



**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.	}	
SANTOS BRADLEY LEON GUERRERO, BORJA ROSANELLA MENDIOLA	}	
Respondent(s)	}	CASE NO.: CECASE-25-01598
<b>ADDRESS OF VIOLATION:</b>	}	CERTIFIED MAIL NO.:
1421 OREGON LN NORTH PORT, FL, 34286-4286	}	
Parcel ID.: 0986024704	}	

**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), BRADLEY SANTOS & ROSANELLA BORJA, own(s) the property commonly known as 1421 OREGON LANE North Port, Sarasota County, Florida LOT 4, BLK 247, 8TH 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 07/01/2025.
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:
  - . Prohibited Parking R.O.W. | 59-1 (B)(1) NPCC  
Chevrolet truck remains parked i the city right of way.
  - . Accumulation of Debris (Default Hearing) | 42-23 NPCC  
Accumulation of debris in the city right of way, consisting of wood and other miscellaneous items.

***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
  - Vehicle(s) must be removed from the public right-of-way immediately. \* Public right-of-way. The lands covered or dedicated to the public for use as a public street, alley, walkway, drainage facility, along with associated infrastructure, and/or facilities designed for other public purposes, including but not limited to street pavement, sidewalks, walkways, multipurpose/multiuse paths, drainage inlets and structures, swales, and unimproved areas within the platted public right-of-way.
  - 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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6. If Respondent(s) fail(s) to correct the violation(s) by **November 17, 2025**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10 & \$10** 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 & \$1000**, 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*

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 1421 OREGON LN NORTH PORT, FL 34286-6799.

COS Date: 11/03/2025

Signed by:  
*Trysta Lynn Cassell*

D2BE2045940849C

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Trysta Cassell - CITY OF NORTHPORT

DATE PRODUCED: 10/29/2025 2:00 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8336 4051 37

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

SANTOS BRADLEY LEON GUERRERO,BORJA

ROSANELLA MENDIOLA

1421 OREGON LN

NORTH PORT, FL 34286-6799

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

Return Reference Number:



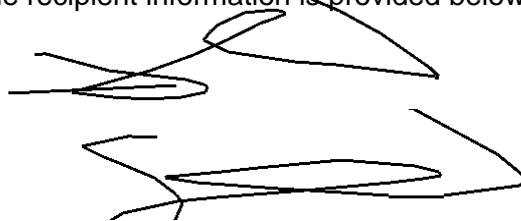
Mailer: City of North Port

Date Produced: 10/29/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8336 4051 37. Our records indicate that this item was delivered on 10/28/2025 at 10:05 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**4970 CITY HALL BLVD, NORTH  
PORT, FL 34286**

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:

SANTOS BRADLEY LEON GUERRERO, BORJA  
ROSANELLA MENDIOLA  
1421 OREGON LN  
NORTH PORT, FL 34286-6799

Customer Reference Number: C6252372.38080199



**Return address:**

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

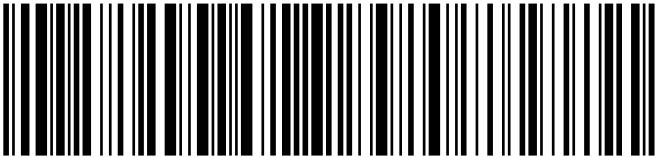


**Recipient address:**

SANTOS BRADLEY LEON GUERRERO,BORJA  
ROSANELLA MENDIOLA  
1421 OREGON LN  
NORTH PORT, FL 34286-6799

MAILING DATE: 10/03/2025  
DELIVERY DATE: 10/28/2025

**USPS CERTIFIED MAIL**



9214 8901 9403 8336 4051 37

**USPS Tracking Label Number: 9214 8901 9403 8336 4051 37**

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/03/2025 06:26
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/03/2025 14:25
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/05/2025 11:16
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/05/2025 12:31
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34286	10/06/2025 12:59
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	10/07/2025 03:54
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34286	10/11/2025 03:41
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34286	10/21/2025 03:50
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	10/21/2025 09:24
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/24/2025 15:34
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/25/2025 08:43
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/25/2025 10:37
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/26/2025 13:07
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/27/2025 14:50
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/28/2025 00:06
RETURN TO SENDER LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	10/28/2025 10:05

CASE NUMBER: CECASE-25-01598  
PARCEL ID: 0986024704

## 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 09

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:

SANTOS BRADLEY LEON GUERRERO BORJA

ROSANELLA MENDIOLA

1421 OREGON LN

NORTH PORT FL 34286-6799

Case Number: CECASE-25-01598

Parcel ID: 0986024704