



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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

ADDRESS OF VIOLATION:

1593 Hollister Ave

North Port, FL

PARCEL ID.: 1149214201

CASE NO.: 24-409
CERTIFIED MAIL NO.: 9589071052700187029587

NOTICE OF CONTINUANCE

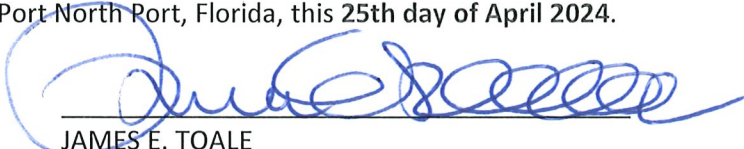
The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **April 25, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **April 25, 2024**, to **May 23, 2024, 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 Compliance 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 Compliance 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 Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

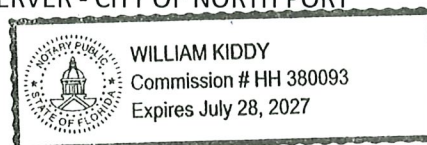
DONE and ORDERED, for the City of North Port North Port, Florida, this **25th day of April 2024**.


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 **7454 VILLAGE DR PRAIRIE VILLAGE KS 66208** this 26 day of **April 2024**.


SERVER - CITY OF NORTH PORT





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

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 24-409

Parcel ID No.: 1149214201

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 1593 HOLLISTER AVE
(Location of Violation)

PROPERTY OWNER: BURKE GROUP LLC

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 7454 VILLAGE DR PRAIRIE VILLAGE KS 66208

TELEPHONE NUMBER(S): (____) ____--____ DAY

(____) ____--____ EVENING

(____) ____--____ CELL

(____) ____--____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____
(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

CASE NO.: 24-409

ADDRESS OF VIOLATION:

1593 HOLLISTER AVE

NORTH PORT, FL.

PARCEL ID.: 1149214201

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Apr 29, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1593 HOLLISTER AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.


DATED: Apr 29 2024


DAVE GRANDT, Affiant
Development Services

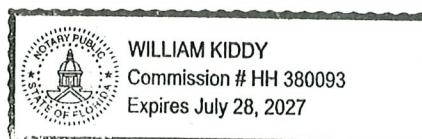
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 29 day of Apr 2024 by DAVE GRANDT.


Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1149214201

Ownership:

BURKE GROUP LLC

7454 VILLAGE DR, PRAIRIE VILLAGE, KS, 66208

Situs Address:

HEYMAN AVE NORTH PORT, FL, 34288

Land Area: 12,807 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 35-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 1 BLK 2142 45TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

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> [Ⓢ]
2023	\$8,700	\$0	\$0	\$8,700	\$8,700	\$0	\$8,700	\$0
2022	\$8,900	\$0	\$0	\$8,900	\$8,900	\$0	\$8,900	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$2,420	\$0	\$2,420	\$680
2020	\$2,200	\$0	\$0	\$2,200	\$2,200	\$0	\$2,200	\$0
2019	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2018	\$2,600	\$0	\$0	\$2,600	\$2,600	\$0	\$2,600	\$0
2017	\$2,400	\$0	\$0	\$2,400	\$2,178	\$0	\$2,178	\$222
2016	\$2,400	\$0	\$0	\$2,400	\$1,980	\$0	\$1,980	\$420
2015	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$2,904	\$0	\$2,904	\$796

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

There are no exemptions associated with this parcel.

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>
10/6/2021	\$15,500	2021185732	05	DIH TAX PARTNERS LLC	WD
8/16/2017	\$1,900	2017114667	11	YUENG YICK C	TD
4/29/2005	\$90,000	2005100980	X2	NEW VISTA PROPERTIES INC,	WD
1/16/2001	\$1,507,400	2001008248	X2	ATLANTIC GULF COMMUNITIES CORP,	WD
11/15/1993	\$100	2577/1143	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/24/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 4/22/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<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>
0412F	OUT	OUT	X500	120279		OUT
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the 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.

