



**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.

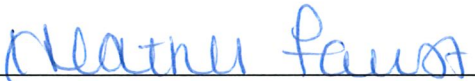
Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses 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.

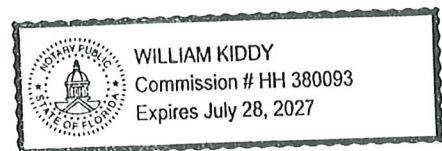
  
HEATHER FAUST, City Clerk

**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**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>BURKE GROUP LLC</b>	}	
Respondent(s)	}	CASE NO.: 24-409
	}	
<b>ADDRESS OF VIOLATION:</b>	}	
<b>1593 HOLLISTER AVE</b>	}	
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



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

STATE OF FLORIDA  
COUNTY OF SARASOTA

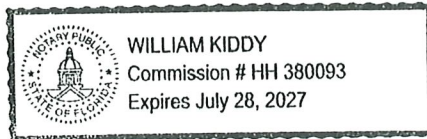
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 30 day of Jan 2024, by DAVE GRANDT.



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*Notary Public - State of Florida*

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



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**CERTIFIED MAIL® RECEIPT** *NDS*  
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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$

To

\$

Se

St

City

**BURKE GROUP LLC**  
**7454 VILLAGE DR**  
**PRAIRIE VILLAGE KS 66208**



CE-WK 24-409



**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

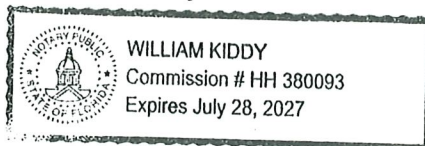
STATE OF FLORIDA

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**

<b>Ownership:</b> BURKE GROUP LLC 7454 VILLAGE DR, PRAIRIE VILLAGE, KS, 66208 <b>Situs Address:</b> HEYMAN AVE NORTH PORT, FL, 34288	<b>Land Area:</b> 12,807 Sq.Ft. <b>Municipality:</b> City of North Port <b>Subdivision:</b> 1771 - PORT CHARLOTTE SUB 45 <b>Property Use:</b> 0000 - Residential vacant site <b>Status:</b> OPEN <b>Sec/Twp/Rge:</b> 35-39S-22E <b>Census:</b> 121150027462 <b>Zoning:</b> RSF2 - RESIDENTIAL, SINGLE FAMILY <b>Total Living Units:</b> 0 <b>Parcel Description:</b> LOT 1 BLK 2142 45TH ADD TO PORT CHARLOTTE
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**Buildings**

Vacant Land

**Extra Features**

There are no extra features associated with this parcel

**Values**

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap. Ⓢ
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**

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
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.

FIRM Panel	Floodway	SFHA ***	Flood Zone **	Community	Base Flood Elevation (ft)	CFHA *
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.

