



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.

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SANDOVAL GIAN F ARROYO & ROMAN
NICOLE JAZMIN PRADA

}

Respondent(s)

}

CASE NO.: CECASE-25-03182

ADDRESS OF VIOLATION:

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1313 WISE DR NORTH PORT, FL, 34286-4286

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Parcel ID.: 0981046246

}

STATE OF FLORIDA

:

: ss

COUNTY OF SARASOTA

:

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

AFFIDAVIT OF POSTING

On 11/24/2025 the Respondent(s) was served with a NOTICE OF MANDATORY HEARING by posting said Notice at 1313 WISE DR NORTH PORT, FL, 34286-4286, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 01/02/2026

**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 2nd day of January, 2026 by Tony Brehon.

Notary public - State of Florida

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.

GIAN F SANDOVAL

NICOLE JAZMIN ROMAN

3623 PIN OAKS ST

SARASOTA, FL 34232-1237

Respondent(s)

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CASE NO.: CECASE-25-03182

CERTIFIED MAIL NO.: 11/21/2025

)

ADDRESS OF VIOLATION:

1313 Wise Dr

North Port, FL 34286

PARCEL ID.: 0981046246

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NOTICE OF MANDATORY HEARING

Pursuant to the attached Affidavit of Violation dated 11/20/2025, **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 10/30/2025, 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.

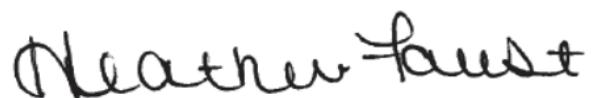
A copy of the ORDER FOR COMPLIANCE and ORDER ASSESSING ADMINISTRATIVE FINE(S) shall be provided to you by Certified Mail, Return Receipt Requested, within fifteen (15) days following the date the orders are rendered.

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.



Heather Faust
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 3623 PIN OAKS ST , SARASOTA, FL 34232-1237.

DATED: November 21st, 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.

GIAN F SANDOVAL

NICOLE JAZMIN ROMAN

3623 PIN OAKS ST

SARASOTA, FL 34232-1237

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Respondent(s)

CASE NO.: CECASE-25-03182

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ADDRESS OF VIOLATION:

1313 Wise Dr

North Port, FL 34286

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PARCEL ID.: 0981046246

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 10/30/2025, by first class mail, a copy of which is attached.

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

Tree Removal

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

Violation Description

2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense: 1. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6. 2. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization. 3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, \$15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation. 4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(bl)(l)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

Violation Text

Tree removal without permit.

Violation Corrective Action(s)

Attend the required Code Enforcement Hearing to states facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

(3) Field Inspection Notes:

Posted on property ,Tree removal no permit,Violation remains

DATED: 11/20/2025

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 20 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**

GIAN F SANDOVAL
3623 PIN OAKS ST
SARASOTA, FL 34232-1237

DATE: October 30, 2025

CASE NO.: CECASE-25-03182
REAL PROPERTY ADDRESS: 1313 Wise Dr, North Port, FL 34286
LOTS 45 & 46, BLK 462, 8TH ADD
PARCEL ID: 0981046246
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

2-511. NPCC - Fines and liens (b) Fine. (1) A fine imposed pursuant to this section shall not exceed the following amounts, unless otherwise provided by this Code or the Unified Land Development Code: b. Fines for violation of specific sections of the Unified Land Development Code, Chapter 6, Article VII. Tree Protection Regulations. Each unauthorized removal of a single tree regulated by this chapter shall be a separate violation or offense: 1. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for harmful acts as described in Unified Land Development Code Chapter 6. 2. \$100.00 per diameter inch at breast height (DBH) for each tree and \$200.00 per DBH for each heritage tree up to a maximum of \$5,000.00 per tree for conducting an activity that requires authorization pursuant to Unified Land Development Code Chapter 2 without first obtaining that authorization. 3. In a case where tree removal has occurred and the number of trees removed is unable to be determined, \$15,000.00 fine shall be assessed per each 10,000 square feet of lot/parcel or fraction thereof. Each 10,000 square feet constitutes a separate violation. 4. When the city collects fines or receives payments of liens associated with violations described in Sec. 2-511.(bl)(l)b, those funds shall be deposited into the city's environmental protection fund as described in Unified Land Development Code Chapter 6, Article I, Section 6.1.3.

Violation Text

Tree removal without permit.