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





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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

ADDRESS OF VIOLATION:

1593 Hollister Ave

North Port, FL

PARCEL ID.: 1149214201

CASE NO.: 24-409
CERTIFIED MAIL NO.: 9589071052700187023431

NOTICE OF CONTINUANCE

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on **March 28, 2024**, FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

ORDERED that this cause be rescheduled from **March 28, 2024**, to **April 25, 2024, 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 Compliance 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 Compliance 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 Compliance Division Manager may result in the Respondent being assessed additional fines for said violation. Proof of Compliance is required from the Code Compliance Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

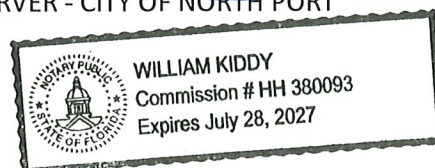
DONE and ORDERED, for the City of North Port North Port, Florida, this **28th day of March 2024**.


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 **7454 VILLAGE DR PRAIRIE VILLAGE KS 66208** this 2 day of **April 2024**.


SERVER - CITY OF NORTH PORT





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

REQUEST FOR RE-INSPECTION

(Please Print)

Case No.: 24-409

Parcel ID No.: 1149214201

TODAY'S DATE: _____

REAL PROPERTY ADDRESS: 1593 HOLLISTER AVE
(Location of Violation)

PROPERTY OWNER: BURKE GROUP LLC

COMPANY NAME: _____

CURRENT MAILING ADDRESS: 7454 VILLAGE DR PRAIRIE VILLAGE KS 66208

TELEPHONE NUMBER(S): (____) ____--____ DAY

(____) ____--____ EVENING

(____) ____--____ CELL

(____) ____--____ FAX

E-MAIL ADDRESS: *(Optional)* _____

SIGNATURE OF PROPERTY OWNER: _____

(SIGNATURE REQUIRED)

By signing above I specifically authorize City of North Port, Code Compliance Division staff to enter my property for the purpose of performing the Re-Inspection which I have requested.



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

CASE NO.: 24-409

ADDRESS OF VIOLATION:

1593 HOLLISTER AVE

North Port, FL

PARCEL ID.: # 1149214201

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

The undersigned, William Kiddy, upon his oath, deposes and says:

On April 12, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated March 28, 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 7454 VILLAGE DR PRAIRIE VILLAGE KS 66208, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: April 12 2024

William Kiddy, 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 12 day of April 2024, by William Kiddy.

Notary Public - State of Florida

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



9589 0710 5270 0187 0234 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

218

For delivery information, visit our website at www.usps.com®.

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

\$

CE WK 24-409

BURKE GROUP LLC
7454 VILLAGE DR
PRAIRIE VILLAGE KS 66208





CITY OF NORTH PORT

SARASOTA COUNTY, FLORIDA

DEVELOPMENT SERVICES

CODE COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

CASE NO.: 24-409

ADDRESS OF VIOLATION:

1593 HOLLISTER AVE

NORTH PORT, FL.

PARCEL ID.: 1149214201

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Apr 3, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1593 HOLLISTER AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Apr 3 2024

 on behalf of,
DAVE GRANDT, Affiant
Development Services

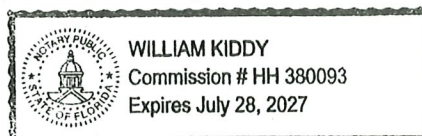
STATE OF FLORIDA

COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 3 day of Apr 2024 by DAVE GRANDT.


Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1149214201

Ownership:

BURKE GROUP LLC

7454 VILLAGE DR, PRAIRIE VILLAGE, KS, 66208

Situs Address:

HEYMAN AVE NORTH PORT, FL, 34288

Land Area: 12,807 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 35-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 1 BLK 2142 45TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

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> ^①
2023	\$8,700	\$0	\$0	\$8,700	\$8,700	\$0	\$8,700	\$0
2022	\$8,900	\$0	\$0	\$8,900	\$8,900	\$0	\$8,900	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$2,420	\$0	\$2,420	\$680
2020	\$2,200	\$0	\$0	\$2,200	\$2,200	\$0	\$2,200	\$0
2019	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2018	\$2,600	\$0	\$0	\$2,600	\$2,600	\$0	\$2,600	\$0
2017	\$2,400	\$0	\$0	\$2,400	\$2,178	\$0	\$2,178	\$222
2016	\$2,400	\$0	\$0	\$2,400	\$1,980	\$0	\$1,980	\$420
2015	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$2,904	\$0	\$2,904	\$796

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

There are no exemptions associated with this parcel.

