



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 09/22/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING Affidavit of Violation by posting said Notice at 1665 MILAN ST NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 09/23/2025

Anthony F. Brehon

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 23rd day of 09/23/2025 by Tony Brehon

Trysta Lynn Cassell

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

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

FLORA FABRE

LAZARO DOMINGUEZ

1665 MILAN ST

NORTH PORT, FL 34286-6105

Respondent(s)

ADDRESS OF VIOLATION:

1665 Milan St

North Port, FL 34286

PARCEL ID.: 0982042714

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CASE NO.: CECASE-25-01548

CERTIFIED MAIL NO.: 09/19/2025

NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 07/15/2025, ***YOU ARE HEREBY FORMALLY NOTIFIED*** that at ***9:00 a.m.***, or as soon thereafter as possible, on October 23, 2025, in City Chambers, City Hall, ***4970 City Hall Boulevard, North Port, Florida***, there will be a public hearing to determine whether or not you have violated certain CITY OF NORTH PORT, FLORIDA CODES/ORDINANCES with regard to the CODE OF THE CITY OF NORTH PORT, FLORIDA. A Notice of Violation, dated 06/26/2025, was previously served by REGULAR MAIL.

The attached Affidavit of Violation specifying the Code Provisions violated and the facts and circumstances of the CODE VIOLATION have been filed with the CITY OF NORTH PORT, CITY CLERK.

YOU ARE HEREBY ORDERED to appear before the HEARING OFFICER of the CITY OF NORTH PORT, FLORIDA on October 23, 2025, to present your case with regard to the violation stated in the attached AFFIDAVIT OF VIOLATION.

In exercising their power under CHAPTER 162, FLORIDA STATUTES, and CHAPTER 2, ARTICLE IX, CODE ENFORCEMENT, CITY OF NORTH PORT finds a violation exists, it shall:

- (a) Order the violator to pay administrative fine in amount consistent with Section 2-511, Code of the City of North Port, for each day the violation(s) exists beyond the date set for compliance by the HEARING OFFICER. If the violation(s) is a repeat violation occurring within the last five (5) years, administrative fine(s) may be imposed, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the Code Enforcement Inspector;
- (b) Order the violator to pay a fine not to exceed \$1,000.00, \$2,000.00, \$5,000.00, or \$25,000 per violation, dependent upon the violation, if the violation was irreparable or irreversible in nature. If it pertains to unsafe abatement as determined by the building Official. There is no maximum fine cap defined in 2-511(b)(1)(d); and
- (c) Issue orders having the force of law to command whatever steps necessary to bring the violation(s) into compliance.

CONSISTENT WITH SECTION 162.09(1) FLORIDA STATUTES, NO OTHER HEARING SHALL BE NECESSARY FOR THE ISSUANCE OF THE ORDER ASSESSING THE ADMINISTRATIVE FINE(S).

In the event that the violator does not pay the administrative fine(s) (if any) prescribed by the CITY OF NORTH PORT, FLORIDA HEARING OFFICER at the hearing, the CITY OF NORTH PORT may establish a lien against the violator's property on which the violation(s) exists and upon any other real or personal property owned by the violator in accordance with Section 162.09(3), Florida Statutes and Section 2, CODE OF THE CITY OF NORTH PORT, FLORIDA. Should it become necessary for the CITY OF NORTH PORT, FLORIDA to foreclose on such a lien, the RESPONDENT(S) could be liable for additional expenses including, but not limited to, reasonable attorney fees, costs, and expenses incurred by the CITY OF NORTH PORT, FLORIDA or its agents and the same may be assessed as cost in the foreclosure action.

Although you may represent yourself, you have the right to an attorney at your own expense to represent you before the HEARING OFFICER. You have the right to record the proceedings of the hearing at your own expense. You also will have the opportunity to present witnesses as well as question the witnesses who may testify against you prior to the HEARING OFFICER making a determination. Please be prepared to present evidence at the hearing why you should not be found in violation of the Code Provision cited in the attached AFFIDAVIT OF VIOLATION and, in the case of a repeat violation, why an administrative fine(s) shall not be assessed.

A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

THE CITY OF NORTH PORT MAY PROCEED IN THE ABSENCE OF ANY PARTY, THEIR AGENT, OR THEIR ATTORNEY, WHO AFTER DUE NOTICE, FAILS TO BE PRESENT AT THE HEARING.

If you should have any questions or ***compliance has been achieved***, please contact the Code Enforcement Inspector whose name appears on the attached Affidavit of Violation, at **(941) 429-7186**, or write to them at 4970 City Hall Boulevard, North Port, FL 34286.

<http://www.northportfl.gov>

PLEASE GOVERN YOURSELF ACCORDINGLY.



Matthew Powell
City Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the ORDER ASSESSING ADMINISTRATIVE FINE has been furnished to Respondent(s) by **Certified Mail/Return Receipt Requested**, at 1665 MILAN ST , NORTH PORT, FL 34286-6105.

DATED: September 19th, 2025.

A handwritten signature in dark ink, reading "Trysta Lynn Cassell". The signature is written in a cursive style with a horizontal line underneath.

