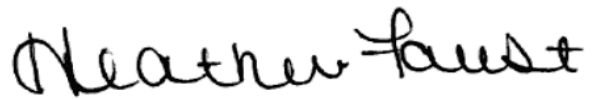
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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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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 3790 ABA LN , NORTH PORT, FL 34287.

**DATED:** April 22nd, 2026.

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. }  
 KELSEY MCLEOD }  
 3790 ABA LN }  
 NORTH PORT, FL 34287 }  
 Respondent(s) }  
**ADDRESS OF VIOLATION:** }  
 3790 Aba Ln }  
 North Port, FL 34287 }  
 PARCEL ID.: 1003007909 }

CASE NO.: CECASE-26-00977

**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 3/27/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:  
 Trash by mail box, blowing all over Neighborhood and is an eye sore.
- (2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Permit required for window replacement.

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to [www.northportfl.gov/Building-Planning/Permitting](http://www.northportfl.gov/Building-Planning/Permitting) or email [BldgInfo@northportfl.gov](mailto:BldgInfo@northportfl.gov).

- (3) Field Inspection Notes:

Posted on property.,The debris has been removed from the city right of way, however, a window replacement permit has not been obtained.

DATED: 4/20/2026



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Joshua Presson  
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 20th day of APRIL, 2026, by Joshua Presson.



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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**

KELSEY MCLEOD  
3790 ABA LN  
NORTH PORT, FL 34287

**DATE:** March 27, 2026

CASE NO.: CECASE-26-00977  
REAL PROPERTY ADDRESS: 3790 ABA LN, NORTH PORT, FL 34287  
LOT 9 BLK 79 4TH ADD TO PORT C  
PARCEL ID: 1003007909  
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**

Accumulation of debris in the city right of way consisting of a large pile of loose garbage / rubbish next to the driveway and an automotive grade tire on the side of property.

**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. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.



**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Permit required for a hot water heater change out.

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to [www.northportfl.gov/Building-Planning/Permitting](http://www.northportfl.gov/Building-Planning/Permitting) or email [BldgInfo@northportfl.gov](mailto:BldgInfo@northportfl.gov).

**Violation Description**

105.1, Florida Building Code - Permit required.

**Violation Text**

Permit required for window replacement.

**Violation Corrective Action(s)**

Obtain required permit within ten (10) days from the date of this Notice. For additional information, go to [www.northportfl.gov/Building-Planning/Permitting](http://www.northportfl.gov/Building-Planning/Permitting) or email [BldgInfo@northportfl.gov](mailto:BldgInfo@northportfl.gov).

**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:***

Joshua Presson  
Inspector  
Neighborhood Development Services  
e-mail: [jpresson@northportfl.gov](mailto:jpresson@northportfl.gov)



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 1003007909**

**Ownership:**

MCLEOD KELSEY  
 3790 ABA LN, NORTH PORT, FL, 34287-7223

**Situs Address:**

3790 ABA LN NORTH PORT, FL, 34287

**Land Area:** 9,284 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1503 - PORT CHARLOTTE SUB 04

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

**Status:** OPEN

**Sec/Twp/Rge:** 34-39S-21E

**Census:** 121150027361

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 9 BLK 79 4TH ADD TO PORT CHARLOTTE

**Buildings**

<a href="#">Situs - click address for building details</a>	<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>
<a href="#">3790 ABA LN NORTH PORT, FL, 34287</a>	1	3	2	0	1986	2016	1,556	952	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>
2025	\$16,000	\$168,700	\$0	\$184,700	\$184,700	\$0	\$184,700	\$0
2024	\$21,100	\$116,300	\$0	\$137,400	\$122,984	\$0	\$122,984	\$14,416
2023	\$25,000	\$128,000	\$0	\$153,000	\$111,804	\$0	\$111,804	\$41,196
2022	\$22,200	\$103,300	\$0	\$125,500	\$101,640	\$0	\$101,640	\$23,860
2021	\$11,900	\$83,900	\$0	\$95,800	\$92,400	\$0	\$92,400	\$3,400
2020	\$9,000	\$75,000	\$0	\$84,000	\$84,000	\$0	\$84,000	\$0
2019	\$8,500	\$70,800	\$0	\$79,300	\$79,300	\$0	\$79,300	\$0
2018	\$8,200	\$75,800	\$300	\$84,300	\$40,305	\$25,000	\$15,305	\$43,995
2017	\$5,100	\$75,200	\$300	\$80,600	\$39,476	\$25,000	\$14,476	\$41,124
2016	\$4,900	\$55,700	\$300	\$60,900	\$38,664	\$25,000	\$13,664	\$22,236

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>
7/30/2024	\$243,500	2024114064	01	BRENNAN ELIZABETH	WD
5/23/2006	\$159,800	2006101992	01	WISE,TERRY S	WD
5/1/2001	\$70,000	2001061872	01	BREWSTER HARRIET,	WD
4/30/1999	\$52,000	1999059852	01	BARRETT SAMUEL A & EVELYN E	WD
12/1/1986	\$81,400	1919/887	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/19/2026

### 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](#).

<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>
0387G	OUT	OUT	X	120279		OUT
0387G	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 4/20/2026

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/30/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8364 1259 77

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/30/2026 14:53

ORIGINAL INTENDED RECIPIENT:

KELSEY MCLEOD

3790 ABA LN

NORTH PORT FL 34287

Case Number: CECASE-26-00977

Parcel ID: 1003007909

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/22/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8369 4937 98

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/22/2026 14:28

ORIGINAL INTENDED RECIPIENT:

KELSEY MCLEOD

3790 ABA LN

NORTH PORT FL 34287

Case Number: CECASE-26-00977

Parcel ID: 1003007909

DATE PRODUCED: 4/23/2026 2:07 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8364 1259 77

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

KELSEY MCLEOD

3790 ABA LN

NORTH PORT, FL 34287

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

Return Reference Number:

Mailer: City of North Port

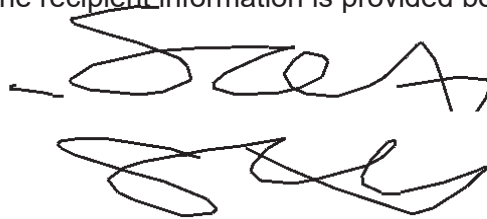
Date Produced: 04/23/2026

ConnectSuite Inc.:



The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8364 1259 77. Our records indicate that this item was delivered on 04/22/2026 at 10:19 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, 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:

KELSEY MCLEOD  
3790 ABA LN  
NORTH PORT, FL 34287

Customer Reference Number: C6697257.40958617



**Return address:**

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



**Recipient address:**

KELSEY MCLEOD  
3790 ABA LN  
NORTH PORT, FL 34287

MAILING DATE: 03/30/2026  
DELIVERY DATE: 04/22/2026

**USPS CERTIFIED MAIL**



9214 8901 9403 8364 1259 77

**USPS Tracking Label Number: 9214 8901 9403 8364 1259 77**

**USPS Tracking History**

**Location**

**Date / Time**

PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/30/2026 09:17
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/30/2026 14:53
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/31/2026 18:32
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/31/2026 19:47
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/01/2026 02:49
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/02/2026 00:11
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	04/02/2026 10:18
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	04/03/2026 07:34
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	04/07/2026 03:41
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	04/17/2026 03:15
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	04/17/2026 09:07
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	04/20/2026 11:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/21/2026 14:10
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/22/2026 01:09
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	04/22/2026 10:19

CASE NUMBER: CECASE-26-00977

PARCEL ID: 1003007909