



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.

}

JOHN M BROGAN

}

Respondent(s)

}

CASE NO.: CECASE-25-03352

ADDRESS OF VIOLATION:

}

8074 BOCA GRANDE AVE NORTH PORT, FL,
34287-4287

}

Parcel ID.: 0995191623

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 03/05/2026 the Respondent(s) was served with a NOTICE OF CONTINUANCE OF MANDATORY HEARING by posting said Notice at 8074 BOCA GRANDE AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 03/19/2026

George a. White

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 19th day of March, 2026 by George White.

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.

JOHN M BROGAN

Respondent(s)

ADDRESS OF VIOLATION:

8074 BOCA GRANDE AVE NORTH PORT, FL, 34287-4287

Parcel ID.: 0995191623

CASE NO.: CECASE-25-03352

CERTIFIED MAIL NO.:

NOTICE OF CONTINUANCE

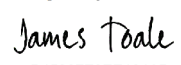
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **02/26/2026**. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **02/26/2026** to **04/23/2026 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 **26th** day of **February, 2026**.

Signed by:

JAMES L 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*** 8074 BOCA GRANDE AVE NORTH PORT, FL 34287-1624.

COS Date: 03/04/2026

Signed by:


Trysta Cassell - Clerk of Northport

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/04/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8359 9146 61

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 03/04/2026 14:58

ORIGINAL INTENDED RECIPIENT:

BROGAN JOHN M BROGAN JOHN M
8074 BOCA GRANDE AVE
NORTH PORT FL 34287-1624

Case Number: CECASE-25-03352

Parcel ID: 0995191623

DATE PRODUCED: 3/30/2026 7:22 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8359 9146 61

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

BROGAN JOHN M,BROGAN JOHN M

8074 BOCA GRANDE AVE

NORTH PORT, FL 34287-1624

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

Return Reference Number:



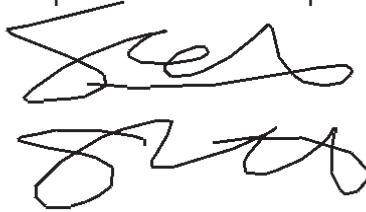
Mailer: City of North Port

Date Produced: 03/30/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8359 9146 61. Our records indicate that this item was delivered on 03/27/2026 at 10:07 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:

BROGAN JOHN M,BROGAN JOHN M
8074 BOCA GRANDE AVE
NORTH PORT, FL 34287-1624

Customer Reference Number: C6623678.40515627



Return address:

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



Recipient address:

BROGAN JOHN M,BROGAN JOHN M
8074 BOCA GRANDE AVE
NORTH PORT, FL 34287-1624

MAILING DATE: 03/04/2026
DELIVERY DATE: 03/27/2026

USPS CERTIFIED MAIL



9214 8901 9403 8359 9146 61

USPS Tracking Label Number: 9214 8901 9403 8359 9146 61

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/04/2026 06:41
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/04/2026 14:58
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/05/2026 17:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/05/2026 18:53
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/06/2026 15:26
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/07/2026 01:17
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	03/07/2026 13:29
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	03/09/2026 09:03
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	03/12/2026 03:14
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34287	03/22/2026 03:41
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	03/23/2026 11:00
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	03/25/2026 19:36
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/26/2026 17:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/27/2026 00:00
RETURN TO SENDER TO ORIGINAL SENDER	NORTH PORT,FL 34286	03/27/2026 10:07

CASE NUMBER: CECASE-25-03352
PARCEL ID: 0995191623



Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

Property Record Information for 0995191623

Ownership:

BROGAN JOHN M

8074 BOCA GRANDE AVE, NORTH PORT, FL, 34287-1624

Situs Address:

8074 BOCA GRANDE AVE NORTH PORT, FL, 34287

Land Area: 7,630 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: 121150027211

Zoning: R2 - RESIDENTIAL MEDIUM

Total Living Units: 1

Parcel Description: LOT 23 BLK 1916 41ST ADD TO PORT CHARLOTTE

Buildings

<u>Situs - click address for building details</u>	<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>
8074 BOCA GRANDE AVE NORTH PORT, FL, 34287	1	2	2	0	1973	1988	1,924	1,394	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	\$42,700	\$64,100	\$0	\$106,800	\$40,215	\$25,000	\$15,215	\$66,585
2024	\$38,500	\$85,600	\$0	\$124,100	\$39,082	\$25,000	\$14,082	\$85,018
2023	\$34,500	\$106,800	\$0	\$141,300	\$37,944	\$25,000	\$12,944	\$103,356
2022	\$32,100	\$103,200	\$0	\$135,300	\$39,839	\$25,000	\$14,839	\$95,461
2021	\$15,900	\$100,700	\$0	\$116,600	\$38,679	\$25,000	\$13,679	\$77,921
2020	\$14,900	\$92,700	\$0	\$107,600	\$38,145	\$25,000	\$13,145	\$69,455
2019	\$12,400	\$75,000	\$0	\$87,400	\$37,287	\$25,000	\$12,287	\$50,113
2018	\$12,200	\$68,700	\$500	\$81,400	\$36,592	\$25,000	\$11,592	\$44,808
2017	\$6,500	\$64,200	\$500	\$71,200	\$35,839	\$25,000	\$10,839	\$35,361
2016	\$4,100	\$56,700	\$500	\$61,300	\$35,102	\$25,000	\$10,102	\$26,198

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>
2000	\$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>
10/7/1997	\$54,000	3022/22	01	MC COY ERNEST C & PAMELA R	WD
6/6/1994	\$48,000	2639/1453	X3	TRUDO WINFRED C	PR
12/1/1972	\$31,000	1030/1446	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 2/2/2026

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>
0386G	OUT	OUT	X	120279		OUT
0386G	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 2/2/2026

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



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Respondent(s)

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8074 Boca Grande Ave

North Port, FL 34287

PARCEL ID.: 0995191623

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 02/12/2026, the Respondent(s) was served with a Notice of Hearing 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 8074 BOCA GRANDE AVE, NORTH PORT, FL 34287-1624 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: February 17th, 2026.

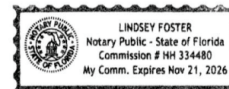
Trysta Cassell, Affiant

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 17 day of FEBRUARY 2026, by Trysta Cassell.

Lindsey Foster - Notary Public - State of Florida



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