



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

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Petitioner,

}

vs.

}

KELSEY MCLEOD

}

Respondent(s)

}

CASE NO.: CECASE-26-00977

ADDRESS OF VIOLATION:

}

3790 ABA LN NORTH PORT, FL, 34287-4287

}

Parcel ID.: 1003007909

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 07/06/2026 the Respondent(s) was served with a NOTICE OF CONTINUANCE OF MANDATORY HEARING by posting said Notice at 3790 ABA LN NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/08/2026

Joshua Presson, 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 8th day of 07/08/2026 by Joshua Presson

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.

KELSEY MCLEOD

Respondent(s)

ADDRESS OF VIOLATION:

3790 ABA LN NORTH PORT, FL, 34287-4287

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CASE NO.: CECASE-26-00977

CERTIFIED MAIL NO.:

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **06/25/2026**. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **06/25/2026** to **07/23/2026 at 9:00 a.m** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the “Request for Re-Inspection” form that is attached to this Order.

Respondent shall provide the completed form to the **Code Enforcement Division Manager** at **4970 City Hall Boulevard, North Port, FL 34286** or EMAIL ceinfo@northportfl.gov. Failure to provide the completed written Request for Re-inspection form to the Code Enforcement Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

DONE AND ORDERED, for the City of North Port, Florida this 25th day of June, 2026.

Signed by:

James Toale

JAMES E TOALE

HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested to*** 3790 ABA LN NORTH PORT, FL 34287.

COS Date: 07/02/2026

Signed by:

D2BE2045940849C...
Trysta Cassell - CITY OF NORTHPORT



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

<u>Situs - click address for building details</u> ⁱ	<u>Bldg #</u>	<u>Beds</u>	<u>Baths</u>	<u>Half Baths</u>	<u>Year Built</u>	<u>Eff Yr Built</u> ⁱ	<u>Gross Area</u>	<u>Living Area</u>	<u>Stories</u>
3790 ABA LN NORTH PORT, FL, 34287	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> ⁱ
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: 6/29/2026

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 6/29/2026
For general questions regarding the flood map, call (941) 861-5000.



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

KELSEY MCLEOD

Respondent(s)

CASE NO.: CECASE-26-00977

ADDRESS OF VIOLATION:

3790 Aba Ln

North Port, FL 34287

PARCEL ID.: 1003007909

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her oath, deposes and says:

On 6/12/2026, the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE 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 3790 ABA LN, NORTH PORT, FL 34287 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

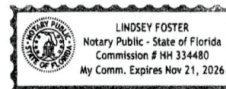
DATED: June 16th, 2026.

Trysta Cassell, 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 16th day of JUNE, 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



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

DATE PRODUCED: 6/30/2026 3:17 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8327 1446 87

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:



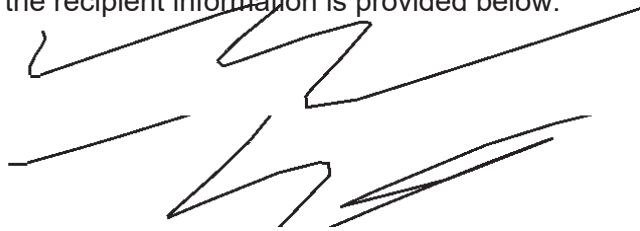
Mailer: City of North Port

Date Produced: 06/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8327 1446 87. Our records indicate that this item was delivered on 06/29/2026 at 10:43 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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: C6887542.42201105



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: 06/04/2026
DELIVERY DATE: 06/29/2026

USPS CERTIFIED MAIL



9214 8901 9403 8327 1446 87

USPS Tracking Label Number: 9214 8901 9403 8327 1446 87

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/04/2026 11:19
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/04/2026 14:23
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/05/2026 18:58
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/05/2026 20:13
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/06/2026 14:33
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/07/2026 04:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/08/2026 02:14
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	06/08/2026 11:11
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	06/09/2026 08:12
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	06/13/2026 03:08
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	06/23/2026 03:32
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	06/23/2026 04:55
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/25/2026 07:18
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/26/2026 08:49
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	06/27/2026 10:46
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/28/2026 11:08
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	06/29/2026 10:43

CASE NUMBER: CECASE-26-00977
PARCEL ID: 1003007909

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 07/02/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8331 8854 46

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 07/02/2026 14:31

ORIGINAL INTENDED RECIPIENT:

KELSEY MCLEOD

3790 ABA LN

NORTH PORT FL 34287

Case Number: CECASE-26-00977

Parcel ID: 1003007909