



**CITY OF NORTH PORT**  
SARASOTA COUNTY, FLORIDA  
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.: 24-2785

**ADDRESS OF VIOLATION:**

1027 PETRONIA ST

North Port, FL

PARCEL ID.: # 0980039413

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

The undersigned, Leslie VanAtti, upon her oath, deposes and says:

On Feb 14, 2025, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated November 19, 2024 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 1027 PETRONIA ST NORTH PORT FL 34286-4298, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** Feb 14 2025

Leslie VanAtti, Affiant  
Recording Secretary

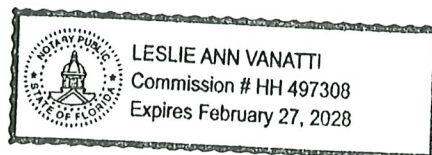
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Feb 2025, by Leslie VanAtti.

Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_





# CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

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

Respondent(s)

CASE NO.: 24-2785

## ADDRESS OF VIOLATION:

1027 PETRONIA ST

NORTH PORT, FL.

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 November 21, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1027 PETRONIA ST, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** November 21 2024

Gavyn O'Neil, 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 21 day of November 2024 by Gavyn O'Neil.

  
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	}	
Respondent(s)	}	CASE NO.: 24-2785
	}	CERTIFIED MAIL NO.: 9589071052700422912131
ADDRESS OF VIOLATION:	}	
1027 Petronia St	}	
North Port, FL	}	
PARCEL ID.: 0980039413	}	

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *November 19, 2024*, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, **on February 27, 2025**, 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 *July 29, 2024*, 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 27, 2025**, 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

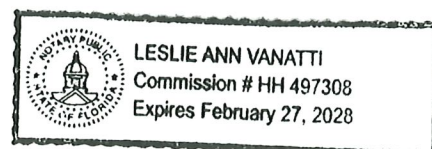
**CERTIFICATE OF SERVICE**

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

**DATED:** November 20, 2024



SERVER – CITY OF NORTH PORT







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

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>KATHLEEN M MCCLOE (E LIFE EST</b>	}	
Respondent(s)	}	CASE NO.: 24-2785
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1027 PETRONIA ST</b>	}	
NORTH PORT, FL	}	
PARCEL ID.: 0980039413	}	

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**COUNTY 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 July 29, 2024, by first class mail, a copy of which is attached.

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

7/1/2024, 9:24:40 AM GONEIL Property has an unauthorized fence in front of house with no permit. Property has two expired permits. Residential additions 10/24/2013 Roof replacement 06/18/2018 Property has debris build up in back yard and in front of the house. 10/30/2024, 8:21:38 AM TCASSELL ULDC violation dismissed due to updated code.

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

**Violation Description**

Chapter 42-23, North Port City Code; 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 consisting of metal soffit, metal posts and miscellaneous trash.

**Violation Corrective Action**

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

**Violation Description**

Section 105.4.1.1, Florida Building Code- Permit has expired.

**Violation Text**

Two expired fence permits:

18-00005355 REMOVE & REPLACE LICENSED CONTR (ROOF) 06/22/2018 IS 13-00004152  
RESIDENTIAL ADDITIONS 10/24/2013 IS

**Violation Corrective Action**

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

**(3) Field Inspection Notes:**

7/8/2024, 6:59:36 AM GONEIL Property has started to take down the fence in the front. Property has not taken any steps in trying to reopen or close both permits. 7/15/2024, 7:12:46 AM GONEIL 6th privacy fence was put back up in front of house Roof permit and lanai permit were re issued and expire 7/23/24 so it is in compliance. Debris still on side of property. 7/25/2024, 10:36:32 AM GONEIL Property is still in violation. Debris consisting of metal soffit, metal posts and trash bags. 8/8/2024, 9:49:04 AM GONEIL Property still in violation. 9/3/2024, 7:44:19 AM GONEIL Property is still in violation. 10/3/2024, 7:28:41 AM GONEIL Property is still in violation 11/1/2024, 8:24:56 AM GONEIL Property still in violation

DATED: November 19, 2024



Gavyn O'Neil  
Inspector  
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 2024, by Gavyn O'Neil.

