



**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. }

KAYLA N MCCARTHY }

Respondent(s) }

CASE NO.: CECASE-25-03280

ADDRESS OF VIOLATION: }

3273 GATUN ST NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0995194115 }

STATE OF FLORIDA :

: SS

COUNTY OF SARASOTA :

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

**AFFIDAVIT OF POSTING**

On 12/30/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 3273 GATUN ST NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 02/03/2026

George White, 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 3rd day of 02/03/2026 by George White

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. }

KAYLA N MCCARTHY }

3273 GATUN ST }

NORTH PORT, FL 34287-5414 }

Respondent(s) )

CASE NO.: CECASE-25-03280  
CERTIFIED MAIL NO.: 12/29/2025

ADDRESS OF VIOLATION: }

3273 Gatun St }

North Port, FL 34287 }

PARCEL ID.: 0995194115 )

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 12/22/2025, **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 12/02/2025, 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.



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Matthew Powell  
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 3273 GATUN ST , NORTH PORT, FL 34287-5414.

**DATED:** December 29th, 2025.

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. }  
KAYLA N MCCARTHY }  
3273 GATUN ST }  
NORTH PORT, FL 34287-5414 }  
Respondent(s) }  
ADDRESS OF VIOLATION: }  
3273 Gatun St }  
North Port, FL 34287 }  
PARCEL ID.: 0995194115 }

CASE NO.: CECASE-25-03280

**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 12/02/2025, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:  
This address has put gravel throughout the entire front of the property. They are parking a back ho in the "yard"
- (2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

4.3.6 (E)(3) ULDC, One-and-Two-Family Dwelling Landscaping (E) Lawns and Groundcover (3) Synthetic Grass. In limited areas, permeable, synthetic grass may be installed instead of or supplemental to vegetative grass; synthetic grass may not be used in yards visible from a right-ofway.

**Violation Text**

Rock and gravel in front yard must be replaced with grass, (grass has been removed and replaced with white rocks).

**Violation Corrective Action(s)**

Synthetic grass may not be used in yards visible from a right-ofway. Remove within ten (10) days from the date of this Notice.

- (3) Field Inspection Notes:  
Violation remains, Posted property., Violation remains.

DATED: 12/22/2025

*George a. White*

George White  
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 22 day of DECEMBER 2025, by George White.

*Trysta Lynn Cassell*

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**

KAYLA N MCCARTHY  
3273 GATUN ST  
NORTH PORT, FL 34287-5414

**DATE:** December 2, 2025

CASE NO.: CECASE-25-03280  
REAL PROPERTY ADDRESS: 3273 Gatun St, North Port, FL 34287  
LOT 15 BLK 1941 41ST ADD TO PO  
PARCEL ID: 0995194115  
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**

4.3.6 (E)(3) ULDC, One-and-Two-Family Dwelling Landscaping (E) Lawns and Groundcover (3) Synthetic Grass. In limited areas, permeable, synthetic grass may be installed instead of or supplemental to vegetative grass; synthetic grass may not be used in yards visible from a right-ofway.

**Violation Text**

Grass has been removed and replaced with white rocks.

**Violation Corrective Action(s)**

Synthetic grass may not be used in yards visible from a right-ofway. Remove within ten (10) days from the date of this Notice.

George White  
Inspector  
Neighborhood Development Services  
e-mail:[gwhite@northportfl.gov](mailto:gwhite@northportfl.gov)



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

**Property Record Information for 0995194115**

**Ownership:**

MCCARTHY KAYLA N  
3273 GATUN ST, NORTH PORT, FL, 34287-5414

**Situs Address:**

3273 GATUN ST NORTH PORT, FL, 34287

**Land Area:** 7,500 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1631 - PORT CHARLOTTE SUB 41

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

**Status:** OPEN

**Sec/Twp/Rge:** 30-39S-21E

**Census:** 121150027212

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 1

**Parcel Description:** LOT 15 BLK 1941 41ST 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="#">3273 GATUN ST NORTH PORT, FL, 34287</a>	1	3	2	0	1979	1994	1,910	1,357	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	\$39,600	\$96,500	\$0	\$136,100	\$129,749	\$50,722	\$79,027	\$6,351
2024	\$34,000	\$111,500	\$0	\$145,500	\$126,092	\$50,000	\$76,092	\$19,408
2023	\$20,700	\$132,900	\$0	\$153,600	\$122,419	\$50,000	\$72,419	\$31,181
2022	\$32,300	\$127,800	\$0	\$160,100	\$128,853	\$50,000	\$78,853	\$31,247
2021	\$16,700	\$108,400	\$0	\$125,100	\$125,100	\$50,000	\$75,100	\$0
2020	\$15,700	\$106,100	\$0	\$121,800	\$121,800	\$0	\$121,800	\$0
2019	\$12,300	\$93,000	\$0	\$105,300	\$48,084	\$25,000	\$23,084	\$57,216
2018	\$12,100	\$94,400	\$200	\$106,700	\$47,187	\$25,000	\$22,187	\$59,513
2017	\$6,400	\$85,600	\$200	\$92,200	\$46,216	\$25,000	\$21,216	\$45,984
2016	\$4,100	\$75,000	\$200	\$79,300	\$45,265	\$25,000	\$20,265	\$34,035

