



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.

}

DOMINGUEZ LAZARO, FABRE FLORA

}

Respondent(s)

}

CASE NO.: CECASE-25-01548

ADDRESS OF VIOLATION:

}

1665 MILAN ST NORTH PORT, FL, 34286-4286

}

Parcel ID.: 0982042714

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 11/04/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING ORDER FOR COMPLIANCE by posting said Notice at 1665 MILAN ST NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 12/29/2025



Tony Brehon, Affiant
Development Services

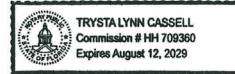
STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 29th day of December, 2025 by Tony Brehon



Notary public - State of Florida

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

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Petitioner,

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vs.

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DOMINGUEZ LAZARO, FABRE FLORA

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Respondent(s)

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CASE NO.: CECASE-25-01548

ADDRESS OF VIOLATION:

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CERTIFIED MAIL NO.:

1665 MILAN ST NORTH PORT, FL, 34286-4286

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Parcel ID.: 0982042714

}

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), LAZARO DOMINGUEZ & FLORA FABRE, own(s) the property commonly known as 1665 MILAN STREET, North Port, Sarasota County, Florida LOT 14, BLK 427, 9TH ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
2. Code Enforcement Inspector Gavyn O'Neil served the Respondent(s) a Notice of Violation, dated 06/26/2025.
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:

. Damage To Roads, Sidewalk, Curb | 70-19 thru 70-22 NPCC

Hole created in the City right-of-way next to the culvert.

. Culvert Maint. - NO SIDEWALK | 42-24 (A)(1)(A) NPCC

Public works said culvert has structural failure and needs to be replaced.

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

- Obtain required Sidewalk / Right of Way Permit within ten (10) days from the date of this Notice. Cease all activity immediately and repair damage to City right-of-way. Damaged property will need to be restored to the satisfaction of the director of the road and drainage division. Payment to the city of the estimated cost of repairs and/or restoration of such damages, plus all administrative fees and costs.
- Maintain or replace the culvert as advised above within ten (10) days of the date of this notice.



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 **January 6, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$10** per day, beginning **January 7, 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 & \$1000**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **01/22/2026 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 violation(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

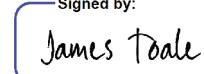
4970 City Hall Boulevard

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 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 1665 MILAN ST NORTH PORT, FL 34286-6105.

COS Date: 11/03/2025

Signed by:

Trysta Cassell - CITY OF NORTHPORT
D2BE2045940849C...



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 9000 31

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:

DOMINGUEZ LAZARO FABRE FLORA
1665 MILAN ST
NORTH PORT FL 34286-6105

Case Number: CECASE-25-01548

Parcel ID: 0982042714

The above information represents information provided by the United States Postal Service.



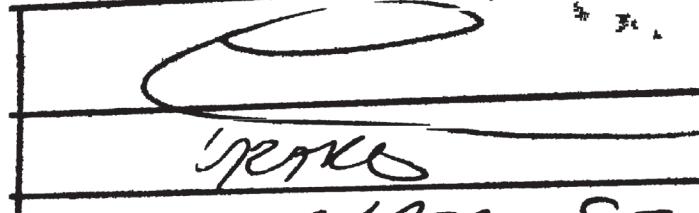
Mailer: City of North Port

Date Produced: 11/07/2025

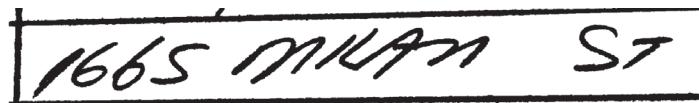
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8340 9000 31. Our records indicate that this item was delivered on 11/06/2025 at 11:38 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Flora Dominguez". The signature is written over a rectangular area with a thin black border.

Address of Recipient :

A handwritten address in black ink, appearing to read "1665 MILAN ST". The address is written over a rectangular area with a thin black border.

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:

DOMINGUEZ LAZARO, FABRE FLORA
1665 MILAN ST
NORTH PORT, FL 34286-6105

Customer Reference Number: C6330952.38554240

**Return address:**

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

Recipient address:

DOMINGUEZ LAZARO,FABRE FLORA
1665 MILAN ST
NORTH PORT, FL 34286-6105

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

USPS CERTIFIED MAIL

9214 8901 9403 8340 9000 31

USPS Tracking Label Number: 9214 8901 9403 8340 9000 31

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 01:40
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/05/2025 02:55
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/06/2025 02:06
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	11/06/2025 11:38

CASE NUMBER: CECASE-25-01548
PARCEL ID: 0982042714