  
Notary Public - State of Florida

X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



9589 0710 5270 0422 9121 31

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
*Domestic Mail Only*

ND

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

NORTH PORT CITY CENTER  
NOV 22 2024  
Postmark Here

CE LV 24-2785  
34286

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

for instructions



**Bill Furst**  
SARASOTA COUNTY  
PROPERTY APPRAISER

Property Record Information for 0980039413

<b>Ownership:</b> MCCLOE KATHLEEN M (E LIFE EST) 1027 PETRONIA ST, NORTH PORT, FL, 34286-4298 <b>Situs Address:</b> 1027 PETRONIA ST NORTH PORT, FL, 34286	<b>Land Area:</b> 12,590 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1528 - PORT CHARLOTTE SUB 10 <b>Property Use:</b> 0100 - Single Family Detached <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 22-39S-21E <b>Census:</b> 121150027362 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 1 <b>Parcel Description:</b> LOT 13 BLK 394 10TH ADD TO PORT CHARLOTTE
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**Buildings**

[Situs - click address for building details](#) <sup>1</sup>

Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built	Gross Area	Living Area	Stories
1	4	3	0	1991	2006	2,647	1,628	1

**Extra Features**

Line #	Building Number	Description	Units	Unit Type	Year
1	1	Screened Enclosure	581	SF	1995
2	1	Patio - concrete or Pavers	269	SF	1995
3	1	Swimming Pool	312	SF	1995

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap.
2024	\$27,800	\$209,500	\$25,200	\$262,500	\$119,164	\$60,000	\$59,164	\$143,336
2023	\$25,700	\$254,800	\$25,800	\$306,300	\$115,693	\$60,000	\$55,693	\$190,607
2022	\$27,100	\$209,000	\$25,800	\$261,900	\$112,323	\$55,500	\$56,823	\$149,577
2021	\$13,300	\$158,500	\$19,600	\$191,400	\$109,051	\$55,500	\$53,551	\$82,349
2020	\$9,600	\$145,900	\$22,400	\$177,900	\$107,545	\$55,500	\$52,045	\$70,355
2019	\$10,600	\$139,300	\$20,200	\$170,100	\$104,345	\$55,500	\$48,845	\$65,755
2018	\$9,200	\$125,100	\$17,800	\$152,100	\$92,816	\$60,500	\$32,316	\$59,284
2017	\$5,700	\$116,100	\$17,500	\$133,300	\$90,907	\$60,500	\$30,407	\$48,393
2016	\$5,100	\$111,800	\$16,100	\$133,000	\$89,037	\$60,500	\$28,537	\$43,963
2015	\$5,300	\$92,900	\$15,700	\$113,900	\$88,418	\$60,500	\$27,918	\$25,482

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*

Grant Year	Value
2010	\$25,000.00
2011	\$5,000.00
2010	\$5,000.00
2010	\$25,000.00

**Sales & Transfers**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
4/15/2024	\$100	2024051173	11	MC CLOE KATHLEEN M	WD
3/16/2009	\$67,500	2009042344	12	DEUTSCHE BANK NAT TR CO TTEE,	WD
3/16/2009	\$100	2009042343	11	WELLS FARGO BANK NA TTEE,	QC
12/29/2008	\$100	2009002601	11	CATE,DOLLY M	CT
7/8/2008	\$100	2008095235	11	WELLS FARGO BANK NA TTEE,	OT
6/18/2008	\$100	2008091273	11	CATE,DOLLY M	CT
4/21/1995	\$78,000	2731/2357	01	INGORVAIA ANGELO & WENDY	WD
11/15/1994	\$100	2690/1989	11	BAKER RICKY D & KATHERINE L	CT
5/27/1993	\$94,400	2512/600	01	COLLINS JOHN A & JACQUELYN M	WD
9/1/1988	\$100	2060/524	11	COLLINS JOHN A & JACQUELYN M	OT

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 11/18/2024

**FEMA Flood Zone Information provided by Sarasota County Government**

<sup>1</sup> 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

\* If your property is in a SFHA or CFHA, use the [Flood Zone 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.

FEMA Flood Zone Data provided by Sarasota County Government as of 6/25/2024

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

