



Case Details - No Attachments

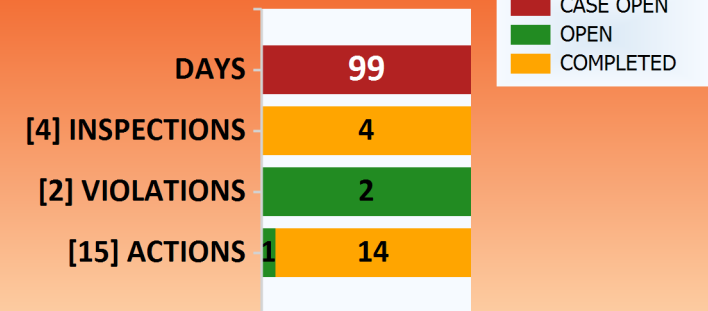
City of Ocala

Case Number

CE26-0570

Description: Unit 531			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 4/28/2026	Closed:	Last Action: 8/13/2026	Flw Up: 7/10/2026
Site Address: 531 NW 19TH AVE OCALA, FL 34475			
Site APN: 22516-000-00		Officer: OSIAS FERREIRA	
Details:			

Case Summary



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						



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CE26-0570

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						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
EMAIL	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$21.06	\$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	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$158.46	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



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City of Ocala

Case Number

CE26-0570

SECTION 34-98 MISCELLANEOUS NUISANCES	CHARLES HANNAH	4/28/2026				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 with no septic system or inoperable. Please correct and have sewer connected to City sewer by May 18, 2026.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	CHARLES HANNAH	4/28/2026				Standard Housing Code. Unit has inoperable AC and heat, screens missing on windows, roof leaks and needs repair/replaced, smoke detectors inoperable, electrical outlets inoperable, soffits are rotted, black mold has been painted over and not abated, Please have violations corrected on or before May 18, 2026.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	4/27/2026	4/28/2026	COMPLETED		While inspecting another unit on the property, I was approached by the tenant of unit 531 regarding housing conditions. Greg McClellan and I was granted permission of enter the property and the inspection revealed the following; No screens on windows, no heat or AC, ceiling in bedroom had been covered in black mold and painted over, no sewage as it is being pumped into back yard, no operable smoke detectors, soffit rotten, roof leaks and tarp placed over roof almost entirely. I left a VM for the owner and the FL Dept of Health Marion County. See CE26-0556, 0571, 0570
CASE WORK	CAN	4/28/2026	4/28/2026	COMPLETED		Left VM for owner and Evan Searcy of FL Dept of Health 352-644-2724.
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.
COMPLIANCE	OSF	7/10/2026	7/10/2026	COMPLETED	On 7/10/2026 I did a hearing inspection after the order, and they have not come into compliance, no new permits. Affidavit of non-compliance on file.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	CHARLES HANNAH	4/28/2026	4/28/2026	Tenant Tiffany McGill
CONTACT	CHARLES HANNAH	4/28/2026	4/28/2026	Owner Darrell Warren 727-432-3075. Called and left VM 4/28/26 @ 0951
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

FIELD POSTING	CHARLES HANNAH	4/30/2026	4/30/2026	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.

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



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0570

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 \$158.46 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 9489 0090 0027 6696 9933 25 MORNING DEW ESTATE LLC WARREN DARRELL (RA) 1512 CAMPHOR COVE DR LUTZ FL 33549-5800
FIELD POSTING	OSIAS FERREIRA	6/18/2026	6/18/2026	FAO READY FOR POSTING Posted at the property, affidavit of posting on file.
MASSEY	SHANEKA GREENE	8/13/2026		



City of Ocala
Code Enforcement Division
7/10/2026 9:30 AM



City of Ocala
Code Enforcement Division
4/27/26, 2:49 PM

Shaneka Greene

From: Jotform <noreply@jotform.com>
Sent: Thursday, June 11, 2026 5:08 PM
To: Code Enforcement
Subject: Re: Hearing Check-In - darrell warren



Hearing Check-In

[Download Submission PDF](#)

Code Case Number	Ce260556
Name	darrell warren
Phone Number	(727) 432-3075
Mailing Address	1512 Camphor Cove Dr., Lutz, FL, 33549
Email	darrellwarren@ymail.com
Relationship to Case	Property Owner

You can [edit this submission](#) and [view all your submissions](#) easily.

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE26-0570

Petitioner,

VS.

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

Respondent /


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/25/2026 03:29:17 PM
FILE #: 2026082371 OR BK 8945 PGS 154-156
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **MORNING DEW ESTATE LLC**, owner(s) in charge of the property described as **22516-000-00 | 531 NW 19TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 27th, 2026, and May 18th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-98 MISCELLANEOUS NUISANCES, SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MORNING DEW ESTATE LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 MISCELLANEOUS NUISANCES, SECTION 82-151 STANDARD HOUSING CODE ADOPTED** in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. 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 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.

3.) Pay the cost of prosecution of \$158.46 by July 9th, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 16th day of June 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Vice Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to:
MORNING DEW ESTATE LLC. WARREN DARRELL (REGISTERED AGENT) 1512 CAMPHOR COVE DR, LUTZ, FL. 33549-5800
this 16th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 13TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE26-0570

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/18/2026 post the Final Administrative Order to the property, located at 531 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.

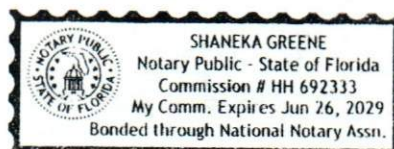
Dated: 06/18/2026

Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/18/2026 10:44 AM



City of Ocala
Code Enforcement Division
6/18/2026 10:40 AM

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

CASE NO: CE26-0570

AFFIDAVIT OF POSTING

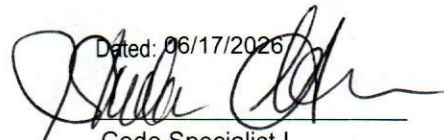
Section 2-446 (b) 2 (b)

**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:

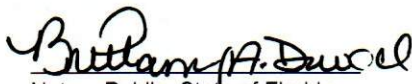
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE26-0570

**MORNING DEW ESTATE LLC
1512 CAMPHOR COVE DR
LUTZ, FL 33549-5800
Respondent /**

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Senior Code Inspector Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **06/11/2026**, the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **07/10/2026**.
3. That Respondent has not brought the property located in the city limits of Ocala, into compliance on; **07/10/2026**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; SECTION 34-98, 122-51

5. The prosecution costs remain unpaid \$158.46. Any additional costs will result in a lien.

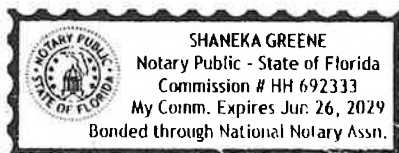
FURTHER AFFIANT SAYETH NOT.

Dated July 10th of 2026

Osias Ferreira
Senior Code Inspector
City of Ocala

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-Compliance was acknowledged before me this July 10th of 2026, by Osias Ferreira who is personally known to me, and who did take an oath.



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to respondent, on July 10th of 2026

Shaneka Green, Secretary
Municipal Code Enforcement Board
Ocala, Florida