Violation Corrective Action(s)

Attend the required Code Enforcement Hearing to states facts concerning this violation. (Chapter 2 - Administration Article 9 - Code Enforcement Section 2-511(B)(1)(B) Fines and Liens)

FINES SHALL BE ASSESSED:

FAILURE TO CORRECT THE DEFICIENCIES on the date specified above will result in an AFFIDAVIT OF VIOLATION to be filed with the Hearing Officer, charging you with the violation(s) set out above. A HEARING WILL BE HELD AT WHICH YOU SHALL ATTEND. If the Hearing Officer finds a violation exists, administrative fine(s) shall be assessed for each day the violation exists beyond the date for compliance as determined by the Hearing Officer.

The fines which may be imposed include:

| | |
|--|---|
| Violation of North Port City Code: | Daily Fine Shall Not Exceed - \$10.00 per day Maximum Cumulative Fine - \$1,000.00 |
| Violation of Unified Land Development Code: | Daily Fine Shall Not Exceed - \$25.00 per day Maximum Cumulative Fine - \$2,000.00 |
| Violation of Florida Building Code: | Daily Fine Shall Not Exceed - \$50.00 per day Maximum Cumulative Fine - \$5,000.00 |
| Violation of Florida Building Code as it pertains to unsafe building abatement as determined by the Building Official: | Daily Fine Shall Not Exceed - \$250.00 per day There Is No Maximum Cumulative Fine Cap |
| For any repeat Violations: | Maximum Cumulative Fine \$25,000.00 |

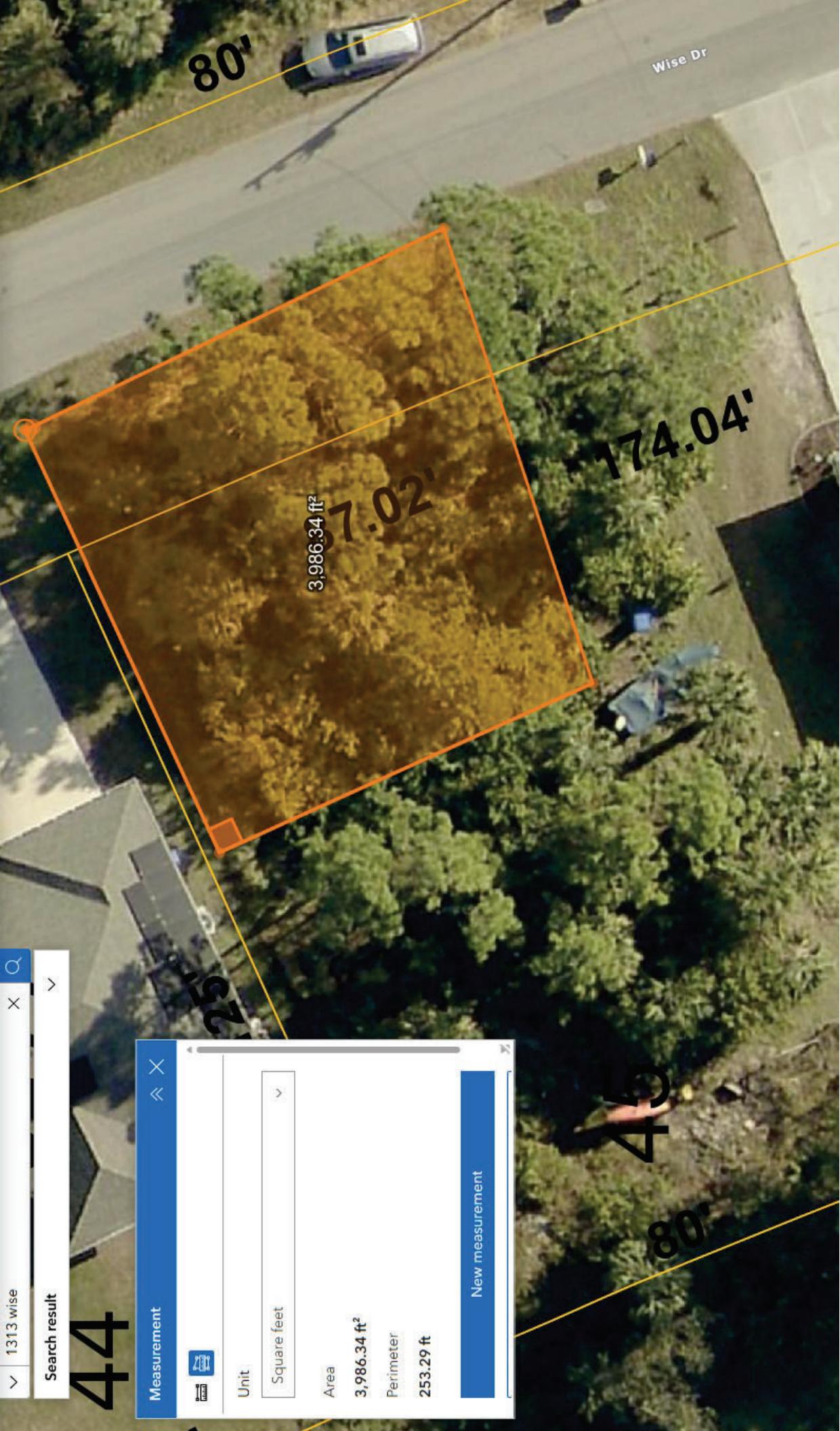
A fine imposed pursuant to this section shall continue to accrue until the violator comes into compliance, and such compliance is confirmed in accordance with §2-511(C), or until the Maximum Cumulative Fine has been reached, as defined in §2-511(b)(5).

