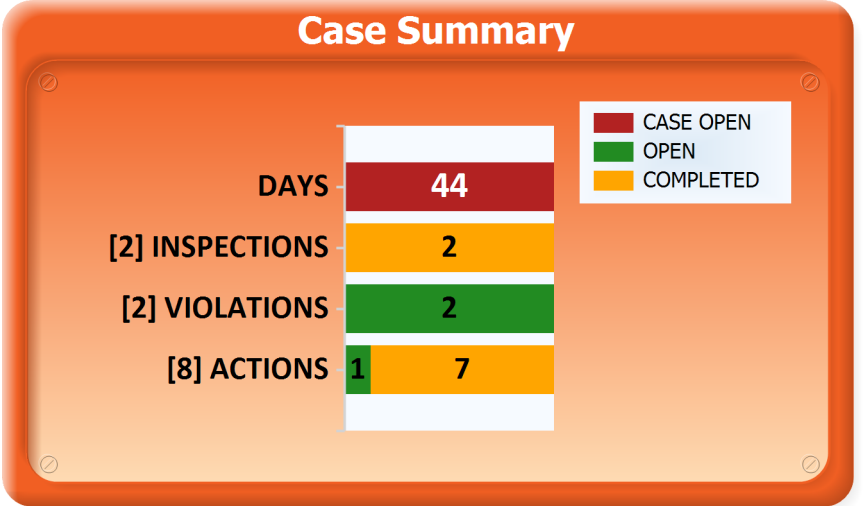


Description:			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 4/28/2026	Closed:	Last Action: 6/11/2026	Flw Up: 5/18/2026
Site Address: 535 NW 19TH AVE OCALA, FL 34475			
Site APN: 22516-000-00		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MORNING DEW ESTATE LLC	1512 CAMPHOR COVE DR LUTZ, FL 33549-5800			
RESPONDENT 1	MORNING DEW ESTATE LLC	1512 CAMPHOR COVE DR LUTZ, FL 33549			
RESPONDENT 2	WARREN, DARRELL	REGISTERED AGENT LUTZ, FL 33549			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$4.41	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$26.47	\$0.00						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
Total Paid for INSPECTION FEES:			\$32.42	\$0.00						
TOTALS:			\$129.29	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0571

SECTION 34-98 MISCELLANEOUS NUISANCES	CHARLES HANNAH	4/29/2026				Filth, the contents of cesspools or other offensive substances detrimental to health, thrown, placed or allowed to remain in or upon private premises. Sewage being pumped into yard and wooded area and no septic tank inoperable. Please contact the City of Ocala for connection to sewer. Compliance is May 18, 2026.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED		4/29/2026				Standard Housing Code. Side door broken and will not secure, bath window will not open, front wall outlets inoperable, kitchen window will not remain open, no screens of windows, dining room window will not open, no heat, smoke detectors inoperable, Bedroom 1 windows blocked and won't open. Bedroom 2 outlets inoperable, window will not open, roof leaks covered by paint. Roof leaks overall and covered by tarp. Soffit rotten and needs repaired. Please correct all violations on or before May 18, 2026.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	4/29/2026	4/29/2026			Standard Housing Code. Side door broken and will not secure, bath window will not open, front wall outlets inoperable, kitchen window will not remain open, no screens of windows, dining room window will not open, no heat, smoke detectors inoperable, Bedroom 1 windows blocked and won't open. Bedroom 2 outlets inoperable, window will not open, roof leaks covered by paint. Roof leaks overall and covered by tarp. Sewage is being pumped out into yard and no operable septic system. Roof soffit rotten. See CE26-0556, 0568, 0570
COMPLIANCE	OSF	5/18/2026	5/18/2026	COMPLETED		Compliance date on NOVPH.

