



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

**HEARING OFFICER**

<b>CITY OF NORTH PORT, FLORIDA</b>	}	
Petitioner,	}	
vs.	}	
<b>BETTR HOMES CONSTRUCTION LLC</b>	}	
Respondent(s)	}	<b>CASE NO.: CECASE-25-01765</b>
<b>ADDRESS OF VIOLATION:</b>	}	<b>CERTIFIED MAIL NO.:</b>
5441 ANSONIA TER NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 1004005524	}	

**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 10/23/2025. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

1. Respondent(s), BETTR HOMES CONSTRUCTION LLC, own(s) the property commonly known as, 5441 ANSONIA TERRACE North Port, Sarasota County, Florida LOT 24 BLK 55 4TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida).
2. Code Enforcement Inspector Gavyn Oneil served the Respondent(s) a Notice of Violation, dated 7/10/2025.
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
  - Construction debris left on the property improperly stored.
  - . Unsafe Conditions 6 - Foundation Systems (Hearing) | 304.1.1 IPMC
  - Concrete slab is not free of plumbing and is considered an unsafe structure.

***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.



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**HEARING OFFICER**

- 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.

6. If Respondent(s) fail(s) to correct the violation(s) by **November 17, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$250** per day, beginning **November 18, 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, & No maximum** defined in 2-511(b), has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **12/11/2025 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 23rd day of October, 2025.

Signed by:

*James Toale*

B43087F0EE124AB...


**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: 11/03/2025

Signed by:  
  
D2BE2045940849C  
Trysta Cassell - CITY OF NORTHPORT

## PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/03/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8340 9001 54

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 11/03/2025 14:40

ORIGINAL INTENDED RECIPIENT:

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

Case Number: CECASE-25-01765

Parcel ID: 1004005524

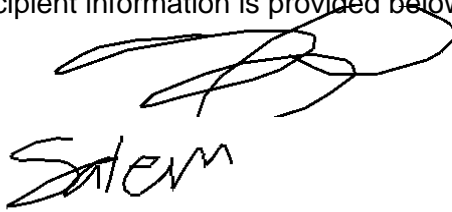
Mailer: City of North Port

Date Produced: 11/07/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 9001 54. Our records indicate that this item was delivered on 11/06/2025 at 10:00 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:

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

Customer Reference Number: C6330952.38554257



**Return address:**

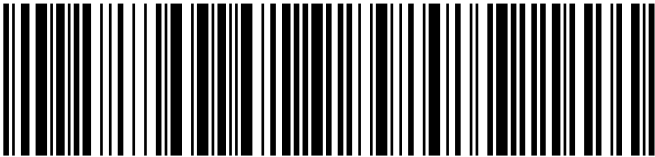
CITY OF NORTH PORT  
4970 CITY HALL BLVD  
NORTH PORT FL 34286

**Recipient address:**

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

MAILING DATE: 11/03/2025  
DELIVERY DATE: 11/06/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8340 9001 54

**USPS Tracking Label Number: 9214 8901 9403 8340 9001 54**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	11/03/2025 10:13
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	11/03/2025 14:40
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	11/05/2025 04:38
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/05/2025 05:53
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	11/06/2025 01:09
DEPARTED USPS REGIONAL FACILITY	TAMPA,FL 33630	11/06/2025 03:43
DELIVERED FRONT DESK/RECEPTION/MAIL ROOM	VALRICO,FL 33596	11/06/2025 10:00

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PARCEL ID: 1004005524