



**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. }

**BEYER RYAN** }

Respondent(s) }

CASE NO.: CECASE-26-00971

**ADDRESS OF VIOLATION:** }

0 CONSTITUTION DR NORTH PORT, FL, 34291-4291 }

Parcel ID.: 0969062118 }

**STATE OF FLORIDA** :

: **SS**

**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On 04/23/2026 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 0 CONSTITUTION DR NORTH PORT, FL, 34291-4291, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 04/29/2026

**Robert Harrelson, 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 29th day of April, 2026 by Robert Harrelson.

**Notary public - State of Florida**

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**

BEYER RYAN  
4608 WILLOW HAMMOCK DR  
PALMETTO, FL 34221-2826

CECASE-26-00971  
Address of Violation  
0 CONSTITUTION DR  
NORTH PORT, FL, 34291-4291  
PARCEL ID.: 0969062118

If you have any questions concerning this case or to schedule a reinspection, please contact Code Enforcement at 941-429-7186 or email “[CEInfo@northportfl.gov](mailto:CEInfo@northportfl.gov)”.

**Information regarding Code Enforcement hearings including Procedures and a Power of Attorney form can be found at:** [www.northportfl.gov/cehearing](http://www.northportfl.gov/cehearing)

**More information on Code Enforcement can be found at:** [www.northportfl.gov/code](http://www.northportfl.gov/code)

**Information on Building Permits can be found at:** [www.northportfl.gov/permitting](http://www.northportfl.gov/permitting)



**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.

RYAN BEYER

4608 WILLOW HAMMOCK DR

PALMETTO, FL 34221-2826

Respondent(s)

**ADDRESS OF VIOLATION:**

0 Constitution Dr

North Port, FL 34291

PARCEL ID.: 0969062118

}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}  
}

CASE NO.: CECASE-26-00971

CERTIFIED MAIL NO.: 04/22/2026

**NOTICE OF MANDATORY HEARING**

Pursuant to the attached Affidavit of Violation dated 04/20/2026, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on May 28, 2026, 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. A Notice of Violation, dated 03/27/2026, was previously served by REGULAR MAIL.

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 May 28, 2026, 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 Code Enforcement 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.

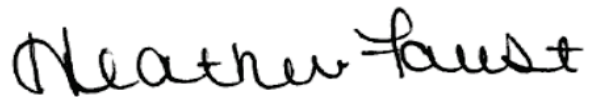
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 Enforcement 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 the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 4608 WILLOW HAMMOCK DR , PALMETTO, FL 34221-2826.

**DATED:** April 22nd, 2026.

A handwritten signature in black ink that reads "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath it.

Trysta Cassell – CITY OF NORTH PORT



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

**CITY OF NORTH PORT, FLORIDA** }  
Petitioner, }  
vs. }  
RYAN BEYER }  
4608 WILLOW HAMMOCK DR }  
PALMETTO, FL 34221-2826 }  
Respondent(s) }  
**ADDRESS OF VIOLATION:** }  
0 Constitution Dr }  
North Port, FL 34291 }  
PARCEL ID.: 0969062118 }

CASE NO.: CECASE-26-00971

**AFFIDAVIT OF VIOLATION**

**STATE OF FLORIDA** :  
: ss  
**OF SARASOTA** :

The undersigned CODE ENFORCEMENT INSPECTOR, upon his/her oath, deposes and says:  
Respondent(s) has been served with a Notice of Violation and Order to Correct Violation,  
dated 03/27/2026, by first class mail, a copy of which is attached.

- (1) The following complaint was received in the Code Enforcement Division:  
Man living in a camper on vacant lot. Also had two large cargo containers delivered on to lot.
- (2) The following Ordinance Provision(s) Violation still exists:

**Violation Description**

46-148 NPCC - (a) Camping is prohibited on all private property in the city, except by the owner, the owner's family, lessees of property, or with the written permission and consent of the private property owner. Such written permission and consent shall state the name of the person(s) entitled to camp upon the private property, an adequate description of the property including address, the owners name with signature and telephone number. A copy shall be carried on the campers person at all times and shall be produced to law enforcement upon request. Campfires shall be in strict accordance with state and local law. No camping of any type shall be allowed at any time on city owned or operated property, except in those areas that are developed and designated for such use. (b) Camping is prohibited in the City of North Port, except as otherwise set forth.

**Violation Text**

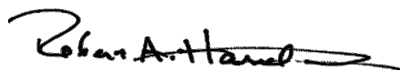
Living in RV, against City standards.

**Violation Corrective Action(s)**

Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.

- (3) Field Inspection Notes:

DATED: 4/20/2026



Robert Harrelson  
Inspector  
Neighborhood 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 20th day of APRIL, 2026, by Robert Harrelson.



