



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.

GASPARD SENAT

NICOLE SENAT

2809 DUMONT LN

NORTH PORT, FL 34286-3617

Respondent(s)

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CASE NO.: CECASE-25-03089

CERTIFIED MAIL NO.: 11/17/2025

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ADDRESS OF VIOLATION:

2809 Dumont Ln

North Port, FL 34286

PARCEL ID.: 1003016705

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NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 11/14/2025, **YOU ARE HEREBY FORMALLY NOTIFIED** that at **9:00 a.m.**, or as soon thereafter as possible, on January 22, 2026, 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 10/07/2025, 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 January 22, 2026, 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 2809 DUMONT LN , NORTH PORT, FL 34286-3617.

DATED: November 17th, 2025.



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.

GASPARD SENAT

NICOLE SENAT

2809 DUMONT LN

NORTH PORT, FL 34286-3617

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Respondent(s)

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ADDRESS OF VIOLATION:

2809 Dumont Ln

North Port, FL 34286

PARCEL ID.: 1003016705

CASE NO.: CECASE-25-03089

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 10/07/2025, by first class mail, a copy of which is attached.

(1) The following complaint was received in the Code Enforcement Division:
debris trailer in city right of way

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

Violation Description

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Debris consisting of bags, trash, furniture, washing machine, and miscellaneous debris on property.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

Violation Description

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Parking in the right-of-way, not in compliance with standards.

Violation Corrective Action(s)

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.

(3) Field Inspection Notes:

Posted on property ,see reference case number 25-01231 in regards closed administratively,Still in violation

DATED: 11/14/2025

Anthony J. Brehon

Tony Brehon
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 14 day of NOVEMBER 2025, by Tony Brehon.

Trysta Lynn Cassell

Trysta Cassell - Notary Public - State of Florida



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**

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

DATE: October 7, 2025

CASE NO.: CECASE-25-03089
REAL PROPERTY ADDRESS: 2809 Dumont Ln, North Port, FL 34286
LOT 5 BLK 167 5TH ADD TO PORT
PARCEL ID: 1003016705
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

42-23 NPCC - Accumulation of Debris - It shall be unlawful for any owner of any lot to accumulate or permit the accumulation of including, but not limited to, unusable household items, trash, lumber or any other building materials or equipment for which immediate use cannot be established, tires, parts of vehicles or any other items which create a fire and/or health hazard or creates an unnatural breeding place for snakes, rats, mosquitoes or any vermin, emit noxious odors, or other unsanitary or unsafe conditions and in general appearance and condition, creates a slum appearance which tends to have a decreasing value effect on the neighboring property and premises.

Violation Text

Debris consisting of bags trash furniture washing machine and miscellaneous debris on property.

Violation Corrective Action(s)

Remove, or cause to be removed, any and all debris on said property within ten (10) days from the date of this Notice.

Violation Description

59-1 (b)(1) NPCC, Prohibited parking - Right-of-way. No light or heavy duty vehicle shall be parked on the public right-of-way except during a short-term delivery, pick-up, or service activity, provided that: a. The vehicle is parked in the direction of traffic; b. The vehicle does not obstruct a sidewalk or create a hazard due to blocking visibility of traffic and/or pedestrians; c. The vehicle can be parked and moved without causing damage to the public right-of-way; and d. The parked vehicle does not block the view of a principal structure's front door or address numbers.

Violation Text

Parking in the Right of Way, not in compliance with standards.

Violation Corrective Action(s)

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.

Tony Brehon
Inspector
Neighborhood Development Services
e-mail:abrehon@northportfl.gov



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 10/07/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8336 8636 92

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 10/07/2025 14:18

ORIGINAL INTENDED RECIPIENT:

GASPARD SENAT

NICOLE SENAT

2809 DUMONT LN

NORTH PORT FL 34286-3617

Case Number: CECASE-25-03089

Parcel ID: 1003016705

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

DATE PRODUCED: 11/4/2025 3:52 AM

CITY OF NORTH PORT:

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

9214 8901 9403 8336 8636 92

Our records indicate that this item was RETURNED TO SENDER.

ORIGINAL INTENDED RECIPIENT:

GASPARD SENAT

NICOLE SENAT

2809 DUMONT LN

NORTH PORT, FL 34286-3617

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

Return Reference Number:



Mailer: City of North Port

Date Produced: 11/04/2025

ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8336 8636 92. Our records indicate that this item was delivered on 11/03/2025 at 11:28 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:

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

Customer Reference Number: C6260312.38134019

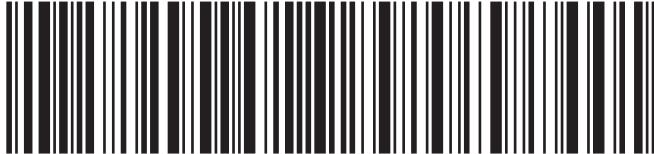
Return address:

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


Recipient address:

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

MAILING DATE: 10/07/2025
DELIVERY DATE: 11/03/2025

USPS CERTIFIED MAIL


9214 8901 9403 8336 8636 92

USPS Tracking Label Number: 9214 8901 9403 8336 8636 92
USPS Tracking History

	Location	Date / Time
PRE-SHIPMENT INFO SENT USPS AWAITS ITEM	NORTH PORT,FL 34286	10/07/2025 09:58
SHIPMENT RECEIVED ACCEPTANCE PENDING	NORTH PORT,FL 34286	10/07/2025 14:18
ORIGIN ACCEPTANCE	NORTH PORT,FL 34286	10/09/2025 10:19
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/09/2025 11:34
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/10/2025 01:20
NO AUTHORIZED RECIPIENT AVAILABLE	NORTH PORT,FL 34286	10/10/2025 12:54
AVAILABLE FOR PICKUP	NORTH PORT,FL 34287	10/11/2025 10:52
REMINDER TO SCHEDULE REDELIVERY	NORTH PORT,FL 34286	10/15/2025 03:48
PACKAGE RETURN NOTICE GENERATED	NORTH PORT,FL 34286	10/25/2025 04:05
UNCLAIMED/BEING RETURNED TO SENDER	NORTH PORT,FL 34287	10/25/2025 09:53
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/28/2025 17:12
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/29/2025 09:04
DEPARTED USPS REGIONAL FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/30/2025 07:59
PROCESSED THROUGH USPS FACILITY	FORT MYERS FL DISTRIBUTION CENT 33913	10/30/2025 09:23
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	10/31/2025 06:08
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/01/2025 00:06
PROCESSED THROUGH USPS FACILITY	SARASOTA FL DISTRIBUTION CENTER 34260	11/02/2025 21:51
RETURN TO SENDER LEFT WITH INDIVIDUAL	NORTH PORT,FL 34286	11/03/2025 11:28



PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/18/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8343 1303 50

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 11/18/2025 14:34

ORIGINAL INTENDED RECIPIENT:

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

Case Number: CECASE-25-03089

Parcel ID: 1003016705

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