



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.

}

ROMEO HOMES FLORIDA LLC

}

Respondent(s)

}

CASE NO.: B-CECASE-25-00370

ADDRESS OF VIOLATION:

}

3674 Laredo Ave North Port, FL, 34288-4288

}

Parcel ID.: 1144075014

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 09/09/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Order for Compliance by posting said Notice at 3674 Laredo Ave North Port, FL, 34288-4288, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/11/2025

Joshua Presson, 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 11th day of 09/11/2025 by Joshua Presson

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.	}	
ROMEO HOMES FLORIDA LLC	}	
Respondent(s)	}	CASE NO.: B-CECASE-25-00370
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
3674 Laredo Ave North Port, FL, 34288-4288	}	
Parcel ID.: 1144075014	}	

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 08/28/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), ROMEO HOMES FLORIDA LLC standard, own(s) the property commonly known as, North Port, Sarasota County, Florida LOT 14, BLK 750, 12TH ADD TO P ORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Joshua Presson served the Respondent(s) a Notice of Violation, dated 03/18/2025.
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:
 - . Permit Expired - Period of Validity | 105.4.1.1 FBC

Residential New | Permit Expired - 22-00001095(02/12/2025)

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
 - Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>
6. If Respondent(s) fail(s) to correct the violation(s) by **September 21, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$50** per day, beginning **09/22/2025**, 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 \$5000, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **09/24/2025 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 08/28/2025.

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 200 BELLEVUE PKWY STE 210 WILMINGTON, DE 19809-3709.

Signed by:

4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:55 AM EDT

Trysta Cassell - CITY OF NORTHPORT



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.

ROMEO HOMES FLORIDA LLC

200 BELLEVUE PKWY STE 210

WILMINGTON, DE 19809-3709

Respondent(s)

ADDRESS OF VIOLATION:

3674 Laredo Ave

North Port, FL 34288

PARCEL ID.: 1144075014

CASE NO.: B-CECASE-25-00370

CERTIFIED MAIL NO.: 05/09/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 04/10/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on August 28, 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 4/10/2025, was previously served by REGULAR MAIL.

The attached Notice 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 August 28, 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.

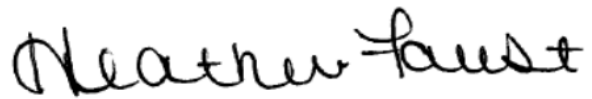
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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 Notice 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.

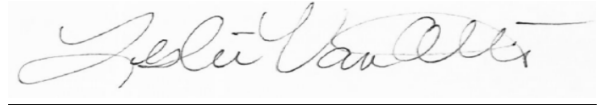
A handwritten signature in black ink that reads "Heather Faust". The signature is written in a cursive, flowing style.

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 200 BELLEVUE PKWY STE 210 , WILMINGTON, DE 19809-3709.

DATED: May 9th, 2025.

A handwritten signature in black ink, appearing to read "Leslie Vanatti", is written over a light gray rectangular background.

Leslie Vanatti – 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.

ROMEO HOMES FLORIDA LLC

200 BELLEVUE PKWY STE 210

WILMINGTON, DE 19809-3709

Respondent(s)

ADDRESS OF VIOLATION:

3674 Laredo Ave

North Port, FL 34288

PARCEL ID.: 1144075014

CASE NO.: B-CECASE-25-00370

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 4/10/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

Residential New | Permit Expired - 22-00001095(02/12/2025)

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

Residential New | Permit Expired - 22-00001095(02/12/2025)

Violation Corrective Action(s)

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

(3) Field Inspection Notes:

Permit remains expired., Residential New | Permit Expired - 22-00001095(02/12/2025)

DATED: 4/10/2025



Joshua Presson
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 09 day of MAY 2025, by Joshua Presson.



Leslie Vanatti - *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

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON, DE 19809-3709

DATE: March 18, 2025

CASE NO.: B-CECASE-25-00370
REAL PROPERTY ADDRESS: 3674 Laredo Ave, North Port, FL 34288
LOT 14, BLK 750, 12TH ADD TO P
PARCEL ID: 1144075014
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

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

Residential New | Permit Expired - 22-00001095(02/12/2025)

Violation Corrective Action(s)

Apply for the proper permit(s) or reactivate permit(s) and schedule required inspection(s) within ten (10) days of the date on this Notice. If the action for which the original permit was applied for was not initiated, or partially completed. Please contact Building and Permitting at, 941-429-7044, option 3. For additional information, go to: <http://cityofnorthport.com/index.aspx?page=121>