Trysta Cassell – CITY OF NORTH PORT



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
CODE ENFORCEMENT DIVISION
4970 City Hall Boulevard - North Port, FL 34286
(941) 429-7186

CITY OF NORTH PORT, FLORIDA

Petitioner,

vs.

FLORA FABRE

LAZARO DOMINGUEZ

1665 MILAN ST

NORTH PORT, FL 34286-6105

Respondent(s)

ADDRESS OF VIOLATION:

1665 Milan St

North Port, FL 34286

PARCEL ID.: 0982042714

CASE NO.: CECASE-25-01548

AFFIDAVIT OF VIOLATION

STATE OF FLORIDA :

: ss

OF SARASOTA :

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

Respondent(s) has been served with a Notice of Violation and Order to Correct Violation, dated 7/1/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:

We had the culvert located in front of this residence inspected by North Port Utilities using their camera system. The inspection revealed evidence of structural failure. To restore proper drainage to this segment of the swale, the property owner will be required to obtain a right-of-way use and culvert replacement permits to replace the entire length of culvert along their frontage.

In addition there is a large hole in city right-of-way at their property line that has become a safety issue and Public Works is not able to fill / restore the area due to the property owners failed infrastructure.

(2) The following Ordinance Provision(s) Violation still exists:

Violation Description

70-19, NPCC - Legislative intent. (a)The city commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity.(b)The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, § 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, § 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation...

Violation Text

Hole created in the city right of way next to the culvert.

Violation Corrective Action(s)

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.

Violation Description

42-24(a)(1)(a) NPCC - Maintenance of stormwater drainage area. (a) Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (1) Open swale drainage (without sidewalk)§From the edge of the pavement to the owner's unencumbered lot line (see exhibit A). a. Maintain and replace as necessary the lot owner's culvert pipe beneath any driveway crossing the swale. If culvert replacement is a result of a drainage improvement or modification initiated by the city, or damaged by the public's use of right-of-way, the city will be responsible for the replacement.

Violation Text

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

Violation Corrective Action(s)

Maintain or replace the culvert as advised above within ten (10) days of the date of this notice.

(3) Field Inspection Notes:

property does not seem to be applying for the replacement permits

DATED: 7/15/2025



Gavyn O'Neil
Inspector
Neighborhood Development Services
City of North Port,
4970 City Hall Boulevard
North Port, Florida 34286

STATE OF FLORIDA
COUNTY OF SARASOTA

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online
notarization, this 29 day of JULY 2025, by Gavyn O'Neil.



Leslie Vanatti - Notary Public - State of Florida



X Personally Known OR ___ Produced Identification
Type of Identification Produced _____



CITY OF NORTH PORT
SARASOTA COUNTY, FLORIDA
Code Enforcement Division
4970 City Hall Boulevard - North Port, FL 34286

NOTICE OF VIOLATION
AND
ORDER OF CORRECT

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

DATE: June 26, 2025

CASE NO.: CECASE-25-01548
REAL PROPERTY ADDRESS: 1665 Milan St, North Port, FL 34286
LOT 14, BLK 427, 9TH ADD TO PO
PARCEL ID: 0982042714
SERVED BY: FIRST CLASS MAIL

NOTICE OF VIOLATION

Pursuant to the CODE OF THE CITY OF NORTH PORT, FLORIDA, YOU ARE NOTIFIED that a violation exists on the above-described real property:



Violation Description

70-19, NPCC - Legislative intent. (a)The city commission hereby declares its intent and purpose in adopting this article to regulate and protect the city road system, rights-of-way, drainage facilities and utilities from damages caused by construction equipment, vehicles, objects, contrivances or devices and to ensure that the person or persons causing such damage or the person or persons responsible for the activity causing such damage restore the areas affected to their original condition or better prior to the construction activity.(b)The city commission further declares this article to be and shall be construed and considered an integral part of Ordinance No. 87-220, known and cited as the 'Building and Construction Code' in and for the City of North Port administrative and procedural provisions contained therein shall be applicable to this article. (Code 1990, § 87-54) Sec. 70-20. - Definitions and word usage. For the purposes of this article, terms, phrases, words and their derivations and abbreviations shall have the meanings given herein: City roads. All roads, streets, alley ways and highways within the corporate limits of this municipality which have been accepted for maintenance, whether paved or not; the limits of the right-of-way upon which the road is situated and all utilities or drainage structures situated thereon or utilities or drainage facilities, whether within the right-of-way or not. Land development. Land clearing, land development, construction of improvements upon real estate, real estate development, construction of buildings or structures, utilities, roads, recreational areas, earthmoving and any other activity that utilizes vehicles of any kind, whether authorized by law for use upon public roads or not. (Code 1990, § 87-56) Sec. 70-21. - Damages. It shall be unlawful for any person to move or cause to be moved, drive or operate in, upon or across or depart from or enter upon any city road in any vehicle contrivance or device in such a manner as to cause damage to any city road, right-of-way, drainage or utility structure and/or facility. The possession of a vehicle weight permit by such a person shall not constitute a defense herein. Sec. 70-22. - Remedial action. (a) Any person causing damage to city roads shall be obligated to repair such damage in accordance with city specifications or restore the same to the condition that existed immediately prior to the time the damage occurred within ten days after the damage or sooner if directed by the director of the road and drainage division or his designee. It is the intent hereof that all damages shall be repaired expeditiously. Failure to make such repairs shall constitute a violation...

