



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. }

DONGREEN YU YOUNG }

Respondent(s) }

CASE NO.: CECASE-25-02013

ADDRESS OF VIOLATION: }

4394 WORCESTER AVE NORTH PORT, FL, 34287-4287 }

Parcel ID.: 0989028704 }

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 ORDER FOR COMPLIANCE NOTICE OF HEARING TO ASSESS ADMINISTRATIVE FINE by posting said Notice at 4394 WORCESTER AVE NORTH PORT, FL, 34287-4287, a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

DATED: 02/05/2026

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 5th day of February, 2026 by Tony Brehon.

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

HEARING OFFICER

CITY OF NORTH PORT, FLORIDA	}	
Petitioner,	}	
vs.	}	
DONGREEN YU YOUNG	}	
Respondent(s)	}	CASE NO.: CECASE-25-02013
ADDRESS OF VIOLATION:	}	CERTIFIED MAIL NO.:
4394 WORCESTER AVE NORTH PORT, FL, 34287-4287	}	
Parcel ID.: 0989028704	}	

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 01/22/2026. Based upon the testimony heard and the evidence presented, the HEARING OFFICER established the following FINDINGS OF FACT in this cause:

- Respondent(s), DONGREEN YU YOUNG, own(s) the property commonly known as 4394 Worcester Ave, North Port, Sarasota County, Florida LOT 4 BLK 287 1ST ADD TO PORT CHARLOTTE, a subdivision according to Plat thereof, of the Public Records of Sarasota County, Florida.
- Code Enforcement Inspector Anthony Brehon served the Respondent(s) a Notice of Violation, dated 07/23/2025.
- 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:

- Respondent’s actions constitute a violation of:
 - Excessive Growth - Grass/Weeds (Hearing) | 302.4 IPMC
 - Overgrown construction site.

Based upon the FINDINGS OF FACT and CONCLUSION(s) OF LAW, and upon consideration, it is thereupon

ORDERED that:

- Respondents(s) shall correct the violation(s) by promptly
 - Cut grass and/or weeds on the property within ten (10) days from the date of this Notice.
- If Respondent(s) fail(s) to correct the violation(s) by **February 16, 2026**, RESPONDENT MAY BE ASSESSED THE SUM OF **\$10** per day, beginning **02/17/2026**, 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**, has been reached.

7. Respondent(s) shall attend a hearing before the HEARING OFFICER scheduled for **02/26/2026 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.

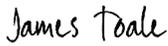
As soon as compliance is achieved, Respondent(s) shall notify the Code Enforcement Division IN WRITING to request a re-inspection. Respondent shall provide to:

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 January 22nd, 2026.

Signed by:


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 337 E MALDEN AVE S LEHIGH ACRES, FL 33974.

COS Date: 01/28/2026

Signed by:


Trysta Cassell - City of Northport



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.

YU YOUNG DONGREEN

Respondent(s)

CASE NO.: CECASE-25-02013

ADDRESS OF VIOLATION:
4394 Worcester Ave
North Port, FL 34287
PARCEL ID.: 0989028704

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 337 E MALDEN AVE S, LEHIGH ACRES, FL 33974 a copy of which is attached.

FURTHER AFFIANT SAYETH NAUGHT.

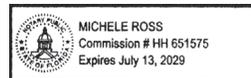
DATED: January 12, 2026.

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 _____



Property Record Information for 0989028704

Ownership:

DONGREEN YU YOUNG
 337 E MALDEN AVE S, LEHIGH ACRES, FL, 33974

Situs Address:

4394 WORCESTER AVE NORTH PORT, FL, 34287

Land Area: 10,000 Sq.Ft.

Municipality: City of North Port

Subdivision: 1500 - PORT CHARLOTTE SUB 01

Property Use: 0001 - Res-New Construction Not Substantially Complete

Status: OPEN

Sec/Twp/Rge: 27-39S-21E

Census: 121150027363

Zoning: R1 - RESIDENTIAL LOW

Total Living Units: 0

Parcel Description: LOT 4 BLK 287 1ST ADD TO PORT CHARLOTTE

Buildings

Vacant Land

Extra Features

There are no extra features associated with this parcel

Values

<u>Year</u>	<u>Land</u>	<u>Building</u>	<u>Extra Feature</u>	<u>Just</u>	<u>Assessed</u>	<u>Exemptions</u>	<u>Taxable</u>	<u>Cap</u> ⁱ
2025	\$17,500	\$0	\$0	\$17,500	\$10,634	\$0	\$10,634	\$6,866
2024	\$20,900	\$0	\$0	\$20,900	\$9,667	\$0	\$9,667	\$11,233
2023	\$23,000	\$0	\$0	\$23,000	\$8,788	\$0	\$8,788	\$14,212
2022	\$19,100	\$0	\$0	\$19,100	\$7,989	\$0	\$7,989	\$11,111
2021	\$10,000	\$0	\$0	\$10,000	\$7,263	\$0	\$7,263	\$2,737
2020	\$9,500	\$0	\$0	\$9,500	\$6,603	\$0	\$6,603	\$2,897
2019	\$10,000	\$0	\$0	\$10,000	\$6,003	\$0	\$6,003	\$3,997
2018	\$8,900	\$0	\$0	\$8,900	\$5,457	\$0	\$5,457	\$3,443
2017	\$5,600	\$0	\$0	\$5,600	\$4,961	\$0	\$4,961	\$639
2016	\$5,200	\$0	\$0	\$5,200	\$4,510	\$0	\$4,510	\$690

Property taxes may be affected with change in ownership. When buying real estate, you should not assume that property taxes will remain the same. Use our [tax estimator](#) to estimate your new taxes.

Current Exemptions

Homestead Property: No

There are no exemptions associated with this parcel.

Sales & Transfers

<u>Transfer Date</u>	<u>Recorded Consideration</u>	<u>Instrument Number</u>	<u>Qualification Code</u>	<u>Grantor/Seller</u>	<u>Instrument Type</u>
7/13/2012	\$17,400	2012102350	03	DMX ENTERPRISE INC,	WD
6/12/2012	\$1,300	2012081546	03	REISER,KENNETH	WD
3/2/2006	\$57,500	2006055802	01	PALIY,ANATOLIY	WD
8/26/2005	\$47,000	2005197944	01	SHCHAVLINSKAYA,VALENTINA	WD
7/9/2005	\$65,000	2005155459	X2	PEDUZZI SAMUEL C,	WD
9/20/1990	\$100	2244/2589	11	DROSKE EDWARD A	WD
6/1/1970	\$1,000	846/584	01		NA

Associated Tangible Accounts

There are no associated tangible accounts for this parcel

FEMA Flood Zone Information provided by Sarasota County Government

 Different portions of a property can be in different flood zones. Click to view the [Flood Zone Map](#).

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA</u>
0387G	OUT	OUT	X	120279		OUT

** For more information on flood and flood related issues specific to this property, call (941) 240-8050

*** Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

FEMA Flood Zone Data provided by Sarasota County Government as of 1/26/2026

For general questions regarding the flood map, call (941) 861-5000.

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 0090 65

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:

DONGREEN YU YOUNG
337 E MALDEN AVE S
LEHIGH ACRES FL 33974

Case Number: CECASE-25-02013

Parcel ID: 0989028704