



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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
	}	
Petitioner,	}	
	}	
vs.	}	
	}	
BETTR HOMES CONSTRUCTION LLC	}	
	}	
Respondent(s)	}	CASE NO.: CECASE-25-00416
	}	
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
1745 KERMAN ST NORTH PORT, FL, 34288-4288	}	
	}	
Parcel ID.: 1133105533	}	

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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), BETTR HOMES CONSTRUCTION LLC, own(s) the property commonly known as 1745 Kerman St., North Port, Sarasota County, Florida LOT 33 BLK 1055 24TH ADD TO PORT 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 02/28/2025.
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 on property consisting of landscaping debris (dirt, lava rock and concrete) dumped on site.

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. Please contact the City of North Port Solid Waste Division at the following website to schedule a bulk pickup: <https://www.northportfl.gov/City-Services-and-Safety/Garbage-Recycling/Bulk-Pickup>.
6. If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **02/17/2026**, 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 **02/26/2026 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.

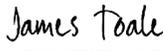
As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

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 January 22nd, 2026.

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

COS Date: 01/28/2026

Signed by:

D2BE2045940849C...
Trysta Cassell - CITY OF NORTHPORT



Bill Furst
SARASOTA COUNTY
PROPERTY APPRAISER

Property Record Information for 1133105533

Ownership:

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

Situs Address:

1745 KERMAN ST NORTH PORT, FL, 34288

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1570 - PORT CHARLOTTE SUB 24

Property Use: 0000 - Residential vacant site

Status: OPEN

Sec/Twp/Rge: 27-39S-22E

Census: 121150027462

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 33 BLK 1055 24TH ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> i
2025	\$18,500	\$0	\$0	\$18,500	\$17,303	\$0	\$17,303	\$1,197
2024	\$17,500	\$0	\$0	\$17,500	\$15,730	\$0	\$15,730	\$1,770
2023	\$16,000	\$0	\$0	\$16,000	\$14,300	\$0	\$14,300	\$1,700
2022	\$13,000	\$0	\$0	\$13,000	\$13,000	\$0	\$13,000	\$0
2021	\$5,300	\$0	\$0	\$5,300	\$5,300	\$0	\$5,300	\$0
2020	\$4,700	\$0	\$0	\$4,700	\$4,607	\$0	\$4,607	\$93
2019	\$4,600	\$0	\$0	\$4,600	\$4,188	\$0	\$4,188	\$412
2018	\$3,900	\$0	\$0	\$3,900	\$3,807	\$0	\$3,807	\$93
2017	\$4,000	\$0	\$0	\$4,000	\$3,461	\$0	\$3,461	\$539
2016	\$3,800	\$0	\$0	\$3,800	\$3,146	\$0	\$3,146	\$654

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

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/29/2021	\$100	2021143024	11	TRW ENTERPRISES LLC	WD
12/23/2020	\$294,000	2021049548	05	IDGAS PROPERTIES LLC	WD
12/23/2020	\$100	2021049547	11	TARPON IV LLC	WD
7/16/2009	\$2,900	2009094701	11	PARAMOUNT QUALITY HOMES CORP,	TD
6/18/2004	\$225,000	2004180062	X2	WOLBERS TTEE,PAUL A	WD
12/6/2002	\$1,600	2002204712	11	BOWEN BETTY A,	TD
8/9/1993	\$6,600	2551/354	15	N C N B NATIONAL BANK	TR
7/17/1991	\$100	2316/1342	15	GENERAL DEVELOPMENT CORP	QC
11/1/1988	\$6,000	2081/1992	11	GORDON GARLAND L	NA
9/1/1972	\$2,000	978/1620	01		

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

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>
0411F	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 1/20/2026

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 01/28/2026

CITY OF NORTH PORT:

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

9214 8901 9403 8354 0090 03

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 01/28/2026 14:31

ORIGINAL INTENDED RECIPIENT:

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

Case Number: CECASE-25-00416

Parcel ID: 1133105533



Mailer: City of North Port

Date Produced: 02/02/2026

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8354 0090 03. Our records indicate that this item was delivered on 01/31/2026 at 09:26 a.m. in VALRICO, FL 33596. The scanned image of the recipient information is provided below.

Signature of Recipient :



William Parish

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:

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

Customer Reference Number: C6528510.39942227



Return address:

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

Recipient address:

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

MAILING DATE: 01/28/2026
DELIVERY DATE: 01/31/2026

USPS CERTIFIED MAIL



9214 8901 9403 8354 0090 03

USPS Tracking Label Number: 9214 8901 9403 8354 0090 03

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	01/28/2026 08:44
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	01/28/2026 14:31
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	01/29/2026 19:29
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/29/2026 20:44
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/30/2026 09:48
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	01/31/2026 00:55
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	01/31/2026 04:05
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	VALRICO,FL 33596	01/31/2026 09:26

CASE NUMBER: CECASE-25-00416

PARCEL ID: 1133105533