



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.

}

RUIZ ENRIQUE,BELTRAN JOSE H

}

Respondent(s)

}

CASE NO.: CECASE-26-01122

ADDRESS OF VIOLATION:

}

8616 PORTO BELLO AVE NORTH PORT, FL,
34287-4287

}

Parcel ID.: 0995192419

}

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 ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 8616 PORTO BELLO AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 07/07/2026

Blake Via, 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 7th day of July, 2026 by Blake Via.

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.	}	
RUIZ ENRIQUE,BELTRAN JOSE H	}	
Respondent(s)	}	CASE NO.: CECASE-26-01122
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
8616 PORTO BELLO AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0995192419	}	

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 **06/25/2026**. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), **RUIZ ENRIQUE,BELTRAN JOSE H**, own(s) the property commonly known as **8616 PORTO BELLO AVE**, North Port, Sarasota County, Florida **LOT 19 BLK 1924 41ST ADD TO PORT CHARLOTTE**, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector **Blake Via** served the Respondent(s) a Notice of Violation, dated **04/07/2026**.
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:

Assigned Numbers | 70-56 (H) NPCC

Assigned numbers, (missing).

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
 - Place assigned numbers on front of residence in accordance with code within ten (10) days from the date of this Notice.
6. If Respondent(s) fail(s) to correct the violation(s) by **July 20, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **07/21/2026**, 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 **\$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **07/23/2026 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 25th day of June, 2026.

Signed by:

James Toale

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 6804 JARVIS RD SARASOTA, FL 34241-5621.

Signed by:

Trysta Lynn Cassell

D2BE2045940849C...

Trysta Cassell - CITY OF NORTHPORT

COS Date: 07/02/2026



Bill Furst SARASOTA COUNTY PROPERTY APPRAISER

Property Record Information for 0995192419

Ownership:

RUIZ ENRIQUE

BELTRAN JOSE H

6804 JARVIS RD, SARASOTA, FL, 34241-5621

Situs Address:

8616 PORTO BELLO AVE NORTH PORT, FL, 34287

Land Area: 6,500 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 19 BLK 1924 41ST ADD TO PORT CHARLOTTE

Buildings

Situs - click address for building details ⁱ	Bldg #	Beds	Baths	Half Baths	Year Built	Eff Yr Built ⁱ	Gross Area	Living Area	Stories
8616 PORTO BELLO AVE NORTH PORT, FL, 34287	1	2	1	0	1963	1993	1,154	877	1

Extra Features

line #	Building Number	Description	Units	Unit Type	Year
1	1	Patio - concrete or Pavers	70	SF	1995

Values

Year	Land	Building	Extra Feature	Just	Assessed	Exemptions	Taxable	Cap ⁱ
2025	\$39,300	\$67,900	\$200	\$107,400	\$95,968	\$0	\$95,968	\$11,432
2024	\$35,400	\$62,000	\$300	\$97,700	\$87,244	\$0	\$87,244	\$10,456
2023	\$31,700	\$77,500	\$300	\$109,500	\$79,313	\$0	\$79,313	\$30,187
2022	\$29,600	\$66,600	\$300	\$96,500	\$72,103	\$0	\$72,103	\$24,397
2021	\$14,600	\$59,800	\$200	\$74,600	\$65,548	\$0	\$65,548	\$9,052
2020	\$13,700	\$56,800	\$200	\$70,700	\$59,589	\$0	\$59,589	\$11,111
2019	\$11,400	\$44,400	\$200	\$56,000	\$54,172	\$0	\$54,172	\$1,828
2018	\$11,100	\$52,100	\$500	\$63,700	\$49,247	\$0	\$49,247	\$14,453
2017	\$6,100	\$43,900	\$500	\$50,500	\$44,770	\$0	\$44,770	\$5,730
2016	\$3,900	\$36,300	\$500	\$40,700	\$40,700	\$0	\$40,700	\$0

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

Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
8/10/2016	\$100	2016099511	11	RUIZ ENRIQUE	WD
1/13/2015	\$8,800	2015003856	18	NRIC LLC	TD
10/28/2014	\$100	2014136714	11	KAJAIN ESTATES LLC	QC
8/18/2014	\$900	2014098313	18	LEVINE BERNARD (EST OF)	CT
4/27/2012	\$40,900	2012059319	12	FLOYD,VICTOR E	WD
5/26/2011	\$100	2012059318	11	LEVINE,ANNA M	OT
10/16/2008	\$20,800	2008139773	11	LEVINE,ANNA M	QC
10/24/2002	\$100	2008139771	11	LEVINE,BERNARD	OT
3/19/2001	\$58,900	2001038623	01	RENT TO OWN SARASOTA INC,	WD
10/4/2000	\$34,300	2000129545	X3	SECRETARY OF HOUSIING,& URBAN DEVELOPMENT	ID

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/11/2000	\$100	2000096224	11	HOMESIDE LENDING INC,	WD
6/29/2000	\$100	2000090115	11	RISINGER,DOYLE W	CT
4/11/1997	\$41,800	2959/2946	01	FOX LESTER C & BARBARA T	WD
11/18/1994	\$15,000	2688/2937	X3	NATIONSCREDIT FINANCIAL	WD
6/16/1994	\$100	2650/1151	11	BARRACK CLIFF M	CT
6/1/1988	\$0	2041/1479	11		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

Property record information last updated on: 6/25/2026

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>
0370G	OUT	OUT	X	120279		OUT
0370G	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 6/22/2026

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.

ENRIQUE RUIZ

JOSE H BELTRAN

Respondent(s)

CASE NO.: CECASE-26-01122

ADDRESS OF VIOLATION:

8616 Porto Bello Ave

North Port, FL 34287

PARCEL ID.: 0995192419

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 Affidavit of Violation dated 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 6804 JARVIS RD, SARASOTA, FL 34241-5621 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: June 16th, 2026.

Trysta Cassell, Affiant

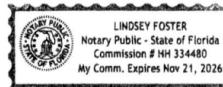
Recording Secretary

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 _____

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 08

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:

RUIZ ENRIQUE BELTRAN JOSE H

6804 JARVIS RD

SARASOTA FL 34241-5621

Case Number: CECASE-26-01122

Parcel ID: 0995192419