COMPLIANCE	OSF	5/18/2026	5/18/2026	COMPLETED	On 5/18/2026 I did a hearing inspection and observed that nothing has been done. No new permits have been submitted. Also, I spoke with some of the tenants at this property and they told me nothing has changed. All the waste is still going to the back yard and everything smells.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH MAILED 9489 0090 0027 6697 0313 61 MORNING DEW ESTATE LLC WARREN DARRELL (REGISTERED AGENT) 1512 CAMPHOR COVE DR LUTZ, FL. 33549-5800
PREPARE NOTICE	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH X 2 MORNING DEW ESTATE LLC 1512 CAMPHOR COVE DR LUTZ FL 33549-5800 WARREN, DARRELL REGISTERED AGENT 1512 CAMPHOR COVE DR. LUTZ, FL 33549
FIELD POSTING	CHARLES HANNAH	4/30/2026	4/30/2026	NOVPH READY FOR POSTING Posted
CONTACT	JENNIPHER L BULLER	5/5/2026	5/5/2026	Property owner Darrell Warren 718-781-8036 came to the office concerning the case.

EMAIL	OSIAS FERREIRA	5/6/2026	5/6/2026	From: David M. Smith <DMSmith@ocalafl.gov> Sent: Tuesday, May 5, 2026 1:34 PM To: Steven Carroll <scarroll@ocalafl.gov>; Richard Ragosta <RRagosta@ocalafl.gov>; Ron B. Moore <rbmoore@ocalafl.gov> Cc: Moshe Richardson <mrichardson@ocalafl.gov>; Richard Knight <RSKnight@ocalafl.gov>; Hector Colon <HColon@ocalafl.gov>; CLStaff <Clstaff@Ocalafl.gov>; Brandi Martinez <BMartinez@ocalafl.gov> Subject: Re: dye test This dye test has been completed. We dye tested both duplexes on the property and no dye came through the city gravity sewer main. While on site the tenant did show me what looked to be a septic tank with a hose tied into a pvc pipe going into the woods and some other questionable sewer problems.
				Find the Respondent(s) guilty of violating city code section(s): 34-98 and 82-151 and order to: 1.) (a) Cease the free discharge of sewage onto the property. Clean the property grounds fully and properly removing any discharged sewage or other offensive substances detrimental to health, thrown, placed or allowed to remain in or upon the property by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, the City may enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the property grounds, fully and properly removing any discharged sewage or other offensive substances detrimental to health, thrown, placed or allowed to remain in or upon the property. Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-98 by the City, a \$100.00 service fee shall be applied pursuant to

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	6/3/2026	section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, National Electric Code, and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance Section 82-151- Standard Housing Code adopted, this includes, but is not limited to water supply; heating facilities; screens on windows; minimum electrical systems; smoke detector system; roofs; interior floors, walls, and ceilings; interior doors and hardware; and care of premises. All required permits shall be obtained by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; (b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code, as adopted in City Ordinance 82-151, that does not require a permit shall be completed by the Respondent(s) by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, subsection (c) shall apply; (c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$200.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
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				3,) Pay the cost of prosecution of \$129.29 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2026 Property Record Card

22516-000-00

[GOOGLE Street View](#)

Prime Key: 561029

[MAP IT+](#)

Current as of 4/27/2026

Property Information

[M.S.T.U.](#)

[PC:](#) 08

Acres: .56

MORNING DEW ESTATE LLC
1512 CAMPHOR COVE DR
LUTZ FL 33549-5800

Taxes / Assessments:

Map ID: 162

[Millage:](#) 1001 - OCALA

Less Situs

Situs: 521 NW 19TH AVE OCALA

Situs: 531 NW 19TH AVE OCALA

Situs: 533 NW 19TH AVE OCALA

Situs: 535 NW 19TH AVE OCALA

2025 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$295,800
Total Assessed Value	\$295,800
Exemptions	\$0
Total Taxable	\$295,800

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$25,267	\$221,458	\$854	\$295,800	\$295,800	\$0	\$295,800
2024	\$25,267	\$245,818	\$961	\$271,320	\$271,320	\$0	\$271,320
2023	\$36,096	\$111,715	\$712	\$247,860	\$247,860	\$0	\$247,860

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7920/1293	11/2022	05 QUIT CLAIM	0	U	I	\$100
7841/1593	07/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$350,000
6987/0280	04/2019	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$60,000
6717/1011	12/2017	71 DTH CER	0	U	I	\$100
6987/0277	10/2017	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$105,000
6669/1503	10/2017	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
6662/0640	10/2017	41 CORP	8 ALLOCATED	U	I	
6662/0633	04/2014	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	
6012/1882	03/2014	07 WARRANTY	7 PORTIONUND INT	U	I	
6192/1464	09/2013	71 DTH CER	0	U	I	\$100