Violation Text

Hole created in the city right of way next to the culvert.

Violation Corrective Action(s)

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.

Violation Description

42-24(a)(1)(a) NPCC - Maintenance of stormwater drainage area. (a) Every lot owner is responsible for maintenance of the stormwater drainage systems within the city's road rights-of-way located adjacent to their lot, unless excused from this responsibility as further provided by this section. These maintenance responsibilities are limited to the following areas: (1) Open swale drainage (without sidewalk) From the edge of the pavement to the owner's unencumbered lot line (see exhibit A). a. Maintain and replace as necessary the lot owner's culvert pipe beneath any driveway crossing the swale. If culvert replacement is a result of a drainage improvement or modification initiated by the city, or damaged by the public's use of right-of-way, the city will be responsible for the replacement.

Violation Text

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

Violation Corrective Action(s)

Maintain or replace the culvert as advised above within ten (10) days of the date of this notice.

Gavyn O'Neil
Inspector
Neighborhood Development Services
e-mail: goneil@northportfl.gov

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 06/27/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8321 0331 61

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 06/27/2025 14:08

ORIGINAL INTENDED RECIPIENT:

FLORA FABRE

LAZARO DOMINGUEZ

1665 MILAN ST

NORTH PORT FL 34286-6105

Case Number: CECASE-25-01548

Parcel ID: 0982042714

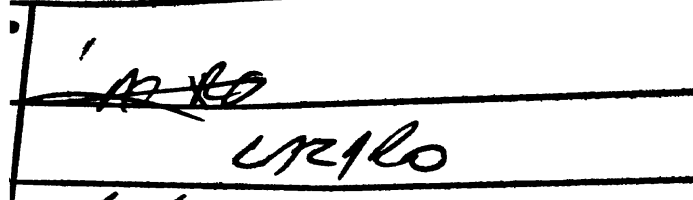
Mailer: City of North Port

Date Produced: 07/02/2025

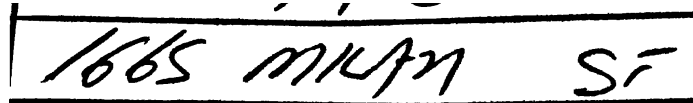
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8321 0331 61. Our records indicate that this item was delivered on 07/01/2025 at 11:52 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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:

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

Customer Reference Number: C6005889.36499799



Return address:

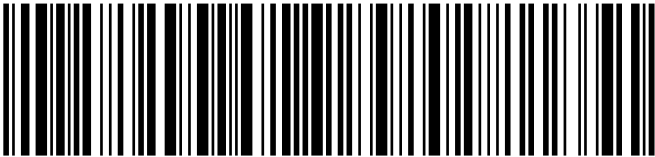
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 06/27/2025
DELIVERY DATE: 07/01/2025

USPS CERTIFIED MAIL



9214 8901 9403 8321 0331 61

USPS Tracking Label Number: 9214 8901 9403 8321 0331 61

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	06/27/2025 06:22
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	06/27/2025 14:08
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	06/28/2025 19:16
PROCESSED THROUGH USPS FACILITY	TAMPA,FL 33630	06/28/2025 20:31
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	06/30/2025 04:31
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	07/01/2025 11:52

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

PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 09/19/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8334 0104 94

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT, FL 34286 09/19/2025 14:13

ORIGINAL INTENDED RECIPIENT:

DOMINGUEZ LAZARO FABRE FLORA

1665 MILAN ST

NORTH PORT FL 34286-6105

Case Number: CECASE-25-01548

Parcel ID: 0982042714



Mailer: City of North Port

Date Produced: 09/24/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8334 0104 94. Our records indicate that this item was delivered on 09/23/2025 at 10:34 a.m. in NORTH PORT, FL 34286. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

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: C6215984.37843277



Return address:

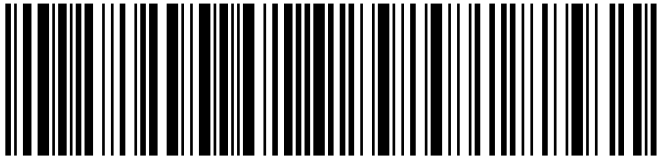
CITY OF NORTH PORT
4970 CITY HALL BLVD
NORTH PORT FL 34286

Recipient address:

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

MAILING DATE: 09/19/2025
DELIVERY DATE: 09/23/2025

USPS CERTIFIED MAIL



9214 8901 9403 8334 0104 94

USPS Tracking Label Number: 9214 8901 9403 8334 0104 94

USPS Tracking History	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	09/19/2025 06:13
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	09/19/2025 14:13
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	09/21/2025 19:56
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/21/2025 21:11
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	09/22/2025 02:41
DELIVERED LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	09/23/2025 10:34

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