LIEN(S) MAY BE PLACED:

A certified copy of an order assessing an administrative fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. No lien shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction.

If you have any questions concerning this notice or to schedule a reinspection, please contact the following inspector:

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





PROOF OF ACCEPTANCE (ELECTRONIC)

PRODUCED DATE: 11/21/2025

CITY OF NORTH PORT:

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

9214 8901 9403 8343 8451 48

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

SHIPMENT RECEIVED ACCEPTANCE PENDING NORTH PORT,FL 34286 11/21/2025 14:21

ORIGINAL INTENDED RECIPIENT:

SANDOVAL GIAN F ARROYO SANDOVAL GIAN F
ARROYO ROMAN NICOLE JAZMIN PRADA
3623 PIN OAKS ST
SARASOTA FL 34232-1237

Case Number: CECASE-25-03182

Parcel ID: 0981046246

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

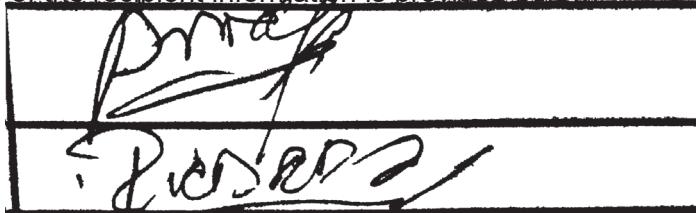
Mailer: City of North Port

Date Produced: 11/25/2025

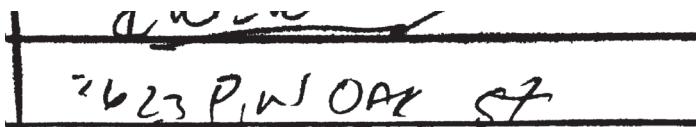
ConnectSuite Inc.:

The following is the delivery information for Certified Mail™/RRE item number 9214 8901 9403 8343 8451 48. Our records indicate that this item was delivered on 11/24/2025 at 04:22 p.m. in SARASOTA, FL 34232. 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:

SANDOVAL GIAN F ARROYO, SANDOVAL GIAN F
ARROYO, ROMAN NICOLE JAZMIN PRADA
3623 PIN OAKS ST
SARASOTA, FL 34232-1237

Customer Reference Number: C6379041.38865902

**Return address:**

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

MAILING DATE: 11/21/2025
DELIVERY DATE: 11/24/2025

Recipient address:

SANDOVAL GIAN F ARROYO,SANDOVAL GIAN F ARROYO,ROMAN NICOLE JAZMIN PRADA
3623 PIN OAKS ST
SARASOTA, FL 34232-1237

USPS CERTIFIED MAIL

9214 8901 9403 8343 8451 48

USPS Tracking Label Number: 9214 8901 9403 8343 8451 48

| USPS Tracking History | Location | Date / Time |
|---|---------------------------------------|------------------|
| PRE-SHIPMENT INFO SENT USPS AWAITS ITEM | NORTH PORT,FL 34286 | 11/21/2025 07:07 |
| SHIPMENT RECEIVED ACCEPTANCE PENDING | NORTH PORT,FL 34286 | 11/21/2025 14:21 |
| ORIGIN ACCEPTANCE | NORTH PORT,FL 34286 | 11/22/2025 21:12 |
| PROCESSED THROUGH USPS FACILITY | TAMPA,FL 33630 | 11/22/2025 22:27 |
| PROCESSED THROUGH USPS FACILITY | SARASOTA FL DISTRIBUTION CENTER 34260 | 11/23/2025 13:02 |
| DELIVERED LEFT WITH INDIVIDUAL | SARASOTA,FL 34232 | 11/24/2025 16:22 |

CASE NUMBER: CECASE-25-03182
PARCEL ID: 0981046246