



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

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Petitioner,

}

vs.

}

SENAT NICOLE, SENAT GASPARD

}

Respondent(s)

}

CASE NO.: CECASE-25-03089

ADDRESS OF VIOLATION:

}

2809 DUMONT LN NORTH PORT, FL, 34286-4286

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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

Anthony L 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 5th day of February, 2026 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.

SENAT NICOLE, SENAT GASPARD

Respondent(s)

ADDRESS OF VIOLATION:

2809 DUMONT LN NORTH PORT, FL, 34286-4286

Parcel ID.: 1003016705

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CASE NO.: CECASE-25-03089

CERTIFIED MAIL NO.:

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. 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 Toale

JAMES L TOALE

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 - Clerk of Court
D2BE2045940849C...



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.

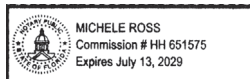
DATED: January 12, 2026.

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