6662/0635	12/2010	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$52,500
6165/1241	12/2010	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5516/1362	12/2010	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
5456/0989	12/2010	41 CORP	9 UNVERIFIED	U	I	\$105,000
5441/0775	11/2010	31 CERT TL	0	U	I	\$39,500
3351/0439	08/2001	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21
 PLAT BOOK F PAGE 057
 Ocala Acres
 BLK C LOTS 5.6.7.8

[Land Data - Warning: Verify Zoning](#)

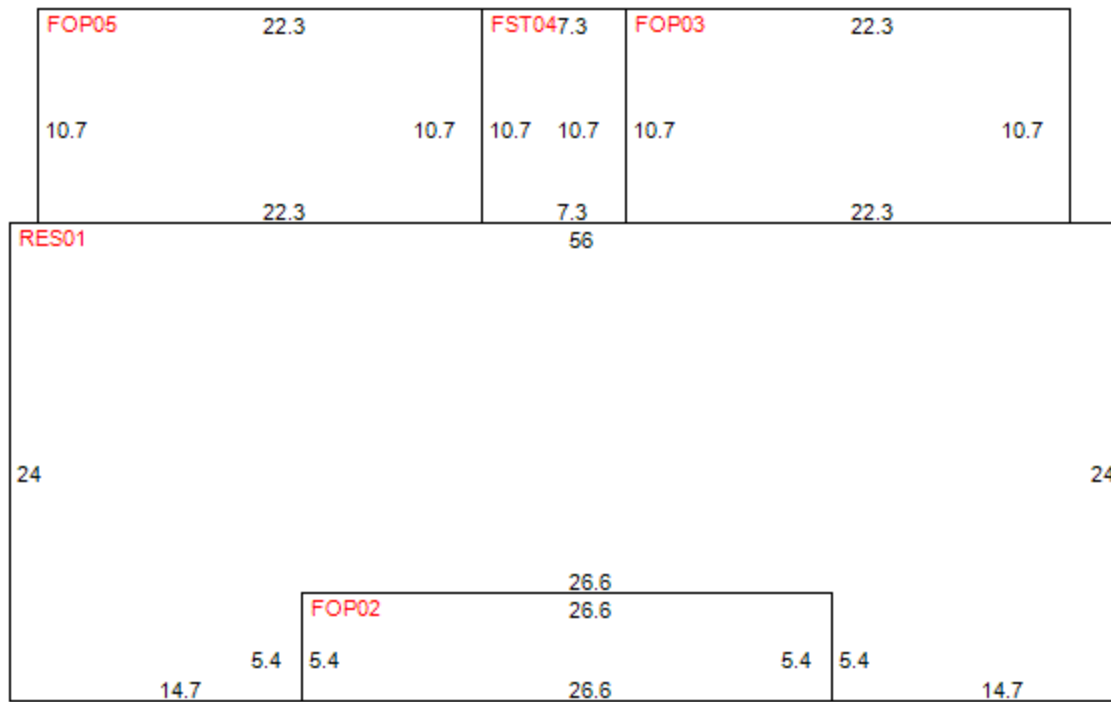
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0810		188.0	129.0	R3	188.00	FF							
Neighborhood 4709													
Mkt: 8 70													

[Traverse](#)

Building 1 of 2

RES01=L14,7U5,4L26,6D5,4L14,7U24R56D24.L14,7
 FOP02=U5,4L26,6D5,4R26,6.R15U24L3
 FOP03=U10,7L22,3D10,7R22,3.L22,3
 FST04=U10,7L7,3D10,7R7,3.L7,3

FOP05=U10,7L22,3D10,7R22,3.



