



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.

}

BETTER HOMES CONSTRUCTION LLC

}

Respondent(s)

}

CASE NO.: CECASE-25-00570

ADDRESS OF VIOLATION:

}

5071 Rosette RD North port, FL, 34288-4288

}

Parcel ID.: 1145108303

}

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 5071 Rosette RD 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.	}	
BETTER HOMES CONSTRUCTION LLC	}	
Respondent(s)	}	CASE NO.: CECASE-25-00570
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
5071 Rosette RD North port, FL, 34288-4288	}	
Parcel ID.: 1145108303	}	

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), BETTER HOMES CONSTRUCTION LLC standard, own(s) the property commonly known as, North Port, Sarasota County, Florida , 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 03/27/2025.
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:

. Accumulation of Debris (Default Hearing) | 42-23 NPCC

Accumulation of debris in the city right away, consisting of a dumpster overflowing with miscellaneous household items.

. Permit Expired - Period of Validity | 105.4.1.1 FBC

Permit Expired 21-00012113 SFR 10/30/2024.

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
 - Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.
 - 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. For additional information, go to <https://www.northportfl.gov/Building-Planning/Permitting> or email BldgInfo@northportfl.gov.



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
4970 City Hall Boulevard – North Port, FL. 34286

HEARING OFFICER

6. If Respondent(s) fail(s) to correct the violation(s) by **September 21, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$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 \$1000 & \$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:

JAMES E 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 3433 LITHIA PINECREST RD PMB 240 VALRICO, FL 33596-6302.

Signed by:

4CF9FD3A8BFF431...

COS Date: 09/08/2025 | 7:51 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.

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO, FL 33596-6302

Respondent(s)

ADDRESS OF VIOLATION:

5071 Rosette Rd
North Port, FL 34288
PARCEL ID.: 1145108303

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CASE NO.: CECASE-25-00570

CERTIFIED MAIL NO.: 05/09/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Notice of Violation dated 04/16/2025, ***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 4/16/2025, 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.

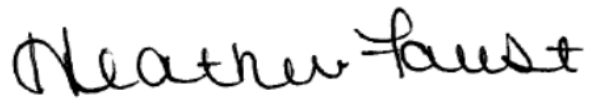
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.

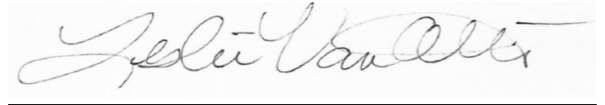
A handwritten signature in black ink that reads "Heather Faust". The signature is written in a cursive, flowing style.

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 3433 LITHIA PINECREST RD PMB 240 , VALRICO, FL 33596-6302.

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.

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO, FL 33596-6302

Respondent(s)

ADDRESS OF VIOLATION:

5071 Rosette Rd
North Port, FL 34288
PARCEL ID.: 1145108303

CASE NO.: CECASE-25-00570

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

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

Abandoned construction site; overflowing dumpster, expired permit, intermittently the doors and windows are open on the property. Cause for concern for potential squatters.

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

Violation Description

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris in the city right away, consisting of a dumpster overflowing with miscellaneous household items.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

Violation Description

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

Permit Expired 21-00012113 SFR 10/30/2024.

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:

Posted on property.,Property remains out of compliance.

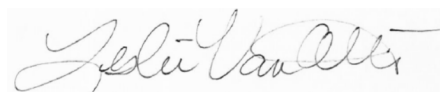
DATED: 4/16/2025



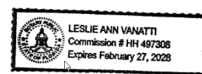
Joshua Presson
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

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

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO, FL 33596-6302

DATE: March 27, 2025

CASE NO.: CECASE-25-00570
REAL PROPERTY ADDRESS: ,

PARCEL ID: 1145108303
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

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Accumulation of debris in the city right away, consisting of a dumpster overflowing with miscellaneous household items.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

**Violation Description**

105.4.1.1, Florida Building Code - Permit has expired.

Violation Text

Permit Expired 21-00012113 SFR 10/30/2024.

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>

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 reached, 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:

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

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 2794 60

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:

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO FL 33596-6302

Case Number: CECASE-25-00570

Parcel ID: 1145108303

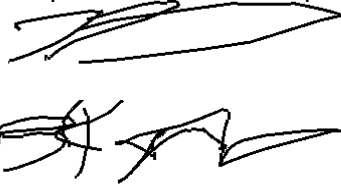
Mailer: City of North Port

Date Produced: 04/08/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8307 9884 54. Our records indicate that this item was delivered on 04/07/2025 at 10:40 a.m. in VALRICO, FL 33596. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**3433 LITHIA PINECREST RD,
VALRICO, FL 33596**

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:

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO, FL 33596-6302

Customer Reference Number: C5781894.35052024



Return address:

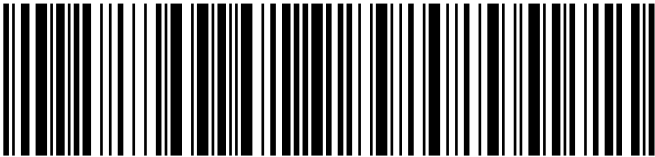
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO, FL 33596-6302

MAILING DATE: 04/02/2025
DELIVERY DATE: 04/07/2025

USPS CERTIFIED MAIL



9214 8901 9403 8307 9884 54

USPS Tracking Label Number: 9214 8901 9403 8307 9884 54

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	04/02/2025 07:47
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	04/02/2025 14:34
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	04/04/2025 17:28
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/04/2025 18:43
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	04/05/2025 02:31
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/05/2025 07:23
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	04/06/2025 14:36
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	VALRICO,FL 33596	04/07/2025 10:40

CASE NUMBER: CECASE-25-00570
PARCEL ID: 1145108303

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 04/02/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8307 9884 54

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 04/02/2025 14:34

ORIGINAL INTENDED RECIPIENT:

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO FL 33596-6302

Case Number: CECASE-25-00570

Parcel ID: 1145108303

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 78

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:

BETTER HOMES CONSTRUCTION LLC
3433 LITHIA PINECREST RD PMB 240
VALRICO FL 33596-6302

Case Number: CECASE-25-00570

Parcel ID: 1145108303