Joshua Presson
Inspector
Neighborhood Development Services
e-mail: jpresson@northportfl.gov

Mailer: City of North Port

Date Produced: 06/17/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8314 2793 16. Our records indicate that this item was delivered on 06/16/2025 at 11:48 a.m. in NORTH PORT, FL 34286. 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:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON, DE 19809-3709

Customer Reference Number: C5896473.35763721



Return address:

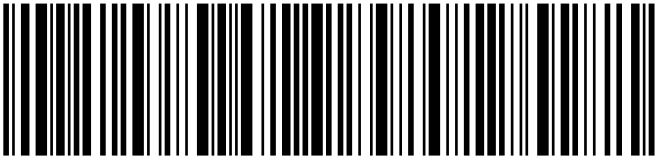
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON, DE 19809-3709

MAILING DATE: 05/14/2025
DELIVERY DATE: 06/16/2025

USPS CERTIFIED MAIL



9214 8901 9403 8314 2793 16

USPS Tracking Label Number: 9214 8901 9403 8314 2793 16

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	05/14/2025 10:41
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/03/2025 14:45
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/04/2025 17:13
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/04/2025 18:28
PROCESSED THROUGH USPS FACILITY	WILMINGTON DE DISTRIBUTION CENT 19850	06/06/2025 13:17
PROCESSED THROUGH USPS FACILITY	WILMINGTON DE DISTRIBUTION CENT 19850	06/07/2025 00:14
DEPARTED USPS REGIONAL FACILITY	WILMINGTON DE DISTRIBUTION CENT 19850	06/07/2025 05:34
PROCESSED THROUGH USPS FACILITY	HARRISBURG PA DISTRIBUTION CENT 17107	06/11/2025 23:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/15/2025 13:35
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/16/2025 00:54
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	06/16/2025 11:48

CASE NUMBER: B-CECASE-25-00370
PARCEL ID: 1144075014

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8314 2793 16

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/03/2025 14:45

ORIGINAL INTENDED RECIPIENT:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON DE 19809-3709

Case Number: B-CECASE-25-00370

Parcel ID: 1144075014

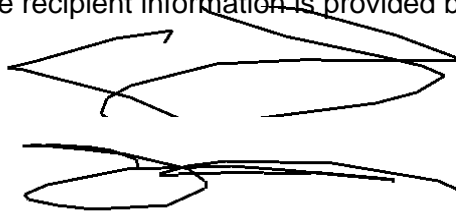
Mailer: City of North Port

Date Produced: 03/31/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8305 3669 40. Our records indicate that this item was delivered on 03/28/2025 at 10:30 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD,
NORTH PORT, FL 34286**

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:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON, DE 19809-3709

Customer Reference Number: C5741459.34807279



Return address:

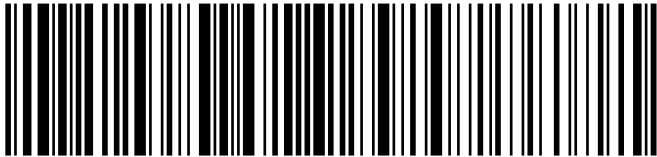
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON, DE 19809-3709

MAILING DATE: 03/18/2025
DELIVERY DATE: 03/28/2025

USPS CERTIFIED MAIL



9214 8901 9403 8305 3669 40

USPS Tracking Label Number: 9214 8901 9403 8305 3669 40

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	03/18/2025 07:55
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	03/18/2025 14:16
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	03/18/2025 21:24
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	03/18/2025 22:39
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	03/19/2025 03:26
PROCESSED THROUGH USPS FACILITY	WILMINGTON DE DISTRIBUTION CENT 19850	03/21/2025 15:57
PROCESSED THROUGH USPS FACILITY	HARRISBURG PA DISTRIBUTION CENT 17107	03/24/2025 02:15
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/27/2025 17:01
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	03/28/2025 00:56
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	03/28/2025 10:30

CASE NUMBER: B-CECASE-25-00370
PARCEL ID: 1144075014

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 03/18/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8305 3669 40

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 03/18/2025 14:16

ORIGINAL INTENDED RECIPIENT:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON DE 19809-3709

Case Number: B-CECASE-25-00370

Parcel ID: 1144075014

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/08/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8331 5531 92

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 09/08/2025 14:33

ORIGINAL INTENDED RECIPIENT:

ROMEO HOMES FLORIDA LLC
200 BELLEVUE PKWY STE 210
WILMINGTON DE 19809-3709

Case Number: B-CECASE-25-00370

Parcel ID: 1144075014