



Case Details - No Attachments

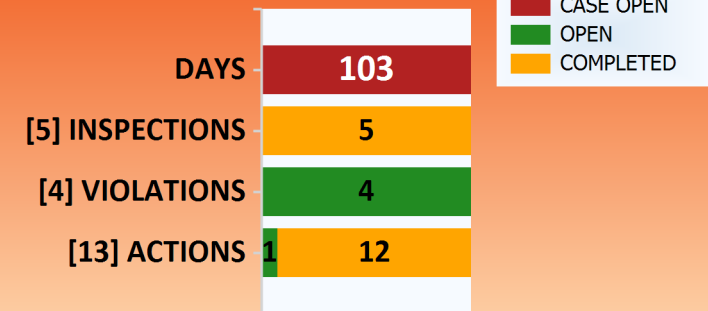
City of Ocala

Case Number

CE26-0556

Description: Standard Housing			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 4/23/2026	Closed:	Last Action: 8/13/2026	Flw Up: 7/10/2026
Site Address: 521 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
COMPLAINANT	DUNCAN LATASHA	521 NW 19TH AVE ,	(352)718-0970		
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	4	\$35.44	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$54.19	\$0.00						



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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	4	\$9.84	\$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:			\$30.75	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$6.62	\$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:			\$33.09	\$0.00						
INSPECTORS	001-359-000-000-06-35960	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$197.45	\$0.00						
VIOLATIONS										

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	CHARLES HANNAH	4/27/2026				Standard housing code. Water pressure very low, sewage system non-existent, electrical outlets inoperative and hazardous short circuits and burning of outlets, evidence of leaking roof, electrical light hanging on back porch, AC and heat inoperative, missing or damaged smoke detectors, peeling paint, 220-volt outlet installed without permit, interior door on bedroom detached. Roof soffit is rotted on front and back. Please have all items corrected by May 18, 2026.
SECTION 122-51 BUILDING PERMIT REQUIRED	CHARLES HANNAH	4/27/2026				220-volt outlet installed on furnace without permit. Please obtain proper permit. Compliance date is May 18,2026.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	CHARLES HANNAH	4/27/2026				Junk, debris, and trash scattered throughout the property. Please remove all trash, debris, and junk from property. Compliance date is May 18, 2026.
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 discharged in yard. Please contact the City for sewer hookup to property. Compliance date is May 18, 2026.
INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	4/24/2026	4/27/2026	COMPLETED		See chronology note- compliant received.



OCALA Case Details - No Attachments

City of Ocala

Case Number

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INITIAL	CAN	4/24/2026	4/27/2026	COMPLETED		CE received a call from the tenant at this location regarding living conditions. Upon arrival, I was met by Latasha (tenant) and she showed me some areas of concern. 1. Sewage was being run outside through a small PVC pipe into her back yard and into the wooded area behind the house. The entire back yard was filled with raw sewage. The inside bathroom was not able to be used since the sewage would not pump out of the house. 2. There are mounds of trash and debris scattered throughout the rear of the property and mixed with the sewage. 3. I observed a light fixture on the rear porch hanging from the ceiling. 4. Inside the house, all of the smoke detectors were broken or missing. 5. The electrical outlets in the master bedroom do not work. In the living room, one outlet had caught fire. On the furnace, an outlet was placed on the front of the furnace and was a 220volt outlet. I attached a Standard Housing Form with other violations as well. Flies were heavy on the entire property and the smell was overwhelming. Tenant stated the furnace, when used, become red hot and has to be shut off. I have contacted Greg McClellen to conduct an inspection and pending his results before moving forward at this time. I met with the building official; Greg McClellen, he confirmed the areas requiring attention. See CE26-0571, 0568, 0570
CASE WORK	CAN	4/28/2026	4/28/2026	COMPLETED		
CASE WORK	CAN	4/28/2026	4/28/2026	COMPLETED		I contacted and left messages for the owner at 0951 to return my call. I also left a message with Evan Searcy from FL Dept of Health Marion County at 352-644-2727 on this date.
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 for the order recorded and they have not come into compliance. No new permits and the proeprty have not been fix. Affidavit of non-compliance on file.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JENNIPHER L BULLER	4/23/2026	4/23/2026	Shower head not working, issue with plumbing, issues with yard (hole in yard, not stove or refrigerator, electrical issues, dilapidated roof, and exterior door in disrepair. Contact Project Manager/Building Inspector Greg McClellan if needed while on site for inspection.
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 30 MORNING DEW ESTATE LLC WARREN DARRELL (REGISTERED AGENT) 1512 CAMPHOR COVE DR LUTZ, FL. 33549-5800

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0556

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): 34-95, 34-98, 82-151, and 122-51 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly



