



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.

}

KATHLEEN M MCCLOE (E LIFE EST)

}

Respondent(s)

}

CASE NO.: CECASE-25-03178

ADDRESS OF VIOLATION:

}

1027 PETRONIA ST NORTH PORT, FL, 34286-4286 }

Parcel ID.: 0980039413

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 11/24/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1027 PETRONIA ST NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 01/02/2026

Anthony F 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 2nd day of January, 2026 by Tony Brehon.

Trysta Lynn Casell

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.

KATHLEEN M MCCLOE (E LIFE EST)

1027 PETRONIA ST

NORTH PORT, FL 34286-4298

Respondent(s)

ADDRESS OF VIOLATION:

1027 Petronia St

North Port, FL 34286

PARCEL ID.: 0980039413

CASE NO.: CECASE-25-03178

CERTIFIED MAIL NO.: 11/21/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 11/20/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on January 22, 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 11/03/2025, 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 January 22, 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.

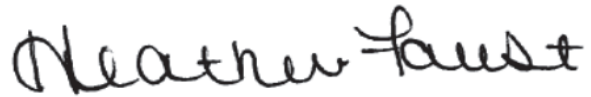
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.

A handwritten signature in black ink that reads "Heather Faust". The signature is written in a cursive, flowing style.

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 1027 PETRONIA ST , NORTH PORT, FL 34286-4298.

DATED: November 21st, 2025.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive, flowing style.

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.

KATHLEEN M MCCLOE (E LIFE EST)

1027 PETRONIA ST

NORTH PORT, FL 34286-4298

Respondent(s)

ADDRESS OF VIOLATION:

1027 Petronia St

North Port, FL 34286

PARCEL ID.: 0980039413

CASE NO.: CECASE-25-03178

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 11/03/2025, by first class mail, a copy of which is attached.

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

Unsafe Structure

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

Violation Description

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: * 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation Text

Unsafe structure wires exposed.

Violation Corrective Action(s)

The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

(3) Field Inspection Notes:
posted on property ,Violation remains

DATED: 11/20/2025



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 20 day of NOVEMBER 2025, by Tony Brehon.



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**

KATHLEEN M MCCLOE (E LIFE EST)
1027 PETRONIA ST
NORTH PORT, FL 34286-4298

DATE: November 3, 2025

CASE NO.: CECASE-25-03178
REAL PROPERTY ADDRESS: 1027 Petronia St, North Port, FL 34286
LOT 13 BLK 394 10TH ADD TO POR
PARCEL ID: 0980039413
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

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

* 7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Violation Text

Unsafe structure wires exposed

Violation Corrective Action(s)

The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate.

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/05/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8341 4593 23

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 11/05/2025 14:35

ORIGINAL INTENDED RECIPIENT:

KATHLEEN M MCCLOE (E LIFE EST)

1027 PETRONIA ST

NORTH PORT FL 34286-4298

Case Number: CECASE-25-03178

Parcel ID: 0980039413

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/21/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8343 8453 60

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 11/21/2025 14:21

ORIGINAL INTENDED RECIPIENT:

KATHLEEN M MCCLOE (E LIFE EST) MCCLOE

KATHLEEN M (E LIFE EST)

1027 PETRONIA ST

NORTH PORT FL 34286-4298

Case Number: CECASE-25-03178

Parcel ID: 0980039413

DATE PRODUCED: 12/3/2025 1:51 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8341 4593 23

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

KATHLEEN M MCCLOE (E LIFE EST)

1027 PETRONIA ST

NORTH PORT, FL 34286-4298

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

Return Reference Number:

Mailer: City of North Port

Date Produced: 12/03/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8341 4593 23. Our records indicate that this item was delivered on 12/02/2025 at 10:50 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:

KATHLEEN M MCCLOE (E LIFE EST)
1027 PETRONIA ST
NORTH PORT, FL 34286-4298



Customer Reference Number: C6337441.38606197



Return address:

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



Recipient address:

KATHLEEN M MCCLOE (E LIFE EST)
1027 PETRONIA ST
NORTH PORT, FL 34286-4298

MAILING DATE: 11/05/2025
DELIVERY DATE: 12/02/2025

USPS CERTIFIED MAIL



9214 8901 9403 8341 4593 23

USPS Tracking Label Number: 9214 8901 9403 8341 4593 23

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/05/2025 08:49
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/05/2025 14:35
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	11/06/2025 17:16
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/06/2025 18:31
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	11/07/2025 04:11
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/08/2025 06:41
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/09/2025 12:29
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/10/2025 00:00
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34286	11/10/2025 16:08
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	11/12/2025 09:46
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34286	11/15/2025 03:22
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34286	11/25/2025 04:05
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	11/25/2025 10:37
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	11/29/2025 15:46
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/01/2025 14:02
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/02/2025 00:17
RETURN TO SENDER FRONT DESK/RECEPTION/MAIL ROOM	NORTH PORT,FL 34286	12/02/2025 10:50

CASE NUMBER: CECASE-25-03178
PARCEL ID: 0980039413

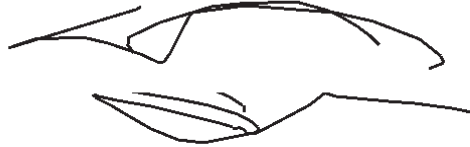
Mailer: City of North Port

Date Produced: 11/25/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8343 8453 60. Our records indicate that this item was delivered on 11/24/2025 at 04:37 p.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**1027 PETRONIA ST, 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:

KATHLEEN M MCCLOE (E LIFE EST),MCCLOE
KATHLEEN M (E LIFE EST)
1027 PETRONIA ST
NORTH PORT, FL 34286-4298

Customer Reference Number: C6379041.38866071



Return address:

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

Recipient address:

KATHLEEN M MCCLOE (E LIFE EST),MCCLOE
KATHLEEN M (E LIFE EST)
1027 PETRONIA ST
NORTH PORT, FL 34286-4298

MAILING DATE: 11/21/2025
DELIVERY DATE: 11/24/2025

USPS CERTIFIED MAIL



9214 8901 9403 8343 8453 60

USPS Tracking Label Number: 9214 8901 9403 8343 8453 60

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/21/2025 07:07
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/21/2025 14:21
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	11/22/2025 21:12
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/22/2025 22:27
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/23/2025 13:02
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/24/2025 01:59
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	11/24/2025 16:37

CASE NUMBER: CECASE-25-03178
PARCEL ID: 0980039413