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>
10/6/2021	\$15,500	2021185732	05	DIH TAX PARTNERS LLC	WD
8/16/2017	\$1,900	2017114667	11	YUENG YICK C	TD
4/29/2005	\$90,000	2005100980	X2	NEW VISTA PROPERTIES INC,	WD
1/16/2001	\$1,507,400	2001008248	X2	ATLANTIC GULF COMMUNITIES CORP,	WD
11/15/1993	\$100	2577/1143	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 3/27/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 3/28/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<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>
0412F	OUT	OUT	X500	120279		OUT

* If your property is in a SFHA or CFHA, use the 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.

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





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

CODE COMPLIANCE HEARING

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

ADDRESS OF VIOLATION:

1593 Hollister Ave

North Port, FL

PARCEL ID.: 1149214201

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CASE NO.: 24-409

CERTIFIED MAIL NO.: 9589071052700187026111

NOTICE OF MANDATORY HEARING

Pursuant to the attached **AFFIDAVIT OF VIOLATION** dated *January 30, 2024*, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at *9:00 a.m.*, or as soon thereafter as possible, *on March 28, 2024*, 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.

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 *March 28, 2024*, 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 Compliance 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.

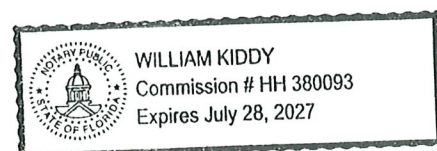

HEATHER FAUST, City Clerk

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 7454 VILLAGE DR PRAIRIE VILLAGE KS 66208.

DATED: February 1, 2024


SERVER – CITY OF NORTH PORT





**CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE COMPLIANCE DIVISION
4970 City Hall Boulevard – North Port, FL. 34286
(941) 429-7186**

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
BURKE GROUP LLC	}	
Respondent(s)	}	CASE NO.: 24-409
	}	
ADDRESS OF VIOLATION:	}	
1593 HOLLISTER AVE	}	
NORTH PORT, FL	}	
PARCEL ID.: 1149214201	}	

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :
: ss
COUNTY OF SARASOTA :

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

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

1/30/2024, 3:06:30 PM DGRANDT Removal of trees on property without a permit.

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

Violation Description

Section 45-5A, Unified Land Development Code - Land Clearing It shall be a violation of this chapter for any person or persons to remove or cause any tree or trees to be removed from any property within the City without first obtaining a permit to do so issued by the Building Department in accordance with the provisions of this chapter. This prohibition extends to all vacant and undeveloped property on which any form or type of new development, construction, renovation or demolition is to occur.

Violation Corrective Action

Attend the required Code Enforcement Hearing to states facts concerning this violation.

(3) Field Inspection Notes:

1/30/2024, 3:11:47 PM DGRANDT Approximately 7 trees have been cut down.

DATED: January 30, 2024



DAVE GRANDT
Inspector
Development Services
City of North Port
4970 City Hall Boulevard
North Port, Florida 34286

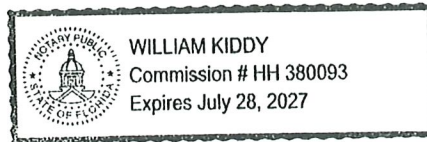
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 30 day of Jan 2024, by DAVE GRANDT.