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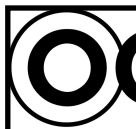
City of Ocala

Case Number

CE26-0556

				or unsanitary items 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 shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 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) 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 34-95 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. 3,) (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
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STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/28/2026	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; 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 finaied 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. 4,) Apply for and obtain any required permits necessary to comply with the current Florida Building Code and National Electrical Code, for the unpermitted work: installation of a 220-volt outlet on the furnace by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for
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OCALA Case Details - No Attachments

City of Ocala

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				closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finaled for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 5.) Pay the cost of prosecution of \$197.45 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	NEW BUSINESS
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 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, 9:07 AM



Thursday, June 11, 2026

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

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0556

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 #: 2026082369 OR BK 8945 PGS 148-150
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 | 521 NW 19TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 24th, 2026, and May 18th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-98 MISCELLANEOUS NUISANCES**

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 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-98 MISCELLANEOUS NUISANCES** 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): 82-151, 122-51, 34-95 and 34-98 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items 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 shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 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) 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 34-95 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.

3.) (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; 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.

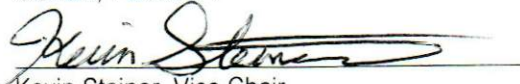
4.) Apply for and obtain any required permits necessary to comply with the current Florida Building Code and National Electrical Code, for the unpermitted work: installation of a 220-volt outlet on the furnace by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

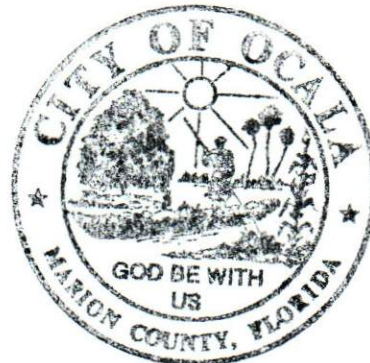
5.) Pay the cost of prosecution of \$197.45 by July 9th, 2026.

- 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

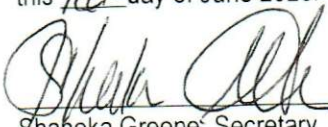


THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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.


Shaheka Greene, Secretary
Municipal Code Enforcement Board

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 INITIAL 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: CE26-0556

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 521 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.

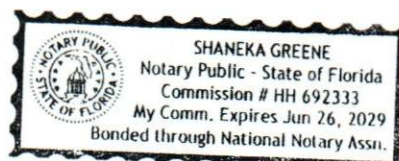
Dated: 06/18/2026

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.

Shaneka Greene
Notary Public, State of Florida





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



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

CASE NO: CE26-0556

THE CITY OF OCALA
Petitioner,

vs.

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

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 | 521 NW 19TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 24th, 2026, and May 18th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-98 MISCELLANEOUS NUISANCES**

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 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-98 MISCELLANEOUS NUISANCES** 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): 82-151, 122-51, 34-95 and 34-98 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items 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 shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 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) Cease the free discharge of sewage onto the property. Clean the property grounds and properly removing any discharged sewage or other offensive substances detrimental to health, throw them away, and keep them from remaining on the property.

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

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

CASE NO: CE26-0556

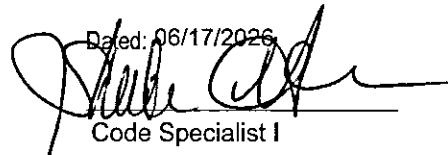
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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.

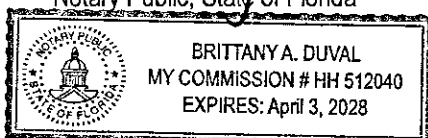
FURTHER, AFFIANT SAYETH NAUGHT.

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: CE26-0556

**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 34-95, 82-151, 122-51, 34-98

5. The prosecution costs remain unpaid \$197.45. Any additional costs will result in a lien.

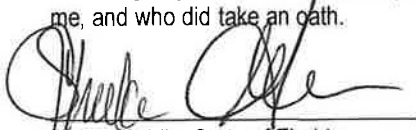
FURTHER AFFIANT SAYETH NOT.

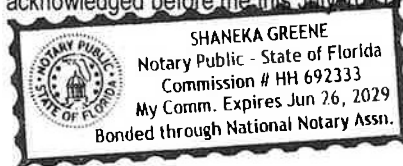
Dated July 10th of 2026

Osias Ferreira
Senior Code Inspector
City of Ocala

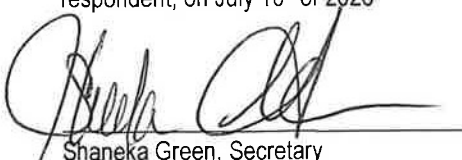
**STATE OF FLORIDA
COUNTY OF MARION**

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.


Notary Public, State of Florida



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