Building Characteristics

Improvement	2F - DUPLEX- 02 FAMILY RESID	Year Built 1973
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	12/21/2020 by 228	Architecture X - DUPLEX
		Base Perimeter 171

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	1,200	1,200
FOP 0201	- NO EXTERIOR	1.00	1973	N	0 %	0 %	144	144
FOP 0301	- NO EXTERIOR	1.00	1973	N	0 %	0 %	239	239
FST 0424	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	78	78
FOP 0501	- NO EXTERIOR	1.00	1973	N	0 %	0 %	239	239

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths:	Dishwasher: N
SHNGL	Wall Finish: 16 DRYWALL-PAINT	0	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths:	Garbage Compactor:
Heat Meth 2: 00		2	N

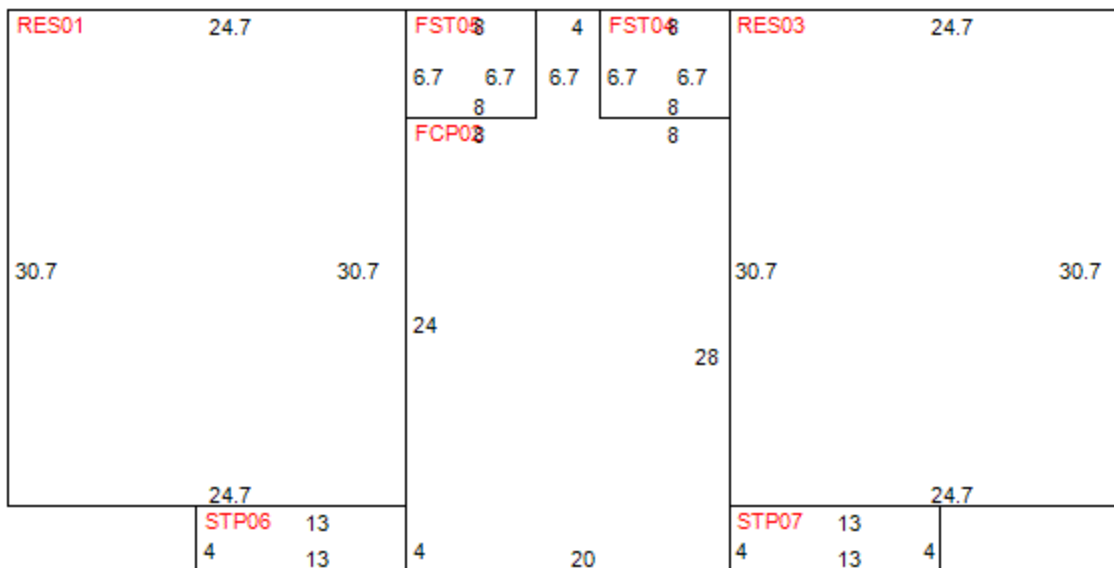
Foundation: 7 BLK PERIMETER Heat Fuel 2: 00
A/C: N Fireplaces: 0

2 Fixture Baths: Intercom: N
0 Vacuum: N
Extra Fixtures: 4

[Traverse](#)

Building 2 of 2

RES01=L24,7U30,7R24,7D30,7.
FCP02=D4R20U28L8U6,7L4D6,7L8D24.R20
RES03=R24,7U30,7L24,7D30,7.U30,7
FST04=L8D6,7R8U6,7.D6,7L12
FST05=L8U6,7R8D6,7.L8D24
STP06=L13D4R13U4.R20
STP07=R13D4L13U4.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 12/21/2020 by 228

Year Built 1973
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Type	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	758	758
FCP 0201	- NO EXTERIOR	1.00	1973	N	0 %	0 %	587	587
RES 0324	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	758	758
FST 0424	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	54	54
FST 0524	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	54	54
STP 0601	- NO EXTERIOR	1.00	1973	N	0 %	0 %	52	52
STP 0701	- NO EXTERIOR	1.00	1973	N	0 %	0 %	52	52

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: N
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 4	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0		Vacuum: N
A/C: N			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	408.00	SF	20	2000	3	0.0	0.0
144 PAVING ASPHALT	391.00	SF	5	2000	1	0.0	0.0

Appraiser Notes

BLDG01= 521 (L) & 533 (R) (12-21-2020 BOTH UNITS RENTED)
BLDG02= 531 (L) & 535 (R) (12-21-2020 BOTH UNITS RENTED)

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-2279	12/4/2019	4/14/2020	INTERIOR REPAIR/RENOVATION UNIT #535
BLD19-1585	8/13/2019	-	REPAIR/RENOVATION
BLD19-1587	8/13/2019	12/20/2019	INTERIOR REPAIR/RENOVATION UNIT #531