Trysta Cassell - *Notary Public - State of Florida*



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



**CITY OF NORTH PORT**  
**SARASOTA COUNTY, FLORIDA**  
**Code Enforcement Division**  
**4970 City Hall Boulevard - North Port, FL 34286**

**NOTICE OF VIOLATION**  
**AND**  
**ORDER OF CORRECT**

RYAN BEYER  
4608 WILLOW HAMMOCK DR  
PALMETTO, FL 34221-2826

**DATE:** March 27, 2026

CASE NO.: CECASE-26-00971  
REAL PROPERTY ADDRESS: 0 Constitution Dr, North Port, FL 34291  
LOT 18 BLK 621 14TH ADD TO POR  
PARCEL ID: 0969062118  
SERVED BY: FIRST CLASS MAIL

**NOTICE OF VIOLATION**

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:

**Violation Description**

46-148 NPCC - (a) Camping is prohibited on all private property in the city, except by the owner, the owner's family, lessees of property, or with the written permission and consent of the private property owner. Such written permission and consent shall state the name of the person(s) entitled to camp upon the private property, an adequate description of the property including address, the owners name with signature and telephone number. A copy shall be carried on the campers person at all times and shall be produced to law enforcement upon request. Campfires shall be in strict accordance with state and local law. No camping of any type shall be allowed at any time on city owned or operated property, except in those areas that are developed and designated for such use. (b) Camping is prohibited in the City of North Port, except as otherwise set forth.

**Violation Text**

Living in RV against City Standards.

**Violation Corrective Action(s)**

Any person(s) camping on cited property must produce valid documentation as stated by ordinance or vacate the property immediately.

**FINES SHALL BE ASSESSED:**

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

***The fines which may be imposed include:***

Violation of North Port City Code:	Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00
Violation of Unified Land Development Code:	Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00
Violation of Florida Building Code:	Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00
Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official:	Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap
For any repeat Violations:	Maximum Cumulative Fine \$25,000.00

A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reach, as defined in §2-511(b)(5).

**LIEN(S) MAY BE PLACED:**

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

***If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:***

Robert Harrelson  
Inspector  
Neighborhood Development Services  
e-mail:[rharrelson@northportfl.gov](mailto:rharrelson@northportfl.gov)



**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0969062118**

**Ownership:**

BEYER RYAN  
 4608 WILLOW HAMMOCK DR, PALMETTO, FL, 34221-2826

**Situs Address:**

CONSTITUTION DR NORTH PORT, FL, 34291

**Land Area:** 10,000 Sq.Ft.

**Municipality:** City of North Port

**Subdivision:** 1579 - PORT CHARLOTTE SUB 14 REPLAT

**Property Use:** 0000 - Residential vacant site

**Status:** OPEN - PENDING COMBINE

**Sec/Twp/Rge:** 17-39S-21E

**Census:** 121150027381

**Zoning:** R1 - RESIDENTIAL LOW

**Total Living Units:** 0

**Parcel Description:** LOT 18 BLK 621 14TH ADD TO PORT CHARLOTTE REPLAT

**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 <i>i</i>
2025	\$12,000	\$0	\$0	\$12,000	\$3,661	\$0	\$3,661	\$8,339
2024	\$9,400	\$0	\$0	\$9,400	\$3,328	\$0	\$3,328	\$6,072
2023	\$7,500	\$0	\$0	\$7,500	\$3,025	\$0	\$3,025	\$4,475
2022	\$6,900	\$0	\$0	\$6,900	\$2,750	\$0	\$2,750	\$4,150
2021	\$2,500	\$0	\$0	\$2,500	\$2,500	\$0	\$2,500	\$0
2020	\$1,800	\$0	\$0	\$1,800	\$1,650	\$0	\$1,650	\$150
2019	\$1,500	\$0	\$0	\$1,500	\$1,500	\$0	\$1,500	\$0
2018	\$1,600	\$0	\$0	\$1,600	\$1,600	\$0	\$1,600	\$0
2017	\$2,400	\$0	\$0	\$2,400	\$2,400	\$0	\$2,400	\$0
2016	\$2,400	\$0	\$0	\$2,400	\$2,400	\$0	\$2,400	\$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.

**Sales & Transfers**


Transfer Date	Recorded Consideration	Instrument Number	Qualification Code	Grantor/Seller	Instrument Type
10/15/2025	\$13,500	2025152644	01	SCHWARTZ THOMAS W II	WD
9/30/2025	\$100	2025144010	11	THOMAS W SCHWARTZ II REVOCABLE TRUST	WD
10/7/2020	\$100	2020139445	11	CAROL SUE SCHWARTZ REVOCABLE TRUST	WD
7/30/2018	\$100	2018116804	11	SCHWARTZ CAROL S	PR
12/23/2003	\$100	2004005107	11	SCHWARTZ JOHN T	WD
9/25/2002	\$100	2002164196	11	SCHWARTZ,CAROL S	WD
9/11/1995	\$7,600	2775/2898	X2	LANDAMERICA INC	WD
8/1/1995	\$500	2765/2508	X2	GEORGE SAMUEL & LUCILLE P	WD
8/1/1979	\$2,700	1336/805	01		NA

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel

Property record information last updated on: 4/19/2026

### 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>
0378F	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 4/20/2026

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

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/27/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8364 0070 37

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 03/27/2026 14:35

ORIGINAL INTENDED RECIPIENT:

RYAN BEYER

4608 WILLOW HAMMOCK DR

PALMETTO FL 34221-2826

Case Number: CECASE-26-00971

Parcel ID: 0969062118

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/22/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8369 4937 67

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/22/2026 14:28

ORIGINAL INTENDED RECIPIENT:

BEYER RYAN

4608 WILLOW HAMMOCK DR

PALMETTO FL 34221-2826

Case Number: CECASE-26-00971

Parcel ID: 0969062118