Notary Public - State of Florida

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



9589 0710 5270 0187 0261 11

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT *NDS*
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
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FEB 1 2024
USPS 66208
CE WK 24-409

BURKE GROUP LLC
7454 VILLAGE DR
PRAIRIE VILLAGE KS 66208

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions



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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

CASE NO.: 24-409

ADDRESS OF VIOLATION:

1593 HOLLISTER AVE

North Port, FL

PARCEL ID.: # 1149214201

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

The undersigned, William Kiddy, upon his oath, deposes and says:

On Mar 15, 2024, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING dated January 30, 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 7454 VILLAGE DR PRAIRIE VILLAGE KS 66208, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

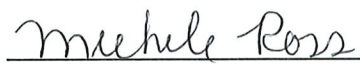
DATED: Mar 15 2024


William Kiddy, 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 15th day of Mar 2024, by William Kiddy.


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 COMPLIANCE DIVISION

4970 City Hall Boulevard – North Port, FL. 34286

(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

BURKE GROUP LLC

Respondent(s)

CASE NO.: 24-409

ADDRESS OF VIOLATION:

1593 HOLLISTER AVE

NORTH PORT, FL.

PARCEL ID.: 1149214201

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On Feb 1, 2024 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1593 HOLLISTER AVE, NORTH PORT, FLORIDA, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: Feb 1 2024




DAVE GRANDT, Affiant
Development Services

STATE OF FLORIDA

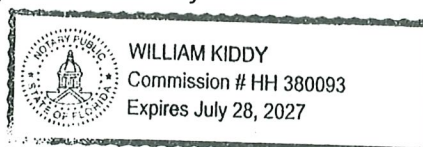
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 1 day of Feb 2024 by DAVE GRANDT.



Notary Public - State of Florida

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





Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1149214201

Ownership:

BURKE GROUP LLC
 7454 VILLAGE DR, PRAIRIE VILLAGE, KS, 66208
Situs Address:
 HEYMAN AVE NORTH PORT, FL, 34288

Land Area: 12,807 Sq.Ft.

Municipality: City of North Port

Subdivision: 1771 - PORT CHARLOTTE SUB 45

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 35-39S-22E

Census: 121150027462

Zoning: RSF2 - RESIDENTIAL, SINGLE FAMILY

Total Living Units: 0

Parcel Description: LOT 1 BLK 2142 45TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

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> ¹
2023	\$8,700	\$0	\$0	\$8,700	\$8,700	\$0	\$8,700	\$0
2022	\$8,900	\$0	\$0	\$8,900	\$8,900	\$0	\$8,900	\$0
2021	\$3,100	\$0	\$0	\$3,100	\$2,420	\$0	\$2,420	\$680
2020	\$2,200	\$0	\$0	\$2,200	\$2,200	\$0	\$2,200	\$0
2019	\$2,000	\$0	\$0	\$2,000	\$2,000	\$0	\$2,000	\$0
2018	\$2,600	\$0	\$0	\$2,600	\$2,600	\$0	\$2,600	\$0
2017	\$2,400	\$0	\$0	\$2,400	\$2,178	\$0	\$2,178	\$222
2016	\$2,400	\$0	\$0	\$2,400	\$1,980	\$0	\$1,980	\$420
2015	\$1,800	\$0	\$0	\$1,800	\$1,800	\$0	\$1,800	\$0
2014	\$3,700	\$0	\$0	\$3,700	\$2,904	\$0	\$2,904	\$796

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

There are no exemptions associated with this parcel.

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>
10/6/2021	\$15,500	2021185732	05	DIH TAX PARTNERS LLC	WD
8/16/2017	\$1,900	2017114667	11	YUENG YICK C	TD
4/29/2005	\$90,000	2005100980	X2	NEW VISTA PROPERTIES INC,	WD
1/16/2001	\$1,507,400	2001008248	X2	ATLANTIC GULF COMMUNITIES CORP,	WD
11/15/1993	\$100	2577/1143	15	N C N B NATIONAL BANK	TR

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 1/29/2024

FEMA Flood Zone (Data provided by Sarasota County Government as of 1/29/2024)

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<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>
0412F	OUT	OUT	X500	120279		OUT
0412F	OUT	OUT	X	120279		OUT

* If your property is in a SFHA or CFHA, use the 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.

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