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 11/14/2022 02:11:08 PM
FILE #: 2022160709 OR BK 7920 PGS 1293-1294
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by:
Kristopher A. Vanderlaan
36 SE 15th Terrace
Ocala, Florida 34471

When recorded return to:
Sundial Realty Solutions, LLC
17 Locust Run
Ocala, FL 34472

(Space above this line reserved for recording office use only)

QUIT-CLAIM DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: EWDL, LLC
14201 Yacht Club Blvd.
Seminole, FL 33776

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: SUNDIAL REALTY SOLUTIONS, LLC
17 Locust Run
Ocala, FL 34472

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

LOTS 5, 6, 7 AND 8, BLOCK C, OCALA ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "F", PAGE 57, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 22516-000-00.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I convey, remise (to give up a claim), and quit claim (transfer without warranty) to you any interest I may have in and to the Real Property.

7. NOT HOMESTEAD

I represent and warrant that the Real Property is neither the homestead or residence of myself or a member of my family, nor is the Real Property adjacent to the homestead or residence of myself or a member of my family.

Executed on November 14, 2022.

EWDL, LLC, a Florida limited liability company

By: [Signature] 11/14/2022
(Date)
DAVID LOVECE
MANAGING MEMBER
EWDL, LLC
14201 Yacht Club Blvd.
Seminole, FL 33776

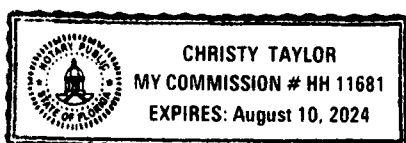
Signed in the presence of:
[Signature]
Print: Daryelle D. Davis (Date)
Address: 4550 NW 82nd Ct Ocala, FL
Witness

Signed in the presence of:
[Signature]
Print: CURTIS POWELL (Date)
Address: 1815 NW 24th St, Ocala FL
Witness

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 14 day of November, 2022, by DAVID LOVECE, MANAGING MEMBER of EWDL, LLC, a Florida corporation, on behalf of the corporation. DAVID LOVECE is personally known to me or has produced FLDL as identification.

[Signature]
Notary Public - State of Florida





City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

04/30/2026

MORNING DEW ESTATE LLC
WARREN DARRELL (REGISTERED AGENT)
1512 CAMPHOR COVE DR
LUTZ, FL. 33549-5800

Respondent(s) _____ /

Location of Violation: 535 NW 19TH AVE|22516-000-00

Case Number: CE26-0571

Inspector Assigned: Charles Hannah

Required Compliance Date: 05/18/2026

Public Hearing Date & Time: 06/11/2026 17:30

Violation(s) and How to Abate:

SECTION 34-98 MISCELLANEOUS NUISANCES

Filth, the contents of cesspools or other offensive substances detrimental to health, thrown, placed or allowed to remain in or upon private premises. Sewage being pumped into yard with no septic system or inoperable

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Standard Housing Code. Side door broken and will not secure, bath window will not open, front wall outlets inoperable, kitchen window will not remain open, no screens of windows, dining room window will not open, no heat, smoke detectors inoperable, Bedroom 1 windows blocked and won't open. Bedroom 2 outlets inoperable, window will not open, roof leaks covered by paint. Roof leaks overall and covered by tarp. Soffit rotten and needs repaired

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Charles Hannah Code Inspector
channah@ocalafl.gov
352-615-3108

CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: CE26-0571

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

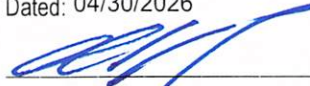
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Charles Hannah, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 04/30/2026 post the Notice of Violation & Public Hearing to the property, located at 535 NW 19TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

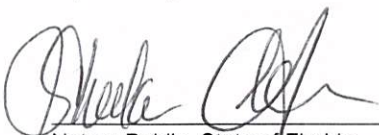
FURTHER, AFFIANT SAYETH NAUGHT.

