



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. }

RUGH JAMES D }

Respondent(s) }

CASE NO.: CECASE-25-00664

ADDRESS OF VIOLATION: }

8241 BUMFORD AVE NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0996183216 }

STATE OF FLORIDA :

: **SS**

COUNTY OF SARASOTA :

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

AFFIDAVIT OF POSTING

On 01/29/2026 the Respondent(s) was served with a ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 8241 BUMFORD AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/03/2026

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 3rd day of February, 2026 by George White.

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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
RUGH JAMES D	}	
Respondent(s)	}	CASE NO.: CECASE-25-00664
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
8241 BUMFORD AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0996183216	}	

ORDER FOR COMPLIANCE
NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE

AFTER DUE NOTICE to Respondent(s), the HEARING OFFICER OF THE CITY OF NORTH PORT heard testimony and took evidence concerning the above-styled cause at a public hearing on 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), RUGH JAMES D, own(s) the property commonly known as, 8241 Bumford Ave., North Port, Sarasota County, Florida LOT 15 LESS E 90 FT & E 60 FT OF LOT 16 BLK 1832, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector George White served the Respondent(s) a Notice of Violation, dated 04/14/2025.
3. The Respondent did not comply with the Notice of Violation within the time frame set forth therein.

Based upon the foregoing FINDINGS OF FACT, the HEARING OFFICER finds the following CONCLUSION(s) OF LAW:

4. Respondent’s actions constitute a violation of:
304.1.1 IPMC - Unsafe Conditions 8 - Roofing
(Roof fascia and soffit in disrepair)

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

5. Respondents(s) shall correct the violation(s) by promptly

The above-described unsafe conditions for the structure(s) must be corrected. You have thirty (30) days from the date of receipt of this written notice to abate, cause to be abated or correct the unsafe condition(s) of the structure(s) referenced by means of repair, rehabilitation, demolition, or other approved corrective action(s). Prior to taking any corrective actions to abate the unsafe conditions of the structure(s) listed, you are required to submit permit application and secure a building or demolition permit prior to any work being performed. If you are unable to complete the work by the date ordered in this Notice you may file a written request to the Building Official stating the reasons, and if justifiable cause is demonstrated as merited by special hardship, unusual difficulty, or unique problems such as preserving significant portions and features of the structure(s) of historic or architectural value, the Building Official may grant written reasonable extensions of time. An appeal of this Notice may be filed within twenty (20) days with the Director of Development Services for a hearing by the Special Magistrate

6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$250** per day, beginning **02/17/2026**, which shall continue to accrue daily until the property is brought into compliance as set forth in Paragraph 5 AND SUCH COMPLIANCE IS CONFIRMED IN ACCORDANCE WITH Ordinance NO. 2015-26 Section 2-511 (C), Code of the City of North Port, or until the Maximum Cumulative Fine of No Maximum defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **02/26/2026 at 9:00 a.m.** or as soon thereafter as possible, in City Chambers, City Hall, 4970 City Hall Boulevard, North Port, Florida for the purpose of determining whether the stated administrative fine should be assessed for failure to comply with this Order for Compliance.

8. A certified copy of an ORDER ASSESSING ADMINISTRATIVE FINE imposing the above stated fine may be recorded in the Public Records of Sarasota County, Florida by the City Clerk of the City of North Port and shall constitute a lien upon the real property on which the violations(s) exists and upon the real or personal property owned by the violator(s) consistent with Chapter 162, Florida Statutes, and Chapter 2, North Port City code, for which let execution issue.

9. THE HEARING OFFICER retains jurisdiction in all respects to enforce its prior order(s) requiring compliance and to issue such orders having the force of law to command whatever steps are necessary to bring continued violation(s) into compliance.

As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

Code Enforcement Division Manager

4970 City Hall Boulevard
North Port, FL 34286-4100
ceinfo@northportfl.gov

Failure to provide a written Request for Re-inspection to the Code Enforcement Division Manager may result in the imposition of fines for said violation.

DONE AND ORDERED, for the City of North Port, Florida this January 22nd, 2026.

Signed by:


B45087F0EE124AB...
JAMES E TOALE
HEARING OFFICER

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER FOR COMPLIANCE and NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE has been furnished to the Respondent(s) by ***Certified Mail/Return Receipt Requested*** at 8241 BUMFORD AVE NORTH PORT, FL 34287-1915.

COS Date: 01/28/2026

Signed by:


D2BE2045940849C...
Trysta Cassell - City of NorthPort



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.

JAMES D RUGH

Respondent(s)

CASE NO.: CECASE-25-00664

ADDRESS OF VIOLATION:
8241 Bumford Ave
North Port, FL 34287
PARCEL ID.: 0996183216

AFFIDAVIT OF MAILING AND POSTING

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

On 01/09/2026, the Respondent(s) was served with a NOTICE OF CONTINUANCE 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 8241 BUMFORD AVE, NORTH PORT, FL 34287-1915 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

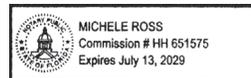
DATED: January 12, 2026

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 12th day of JANUARY 2026, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



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



Property Record Information for 0996183216

Ownership:

RUGH JAMES D
8241 BUMFORD AVE, NORTH PORT, FL, 34287-1915

Situs Address:

8241 BUMFORD AVE NORTH PORT, FL, 34287

Land Area: 6,500 Sq.Ft.

