



**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. }

**SENAT NICOLE, SENAT GASPARD** }

Respondent(s) }

CASE NO.: CECASE-25-03089

**ADDRESS OF VIOLATION:** }

2809 DUMONT LN NORTH PORT, FL, 34286-4286 }

Parcel ID.: 1003016705 }

**STATE OF FLORIDA** :

: SS

**COUNTY OF SARASOTA** :

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

**AFFIDAVIT OF POSTING**

On 01/29/2026 the Respondent(s) was served with a NOTICE OF CONTINUANCE by posting said Notice at 2809 DUMONT LN NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

**DATED:** 02/05/2026

**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 5th day of February, 2026 by Tony Brehon.

**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

**CODE ENFORCEMENT HEARING**

|                                           |   |                           |
|-------------------------------------------|---|---------------------------|
| <b>CITY OF NORTH PORT, FLORIDA</b>        | } |                           |
| Petitioner,                               | } |                           |
| vs.                                       | } |                           |
| SENAT NICOLE, SENAT GASPARD               | } |                           |
| Respondent(s)                             | } | CASE NO.: CECASE-25-03089 |
| <b>ADDRESS OF VIOLATION:</b>              | } | CERTIFIED MAIL NO.:       |
| 2809 DUMONT LN NORTH PORT, FL, 34286-4286 | } |                           |
| Parcel ID.: 1003016705                    | } |                           |

**NOTICE OF CONTINUANCE**

The HEARING OFFICER having reviewed the file and being further advised concerning the above styled cause at a public hearing on 01/22/2026. FINDS the MOTION FOR CONTINUANCE to be well taken. It is thereupon:

**ORDERED** that this cause be rescheduled from **01/22/2026** to **02/26/2026 at 9:00 a.m** in CITY CHAMBERS, CITY HALL, 4970 City Hall Boulevard, North Port, Florida 34286, with the instruction that if compliance is achieved the:

***Respondent shall notify the Code Enforcement Division IN WRITING to request a re-inspection using the “Request for Re-Inspection” form that is attached to this Order.***

Respondent shall provide the completed form to the **Code Enforcement Division Manager at 4970 City Hall Boulevard, North Port, FL 34286** or EMAIL [ceinfo@northportfl.gov](mailto:ceinfo@northportfl.gov). Failure to provide the completed written Request for Re-inspection form to the Code Enforcement Division Manager may result in the Respondent being assessed additional fines for said violation. **Proof of Compliance** is required from the Code Enforcement Inspector before any assessed fine ceases to accrue unless otherwise ordered by the HEARING OFFICER.

**DONE AND ORDERED**, for the City of North Port, Florida this January 22nd, 2026.

Signed by:  
  
 \_\_\_\_\_  
 JAMES L TOALE  
 B45087F0EE124AB...  
 HEARING OFFICER

**CERTIFICATE OF SERVICE**

***I HEREBY CERTIFY*** that a true and correct copy of this ORDER FOR CONTINUANCE has been furnished by ***Certified Mail, Return Receipt Requested to*** 2809 DUMONT LN NORTH PORT, FL 34286-3617.

COS Date: 01/28/2026

Signed by:  
  
\_\_\_\_\_  
Trysta Cassell - City of Northport



**CITY OF NORTH PORT**  
SARASOTA COUNTY, FLORIDA  
CODE ENFORCEMENT DIVISION  
4970 City Hall Boulevard - North Port, FL 34286

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

GASPARD SENAT

NICOLE SENAT

Respondent(s)

CASE NO.: CECASE-25-03089

**ADDRESS OF VIOLATION:**

2809 Dumont Ln

North Port, FL 34286

PARCEL ID.: 1003016705

**AFFIDAVIT OF MAILING AND POSTING**

STATE OF FLORIDA :

: ss

OF SARASOTA :

The undersigned Trysta Cassell, upon his/her oath, deposes and says:

On 01/09/2026, the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at City Hall, 4970 City Hall Boulevard, North Port, FL, and mailing said notice via U.S. Postal Service (Certified Mail) to 2809 DUMONT LN, NORTH PORT, FL 34286-3617 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

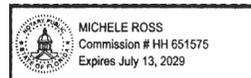
DATED: January 12, 2026.

Trysta Cassell, Affiant  
Recording Secretary

STATE OF FLORIDA  
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 12th day of JANUARY 2026, by Trysta Cassell.

Michele Ross - Notary Public - State of Florida



X Personally Known OR \_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_

## 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 0091 95

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:

SENAT NICOLE SENAT GASPARD  
2809 DUMONT LN  
NORTH PORT FL 34286-3617

Case Number: CECASE-25-03089

Parcel ID: 1003016705