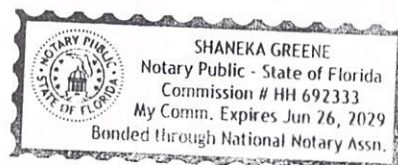
Dated: 04/30/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

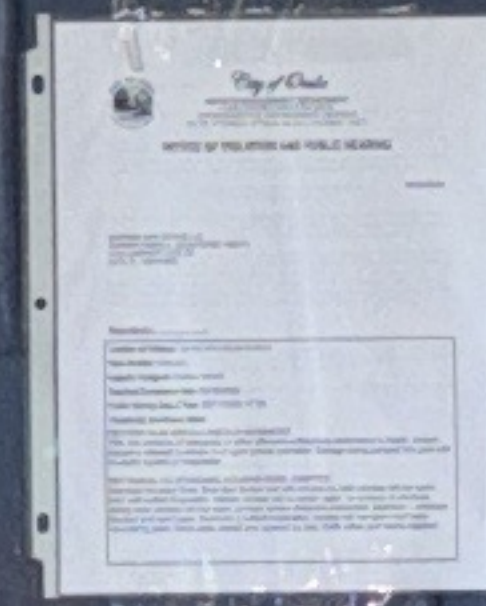
SWORN TO (or affirmed) before me: 04/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





535



City of Ocala
Code Enforcement Division
4/30/26, 9:02 AM





City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

04/30/2026

MORNING DEW ESTATE LLC
WARREN DARRELL (REGISTERED AGENT)
1512 CAMPHOR COVE DR
LUTZ, FL. 33549-5800

Respondent(s) _____ /

Location of Violation: 535 NW 19TH AVE 22516-000-00
Case Number: CE26-0571
Inspector Assigned: Charles Hannah
Required Compliance Date: 05/18/2026
Public Hearing Date & Time: 06/11/2026 17:30
Violation(s) and How to Abate: SECTION 34-98 MISCELLANEOUS NUISANCES Filth, the contents of cesspools or other offensive substances detrimental to health, thrown, placed or allowed to remain in or upon private premises. Sewage being pumped into yard with no septic system or inoperable SECTION 82-151 STANDARD HOUSING CODE ADOPTED Standard Housing Code. Side door broken and will not secure, bath window will not open, front wall outlets inoperable, kitchen window will not remain open, no screens of windows, dining room window will not open, no heat, smoke detectors inoperable, Bedroom 1 windows blocked and won't open. Bedroom 2 outlets inoperable, window will not open, roof leaks covered by paint. Roof leaks overall and covered by tarp. Soffit rotten and needs repaired

City of Ocala
Code Enforcement Division
4/30/26, 9:02 AM

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE26-0571

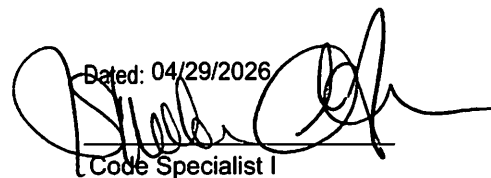
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

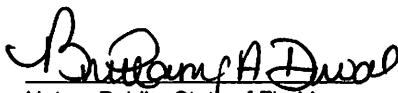
1. I did on 04/29/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

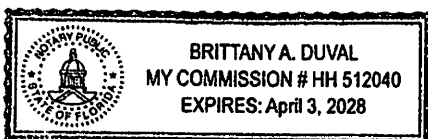
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/29/2026

[Code Specialist I]

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/29/2026 by Brittany A. Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

MapHCE26-0571

MORNING DEW ESTATE LLC
WARREN DARRELL (REGISTERED AGENT)
1512 CAMPHOR COVE DR
LUTZ, FL. 33549-5800

VACK1: 9333100079

UNC

33549-5800

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0090 0027 6697 0313 61

Label 890-05, Oct 15 2015
Pitney Bowes



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 008.86⁰
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05.19

NIXIE 339 DE 1 0005/22/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299 *2724-00622-01-39





City of Ocala
Code Enforcement Division
5/18/2026 2:17 PM



City of Ocala
Code Enforcement Division
4/29/26, 8:36 AM



City of Ocala
Code Enforcement Division
4/29/26, 8:24 AM



City of Ocala
Code Enforcement Division
4/29/26, 8:25 AM



City of Ocala
Code Enforcement Division
4/29/26, 8:26 AM



City of Ocala
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City of Ocala
Code Enforcement Division
4/29/26, 8:35 AM



City of Ocala
Code Enforcement Division
4/29/26, 8:35 AM