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: Yes - *Notice to Buyers*

<u>Grant Year</u>	<u>Value</u>
2021	\$26,411.00
2021	\$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>
7/15/2020	\$150,000	2020105516	01	CARR JOY	WD
3/21/2019	\$100	2019048585	11	GOULBOURNE NORBERT F	QC
10/1/1978	\$47,400	1317/51	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

## FEMA Flood Zone Information provided by Sarasota County Government

-  This property is in a SFHA or CFHA. Click to view the [Certificate Map](#) to see if an Elevation Certificate or a Letter of Map Revision/Change (LOMR/LOMC) exists.
-  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>
0370G	OUT	IN	AE	120279	11.4	OUT
0370G	OUT	OUT	X	120279		OUT

\* If your property is in a SFHA or CFHA, use the [Certificate Map](#) to determine if the building footprint is within the flood zone 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.

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.

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 12/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8345 2296 49

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 12/03/2025 14:30

ORIGINAL INTENDED RECIPIENT:

KAYLA N MCCARTHY

3273 GATUN ST

NORTH PORT FL 34287-5414

Case Number: CECASE-25-03280

Parcel ID: 0995194115



Mailer: City of North Port

Date Produced: 12/08/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8345 2296 49. Our records indicate that this item was delivered on 12/06/2025 at 11:35 a.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

**3273 GATUN ST, NORTH PORT,  
FL 34287**

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:

KAYLA N MCCARTHY  
3273 GATUN ST  
NORTH PORT, FL 34287-5414

Customer Reference Number: C6400625.39003355



**Return address:**

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

**Recipient address:**

KAYLA N MCCARTHY  
3273 GATUN ST  
NORTH PORT, FL 34287-5414

MAILING DATE: 12/03/2025  
DELIVERY DATE: 12/06/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8345 2296 49

**USPS Tracking Label Number: 9214 8901 9403 8345 2296 49**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/03/2025 08:28
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/03/2025 14:30
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/04/2025 20:31
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	12/04/2025 21:46
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/05/2025 08:27
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/06/2025 02:03
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	12/06/2025 11:35

CASE NUMBER: CECASE-25-03280

PARCEL ID: 0995194115

## 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 7834 45

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:

KAYLA N MCCARTHY MCCARTHY KAYLA N  
3273 GATUN ST  
NORTH PORT FL 34287-5414

Case Number: CECASE-25-03280

Parcel ID: 0995194115



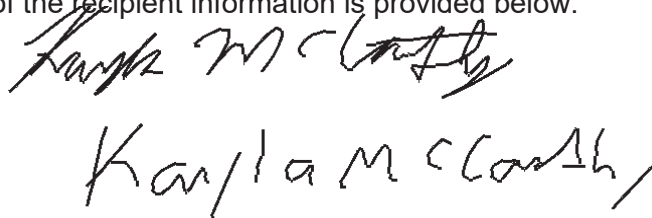
Mailer: City of North Port

Date Produced: 01/05/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8348 7834 45. Our records indicate that this item was delivered on 01/02/2026 at 11:37 a.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**3273 GATUN ST, NORTH PORT,  
FL 34287**

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:

KAYLA N MCCARTHY, MCCARTHY KAYLA N  
3273 GATUN ST  
NORTH PORT, FL 34287-5414

Customer Reference Number: C6456290.39423199



**Return address:**

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

**Recipient address:**

KAYLA N MCCARTHY, MCCARTHY KAYLA N  
3273 GATUN ST  
NORTH PORT, FL 34287-5414

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

**USPS CERTIFIED MAIL**



9214 8901 9403 8348 7834 45

**USPS Tracking Label Number: 9214 8901 9403 8348 7834 45**

<b>USPS Tracking History</b>	<b>Location</b>	<b>Date / Time</b>
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/29/2025 07:05
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 14:03
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/01/2026 23:30
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	01/02/2026 11:37

CASE NUMBER: CECASE-25-03280

PARCEL ID: 0995194115