Municipality: City of North Port

Subdivision: 1594 - PORT CHARLOTTE SUB 38

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 15 LESS E 90 FT & E 60 FT OF LOT 16 BLK 1832 38TH ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details	<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>
8241 BUMFORD AVE NORTH PORT, FL, 34287	1	1	1	0	1961	1991	868	768	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	\$39,300	\$39,900	\$0	\$79,200	\$20,149	\$20,149	\$0	\$59,051
2024	\$35,400	\$48,600	\$0	\$84,000	\$19,581	\$19,581	\$0	\$64,419
2023	\$31,700	\$59,600	\$0	\$91,300	\$19,011	\$19,011	\$0	\$72,289
2022	\$29,600	\$68,400	\$0	\$98,000	\$22,357	\$22,357	\$0	\$75,643
2021	\$14,600	\$53,000	\$0	\$67,600	\$21,706	\$21,706	\$0	\$45,894
2020	\$13,700	\$49,500	\$0	\$63,200	\$21,406	\$21,406	\$0	\$41,794
2019	\$11,400	\$36,200	\$0	\$47,600	\$20,925	\$20,925	\$0	\$26,675
2018	\$11,100	\$42,900	\$500	\$54,500	\$20,535	\$20,535	\$0	\$33,965
2017	\$6,100	\$35,500	\$500	\$42,100	\$20,113	\$20,113	\$0	\$21,987
2016	\$3,900	\$30,600	\$400	\$34,900	\$19,699	\$19,699	\$0	\$15,201

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>
2008	\$20,693.00

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>
4/24/1998	\$34,900	3102/1864	01	BULAWIN JOHN & BARBARA	WD
4/1/1986	\$26,500	1854/1868	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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

** 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 1/20/2026

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

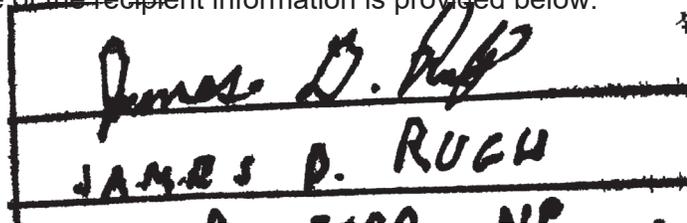
Mailer: City of North Port

Date Produced: 12/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8347 1301 65. Our records indicate that this item was delivered on 12/30/2025 at 02:40 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



A scanned image of a signature box. The top line contains a handwritten signature in black ink that reads "James D. Rugh". The bottom line contains the name "JAMES D. RUGH" printed in a bold, black, sans-serif font. Below the printed name, there are some faint, partially obscured characters that appear to be "A 100 NP".

Address of Recipient :



A scanned image of an address box. The text inside the box is handwritten in black ink and reads "8241 BUMFORD NP 34287".

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:

RUGH JAMES D
8241 BUMFORD AVE
NORTH PORT, FL 34287-1915

Customer Reference Number: C6431811.39243163



Return address:

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

Recipient address:

RUGH JAMES D
8241 BUMFORD AVE
NORTH PORT, FL 34287-1915

MAILING DATE: 12/16/2025
DELIVERY DATE: 12/30/2025

USPS CERTIFIED MAIL



9214 8901 9403 8347 1301 65

USPS Tracking Label Number: 9214 8901 9403 8347 1301 65

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	12/16/2025 06:10
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	12/16/2025 14:41
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	12/18/2025 03:07
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/18/2025 04:22
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	12/19/2025 00:30
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34287	12/19/2025 14:06
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	12/20/2025 10:16
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34287	12/24/2025 03:44
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	12/30/2025 14:40

CASE NUMBER: CECASE-25-00664

PARCEL ID: 0996183216

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 0090 41

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

RUGH JAMES D
8241 BUMFORD AVE
NORTH PORT FL 34287-1915

Case Number: CECASE-25-00664

Parcel ID: 0996183216

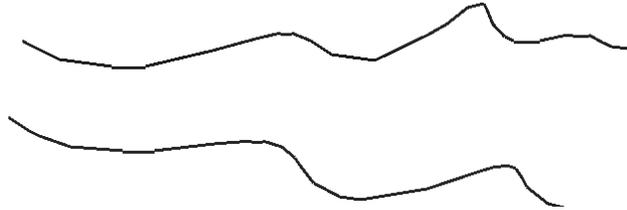
Mailer: City of North Port

Date Produced: 02/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 0090 41. Our records indicate that this item was delivered on 01/31/2026 at 01:10 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**8241 BUMFORD AVE, NORTH
PORT, FL 34287**

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:

RUGH JAMES D
8241 BUMFORD AVE
NORTH PORT, FL 34287-1915

Customer Reference Number: C6528510.39942231



Return address:

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

Recipient address:

RUGH JAMES D
8241 BUMFORD AVE
NORTH PORT, FL 34287-1915

MAILING DATE: 01/28/2026
DELIVERY DATE: 01/31/2026

USPS CERTIFIED MAIL



9214 8901 9403 8354 0090 41

USPS Tracking Label Number: 9214 8901 9403 8354 0090 41

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/28/2026 08:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	01/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	01/29/2026 19:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/29/2026 20:44
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/30/2026 05:35
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	01/31/2026 00:30
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	01/31/2026 13:10

CASE NUMBER: CECASE-25-00664

PARCEL ID: 0996183216