



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.

JAMES D RUGH

8241 BUMFORD AVE

NORTH PORT, FL 34287-1915

Respondent(s)

ADDRESS OF VIOLATION:

8241 Bumford Ave

North Port, FL 34287

PARCEL ID.: 0996183216

CASE NO.: CECASE-25-00664

CERTIFIED MAIL NO.: 10/23/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 10/15/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on December 11, 2025, 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 04/14/2025, 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 December 11, 2025, 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.



Matthew Powell
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 8241 BUMFORD AVE , NORTH PORT, FL 34287-1915.

DATED: October 23rd, 2025.

A handwritten signature in dark ink, reading "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**

**NOTICE OF VIOLATION
AND
ORDER OF CORRECT**

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

DATE: April 14, 2025

CASE NO.: CECASE-25-00664
REAL PROPERTY ADDRESS: 8241 Bumford Ave, North Port, FL 34287
LOT 15 LESS E 90 FT & E 60 FT
PARCEL ID: 0996183216
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

IPMC 2021, 304 Exterior Structure - 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. 304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

* 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.

Violation Text

Roof fascia and soffit in disrepair.

Violation Corrective Action(s)

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.

George White
Inspector
Neighborhood Development Services
e-mail:gwhite@northportfl.gov

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/14/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8309 6604 71

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 04/14/2025 14:38

ORIGINAL INTENDED RECIPIENT:

JAMES D RUGH

8241 BUMFORD AVE

NORTH PORT FL 34287-1915

Case Number: CECASE-25-00664

Parcel ID: 0996183216

Mailer: City of North Port

Date Produced: 04/17/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8309 6604 71. Our records indicate that this item was delivered on 04/16/2025 at 02:32 p.m. in NORTH PORT, FL 34287. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

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

Customer Reference Number: C5814090.35248474



Return address:

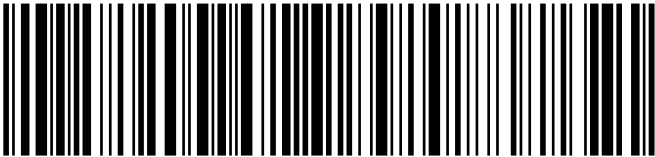
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 04/14/2025
DELIVERY DATE: 04/16/2025

USPS CERTIFIED MAIL



9214 8901 9403 8309 6604 71

USPS Tracking Label Number: 9214 8901 9403 8309 6604 71

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/14/2025 08:47
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/14/2025 14:38
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/15/2025 08:35
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/15/2025 09:50
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	04/16/2025 01:23
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	04/16/2025 14:32

CASE NUMBER: CECASE-25-00664
PARCEL ID: 0996183216

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/23/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8338 8930 17

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 10/23/2025 14:31

ORIGINAL INTENDED RECIPIENT:

RUGH JAMES D

8241 BUMFORD AVE

NORTH PORT FL 34287-1915

Case Number: CECASE-25-00664

Parcel ID: 0996183216

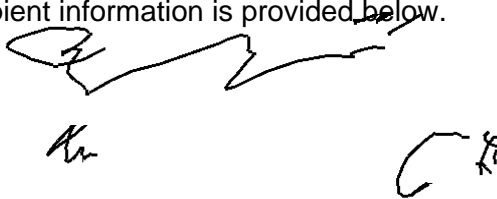
Mailer: City of North Port

Date Produced: 10/28/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8338 8930 17. Our records indicate that this item was delivered on 10/27/2025 at 03:00 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: C6297834.38358229



Return address:

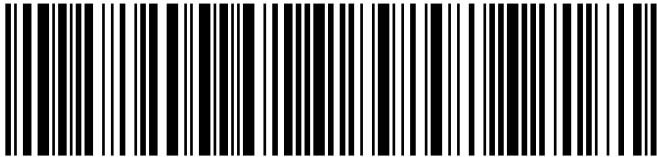
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 10/21/2025
DELIVERY DATE: 10/27/2025

USPS CERTIFIED MAIL



9214 8901 9403 8338 8930 17

USPS Tracking Label Number: 9214 8901 9403 8338 8930 17

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/21/2025 09:45
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/23/2025 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/25/2025 12:43
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/25/2025 13:58
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/26/2025 02:40
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34287	10/27/2025 15:00

CASE NUMBER: CECASE-25-00664
PARCEL ID: 0996183216